Appendix F-2

Lead Based Paint Testing Reports

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING

@

33 WHEELER AVENUE
ARCADIA, CALIFORNIA

PREPARED FOR:
FREY ENVIRONMENTAL, INC.
MR. SAWYER JONES
2817 A LAFEYETTE ROAD
NEWPORT BEACH, CALIFORNIA 92663

PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083

MARCH 30, 2021

Professional Environmental Consulting
and Training
Asbestos
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March 30, 2021

Frey Environmental, Inc.
Mr. Sawyer Jones
2817 A Lafeyette Road
Newport Beach, California 92663

RE: Lead-based paint testing at 33 Wheeler Avenue, Arcadia, California

Dear Mr. Sawyer Jones:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at 33 Wheeler Avenue in Arcadia, California on March 22, 2021. Joseph Phelps, a California Certified Lead Sampling Technician, conducted the on-site work under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor.

Lead-based paint was not identified on the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

Stacey J. Milano

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

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1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, Model Niton XLP 300, Manufactured by Niton, Inc. The Niton XLP 300 is calibrated to measure the K-shell x-ray emissions of lead. The K-shell is normally used for paint analysis because it measures lead in all layers of paint films, including the lower layers where higher concentrations of lead are usually found.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections***,** as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces, which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act.*

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

The Los Angeles County Department of Health Services has established a more stringent threshold level of 0.7 mg/cm^2 for lead in paint for lead poisoning cases (LACC Title 11, Chapter 11.28.010, Section C). Due to fact that the subject property is in the Los Angeles County and for the purpose of this report the more stringent standard of 0.7 mg/cm^2 would be used as the threshold level for this survey.

XRF readings were taken using the "K-L Variable" mode of the Niton XLP 300. The "K-L Variable" mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of 1.0 mg/cm^2.

In the "K-L Variable" mode, the Niton XLP 300 tests until a K-shell result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective September 24, 2004), there is no inconclusive range and the Threshold is 1.0 mg/cm^2**.** Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the "K-L Variable" mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the Niton XLP 300 against the surface being tested. At each XRF sample

location the Niton XLP 300 shutter is opened, and one reading was made using the "K-L Variable" testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the "K-L Variable" mode, using the calibration check standard associated with the particular Niton XLP 300 that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm^2 Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form and compared against the calibration tolerance range defined the Niton XLP 300 PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

2.0 BUILDING DESCRIPTION

The property tested is a single-story, brick building, containing multiple offices. The building exterior has some concrete walls, metal door systems, and wood windows with metal barriers. The building interior contains plaster and concrete walls, wood door systems, metal windows, and some wood cabinets.

3.0 LEAD-BASED PAINT FINDINGS

No lead-based paint was found at or above the Los Angeles County threshold level of 0.7 mg/cm^2 on the selected areas tested.

4.0 FEDERAL REQUIREMENTS

A copy of this summary must be provided to new lessees (tenants) and purchaser of this property under federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to tenants. Landlord (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their lease or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The results of this inspection indicate that no lead in amounts greater than or equal to 1.0 mg/cm^2 in paint was found on any building components, using the inspection protocol in Chapter 7 of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).* Therefore, this dwelling qualifies for the exemption in 24 CFR part 35 and 40 CFR part 745 for target housing being leased that is free of lead-based paint, as defined in the rule.

However, some painted surfaces may contain levels of lead below 1.0 mg/cm², which could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping or sanding. This report should be kept by the inspector and should also be kept by the owner and all future owners for the life of the dwelling.

5.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify the California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix E for CDPH Form 8552, Lead Hazard Evaluation Report.

6.0 LOS ANGELES COUNTY REQUIREMENTS

Allstate Services hereby calls attention to Los Angeles County Code Title 11, Chapter 11.28 "Lead Hazards." As specified by the above, lead-based paint is defined as at or above the level of $0.7 mg/cm^2$. Thus, for this report, all paint tested at or above the Los Angeles County level is considered "positive".

7.0 OSHA COMPLIANCE

OSHA Regulations (Title 8 CCR Section 1532.1 and 29 CFR 1926.62) apply to all construction work where an employee may be occupationally exposed to lead, and therefore may be applicable to renovation or demolition projects involving paints with any concentration of lead.

It should be noted that "Lead-Based Paint Inspection" is a survey to discover the existence of lead-based paint only, which is defined as paint or other coating with lead levels of 1.0 mg/cm² or 0.5%. There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

APPENDIX A
SUMMARY TESTING NOTICE

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Allstate Services

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

Summary Notice of Lead-Based Paint Testing

Address/location of property or structure this summary notice applies to:
33 Wheeler Avenue
Arcadia, California

Lead-based paint testing description:
Date of testing: ***March 22, 2021***

Summary of testing results (check all that apply):

A. ___X___ No lead-based paint was found.
B. _____ Lead-based paint was found.
C. _____ A brief summary of the findings of the inspection is provided below (required if lead-based paint is found)

Prepared by: ***Stacey J. Milano*** Certification Number: ***#LRC-00000083***

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

33 Wheeler Avenue, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
1	Exterior	Building Exterior	C	Wall	Concrete	White	Intact	0.00	Negative		
2	Exterior	Building Exterior	D	Wall	Concrete	White	Intact	0.00	Negative		
3	Exterior	Building Exterior	C	Door	Metal	White	Intact	0.00	Negative		
4	Exterior	Building Exterior	C	Door Frame	Metal	White	Intact	0.00	Negative		
5	Exterior	Building Exterior	D	Window Frame	Wood	White	Intact	0.00	Negative		
6	Exterior	Building Exterior	C	Window Barrier	Metal	White	Intact	0.00	Negative		
7	Exterior	Building Exterior	D	Vent	Metal	White	Intact	0.00	Negative		
8	Interior	Rm. 1-Front Lobby	A	Wall	Concrete	Tan	Intact	0.02	Negative		
9	Interior	Rm. 1-Front Lobby	B	Wall	Plaster	Tan	Intact	0.00	Negative		
10	Interior	Rm. 1-Front Lobby	C	Wall	Plaster	Tan	Intact	0.00	Negative		
11	Interior	Rm. 1-Front Lobby	D	Wall	Plaster	Tan	Intact	0.14	Negative		
12	Interior	Rm. 1-Front Lobby	C	Door	Metal	White	Intact	0.00	Negative		
13	Interior	Rm. 2-Office 1	A	Wall	Concrete	White	Intact	0.01	Negative		
14	Interior	Rm. 2-Office 1	B	Wall	Concrete	White	Intact	0.00	Negative		
15	Interior	Rm. 2-Office 1	C	Wall	Plaster	White	Intact	0.00	Negative		
16	Interior	Rm. 2-Office 1	D	Wall	Plaster	White	Intact	0.00	Negative		
17	Interior	Rm. 2-Office 1	D	Door	Metal	White	Intact	0.00	Negative		
18	Interior	Rm. 2-Office 1	C	Window Frame	Metal	Brown	Intact	0.03	Negative		
19	Interior	Rm. 3-Storage Restroom	A	Wall	Plaster	White	Intact	0.00	Negative		
20	Interior	Rm. 3-Storage Restroom	B	Wall	Plaster	White	Intact	0.00	Negative		
21	Interior	Rm. 3-Storage Restroom	C	Wall	Ceramic Tile	Pink	Intact	0.00	Negative		
22	Interior	Rm. 3-Storage Restroom	D	Wall	Ceramic Tile	Pink	Intact	0.00	Negative		
23	Interior	Rm. 3-Storage Restroom	A	Door	Wood	White	Intact	0.00	Negative		
24	Interior	Rm. 3-Storage Restroom	---	Floor	Ceramic Tile	Gray	Intact	0.00	Negative		
25	Interior	Rm. 3-Storage Restroom	C	Window Frame	Wood	White	Deteriorated	0.20	Negative		
26	Interior	Rm. 4-Storage	A	Wall	Plaster	White	Intact	0.00	Negative		
27	Interior	Rm. 4-Storage	B	Wall	Concrete	White	Intact	0.06	Negative		
28	Interior	Rm. 4-Storage	C	Wall	Concrete	White	Intact	0.00	Negative		
29	Interior	Rm. 4-Storage	D	Wall	Plaster	White	Intact	0.00	Negative		
30	Interior	Rm. 4-Storage	A	Shelf	Wood	White	Intact	0.00	Negative		
31	Interior	Rm. 5-Office 2	A	Wall	Plaster	White	Deteriorated	0.01	Negative		
32	Interior	Rm. 5-Office 2	B	Wall	Plaster	White	Intact	0.00	Negative		
33	Interior	Rm. 5-Office 2	C	Wall	Concrete	White	Deteriorated	0.02	Negative		
34	Interior	Rm. 5-Office 2	D	Wall	Concrete	White	Deteriorated	0.01	Negative		
35	Interior	Rm. 5-Office 2	A	Door	Wood	White	Intact	0.29	Negative		
36	Interior	Rm. 5-Office 2	A	Door Frame	Wood	Black	Deteriorated	0.14	Negative		
37	Interior	Rm. 5-Office 2	B	Shelf	Wood	White	Intact	0.00	Negative		
38	Interior	Rm. 6-Office Restroom	A	Wall	Plaster	White	Intact	0.00	Negative		
39	Interior	Rm. 6-Office Restroom	B	Wall	Plaster	White	Intact	0.01	Negative		
40	Interior	Rm. 6-Office Restroom	C	Wall	Plaster	White	Intact	0.01	Negative		
41	Interior	Rm. 6-Office Restroom	D	Wall	Plaster	White	Intact	0.00	Negative		
42	Interior	Rm. 6-Office Restroom	B	Door	Wood	White	Intact	0.03	Negative		
43	Interior	Rm. 6-Office Restroom	B	Door Frame	Wood	Black	Intact	0.02	Negative		

DETAILED XRF TESTING RESULTS

33 Wheeler Avenue, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
44	Interior	Rm. 6-Office Restroom	D	Mirror Frame	Wood	White	Intact	0.00	Negative		
45	Interior	Rm. 6-Office Restroom	D	Window Frame	Wood	White	Intact	0.02	Negative		
46	Interior	Rm. 6-Office Restroom	---	Ceiling	Plaster	White	Intact	0.03	Negative		
47	Interior	Rm. 7-Office 1	A	Wall	Plaster	White	Intact	0.00	Negative		
48	Interior	Rm. 7-Office 1	B	Wall	Plaster	White	Intact	0.00	Negative		
49	Interior	Rm. 7-Office 1	C	Wall	Plaster	White	Intact	0.00	Negative		
50	Interior	Rm. 7-Office 1	D	Wall	Plaster	White	Intact	0.00	Negative		
51	Interior	Rm. 7-Office 1	C	Door	Wood	White	Intact	0.00	Negative		
52	Interior	Rm. 7-Office 1	D	Window Frame	Wood	White	Intact	0.00	Negative		
53	Interior	Rm. 7-Office 1	C	Upper Cabinet	Wood	Brown	Intact	0.00	Negative		
54	Interior	Rm. 7-Office 1	C	Lower Cabinet	Wood	Brown	Intact	0.00	Negative		
55	Interior	Rm. 8-Office 4	A	Wall	Plaster	White	Intact	0.00	Negative		
56	Interior	Rm. 8-Office 4	B	Wall	Plaster	White	Intact	0.00	Negative		
57	Interior	Rm. 8-Office 4	C	Wall	Plaster	White	Intact	0.00	Negative		
58	Interior	Rm. 8-Office 4	D	Wall	Plaster	White	Intact	0.00	Negative		
59	Interior	Rm. 8-Office 4	C	Door	Wood	White	Intact	0.00	Negative		
60	Interior	Rm. 8-Office 4	C	Window Frame	Metal	Brown	Intact	0.00	Negative		
61	Interior	Rm. 9-Wash Room	A	Wall	Wood	White	Intact	0.00	Negative		
62	Interior	Rm. 9-Wash Room	B	Wall	Plaster	White	Intact	0.00	Negative		
63	Interior	Rm. 9-Wash Room	C	Wall	Plaster	White	Intact	0.00	Negative		
64	Interior	Rm. 9-Wash Room	D	Wall	Plaster	White	Deteriorated	0.00	Negative		
65	Interior	Rm. 9-Wash Room	C	Door Frame	Wood	White	Intact	0.00	Negative		
66	Interior	Rm. 9-Wash Room	C	Upper Cabinet	Wood	White	Intact	0.01	Negative		
67	Interior	Rm. 9-Wash Room	C	Lower Cabinet	Wood	White	Intact	0.00	Negative		
68	Interior	Rm. 10-FE Room	A	Wall	Wood	White	Intact	0.00	Negative		
69	Interior	Rm. 10-FE Room	B	Wall	Wood	White	Intact	0.00	Negative		
70	Interior	Rm. 10-FE Room	C	Wall	Plaster	White	Intact	0.00	Negative		
71	Interior	Rm. 10-FE Room	D	Wall	Wood	White	Intact	0.00	Negative		
72	Interior	Rm. 10-FE Room	B	Door	Wood	White	Intact	0.00	Negative		
73	Interior	Rm. 10-FE Room	B	Door Frame	Wood	White	Intact	0.00	Negative		
74	Interior	Rm. 10-FE Room	D	Window Frame	Wood	White	Intact	0.00	Negative		
75	Interior	Rm. 11-Exit Room	B	Wall	Plaster	White	Intact	0.00	Negative		
76	Interior	Rm. 11-Exit Room	C	Wall	Concrete	White	Intact	0.00	Negative		
77	Interior	Rm. 11-Exit Room	C	Door	Metal	White	Intact	0.00	Negative		
78	Interior	Rm. 11-Exit Room	C	Door Frame	Wood	White	Intact	0.20	Negative		
79	Interior	Rm. 11-Exit Room	---	Ceiling	Concrete	Gray	Intact	0.00	Negative		
80	Interior	Rm. 12-Main Lobby	A	Wall	Plaster	White	Intact	0.01	Negative		
81	Interior	Rm. 12-Main Lobby	B	Wall	Plaster	White	Intact	0.02	Negative		
82	Interior	Rm. 12-Main Lobby	C	Wall	Plaster	White	Intact	0.01	Negative		
83	Interior	Rm. 12-Main Lobby	D	Wall	Plaster	White	Intact	0.00	Negative		
84	Interior	Rm. 12-Main Lobby	---	Beam	Plaster	White	Intact	0.00	Negative		
85	Interior	Rm. 13-Exit Side Room	A	Wall	Plaster	White	Deteriorated	0.00	Negative		
86	Interior	Rm. 13-Exit Side Room	B	Wall	Plaster	White	Intact	0.00	Negative		

DETAILED XRF TESTING RESULTS

33 Wheeler Avenue, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
87	Interior	Rm. 13-Exit Side Room	C	Wall	Plaster	White	Intact	0.00	Negative		
88	Interior	Rm. 13-Exit Side Room	D	Wall	Plaster	White	Intact	0.00	Negative		
89	Interior	Rm. 13-Exit Side Room	C	Window Frame	Wood	White	Intact	0.00	Negative		
90	Interior	Rm. 13-Exit Side Room	---	Ceiling	Acoustic	White	Intact	0.00	Negative		
91	Interior	Rm. 14-Exit Restroom	A	Wall	Plaster	White	Intact	0.05	Negative		
92	Interior	Rm. 14-Exit Restroom	B	Wall	Plaster	White	Intact	0.03	Negative		
93	Interior	Rm. 14-Exit Restroom	C	Wall	Concrete	White	Intact	0.08	Negative		
94	Interior	Rm. 14-Exit Restroom	D	Wall	Plaster	White	Intact	0.02	Negative		
95	Interior	Rm. 14-Exit Restroom	D	Door	Wood	White	Intact	0.06	Negative		
96	Interior	Rm. 14-Exit Restroom	D	Door Frame	Wood	White	Intact	0.07	Negative		
97	Interior	Rm. 14-Exit Restroom	---	Ceiling	Plaster	White	Intact	0.02	Negative		
98	Interior	Rm. 15-Storage Room	A	Wall	Plaster	White	Intact	0.01	Negative		
99	Interior	Rm. 15-Storage Room	B	Wall	Concrete	White	Intact	0.09	Negative		
100	Interior	Rm. 15-Storage Room	C	Wall	Plaster	White	Intact	0.00	Negative		
101	Interior	Rm. 15-Storage Room	D	Wall	Plaster	White	Intact	0.01	Negative		
102	Interior	Rm. 15-Storage Room	D	Door	Wood	White	Intact	0.00	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: 33 Wheeler Avenue, Arcadia, California

Device: Niton XLP 300

Date: March 22, 2021

Inspector: Joseph Phelps

Calibration Check Tolerance Used: 0.8 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check Time: 7:03 a.m.

1st Reading	2nd Reading	3rd Reading	**1st Average**
0.9	1.1	1.0	**1.0**

Second Calibration Check Time: 10:30 a.m.

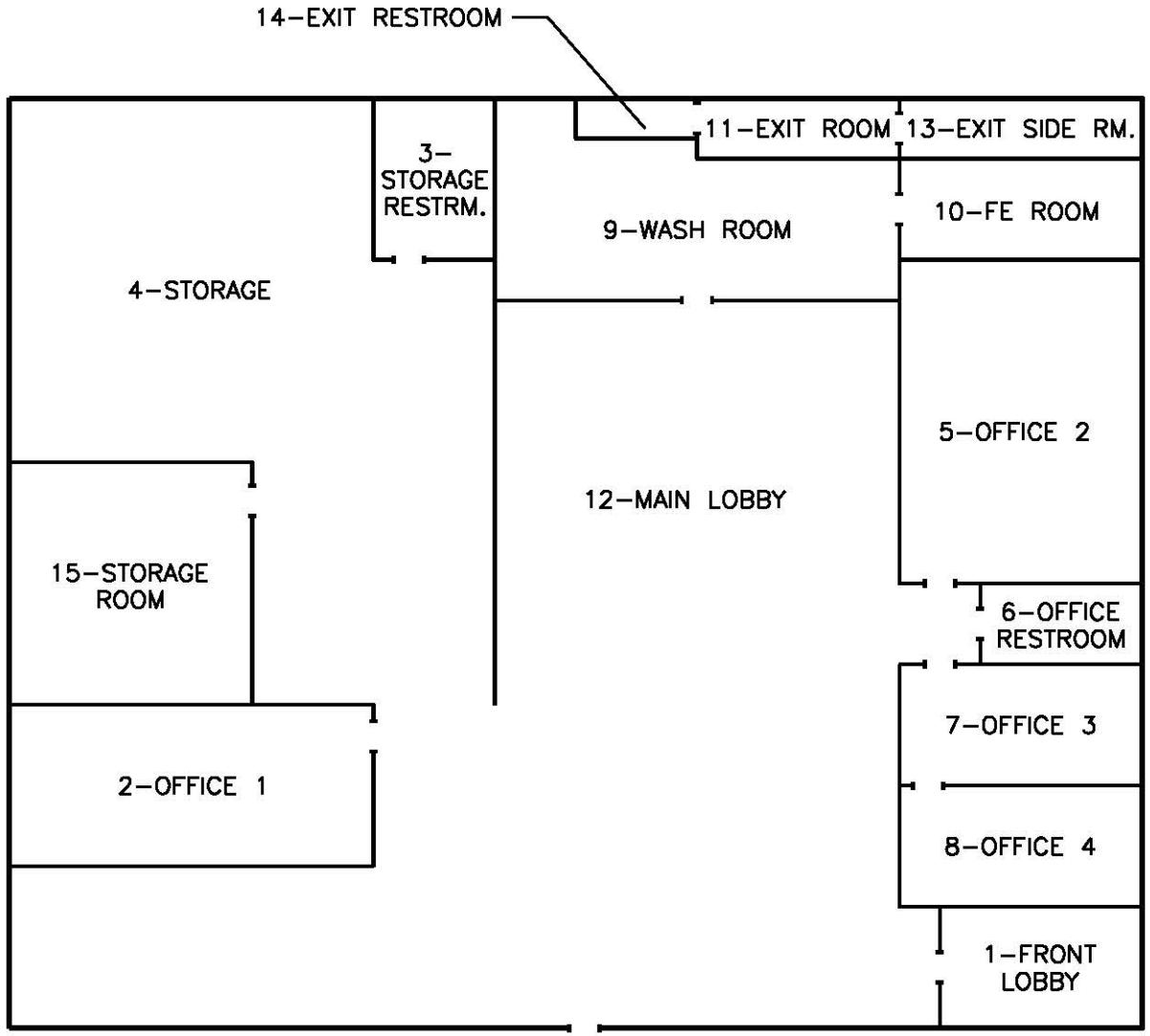
1st Reading	2nd Reading	3rd Reading	**2nd Average**
1.1	0.9	1.0	**1.0**

Third Calibration Check (If Needed) Time: 1:43 p.m.

1st Reading	2nd Reading	3rd Reading	**3rd Average**
1.1	1.0	0.9	**1.0**

APPENDIX C
FLOOR PLAN

C



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A

ALLSTATE SERVICES
4025 CAMINO DEL RIO SOUTH, SUITE 300
SAN DIEGO, CALIFORNIA 92108
(619) 542-7717

LEAD-BASED PAINT TESTING AT:
33 WHEELER AVENUE
ARCADIA, CALIFORNIA

DATE	03/22/21
JOB #	21-30
SCALE	N.T.S.

APPENDIX D
INSPECTOR/ASSESSOR CERTIFICATIONS

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Joseph Phelps**	Lead Sampling Technician	LRC-00004941	1/26/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

Stacey Milano

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00000083	5/2/2021
	Lead Project Designer	LRC-00000084	5/2/2021
	Lead Project Monitor	LRC-00000085	5/2/2021
	Lead Supervisor	LRC-00000082	5/2/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

APPENDIX E
CDPH FORM 8552 - LEAD HAZARD EVALUATION REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 3/22/21

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
33 Wheeler Avenue	Arcadia	Los Angeles	

Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	☐ Multi-unit building	☐ School or daycare	☐ Yes	☑ No
	☐ Single family dwelling	☑ Other Office Building	☐ Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Frey Environmental, Inc. C/O Mr. Sawyer Jones	949-903-3482

Address [number, street, apartment (if applicable)]	City	State	Zip Code
2817A Lafayette Avenue	Newport Beach	California	92663

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☑ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Stacey J. Milano	(619) 542-7717

Address [number, street, apartment (if applicable)]	City	State	Zip Code
4025 Camino Del Rio South, Suite 300	San Diego	California	92108

CDPH certification number	Signature	Date
LRC-00000083	Stacey J. Milano	3/30/21

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Joseph Phelps, Lead Sampling Technician #LRC-00004941

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Working for a clean environment
4025 Camino Del Rio South, Suite 300
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info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING

@

30 EAST SANTA CLARA STREET
ARCADIA, CALIFORNIA

PREPARED FOR:
FREY ENVIRONMENTAL, INC.
MR. SAWYER JONES
2817 A LAFEYETTE ROAD
NEWPORT BEACH, CALIFORNIA 92663

PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083

MARCH 30, 2021

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Allstate Services

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

March 30, 2021

Frey Environmental, Inc.
Mr. Sawyer Jones
2817 A Lafeyette Road
Newport Beach, California 92663

RE: Lead-based paint testing at 30 East Santa Clara Street, Arcadia, California

Dear Mr. Sawyer Jones:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at 30 East Santa Clara Street in Arcadia, California on March 22, 2021. Joseph Phelps, a California Certified Lead Sampling Technician, conducted the on-site work under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor.

Lead-based paint was not identified on the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

Stacey J. Milano

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

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1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, Model Niton XLP 300, Manufactured by Niton, Inc. The Niton XLP 300 is calibrated to measure the K-shell x-ray emissions of lead. The K-shell is normally used for paint analysis because it measures lead in all layers of paint films, including the lower layers where higher concentrations of lead are usually found.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections***,** as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces, which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act.*

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

The Los Angeles County Department of Health Services has established a more stringent threshold level of 0.7 mg/cm^2 for lead in paint for lead poisoning cases (LACC Title 11, Chapter 11.28.010, Section C). Due to fact that the subject property is in the Los Angeles County and for the purpose of this report the more stringent standard of 0.7 mg/cm^2 would be used as the threshold level for this survey.

XRF readings were taken using the "K-L Variable" mode of the Niton XLP 300. The "K-L Variable" mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of 1.0 mg/cm^2.

In the "K-L Variable" mode, the Niton XLP 300 tests until a K-shell result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective September 24, 2004), there is no inconclusive range and the Threshold is 1.0 mg/cm^2**.** Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the "K-L Variable" mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the Niton XLP 300 against the surface being tested. At each XRF sample

location the Niton XLP 300 shutter is opened, and one reading was made using the "K-L Variable" testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the "K-L Variable" mode, using the calibration check standard associated with the particular Niton XLP 300 that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm^2 Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form and compared against the calibration tolerance range defined the Niton XLP 300 PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

2.0 BUILDING DESCRIPTION

The property tested is a two-story, concrete and stucco building, containing offices and parking on the first floor and multiples offices on the second floor. The building exterior consists of stucco walls, metal door systems, and stucco breezeway ceiling. The building interior contains plaster walls, metal door systems, metal windows, and some wood baseboards and cabinets.

3.0 LEAD-BASED PAINT FINDINGS

No lead-based paint was found at or above the Los Angeles County threshold level of 0.7 mg/cm^2 on the selected surfaces tested.

4.0 FEDERAL REQUIREMENTS

A copy of this summary must be provided to new lessees (tenants) and purchaser of this property under federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to tenants. Landlord (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their lease or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The results of this inspection indicate that no lead in amounts greater than or equal to 1.0 mg/cm^2 in paint was found on any building components, using the inspection protocol in Chapter 7 of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).* Therefore, this dwelling qualifies for the exemption in 24 CFR part 35 and 40 CFR part 745 for target housing being leased that is free of lead-based paint, as defined in the rule.

However, some painted surfaces may contain levels of lead below 1.0 mg/cm², which could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping or sanding. This report should be kept by the inspector and should also be kept by the owner and all future owners for the life of the dwelling.

5.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify the California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix E for CDPH Form 8552, Lead Hazard Evaluation Report.

6.0 LOS ANGELES COUNTY REQUIREMENTS

Allstate Services hereby calls attention to Los Angeles County Code Title 11, Chapter 11.28 "Lead Hazards." As specified by the above, lead-based paint is defined as at or above the level of 0.7mg/cm². Thus, for this report, all paint tested at or above the Los Angeles County level is considered "positive".

7.0 OSHA COMPLIANCE

OSHA Regulations (Title 8 CCR Section 1532.1 and 29 CFR 1926.62) apply to all construction work where an employee may be occupationally exposed to lead, and therefore may be applicable to renovation or demolition projects involving paints with any concentration of lead.

It should be noted that "Lead-Based Paint Inspection" is a survey to discover the existence of lead-based paint only, which is defined as paint or other coating with lead levels of 1.0 mg/cm² or 0.5%. There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

APPENDIX A
SUMMARY TESTING NOTICE

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

Summary Notice of Lead-Based Paint Testing

Address/location of property or structure this summary notice applies to:
30 East Santa Clara Street
Arcadia, California

Lead-based paint testing description:
Date of testing: ***March 22, 2021***

Summary of testing results (check all that apply):

A. ___X___ No lead-based paint was found.
B. _____ Lead-based paint was found.
C. _____ A brief summary of the findings of the inspection is provided below (required if lead-based paint is found)

Prepared by: ***Stacey J. Milano*** Certification Number: ***#LRC-00000083***

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

30 East Santa Clara Street, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
1	Exterior	Building Exterior	A	Wall	Stucco	Tan	Intact	0.00	Negative		
2	Exterior	Building Exterior	B	Wall	Stucco	Red	Intact	0.00	Negative		
3	Exterior	Building Exterior	C	Wall	Stucco	Red	Intact	0.00	Negative		
4	Exterior	Building Exterior	D	Wall	Stucco	Red	Intact	0.00	Negative		
5	Exterior	Building Exterior	B	Door Frame	Metal	Gray	Intact	0.03	Negative		
6	Exterior	Building Exterior	---	Breezeway Ceiling	Stucco	Tan	Intact	0.02	Negative		
7	Interior	Room 1	A	Wall	Plaster	Red	Intact	0.01	Negative		
8	Interior	Room 1	B	Wall	Plaster	Red	Intact	0.01	Negative		
9	Interior	Room 1	C	Wall	Plaster	Red	Intact	0.00	Negative		
10	Interior	Room 2	A	Wall	Plaster	Tan	Intact	0.00	Negative		
11	Interior	Room 2	B	Wall	Plaster	Tan	Intact	0.00	Negative		
12	Interior	Room 2	C	Wall	Plaster	Tan	Intact	0.00	Negative		
13	Interior	Room 2	D	Wall	Plaster	Tan	Intact	0.00	Negative		
14	Interior	Room 2	A	Door Frame	Metal	Brown	Intact	0.30	Negative		
15	Interior	Room 2	A	Window Frame	Metal	Brown	Intact	0.40	Negative		
16	Interior	Room 3	A	Wall	Plaster	Tan	Intact	0.00	Negative		
17	Interior	Room 3	B	Wall	Plaster	Tan	Intact	0.00	Negative		
18	Interior	Room 3	C	Wall	Plaster	Tan	Intact	0.00	Negative		
19	Interior	Room 3	D	Wall	Plaster	Tan	Intact	0.00	Negative		
20	Interior	Room 3	A	Door Frame	Metal	Brown	Intact	0.00	Negative		
21	Interior	Room 3	A	Window Frame	Metal	Brown	Intact	0.00	Negative		
22	Interior	Room 4	A	Wall	Plaster	Tan	Intact	0.00	Negative		
23	Interior	Room 4	B	Wall	Plaster	Tan	Intact	0.00	Negative		
24	Interior	Room 4	C	Wall	Plaster	Tan	Intact	0.00	Negative		
25	Interior	Room 4	D	Wall	Plaster	Tan	Intact	0.00	Negative		
26	Interior	Room 4	D	Door Frame	Metal	Brown	Intact	0.00	Negative		
27	Interior	Room 5	A	Wall	Plaster	Tan	Intact	0.00	Negative		
28	Interior	Room 5	B	Wall	Plaster	Tan	Intact	0.00	Negative		
29	Interior	Room 5	C	Wall	Plaster	Tan	Intact	0.00	Negative		
30	Interior	Room 5	D	Wall	Plaster	Tan	Intact	0.00	Negative		
31	Interior	Room 5	D	Door Frame	Metal	Brown	Intact	0.00	Negative		
32	Interior	Room 7	A	Wall	Drywall	White	Intact	0.00	Negative		
33	Interior	Room 7	B	Wall	Drywall	White	Intact	0.00	Negative		
34	Interior	Room 7	C	Wall	Ceramic Tile	Blue	Intact	0.00	Negative		
35	Interior	Room 7	D	Wall	Ceramic Tile	Blue	Intact	0.00	Negative		
36	Interior	Room 7	C	Baseboard	Wood	Black	Intact	0.60	Negative		
37	Interior	Room 7	---	Floor	Ceramic Tile	Black	Intact	0.31	Negative		
38	Interior	Room 8	A	Wall	Plaster	Tan	Intact	0.00	Negative		
39	Interior	Room 8	B	Wall	Plaster	Tan	Intact	0.00	Negative		
40	Interior	Room 8	D	Wall	Plaster	Tan	Intact	0.00	Negative		
41	Interior	Room 8	D	Door Frame	Metal	Brown	Intact	0.40	Negative		
42	Interior	Room 8	D	Window Frame	Metal	Brown	Intact	0.40	Negative		
43	Interior	Room 9	A	Wall	Plaster	Tan	Intact	0.00	Negative		

DETAILED XRF TESTING RESULTS

30 East Santa Clara Street, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
44	Interior	Room 9	B	Wall	Plaster	Tan	Intact	0.00	Negative		
45	Interior	Room 9	C	Wall	Plaster	Tan	Intact	0.00	Negative		
46	Interior	Room 9	D	Wall	Plaster	Tan	Intact	0.00	Negative		
47	Interior	Room 9	A	Door Frame	Metal	Brown	Intact	0.30	Negative		
48	Interior	Room 9	C	Upper Cabinet	Wood	White	Intact	0.00	Negative		
49	Interior	Room 10	A	Wall	Plaster	Tan	Intact	0.00	Negative		
50	Interior	Room 10	B	Wall	Plaster	Tan	Intact	0.00	Negative		
51	Interior	Room 10	C	Wall	Plaster	Tan	Intact	0.00	Negative		
52	Interior	Room 10	D	Wall	Plaster	Tan	Intact	0.00	Negative		
53	Interior	Room 10	A	Door Frame	Metal	Brown	Intact	0.40	Negative		
54	Interior	Room 11	A	Wall	Plaster	White	Intact	0.00	Negative		
55	Interior	Room 11	B	Wall	Plaster	White	Intact	0.00	Negative		
56	Interior	Room 11	C	Wall	Plaster	White	Intact	0.00	Negative		
57	Interior	Room 11	D	Wall	Plaster	White	Intact	0.00	Negative		
58	Interior	Room 11	D	Door Frame	Metal	Brown	Intact	0.40	Negative		
59	Interior	Room 11	D	Window Frame	Metal	Brown	Intact	0.60	Negative		
60	Interior	Room 12	A	Wall	Drywall	White	Intact	0.00	Negative		
61	Interior	Room 12	B	Wall	Drywall	White	Intact	0.00	Negative		
62	Interior	Room 12	C	Wall	Drywall	White	Intact	0.00	Negative		
63	Interior	Room 12	D	Wall	Drywall	White	Intact	0.00	Negative		
64	Interior	Room 12	B	Door Frame	Metal	Brown	Intact	0.00	Negative		
65	Interior	Room 12	B	Window Frame	Wood	White	Intact	0.00	Negative		
66	Interior	Room 13	A	Wall	Plaster	Blue	Intact	0.00	Negative		
67	Interior	Room 13	B	Wall	Plaster	Blue	Intact	0.00	Negative		
68	Interior	Room 13	C	Wall	Plaster	White	Intact	0.00	Negative		
69	Interior	Room 13	D	Wall	Plaster	White	Intact	0.00	Negative		
70	Interior	Room 13	C	Door Frame	Metal	Brown	Intact	0.40	Negative		
71	Interior	Room 13	C	Window Frame	Metal	Brown	Intact	0.40	Negative		
72	Interior	Room 14	A	Wall	Plaster	White	Intact	0.00	Negative		
73	Interior	Room 14	B	Wall	Plaster	White	Intact	0.00	Negative		
74	Interior	Room 15	A	Wall	Plaster	Blue	Intact	0.00	Negative		
75	Interior	Room 15	B	Wall	Plaster	White	Intact	0.40	Negative		
76	Interior	Room 15	C	Wall	Plaster	White	Intact	0.00	Negative		
77	Interior	Room 15	D	Wall	Plaster	White	Intact	0.00	Negative		
78	Interior	Room 15	D	Door Frame	Metal	Brown	Intact	0.40	Negative		
79	Interior	Room 15	C	Window Frame	Wood	Black	Intact	0.00	Negative		
80	Interior	Room 16	A	Wall	Plaster	Blue	Intact	0.00	Negative		
81	Interior	Room 16	B	Wall	Plaster	White	Intact	0.00	Negative		
82	Interior	Room 16	C	Wall	Plaster	White	Intact	0.00	Negative		
83	Interior	Room 16	D	Wall	Plaster	White	Intact	0.00	Negative		
84	Interior	Room 16	D	Door Frame	Metal	Brown	Intact	0.30	Negative		
85	Interior	Room 17	A	Wall	Plaster	Blue	Intact	0.00	Negative		
86	Interior	Room 17	B	Wall	Plaster	White	Intact	0.00	Negative		

DETAILED XRF TESTING RESULTS

30 East Santa Clara Street, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
87	Interior	Room 17	C	Wall	Plaster	White	Intact	0.00	Negative		
88	Interior	Room 17	D	Wall	Plaster	White	Intact	0.00	Negative		
89	Interior	Room 17	D	Door Frame	Metal	Brown	Intact	0.20	Negative		
90	Interior	Room 18	A	Wall	Plaster	White	Intact	0.00	Negative		
91	Interior	Room 18	B	Wall	Plaster	Blue	Intact	0.00	Negative		
92	Interior	Room 18	C	Wall	Plaster	White	Intact	0.00	Negative		
93	Interior	Room 18	D	Wall	Plaster	White	Intact	0.00	Negative		
94	Interior	Room 18	D	Door Frame	Metal	Brown	Intact	0.50	Negative		
95	Interior	Room 19	A	Wall	Plaster	Tan	Intact	0.00	Negative		
96	Interior	Room 19	B	Wall	Plaster	Tan	Intact	0.00	Negative		
97	Interior	Room 19	C	Wall	Plaster	Tan	Intact	0.00	Negative		
98	Interior	Room 19	D	Wall	Plaster	Tan	Intact	0.00	Negative		
99	Interior	Room 19	C	Door Frame	Metal	Brown	Intact	0.50	Negative		
100	Interior	Room 19	C	Window Frame	Metal	Brown	Intact	0.40	Negative		
101	Interior	Room 20	A	Wall	Plaster	Tan	Intact	0.00	Negative		
102	Interior	Room 20	B	Wall	Plaster	Tan	Intact	0.00	Negative		
103	Interior	Room 20	C	Wall	Plaster	Tan	Intact	0.00	Negative		
104	Interior	Room 20	D	Wall	Plaster	Tan	Intact	0.00	Negative		
105	Interior	Room 20	B	Door Frame	Metal	Brown	Intact	0.30	Negative		
106	Interior	Room 21	A	Wall	Plaster	Tan	Intact	0.00	Negative		
107	Interior	Room 21	B	Wall	Plaster	Tan	Intact	0.00	Negative		
108	Interior	Room 21	C	Wall	Plaster	Tan	Intact	0.00	Negative		
109	Interior	Room 21	D	Wall	Plaster	Tan	Intact	0.00	Negative		
110	Interior	Room 21	B	Door Frame	Metal	Brown	Intact	0.02	Negative		
111	Interior	Room 22	A	Wall	Plaster	Tan	Intact	0.00	Negative		
112	Interior	Room 22	B	Wall	Plaster	Tan	Intact	0.00	Negative		
113	Interior	Room 22	C	Wall	Plaster	Tan	Intact	0.00	Negative		
114	Interior	Room 22	D	Wall	Plaster	Tan	Intact	0.00	Negative		
115	Interior	Room 22	A	Door Frame	Metal	Brown	Intact	0.40	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: 30 East Santa Clara Street, Arcadia, California

Device: Niton XLP 300

Date: March 22, 2021

Inspector: Joseph Phelps

Calibration Check Tolerance Used: 0.8 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check Time: 7:03 a.m.

1st Reading	2nd Reading	3rd Reading	**1st Average**
0.9	1.1	1.0	**1.0**

Second Calibration Check Time: 10:30 a.m.

1st Reading	2nd Reading	3rd Reading	**2nd Average**
1.1	0.9	1.0	**1.0**

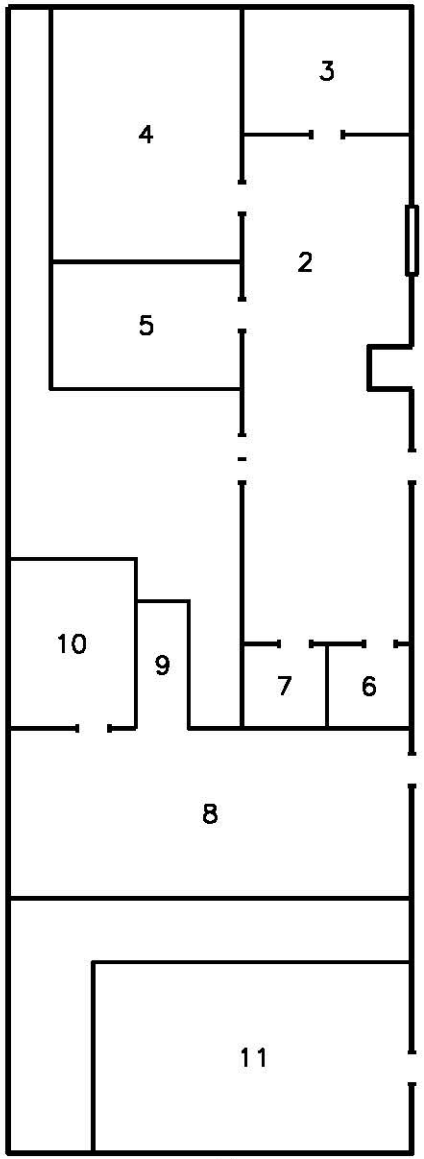
Third Calibration Check (If Needed) Time: 1:43 p.m.

1st Reading	2nd Reading	3rd Reading	**3rd Average**
1.1	1.0	0.9	**1.0**

APPENDIX C
FLOOR PLANS

C

1ST FLOOR



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D

A

ALLSTATE SERVICES

4025 CAMINO DEL RIO SOUTH, SUITE 300
SAN DIEGO, CALIFORNIA 92108
(619) 542-7717

LEAD-BASED PAINT TESTING AT:
30 EAST SANTA CLARA STREET
ARCADIA, CALIFORNIA

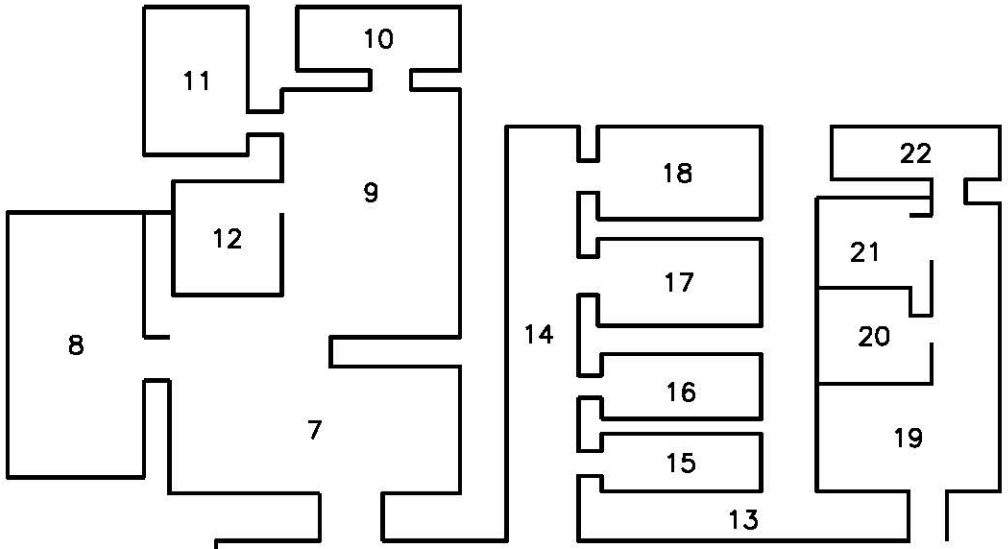
DATE	03/22/21
JOB #	21-29
SCALE	N.T.S.

C

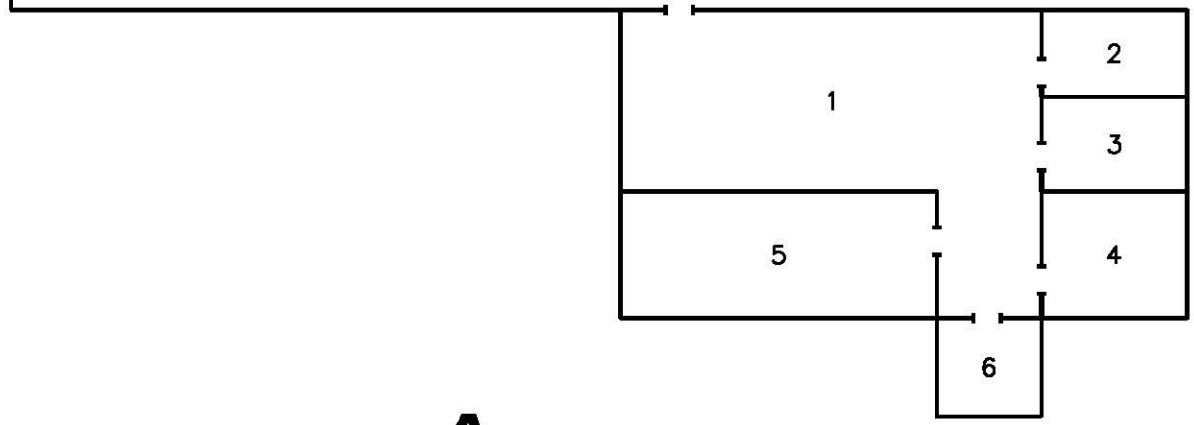
B

D

A



2ND FLOOR



ALLSTATE SERVICES
4025 CAMINO DEL RIO SOUTH, SUITE 300
SAN DIEGO, CALIFORNIA 92108
(619) 542-7717

LEAD-BASED PAINT TESTING AT:
30 EAST SANTA CLARA STREET
ARCADIA, CALIFORNIA

DATE	03/22/21
JOB #	21-29
SCALE	N.T.S.

APPENDIX D
INSPECTOR/ASSESSOR CERTIFICATIONS

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Joseph Phelps**	Lead Sampling Technician	LRC-00004941	1/26/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

Stacey Milano

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00000083	5/2/2021
	Lead Project Designer	LRC-00000084	5/2/2021
	Lead Project Monitor	LRC-00000085	5/2/2021
	Lead Supervisor	LRC-00000082	5/2/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

APPENDIX E
CDPH FORM 8552 - LEAD HAZARD EVALUATION REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 3/22/21

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
30 East Santa Clara Street	Arcadia	Los Angeles	

Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	☐ Multi-unit building	☐ School or daycare	☐ Yes	☑ No
	☐ Single family dwelling	☑ Other Office Building	☐ Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Frey Environmental, Inc. C/O Mr. Sawyer Jones	949-903-3482

Address [number, street, apartment (if applicable)]	City	State	Zip Code
2817A Lafayette Avenue	Newport Beach	California	92663

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☑ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Stacey J. Milano	(619) 542-7717

Address [number, street, apartment (if applicable)]	City	State	Zip Code
4025 Camino Del Rio South, Suite 300	San Diego	California	92108

CDPH certification number	Signature	Date
LRC-00000083	Stacey J. Milano	3/30/21

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Joseph Phelps, Lead Sampling Technician #LRC-00004941

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING

@

25 WHEELER AVENUE
ARCADIA, CALIFORNIA

PREPARED FOR:
FREY ENVIRONMENTAL, INC.
MR. SAWYER JONES
2817 A LAFEYETTE ROAD
NEWPORT BEACH, CALIFORNIA 92663

PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083

MARCH 24, 2021

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Allstate Services

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

March 24, 2021

Frey Environmental, Inc.
Mr. Sawyer Jones
2817 A Lafeyette Road
Newport Beach, California 92663

RE: Lead-based paint testing at 25 Wheeler Avenue, Arcadia, California

Dear Mr. Sawyer Jones:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at 25 Wheeler Avenue in Arcadia, California on March 22, 2021. Joseph Phelps, a California Certified Lead Sampling Technician, conducted the on-site work under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor.

Lead-based paint was not identified on the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

Stacey J. Milano

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

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1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, Model Niton XLP 300, Manufactured by Niton, Inc. The Niton XLP 300 is calibrated to measure the K-shell x-ray emissions of lead. The K-shell is normally used for paint analysis because it measures lead in all layers of paint films, including the lower layers where higher concentrations of lead are usually found.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections***,** as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces, which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act.*

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

The Los Angeles County Department of Health Services has established a more stringent threshold level of 0.7 mg/cm^2 for lead in paint for lead poisoning cases (LACC Title 11, Chapter 11.28.010, Section C). Due to fact that the subject property is in the Los Angeles County and for the purpose of this report the more stringent standard of 0.7 mg/cm^2 would be used as the threshold level for this survey.

XRF readings were taken using the "K-L Variable" mode of the Niton XLP 300. The "K-L Variable" mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of 1.0 mg/cm^2.

In the "K-L Variable" mode, the Niton XLP 300 tests until a K-shell result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective September 24, 2004), there is no inconclusive range and the Threshold is 1.0 mg/cm^2**.** Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the "K-L Variable" mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the Niton XLP 300 against the surface being tested. At each XRF sample

location the Niton XLP 300 shutter is opened, and one reading was made using the "K-L Variable" testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the "K-L Variable" mode, using the calibration check standard associated with the particular Niton XLP 300 that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm^2 Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form and compared against the calibration tolerance range defined the Niton XLP 300 PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

2.0 BUILDING DESCRIPTION

The property tested is a single-story, stucco building, containing multiple offices. The building exterior has stucco and concrete walls. The building interior contains plaster and wood walls with plaster ceilings.

3.0 LEAD-BASED PAINT FINDINGS

No lead-based paint was found at or above the Los Angeles County threshold level of 0.7 mg/cm^2 on the selected areas tested.

4.0 FEDERAL REQUIREMENTS

A copy of this summary must be provided to new lessees (tenants) and purchaser of this property under federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to tenants. Landlord (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their lease or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The results of this inspection indicate that no lead in amounts greater than or equal to 1.0 mg/cm^2 in paint was found on any building components, using the inspection protocol in Chapter 7 of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).* Therefore, this dwelling qualifies for the exemption in 24 CFR part 35 and 40 CFR part 745 for target housing being leased that is free of lead-based paint, as defined in the rule.

However, some painted surfaces may contain levels of lead below 1.0 mg/cm², which could create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping or sanding. This report should be kept by the inspector and should also be kept by the owner and all future owners for the life of the dwelling.

5.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify the California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix E for CDPH Form 8552, Lead Hazard Evaluation Report.

6.0 LOS ANGELES COUNTY REQUIREMENTS

Allstate Services hereby calls attention to Los Angeles County Code Title 11, Chapter 11.28 "Lead Hazards." As specified by the above, lead-based paint is defined as at or above the level of 0.7mg/cm². Thus, for this report, all paint tested at or above the Los Angeles County level is considered "positive".

7.0 OSHA COMPLIANCE

OSHA Regulations (Title 8 CCR Section 1532.1 and 29 CFR 1926.62) apply to all construction work where an employee may be occupationally exposed to lead, and therefore may be applicable to renovation or demolition projects involving paints with any concentration of lead.

It should be noted that "Lead-Based Paint Inspection" is a survey to discover the existence of lead-based paint only, which is defined as paint or other coating with lead levels of 1.0 mg/cm² or 0.5%. There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

APPENDIX A
SUMMARY TESTING NOTICE

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes

Allstate Services

Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

Summary Notice of Lead-Based Paint Testing

Address/location of property or structure this summary notice applies to:
25 Wheeler Avenue
Arcadia, California

Lead-based paint testing description:
Date of testing: ***March 22, 2021***

Summary of testing results (check all that apply):

A. ___X___ No lead-based paint was found.
B. _____ Lead-based paint was found.
C. _____ A brief summary of the findings of the inspection is provided below (required if lead-based paint is found)

Prepared by: ***Stacey J. Milano*** Certification Number: ***#LRC-00000083***

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

25 Wheeler Avenue, Arcadia, California

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm²)	Results	Quantities For Entire Area	Comments
1	Exterior	Building Exterior	A	Wall	Stucco	White	Intact	0.07	Negative		
2	Exterior	Building Exterior	B	Wall	Concrete	White	Intact	0.01	Negative		
3	Exterior	Building Exterior	C	Wall	Stucco	Tan	Intact	0.00	Negative		
4	Exterior	Building Exterior	D	Wall	Concrete	White	Intact	0.00	Negative		
5	Exterior	Building Exterior	---	Breezeway Ceiling	Stucco	White	Intact	0.00	Negative		
6	Interior	Rm. 2-Room G	A	Wall	Plaster	White	Intact	0.00	Negative		
7	Interior	Rm. 2-Room G	B	Wall	Plaster	White	Intact	0.00	Negative		
8	Interior	Rm. 2-Room G	C	Wall	Plaster	White	Intact	0.00	Negative		
9	Interior	Rm. 2-Room G	D	Wall	Plaster	White	Intact	0.00	Negative		
10	Interior	Rm. 2-Room G	---	Ceiling	Plaster	White	Intact	0.00	Negative		
11	Interior	Rm. 5-Room C	A	Wall	Plaster	White	Intact	0.00	Negative		
12	Interior	Rm. 5-Room C	B	Wall	Plaster	White	Intact	0.00	Negative		
13	Interior	Rm. 5-Room C	C	Wall	Plaster	White	Intact	0.00	Negative		
14	Interior	Rm. 5-Room C	D	Wall	Plaster	White	Intact	0.00	Negative		
15	Interior	Rm. 5-Room C	---	Ceiling	Acoustic	White	Intact	0.00	Negative		
16	Interior	Rm. 6-Room T	A	Wall	Plaster	White	Intact	0.00	Negative		
17	Interior	Rm. 6-Room T	B	Wall	Concrete	Gray	Intact	0.00	Negative		
18	Interior	Rm. 6-Room T	C	Wall	Plaster	White	Intact	0.00	Negative		
19	Interior	Rm. 6-Room T	---	Ceiling	Acoustic	White	Intact	0.00	Negative		
20	Interior	Rm. 8-Restroom 1	A	Wall	Plaster	White	Intact	0.00	Negative		
21	Interior	Rm. 8-Restroom 1	B	Wall	Plaster	White	Intact	0.01	Negative		
22	Interior	Rm. 8-Restroom 1	C	Wall	Ceramic Tile	Blue	Intact	0.01	Negative		
23	Interior	Rm. 8-Restroom 1	D	Wall	Ceramic Tile	Gray	Intact	0.02	Negative		
24	Interior	Rm. 8-Restroom 1	---	Floor	Ceramic Tile	Gray	Intact	0.00	Negative		
25	Interior	Rm. 11-Room A	A	Wall	Plaster	White	Intact	0.01	Negative		
26	Interior	Rm. 11-Room A	B	Wall	Concrete	White	Intact	0.00	Negative		
27	Interior	Rm. 11-Room A	C	Wall	Plaster	White	Intact	0.01	Negative		
28	Interior	Rm. 11-Room A	---	Floor	Plaster	White	Intact	0.02	Negative		
29	Interior	Rm. 12-Room P	A	Wall	Plaster	White	Intact	0.00	Negative		
30	Interior	Rm. 12-Room P	B	Wall	Concrete	White	Intact	0.00	Negative		
31	Interior	Rm. 12-Room P	C	Wall	Plaster	White	Intact	0.00	Negative		
32	Interior	Rm. 13-Room C (Extra Room)	A	Wall	Plaster	White	Intact	0.00	Negative		
33	Interior	Rm. 13-Room C (Extra Room)	B	Wall	Wood	White	Intact	0.00	Negative		
34	Interior	Rm. 13-Room C (Extra Room)	C	Wall	Plaster	White	Intact	0.00	Negative		
35	Interior	Rm. 13-Room C (Extra Room)	D	Wall	Wood	White	Intact	0.00	Negative		
36	Interior	Rm. 13-Room C (Extra Room)	---	Ceiling	Acoustic	White	Intact	0.00	Negative		
37	Interior	Room K	A	Wall	Plaster	White	Intact	0.00	Negative		
38	Interior	Room K	B	Wall	Plaster	White	Intact	0.00	Negative		
39	Interior	Room K	C	Wall	Plaster	White	Intact	0.00	Negative		
40	Interior	Room K	D	Wall	Wood	White	Intact	0.01	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: 25 Wheeler Avenue, Arcadia, California

Device: Niton XLP 300

Date: March 22, 2021

Inspector: Joseph Phelps

Calibration Check Tolerance Used: 0.8 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check Time: 7:03 a.m.

1st Reading	2nd Reading	3rd Reading	**1st Average**
0.9	1.1	1.0	**1.0**

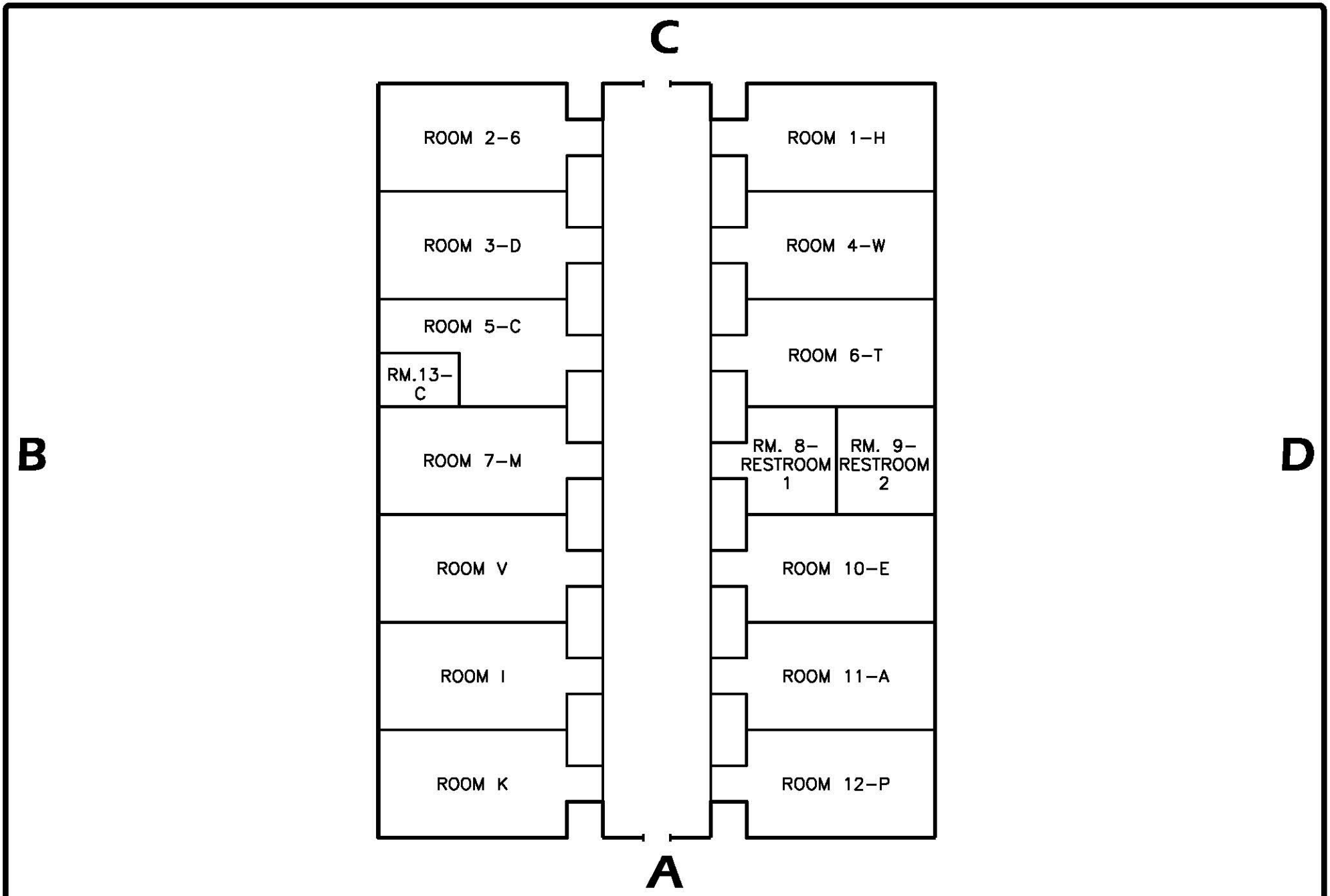
Second Calibration Check Time: 10:30 a.m.

1st Reading	2nd Reading	3rd Reading	**2nd Average**
1.1	0.9	1.0	**1.0**

Third Calibration Check (If Needed) Time: 1:43 p.m.

1st Reading	2nd Reading	3rd Reading	**3rd Average**
1.1	1.0	0.9	**1.0**

APPENDIX C
FLOOR PLAN



ALLSTATE SERVICES
4025 CAMINO DEL RIO SOUTH, SUITE 300
SAN DIEGO, CALIFORNIA 92108
(619) 542-7717

LEAD-BASED PAINT TESTING AT:
25 WHEELER AVENUE
ARCADIA, CALIFORNIA

DATE	03/22/21
JOB #	21-31
SCALE	N.T.S.

APPENDIX D
INSPECTOR/ASSESSOR CERTIFICATIONS

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Joseph Phelps**	Lead Sampling Technician	LRC-00004941	1/26/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

Stacey Milano

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00000083	5/2/2021
	Lead Project Designer	LRC-00000084	5/2/2021
	Lead Project Monitor	LRC-00000085	5/2/2021
	Lead Supervisor	LRC-00000082	5/2/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

APPENDIX E
CDPH FORM 8552 - LEAD HAZARD EVALUATION REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 3/22/21

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
25 Wheeler Avenue-Selected Areas	Arcadia	Los Angeles	

Construction date (year) of structure	Type of structure	Children living in structure?
Unknown	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☑ Other Office Building	☐ Yes ☑ No ☐ Don't Know

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Frey Environmental, Inc. C/O Mr. Sawyer Jones	949-903-3482

Address [number, street, apartment (if applicable)]	City	State	Zip Code
2817A Lafayette Avenue	Newport Beach	California	92663

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☑ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Stacey J. Milano	(619) 542-7717

Address [number, street, apartment (if applicable)]	City	State	Zip Code
4025 Camino Del Rio South, Suite 300	San Diego	California	92108

CDPH certification number	Signature	Date
LRC-00000083	Stacey J. Milano	3/24/21

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Joseph Phelps, Lead Sampling Technician #LRC-00004941

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656