
Appendix F-3

Asbestos Survey Report

2817A Lafayette Avenue
Newport Beach, CA 92663
(949) 723-1645
Fax (949) 723-1854
www.freyinc.com
Email: Freyinc@freinc.com

April 22, 2021
698-24

Mr. Reece Pettersen
Trammell Crow Residential
5790 Fleet Street, Suite 140
Carlsbad, CA 92008

**ASBESTOS SURVEY REPORT
33 WHEELER AVENUE, 25 WHEELER AVENUE
AND 30 EAST SANTA CLARA STREET
ARCADIA, CALIFORNIA**

1.0 INTRODUCTION

This report presents the results of an asbestos survey conducted at the property referenced above (Site) on March 22, 2021 (Figures 1 & 2).

The asbestos survey was conducted by a certified asbestos consultant from FREY Environmental, Inc. (FREY). The purpose of the asbestos survey was to identify potential asbestos containing materials (ACMs) in the Site buildings.

Description of the Site Buildings

The Site includes three parcels with one office building on each parcel. Each building and parcel has been designated by the building address listed below:

33 Wheeler Avenue – 1 Story Single Tenant Office Building

The building located at 33 Wheeler Avenue is a single story, single tenant space office building with a parking lot on the north side of the parcel. The office building was vacant during the Site inspection. The building exterior was observed to be block construction. Interior walls were wood-framed with plaster walls. Interior ceilings were plaster with acoustic ceiling texture and a portion of the office was constructed with a plenum space and ceiling tiles. Roofing materials included wood/steel framing with a poly roof sheeting and roofing mastic (at penetrations and A/C units). Flooring included floor tile, vinyl sheet flooring, and carpet. The HVAC units and ducting were located on the roof without insulation.

25 Wheeler Avenue – 1 Story Multi-Tenant Office Building

The building located at 25 Wheeler Avenue is a single story, multiple tenant space office building with a parking lot on the north side of the parcel. The office building was partially occupied during the Site inspection. The building exterior was observed to be block construction with areas of stucco construction. Interior walls were wood-framed with plaster walls and drywall walls. Interior ceilings were plaster with acoustic ceiling texture. Roofing materials included wood/steel framing with asphalt roofing sheets and roofing mastic (at penetrations and A/C units). Flooring included floor tile and carpet. The HVAC units and ducting were located on the roof without insulation.

30 Santa Clara Street – 2-Story Multi Tenant Office Building

The building located at 30 Santa Clara Street is a two story, multiple tenant space office building with a drive through parking garage on the first floor on the north side of the building, and a parking lot on the south side of the building. The office building was partially occupied during the Site inspection. The building exterior was observed to be block/concrete construction with stucco surface exterior wall. Interior walls were wood-framed with drywall walls. Interior ceilings were constructed with a plenum space and ceiling tiles. Roofing materials included wood/steel framing with asphalt roofing sheets and roofing mastic (at penetrations and A/C units). Flooring included vinyl sheet flooring, and carpet. The HVAC units and ducting were located on the roof without insulation. Fiberglass insulation was present in most plenum spaces and on HVAC ducting.

2.0 OBJECTIVE

The objective of the work summarized in this report was to assess the likelihood that asbestos is present in concentrations greater than one percent in accessible construction materials on the Site structures.

3.0 APPROACH AND SCOPE OF SERVICES

The approach used to meet the objective included visual observation of accessible construction materials, the collection and analysis of bulk samples of accessible construction materials that were judged to potentially contain asbestos, evaluation of the data obtained, and preparation of this report.

The scope of services used to meet the objective included:

- An inspection of the Site building for suspected asbestos containing materials (ACMs) by a certified asbestos consultant;
- An assessment of the condition of sampled materials and identification of potential health hazards;
- Collection of samples of accessible construction materials that were judged to potentially contain asbestos;
- Laboratory analyses of the bulk samples by a National Voluntary Laboratory Accreditation Program (NVLAP)-approved laboratory using polarized light microscopy (PLM) in

general accordance with U.S. Environmental Protection Agency (EPA) Method No. 600/M4-82-020;

- Preparation of an asbestos summary table presenting the descriptions of materials sampled, sample collection locations, estimated area covered by ACMs, and laboratory analytical results;
- Preparation of Site figures depicting the Site and the locations of identified ACMs; and
- Data evaluation and preparation of this report summarizing the results of the survey.

4.0 GUIDELINES AND TERMINOLOGY FOR ASBESTOS CHARACTERIZATION

The following section provides information pertaining to regulatory agency definitions of terms used to describe the sampling strategy, laboratory analysis, and survey observations.

4.1 Asbestos Sampling Strategy

This asbestos survey was performed in general accordance with standard procedures recommended by the Environmental Protection Agency (EPA, 1985 and 1987) for the performance of asbestos surveys.

The sampling strategy used to collect the samples in this survey was based on the EPA's publication, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (EPA, 1985) and was based on the 1987 AHERA guidelines set forth in Title 40 of the Code of Federal Regulations (CFR) Part 763 and applicable appendices. These documents call for the sampling of friable materials, which are defined by the EPA as those materials that can be crumbled, pulverized, or reduced to powder by hand pressure when dry (EPA, 1985).

Nonfriable asbestos-containing materials (ACMs) can become friable when disturbed through work practices and handling of the material (EPA, 1987). Such work practices can include grinding, sanding, and handling of the material in an attempt to remove it.

The EPA specifies that ACMs that are classified as friable, or that may become friable, are to be removed prior to demolition activities (EPA, 1990). According to the EPA (1985), nonfriable ACMs represent a minimal hazard to the occupants of a building, as long as the material is in a generally undamaged condition and is used for its intended purpose.

The National Emissions Standards for Hazardous Air Pollutants (NESHAPS) (Title 40 CFR Section 61) defines nonfriable ACMs as nonfriable material containing more than 1 percent asbestos by area or by weight and that can potentially be broken, crumbled, pulverized, or reduced to powder in the course of demolition or renovation activities.

4.2 Laboratory Information

The bulk samples that were collected were transported to Envirocheck, Inc. laboratories with chain-of-custody records used to document their handling. Envirocheck, Inc. is a participant in the NVLAP of the U.S. Department of Commerce National Institute of Standards and Technology (NIST) for bulk asbestos analysis. The bulk samples collected were analyzed by the laboratory, using PLM, for the presence and quantification of asbestos, in general accordance with EPA Method No. 600/M4-82-020. A copy of the laboratory report and a copy of the chain-of-custody

records for the samples collected and transferred to the laboratory are presented in Appendix A.
ACM vs. ACCM

When a material is found to contain asbestos in a concentration of greater than 1 percent, it is defined by the EPA as an ACM (EPA, 1987). Section 25919 of the California Health and Safety Code defines an asbestos containing construction material (ACCM) as one that contains 0.1 percent or greater asbestos (California Health and Safety Code). The California Occupational Safety and Health Administration (Cal-OSHA) requires that worker/employee notification and training be implemented when a material contains 0.1 percent or greater asbestos in an area where workers/employees perform work (Cal-OSHA, 1989).

4.3 Asbestos Survey Terminology

For the purposes of discussion, the terms "undamaged," (no damage or very little damage or deterioration) "damaged," (less than 10% evenly distributed damage - abraded, gouged, blistered, water damaged, or crumbling) and "significantly damaged" (10% or greater evenly distributed damage or 25% or greater localized damage) refer to the condition of the construction materials from which the samples were collected at the time the survey was conducted. The terms are applied based on our judgment using the definitions in Title 40 CFR Part 763 (EPA Federal Register 1987, p 41893).

The term "homogeneous area" is used here in general accordance with its definition by the EPA as an area of surfacing material, thermal system insulation material, or other miscellaneous material that is uniform in color and texture.

5.0 ASBESTOS SURVEY

The asbestos survey was conducted at the Site on March 22, 2021, by a certified asbestos consultant from FREY. Bulk samples of accessible construction materials judged by certified personnel to potentially contain asbestos were collected from the Site structure.

A total of 93 bulk samples (plus additional layers) of accessible construction materials were collected from the Site buildings. Descriptions of the materials sampled are summarized in Table 1.

5.1 ASBESTOS CONTAINING MATERIALS

The following summary table lists samples of materials that were reported by the laboratory to contain asbestos. The listed samples are grouped by material type. The "locations of material" column refers to materials throughout the building that were observed to be homogeneous with samples of materials reported to contain asbestos. Square footage estimates of asbestos containing materials are also presented.

SAMPLE NUMBER(S)	DESCRIPTION OF MATERIAL	LOCATIONS OF MATERIAL	ESTIMATED AREA	ASBESTOS CONTENT
33 WHEELER AVENUE – SINGLE STORY OFFICE BUILDING – SINGLE TENANT SPACE				
B6-1,2,3	Floor tile; 9”x9”; tan/beige w/ black mastic; undamaged; non-friable	Interior flooring in equipment/telephone room	20 ft ²	FT: 3% CH⁶ MS: 5% CH
B8-1	Carpet mastic; black; undamaged; non-friable	Interior carpet mastic throughout building	2,500 ft ²	MS: 3% CH
B9-1,2,3	Acoustical ceiling texture, white/beige, undamaged; friable	Interior ceilings, exposed in rear office areas and above CT throughout the building	3,500 ft ²	3% CH
B13-1,2	Roof mastic; black/gray; undamaged; non-friable	Roof at 7 penetrations	<20 ft ²	5% CH
Assumed ACM	Cement-asbestos pipe (Transite); 4-inch diameter; gray; hard; undamaged; non-friable	Roof at 2 locations	10 linear feet	Assumed ACM
25 WHEELER AVENUE – SINGLE STORY OFFICE BUILDING – MULTIPLE TENANT SPACES				
B15-1,2,3	HVAC Sealant; gray/black/silver; undamaged; non-friable	Seals on HVAC equipment located on roof	<40ft ²	Silver: 3% Black: 5%
B28-1,2,3	Ceiling texture; off-white/white; undamaged; friable	Interior ceilings in central hallway and offices	3,800 ft ²	4% CH
30 E. SANTA CLARA ST. – TWO STORY OFFICE BUILDING – MULTIPLE TENANT SPACES				
B32-1,2,3	Roof mastic; gray/silver/black, undamaged; non-friable	Roof at 7 penetrations and 6 HVAC units	<100 ft ²	7% CH

Table 1 presents descriptions of the materials sampled, sample collection locations, and a summary of laboratory analytical results. Sample locations of reported ACMs and ACCMs are presented in Figure 3. Laboratory reports and chain-of-custody documents are presented in Appendix A.

6.0 CONCLUSIONS

Based on the information obtained during this survey, laboratory analytical results, current regulatory guidelines and law, state-of-the-industry practices, and our professional judgment, the following conclusions have been drawn:

ACMs

33 Wheeler Avenue:

- Samples collected from floor tiles and floor tile mastic were reported to contain asbestos at concentrations greater than 1% in both the 9”x9” floor tile and the black mastic. These materials were judged to be non-friable and were generally observed to be present in an undamaged condition at the time of the survey.

- Samples collected from black carpet mastic in the were reported to contain asbestos in concentrations greater than 1%. These materials were judged to be non-friable and were generally observed to be present in an undamaged condition at the time of the survey.
- Samples collected from spray-applied acoustic ceiling texture were reported to contain asbestos in concentrations greater than 1%. These materials were judged to be friable and were generally observed to be present in an undamaged condition at the time of the survey.
- Samples collected from roof mastic were reported to contain asbestos in concentrations greater than 1%. These materials were judged to be non-friable and were generally observed to be present in an undamaged condition at the time of the survey.
- Two 4-inch diameter asbestos-cement pipes (Transite) was observed on the roof of the 33 Wheeler Avenue building. This material is assumed to contain asbestos. The material was judged to be non-friable and was observed to be present in an undamaged condition at the time the survey was conducted.

25 Wheeler Avenue:

- Samples collected from HVAC Sealant on the roof HVAC system were reported to contain asbestos in concentrations greater than 1%. These materials were judged to be non-friable and were generally observed to be present in an undamaged condition at the time of the survey.
- Samples collected from spray-applied acoustic ceiling texture were reported to contain asbestos in concentrations greater than 1%. These materials were judged to be friable and were generally observed to be present in an undamaged condition at the time of the survey.

30 E. Santa Clara Street:

- Samples collected from roof mastic were reported to contain asbestos in concentrations greater than 1%. These materials were judged to be non-friable and were generally observed to be present in an undamaged condition at the time of the survey.

Based on the information obtained during this survey, laboratory analytical results, current regulatory guidelines and law, state-of-the-industry practices, and our professional judgment, ACM's and ACCMs were not present in the remaining materials sampled during the Asbestos Survey.

Excluding the aforementioned materials, and inaccessible materials, there is a low likelihood that asbestos is present in concentrations greater than one percent in the remaining accessible construction materials at the Site building in surveyed areas.

7.0 RECOMMENDATIONS

Based on the information obtained during this survey, current regulatory guidelines, state-of-the-industry practices, and our professional judgment, the following recommendations are presented for your consideration:

- Prior to renovation or demolition of the Site building(s), NESHAPS, Title 40 Code of Federal Regulations Part 61 (enforced locally by the South Coast Air Quality Management District per Rule 1403), and other regulations require that both friable and nonfriable ACMs be removed from the structures at the Site by a licensed abatement contractor registered in the State of California and certified to perform asbestos-related activities.
- Materials reported to contain asbestos (ACMs) should be removed by a qualified asbestos abatement contractor prior to conducting any work that may disturb this material including maintenance activities, building renovation, or demolition.
- If additional materials are discovered during remodeling or demolition of the building(s) and laboratory analysis of samples of those materials was not performed, samples should be collected and analyzed prior to removal or disturbance of the materials.
- Applicable laws and regulations should be followed, including those provisions requiring notification of tenants, employees, maintenance and custodial personnel, and outside contractors who may contact the asbestos-containing materials, or the location of these materials.

The above recommendations are intended to provide guidance in implementing procedures which, in our experience, are appropriate within the regulatory environment in California. These recommendations are not intended to constitute legal advice; it is possible that legal counsel familiar with asbestos law would provide recommendations that would differ from those cited above and/or would advise compliance with regulations, guidelines, and laws not cited herein.

8.0 LIMITATIONS

Estimates of the quantities of construction materials present at the Site are provided for discussion purposes only. No warranty as to the accuracy of the estimates of materials provided is expressed or implied. The estimates provided in this report should not be relied upon or used in the preparation of asbestos abatement specifications.

The judgments, conclusions, and recommendations described in this report pertain to the conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein. Use of this report is provided to our client solely for their exclusive use and the use and shall be subject to the terms and conditions in the applicable contract between our company and the client. Any third party use shall also be subject to the terms and conditions governing the work in the contract between our company and the client. Any unauthorized release or misuse of this report shall be without risk or liability to our company.

Certain information contained in this report may have been rightfully provided to our company by third parties or other outside sources. We do not make any warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held accountable or responsible in the event that any such inaccuracies are present.

Although the asbestos survey was conducted by a certified asbestos consultant and an accredited laboratory performed the analyses, the asbestos survey described here may not identify all ACMs at the Site. Possible reasons for this include: inaccessible building features or areas, non-performance of destructive sampling, unavailability of as-built drawings (specifying all building materials used in the structure), practical limitation to the number of samples that can be collected, presence of multiple layers of materials, and the analytical method used (Polarized Light Microscopy). Further, although a sample will be collected from each material which appears to be different (based on texture and color); homogeneity of content of similar materials cannot be guaranteed, since similarity of color and texture do not assure that the same ingredients were used in their manufacture. It is possible that of two apparently similar materials, one may contain asbestos and one may not. Therefore, additional sampling and testing may be necessary to provide a higher confidence level regarding the presence of ACMs.

Sincerely,
FREY Environmental, Inc.



Sawyer Jones
Certified Asbestos Consultant
Certification Number: 18-6315

Attachments

Table 1 - Asbestos Survey Results Summary

Figure 1 – Site Sketch Shoring ACM Locations at 33 Wheeler Avenue

Figure 2 – Site Sketch Showing ACM Locations at 25 Wheeler Avenue

Figure 3 – Site Sketch Shoring ACM Locations at 30 East Santa Clara Street

Appendix A - Chain of Custody Records and Laboratory Analytical Reports

REFERENCES

California Health and Safety Code, Division 20, Chapter 10.4, Section 25919.

Cal-OSHA (California Occupational Safety and Health Administration), 1989, General Industry Safety Orders: Title 8, Section 5208.

EPA (Environmental Protection Agency), 1990, Federal Register, National Emission Standards for Hazardous Air Pollutants, Asbestos NESHAP Revision, Final Rule: EPA, Title 40, Code of Federal Regulations Part 61, 20 November 1990, pp. 48406 to 48433.

_____, 1987, Federal Register, Asbestos Hazard Emergency Response Act, Asbestos-containing materials in schools, final rule (AHERA) and notice: Environmental Protection Agency, Title 40, Code of Federal Regulations Part 763, 30 October 1987, pp 41826 to 41905.

_____, 1985, Guidance for controlling asbestos-containing materials in buildings: Office of Pesticides and toxic Substances, Environmental Protection Agency, Publication Number 560/5/85-024, May 1985.

TABLE

TABLE 1

**ASBESTOS SURVEY RESULTS SUMMARY
ASBESTOS SURVEY REPORT
25 & 33 WHEELER AVENUE & 30 E. SANTA CLARA STREET
ARCADIA, CALIFORNIA
Sampling on March 22, 2021**

SAMPLE NUMBER¹	DESCRIPTION OF MATERIAL SAMPLED	SAMPLE LOCATIONS	ESTIMATED AREA COVERED²	PLM³ RESULTS (% asbestos)
33 WHEELER AVENUE – SINGLE STORY OFFICE BUILDING – SINGLE TENANT SPACE				
B1-1,2,3	Cove base; gray w/ yellow/tan mastic	Interior walls	NA	ND ⁵
B2-1,2,3	Plaster wall (interior); beige/gray	Interior walls	NA	ND
B3-1,2,3	Linoleum flooring; 2 layers; white/gray stone graphic over beige/gray layer; w/ yellow mastic	Interior floors in rear of building	NA	ND
B4-1,2	Cove base; beige w/ tan/off-white mastic	Interior walls	NA	ND
B5-1,2,3	Linoleum flooring; beige/gray w/ yellow mastic	Interior floors in mens restroom and rear entrance and storage room	NA	ND
B6-1,2,3	Floor tile; 9"x9"; tan/beige w/ black mastic; undamaged; non-friable	Interior flooring in equipment/telephone room	20 ft ²	FT: 3% CH⁶ MS: 5% CH
B7-1	Carpet mastic; yellow	Interior carpet mastic on east side of building	NA	ND
B8-1	Carpet mastic; black; undamaged; non-friable	Interior carpet mastic throughout building	2,500 ft ²	MS: 3% CH
B9-1,2,3	Acoustical ceiling texture, white/beige, undamaged; friable	Interior ceilings, exposed in rear office areas and above CT throughout the building	3,500 ft ²	3% CH
B10-1,2,3	Ceiling tile; 2'x4'; off-white / beige; large streak spec	Interior ceilings throughout office space	NA	ND
B11-1,2,3	Ceiling tile; 2'x4'; white/beige; small streak spec	Interior ceilings throughout office space	NA	ND
B12-1,2,3	HVAC sealant; white/black/gray	Seals on HVAC located on roof	NA	ND
B13-1,2	Roof mastic; black/gray; undamaged; non-friable	Roof at 7 penetrations	<20 ft ²	5% CH
B14-1,2,3	Roofing; white roofing over foam insulation	Roof	NA	ND
Assumed ACM	Cement-asbestos pipe (Transite); 4-inch diameter; gray; hard; undamaged; non-friable	Roof at 2 locations	10 linear feet	Assumed ACM

TABLE 1

**ASBESTOS SURVEY RESULTS SUMMARY
ASBESTOS SURVEY REPORT
25 & 33 WHEELER AVENUE & 30 E. SANTA CLARA STREET
ARCADIA, CALIFORNIA
Sampling on March 22, 2021**

SAMPLE NUMBER¹	DESCRIPTION OF MATERIAL SAMPLED	SAMPLE LOCATIONS	ESTIMATED AREA COVERED²	PLM³ RESULTS (% asbestos)
25 WHEELER AVENUE – SINGLE STORY OFFICE BUILDING – MULTIPLE TENANT SPACES				
B15-1,2,3	HVAC Sealant; gray/black/silver; undamaged; non-friable	Seals on HVAC equipment located on roof	<40ft ²	Silver: 3% Black: 5%
B16-1,2,3	Roofing sheets; white/black	Roof	NA	ND
B17-1,2,3	Roof mastic; black/grey	Roof at penetrations	NA	ND
B24-1,2,3	Stucco wall; gray/off-white	Exterior building walls	NA	ND
B25-1,2,3	Floor tile; 1’x1’; white w/ yellow mastic	Floor tiles in central hallway and closets	NA	ND
B26-1,2,3	Drywall; white	Interior walls, remodel/addition walls in office spaces	NA	ND
B27-1,2,3	Plaster wall; gray/tan/white	Interior walls, original interior walls	NA	ND
B28-1,2,3	Ceiling texture; off-white/white; undamaged; friable	Interior ceilings in central hallway and offices	3,800 ft ²	4% CH
B29-1,2,3	Cove base; off-white w/ off-white mastic	Interior walls	NA	ND
30 E. SANTA CLARA ST. – TWO STORY OFFICE BUILDING – MULTIPLE TENANT SPACES				
B18-1,2,3	Drywall w/ joint compound; white/off-white	Interior walls	NA	ND
B19-1,2,3	Ceiling tile; textured; white/beige	Interior ceilings 1 st and 2 nd floor	NA	ND
B20-1,2	Linoleum flooring; off-white/gray; off-white mastic	Flooring on 2 nd floor	NA	ND
B21-1,2,3	Cove base; black; yellow mastic;	Interior walls, 1 st and 2 nd floors	NA	ND
B22-1,2,3	Ceiling tile; spec/streak no thick texture	Interior ceilings 1 st and 2 nd floor	NA	ND
B23-1,2,3,4,5	Stucco wall; gray/off-white	Exterior walls	NA	ND

TABLE 1

**ASBESTOS SURVEY RESULTS SUMMARY
ASBESTOS SURVEY REPORT
25 & 33 WHEELER AVENUE & 30 E. SANTA CLARA STREET
ARCADIA, CALIFORNIA
Sampling on March 22, 2021**

SAMPLE NUMBER¹	DESCRIPTION OF MATERIAL SAMPLED	SAMPLE LOCATIONS	ESTIMATED AREA COVERED²	PLM³ RESULTS (% asbestos)
B30-1,2,3	Carpet mastic; yellow/tan	Interior floors	NA	ND
B31-1,2,3,4,5	Roofing sheets; gray/black	Roof	NA	ND
B32-1,2,3	Roof mastic; gray/silver/black, undamaged; non-friable	Roof at 7 penetrations and 6 HVAC units	<100 ft ²	7% CH

Notes:


- 1 Sample number.
- 2 Estimated area covered is only provided for samples of materials reported to contain asbestos.
- 3 PLM = polarized-light microscopy. EPA Method No. 600/M4-82-020.
- 4 <1% reported. This sample is being analyzed using the point-count method. The results will be sent as an addendum to this report.
- 5 ND = no asbestos detected. * = point-counting analysis conducted to confirm asbestos concentration as greater, or less than, 0.1%.
- 6 CH = Chrysotile asbestos; AM= Amosite asbestos; TR= Tremolite asbestos.
NA = not applicable. Unk=unknown.
FT = Floor tile; FL = Flooring; MS = floor mastic

FIGURES

FIGURE 1
SITE SKETCH SHOWING
ACM LOCATIONS AT
33 WHEELER AVENUE
ARCADIA, CALIFORNIA



LEGEND


 ACM Bulk Sample Location

B6-1

FIGURE 2
SITE SKETCH SHOWING
ACM LOCATIONS AT
25 WHEELER AVENUE
ARCADIA, CALIFORNIA



LEGEND


 **ACM Bulk Sample Location**

B28-1

FIGURE 3
SITE SKETCH SHOWING
ACM LOCATIONS AT
30 SANTA CLARA STREET
ARCADIA, CALIFORNIA



LEGEND

 ACM Bulk Sample Location

B32-1

APPENDIX A
CHAIN OF CUSTODY RECORDS
AND
LABORATORY ANALYTICAL REPORTS

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-001 B1-1	33 WHEELER	LAYER 1 Cove Base, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber 1% Carbonates Quartz Binder/Filler 99%
0251411-002 B1-2	33 WHEELER	LAYER 1 Cove Base, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow/ Tan	No	None Detected	Wollastonite 1% Carbonates Quartz Binder/Filler 99%
0251411-003 B1-3	33 WHEELER	LAYER 1 Cove Base, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow/ Tan	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-004 B2-1	33 WHEELER	LAYER 1 Plaster-Scratch Coat, Beige/ Gray	No	None Detected	Quartz Gypsum Carbonates Mica Perlite	100%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Quartz Gypsum Carbonates Mica Binder/Filler	100%
		LAYER 3 Plaster-Texture/ Paint, Beige/ Off White	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-005 B2-2	33 WHEELER	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2% 88%
		LAYER 2 Texture/ Paint, White/ Off White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler	100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-006 B2-3	33 WHEELER	LAYER 1 Plaster-Scratch Coat, Beige/ Gray	No	None Detected	Quartz Gypsum Carbonates Mica Perlite 100%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Quartz Gypsum Carbonates Mica Binder/Filler 100%
		LAYER 3 Plaster-Texture/ Paint, Beige/ Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%
0251411-007 B3-1	33 WHEELER	LAYER 1 Linoleum, Off White/ Gray	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler 80%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler 99%
		LAYER 3 Linoleum, Beige/ Gray	No	None Detected	Cellulose Fiber Fibrous Glass Synthetic Fiber Carbonates Quartz Binder/Filler 80%
		LAYER 4 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler 97%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-008 B3-2	33 WHEELER	LAYER 1 Linoleum, Off White/ Gray	No	None Detected	Cellulose Fiber 17% Fibrous Glass 3% Carbonates Quartz Binder/Filler 80%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber 3% Fibrous Glass 1% Carbonates Quartz Binder/Filler 96%
		LAYER 3 Linoleum, Beige/ Gray	No	None Detected	Cellulose Fiber 18% Fibrous Glass 2% Carbonates Quartz Binder/Filler 80%
		LAYER 4 Mastic, Tan	No	None Detected	Cellulose Fiber 3% Carbonates Quartz Binder/Filler 97%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-009 B3-3	33 WHEELER	LAYER 1 Linoleum, Off White/ Gray	No	None Detected	Cellulose Fiber 17% Fibrous Glass 3% Carbonates Quartz Binder/Filler 80%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber 3% Fibrous Glass 1% Carbonates Quartz Binder/Filler 96%
		LAYER 3 Linoleum, Beige/ Gray	No	None Detected	Cellulose Fiber 18% Fibrous Glass 2% Carbonates Quartz Binder/Filler 80%
		LAYER 4 Mastic, Tan	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0251411-010 B4-1	33 WHEELER	LAYER 1 Cove Base, Beige	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-011 B4-2	33 WHEELER	LAYER 1 Cove Base, Beige	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Mastic, Tan	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-012 B5-1	33 WHEELER	LAYER 1 Linoleum, Beige/ Gray	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler	15% 5% 80%
		LAYER 2 Mastic, Yellow/ Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	2% 98%
0251411-013 B5-2	33 WHEELER	LAYER 1 Linoleum, Beige/ Gray	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler	15% 5% 80%
		LAYER 2 Mastic, Yellow/ Black	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	3% <1% 96%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-014 B5-3	33 WHEELER	LAYER 1 Linoleum, Beige/ Gray	No	None Detected	Cellulose Fiber 15% Fibrous Glass 5% Carbonates Quartz Binder/Filler 80%
		LAYER 2 Mastic, Yellow/ Black	No	None Detected	Cellulose Fiber 2% Carbonates Gypsum Quartz Binder/Filler 98%
0251411-015 B6-1	33 WHEELER	LAYER 1 Floor Tile, Beige	Yes	Chrysotile 3%	Carbonates Quartz Binder/Filler 97%
		LAYER 2 Mastic, Black	Yes	Chrysotile 5%	Carbonates Quartz Binder/Filler 95%
0251411-016 B6-2	33 WHEELER	LAYER 1 Floor Tile, Beige Note: *Not analyzed per client request			
		LAYER 2 Mastic, Black Note: *Not analyzed per client request			
0251411-017 B6-3	33 WHEELER	LAYER 1 Floor Tile, Beige Note: *Not analyzed per client request			
		LAYER 2 Mastic, Black Note: *Not analyzed per client request			

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-018 B7-1	33 WHEELER	Carpet Mastic, Yellow/ Black Note: Difficult to separate adjacent layer	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-019 B8-1	33 WHEELER	Carpet Mastic, Black	Yes	Chrysotile 3%	Carbonates Quartz Binder/Filler	97%
0251411-020 B9-1	33 WHEELER	Acoustical Ceiling Texture, Beige	Yes	Chrysotile 3%	Carbonates Mica Quartz Binder/Filler	97%
0251411-021 B9-2	33 WHEELER	Acoustical Ceiling Texture, Beige Note: *Not analyzed per client request				
0251411-022 B9-3	33 WHEELER	Acoustical Ceiling Texture, Beige Note: *Not analyzed per client request				
0251411-023 B10-1	33 WHEELER	Ceiling Tile, Off White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Quartz Perlite Binder/Filler	50% 30% 20%
0251411-024 B10-2	33 WHEELER	Ceiling Tile, Off White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Quartz Perlite Binder/Filler	50% 30% 20%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-025 B10-3	33 WHEELER	Ceiling Tile, Off White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Quartz Perlite Binder/Filler	50% 30% 20%
0251411-026 B11-1	33 WHEELER	Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Quartz Perlite Binder/Filler	70% 10% 20%
0251411-027 B11-2	33 WHEELER	Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Quartz Perlite Binder/Filler	70% 10% 20%
0251411-028 B11-3	33 WHEELER	Ceiling Tile, White/ Tan	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Quartz Perlite Binder/Filler	75% 5% 20%
0251411-029 B12-1	33 WHEELER	LAYER 1 HVAC Sealant, White	No	None Detected	Carbonates Quartz Binder/Filler	 100%
		LAYER 2 HVAC Sealant, Gray	No	None Detected	Carbonates Quartz Binder/Filler	 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-030 B12-2	33 WHEELER	LAYER 1 HVAC Sealant, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 HVAC Sealant, Black	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-031 B12-3	33 WHEELER	HVAC Sealant, Lt. Gray	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	1% 99%
0251411-032 B13-1	33 WHEELER	PRC, Silver/ Gray/ Black Note: Unable to separate adjacent layers	Yes	Chrysotile 5%	Cellulose Fiber Carbonates Quartz Binder/Filler	2% 93%
0251411-033 B13-2	33 WHEELER	PRC, Silver/ Gray/ Black Note: *Not analyzed per client request				
0251411-034 B14-1	33 WHEELER	LAYER 1 Roofing, White/Black	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	15% 85%
		LAYER 2 Foam Insulation, White	No	None Detected	Foam Aluminum Binder/Filler	100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-035 B14-2	33 WHEELER	LAYER 1 Roofing, White/Black	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	15% 85%
		LAYER 2 Foam Insulation, White	No	None Detected	Foam Aluminum Binder/Filler	100%
0251411-036 B14-3	33 WHEELER	LAYER 1 Roofing, White/Black	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	15% 85%
		LAYER 2 Foam Insulation, White	No	None Detected	Foam Aluminum Binder/Filler	100%
0251411-037 B15-1	24 WHEELER	HVAC Sealant, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-038 B15-2	24 WHEELER	LAYER 1 HVAC Sealant, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Wrap, Gray	No	None Detected	Cellulose Fiber Carbonates Binder/Filler	95% 5%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-039 B15-3	24 WHEELER	LAYER 1 HVAC Sealant, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Paint, Silver	Yes	Chrysotile 3%	Carbonates Quartz Binder/Filler	97%
		LAYER 3 Mastic, Black	Yes	Chrysotile 5%	Carbonates Quartz Binder/Filler	95%
0251411-040 B16-1	24 WHEELER	LAYER 1 Rolled Roofing, White/Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	20% 80%
		LAYER 2 Rolled Roofing, White/Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	20% 80%
		LAYER 3 Rolled Roofing, Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	25% 75%
		LAYER 4 Rolled Roofing, Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	25% 75%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-041 B16-2	24 WHEELER	LAYER 1 Rolled Roofing, White/Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	20% 80%
		LAYER 2 Rolled Roofing, Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	25% 75%
		LAYER 3 Rolled Roofing, Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	25% 75%
		LAYER 4 Rolled Roofing, Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	20% 80%
0251411-042 B16-3	24 WHEELER	LAYER 1 Rolled Roofing, White/Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	20% 80%
		LAYER 2 Rolled Roofing, Black	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	25% 75%
0251411-043 B17-1	24 WHEELER	LAYER 1 PRC, Black	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler	10% 90%
		LAYER 2 Coating, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-044 B17-2	24 WHEELER	LAYER 1 PRC, Black	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler	8% 92%
		LAYER 2 Coating, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-045 B17-3	24 WHEELER	LAYER 1 PRC, Black	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler	8% 92%
		LAYER 2 Coating, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0251411-046 B18-1	30 E. SANTA CLARA	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2% 88%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler	100%
		LAYER 3 Texture, Off White/White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler	100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-047 B18-2	30 E. SANTA CLARA	LAYER 1 Drywall, White/ Brown Note: No Joint Compound Present	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2% 88%
		LAYER 2 Texture, Off White/White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler	 100%
0251411-048 B18-3	30 E. SANTA CLARA	LAYER 1 Drywall, White/ Brown Note: No Joint Compound Present	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2% 88%
		LAYER 2 Texture, Off White/White	No	None Detected	Cellulose Fiber Carbonates Mica Quartz Perlite Binder/Filler	<1% 99%
0251411-049 B19-1	30 E. SANTA CLARA	Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Quartz Perlite Binder/Filler	45% 35% 20%
0251411-050 B19-2	30 E. SANTA CLARA	Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Quartz Perlite Binder/Filler	45% 35% 20%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-051 B19-3	30 E. SANTA CLARA	Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Quartz Perlite Binder/Filler	45% 35% 20%
0251411-052 B20-1	30 E. SANTA CLARA	LAYER 1 Linoleum, Off White/Gray	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler	17% 3% 80%
		LAYER 2 Mastic, Off White Note: Very small amount of mastic	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler	1% <1% 98%
0251411-053 B20-2	30 E. SANTA CLARA	LAYER 1 Linoleum, Off White/Gray	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler	17% 3% 80%
		LAYER 2 Mastic, Off White Note: Very small amount of mastic	No	None Detected	Cellulose Fiber Fibrous Glass Carbonates Quartz Binder/Filler	1% <1% 98%
0251411-054 B21-1	30 E. SANTA CLARA	LAYER 1 Cove Base, Black	No	None Detected	Carbonates Quartz Binder/Filler	 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler	1% 99%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-055 B21-2	30 E. SANTA CLARA	LAYER 1 Cove Base, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0251411-056 B21-3	30 E. SANTA CLARA	LAYER 1 Cove Base, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%
0251411-057 B22-1	30 E. SANTA CLARA	Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber 75% Mineral Wool 5% Carbonates Gypsum Quartz Perlite Binder/Filler 20%
0251411-058 B22-2	30 E. SANTA CLARA	Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber 75% Mineral Wool 5% Carbonates Gypsum Quartz Perlite Binder/Filler 20%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-059 B22-3	30 E. SANTA CLARA	Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Gypsum Quartz Perlite Binder/Filler	75% 5% 20%
0251411-060 B23-1	30 E. SANTA CLARA	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica	<1% 99%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	 100%
0251411-061 B23-2	30 E. SANTA CLARA	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica	<1% 99%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-062 B23-3	30 E. SANTA CLARA	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Quartz Gypsum Carbonates Mica 100%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Carbonates Mica Binder/Filler 100%
		LAYER 3 Wall Stucco-Color Coat, Lt. Brown/Tan	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%
0251411-063 B23-4	30 E. SANTA CLARA	Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%
0251411-064 B23-5	30 E. SANTA CLARA	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Quartz Gypsum Mica Carbonates 100%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-065 B24-1	25 WHEELER	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Quartz Gypsum Mica Carbonates 100%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%
0251411-066 B24-2	25 WHEELER	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Quartz Gypsum Mica Carbonates 100%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Cellulose Fiber Quartz Gypsum Mica Carbonates Binder/Filler <1% 99%
0251411-067 B24-3	25 WHEELER	LAYER 1 Wall Stucco-Scratch Coat, Gray	No	None Detected	Quartz Gypsum Mica Carbonates 100%
		LAYER 2 Wall Stucco-Finish Coat, Off White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-068 B25-1	25 WHEELER	LAYER 1 Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%
0251411-069 B25-2	25 WHEELER	LAYER 1 Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler <1% 99%
0251411-070 B25-3	25 WHEELER	LAYER 1 Floor Tile, White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-071 B26-1	25 WHEELER	LAYER 1 Drywall, White	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	2% 98%
		LAYER 2 Texture, Lt. Brown/White	No	None Detected	Carbonates Gypsum Quartz Perlite Binder/Filler	 100%
0251411-072 B26-2	25 WHEELER	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	12% 88%
		LAYER 2 Texture, Lt. Brown/White	No	None Detected	Carbonates Gypsum Quartz Perlite Binder/Filler	 100%
0251411-073 B26-3	25 WHEELER	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	12% 88%
		LAYER 2 Texture, Lt. Brown/White	No	None Detected	Carbonates Gypsum Quartz Perlite Binder/Filler	 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE. NEWPORT BEACH CA 92663	Date Received:	03/24/2021	
Collected:	03/22/2021	Date Analyzed:	04/02/2021	
Project Name:	ALEXAN ARCADIA	Date Reported:	04/02/2021	
Address:		EPA Method:	EPA 600/R-93/116	
		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-074 B27-1	25 WHEELER	LAYER 1 Plaster Wall-Scratch Coat, Gray	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica	<1% 99%
		LAYER 2 Plaster Wall -Finish Coat, Tan/White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	 100%
0251411-075 B27-2	25 WHEELER	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	12% 88%
		LAYER 2 Plaster Wall-Scratch Coat, Gray	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica	<1% 99%
		LAYER 3 Plaster Wall -Finish Coat, Tan/White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-076 B27-3	25 WHEELER	LAYER 1 Plaster Wall-Scratch Coat, Gray	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica 99%
		LAYER 2 Plaster Wall -Finish Coat, Tan/White	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%
0251411-077 B28-1	25 WHEELER	Ceiling Texture, Off White/White	Yes	Chrysotile 4%	Carbonates Mica Quartz Binder/Filler 96%
0251411-078 B28-2	25 WHEELER	Ceiling Texture, Off White/White Note: *Not analyzed per client request			
0251411-079 B28-3	25 WHEELER	Ceiling Texture, Off White/White Note: *Not analyzed per client request			
0251411-080 B29-1	25 WHEELER	LAYER 1 Cove Base, Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-081 B29-2	25 WHEELER	LAYER 1 Cove Base, Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Off White/ Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%
0251411-082 B29-3	25 WHEELER	LAYER 1 Cove Base, Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Off White/ Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%
0251411-083 B30-1	30 E. SANTA CLARA	Carpet Mastic, Tan	No	None Detected	Carbonates Quartz Binder/Filler 100%
0251411-084 B30-2	30 E. SANTA CLARA	Carpet Mastic, Tan	No	None Detected	Cellulose Fiber Carbonates Quartz Binder/Filler <1% 99%
0251411-085 B30-3	30 E. SANTA CLARA	Carpet Mastic, Tan	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-086 B31-1	30 E. SANTA CLARA	LAYER 1 Roofing, Gray/ Black	No	None Detected	Fibrous Glass 15% Carbonates Quartz Binder/Filler 85%
		LAYER 2 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 3 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 4 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
0251411-087 B31-2	30 E. SANTA CLARA	LAYER 1 Roofing, Gray/ Black	No	None Detected	Fibrous Glass 15% Carbonates Quartz Binder/Filler 85%
		LAYER 2 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 3 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 4 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0251411-088 B31-3	30 E. SANTA CLARA	LAYER 1 Roofing, Gray/ Black	No	None Detected	Fibrous Glass 15% Carbonates Quartz Binder/Filler 85%
		LAYER 2 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 3 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 4 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
0251411-089 B31-4	30 E. SANTA CLARA	LAYER 1 Roofing, Gray/ Black	No	None Detected	Fibrous Glass 15% Carbonates Quartz Binder/Filler 85%
		LAYER 2 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 3 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%
		LAYER 4 Roofing, Black	No	None Detected	Fibrous Glass 30% Carbonates Quartz Binder/Filler 70%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE.	Date Received:	03/24/2021	
	NEWPORT BEACH CA 92663	Date Analyzed:	04/02/2021	
Collected:	03/22/2021	Date Reported:	04/02/2021	
Project Name:	ALEXAN ARCADIA	EPA Method:	EPA 600/R-93/116	
Address:		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0251411-090 B31-5	30 E. SANTA CLARA	LAYER 1 Roofing, Gray/ Black	No	None Detected	Cellulose Fiber	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 2 Roofing, Black	No	None Detected	Fibrous Glass	30%
					Carbonates Quartz Binder/Filler	70%
		LAYER 3 Roofing, Black	No	None Detected	Fibrous Glass	30%
					Carbonates Quartz Binder/Filler	70%
		LAYER 4 Roofing, Black	No	None Detected	Fibrous Glass	30%
					Carbonates Quartz Binder/Filler	70%
0251411-091 B32-1	30 E. SANTA CLARA	LAYER 1 PRC/ Paint, Silver	No	None Detected	Cellulose Fiber	1%
					Carbonates Quartz Binder/Filler	99%
		LAYER 2 PRC/ Mastic, Black	No	None Detected	Cellulose Fiber	9%
					Fibrous Glass	1%
					Carbonates Quartz Binder/Filler	90%
0251411-092 B32-2	30 E. SANTA CLARA	PRC/ Paint/ Mastic, Silver/ Gray/ Black Note: Difficult to separate adjacent layer	Yes	Chrysotile	7%	
					Carbonates Quartz Binder/Filler	93%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0251411

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	FREY ENVIRONMENTAL	Job# / P.O. #:	698-24	698-24
Address:	2817 A LAFAYETTE AVE. NEWPORT BEACH CA 92663	Date Received:	03/24/2021	
Collected:	03/22/2021	Date Analyzed:	04/02/2021	
Project Name:	ALEXAN ARCADIA	Date Reported:	04/02/2021	
Address:		EPA Method:	EPA 600/R-93/116	
		Submitted By:	SAWYER JONES	
		Collected By:		

Lab ID	Sample	Layer Name /	Asbestos	Asbestos Type	Non-Asbestos
Client ID	Location	Sample Description	Detected	(%)	Constituents

0251411-093 30 E. SANTA CLARA PRC/ Paint/ Mastic, Silver/ Gray/
B32-3 Black
Note: *Not analyzed per client
request



Analyst - Matt Kettler



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (480) 940-5294 Fax (480) 893-1726

LAB#: 251411
 TAT: 5-7 Days
 Rec'd: MAR 24 PM

COMPANY NAME: Frey Environmental, Inc.
 Address: 2877-A Lafayette Ave
Newport Beach CA 92663
 CONTACT: Sawyer Jones
 Phone/Fax: 949-723-1645
 Email: sawyer.jones@freyinc.com
 Now Accepting: VISA - MASTERCARD

BILL TO: _____ (If Different Location)

Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [Same Day Rush] [1-2 Days] [3-4 Days] [5 Days] [6-10 Days]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. Project Name: Alexan Arcadia

P.O. Number: 698-24

Project Number: 698-24

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-2-3	B1-1,2,3	3/22/21	33 Wheeler / CB w/ MS-w/ty	Y N			
4-5-6	B2-1,2,3		" / PW	Y N			
7-8-9	B3-1,2,3		" / LN MS-y/bl	Y N			
10-11	B4-1,2		" / CB w/MS-y/w	Y N			
12-13-14	B5-1,2,3		" / LN MS-y	Y N			
15-16-17	B6-1,2,3		" / FT MS-BI	Y N			
18	B7-1		" / Cpt MS-y	Y N			
19	B8-1		" / Cpt MS-bl	Y N			
20-21-22	B9-1,2,3		" / Ac Ceiling tex	Y N			
23-24-25	B10-1,2,3		" / CT	Y N			
26-27-28	B11-1,2,3		" / CT	Y N			
29-30-31	B12-1,2,3		" / HVAC sealant	Y N			
32-33	B13-1,2		" / PRC	Y N			
34-35-36	B14-1,2,3		" / Roofing	Y N			
37-38-39	B15-1,2,3		25 Wheeler / HVAC Sealant	Y N			

SPECIAL INSTRUCTIONS: Full stop @ first positive > 1%

Sample Collector: (Print) Sawyer Jones (Signature) _____

Relinquished by: _____ Date/Time: 3/22/21 Received by: Diana Federico Date/Time: 3/24/21

Relinquished by: Diana Federico Date/Time: 3/24/21 440 Received by: _____ Date/Time: 3/24/21 440

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (480) 940-5294 Fax (480) 893-1726

LAB#: 251411
 TAT:
 Rec'd:

COMPANY NAME: Frey Environmental, Inc.
 Address: (See Pg. 1)
 CONTACT:
 Phone/Fax:
 Email:

BILL TO: _____
 (If Different Location)

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day Rush] [1-2 Days] [3-4 Days] [5-10 Days] [6-10 Days]

****Prior confirmation of turnaround time is required
 ****Additional charges for rush analysis (please call marketing department for pricing details)
 ****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. **Project Name:** Alexan Arcadia
P.O. Number: 698-24 **Project Number:** 698-24

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
40-41-42	B16-1,2,3	3/22/21	25 Wheeler / Roh Roofing	Y N			
43-44-45	B17-1,2,3		" / PRC	Y N			
46-47-48	B18-1,2,3		30E. Santa Clara / DW w/ SW/rock	Y N			
49-50-51	B19-1,2,3		" / CT	Y N			
52-53-54	B20-1,2		" / LN	Y N			
54-55-56	B21-1,2,3		" / CB w/ Ms-w	Y N			
57-58-59	B22-1,2,3		" / CT	Y N			
60-61-62-63	B23-1,2,3,4,5		" / SW	Y N			
65-66-67	B24-1,2,3		25 Wheeler / SW	Y N			
68-69-70	B25-1,2,3		" / FT w/ Ms-4/6	Y N			
71-72-73	B26-1,2,3		" / DW	Y N			
74-75-76	B27-1,2,3		" / PW	Y N			
77,78,79	B28-1,2,3		" / Ceiling rock	Y N			
80-81-82	B29-1,2,3		" / CB w/ Ms-4	Y N			
83-84-85	B30-1,2,3		30E. Santa Clara / Crpt Ms-4	Y N			

SPECIAL INSTRUCTIONS: Full Stop @ first positive > 1%.
 Sample Collector: (Print) Sanger Jones (Signature) _____
 Relinquished by: [Signature] Date/Time: 3/22/21 Received by: Diana Federico Date/Time: 3/24/21
 Relinquished by: Diana Federico Date/Time: 3/24/21 440 Received by: [Signature] Date/Time: 3/24/21 440
 Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (480) 940-5294 Fax (480) 893-1726

LAB#:	251411
TAT:	
Rec'd:	

COMPANY NAME: Frey Environmental Inc.
 Address: _____

 CONTACT: See Pg. 1
 Phone/Fax: _____
 Email: _____

BILL TO: _____ (If Different Location)

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day Rush] [1-2 Days] [3-4 Days] [6-10 Days]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)

4. **Project Name:** Alexan Arcadia

P.O. Number: 698-24

Project Number: 698-24

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
86,87,88,89	B31-1,2,3,4,5	3/22/21	30 E. Santa Clara / Roofing - Roh	3 N			
11-9293	B32-1,2,3	"	" / PRC	3 N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Full stop @ first positive > 1%

Sample Collector: (Print) Sawyer Jones (Signature) _____

Relinquished by: _____ Date/Time: 3/22/21 Received by: Diana Fedunio Date/Time: 3/24/21 10:00

Relinquished by: Diana Fedunio Date/Time: 3/24/21 4:40 Received by: _____ Date/Time: 3/24/21 4:40

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.