



February 13, 2019

Jon K. Wactor, Esq.
Wactor & Wick LLP
3640 Grand Avenue, Suite 200
Oakland, California 94610

Re: Technical Memorandum of Asbestos Containing Material, Lead-Based Paint, and
Hazardous Materials Survey
Sunset Property – 1911 Sunset Boulevard
Los Angeles, California

Dear Mr. Wactor:

In response to your request, Northgate Environmental Management, Inc. (Northgate) has coordinated with Evista to conduct a Limited Asbestos and Lead Inspection and a Hazardous Materials Inventory for Wactor & Wick LLP on behalf of your client Holland Partner Group, at the Sunset Property located at 1911 to 1931 Sunset Boulevard in Los Angeles, California (the Site). The Site consists of approximately 0.95 acres of land developed with two single-story commercial structures with surface parking. The Site is identified as Assessor's Parcel Numbers 5404-001-007, -008, and -034 in Los Angeles County.

The eastern portion of the Site is developed with an approximate 18,429-square foot commercial structure occupied by a restaurant located at 1911 Sunset Boulevard. This structure is slab-on-grade construction that includes a partial basement beneath the northwestern portion of the building. The interior of the structure includes several dining areas, restrooms, a kitchen, and storage areas.

Northgate has prepared this Technical Memorandum to summarize the results of the asbestos containing material (ACM) and lead-based paint (LBP) survey and the hazardous materials inventory conducted for the restaurant structure at the Site.

LIMITED ASBESTOS AND LEAD INSPECTION

Evista conducted an ACM and LBP at the restaurant building on January 14, 2019 located at 1911 Sunset Boulevard on the eastern portion of the Site. The survey included the collection and analysis of over 100 samples for ACM and 139 areas that were tested for LBP. The results indicated that ACMs are present in floor tile and mastic, floor leveling compound, wallboards,

and plaster throughout the restaurant and are assumed to be present in the stucco and roofing material. LBP was also detected throughout the structure in the lobby walls, the east dining room walls, the kitchen floor, and the bathroom walls. Evista concluded that ACMs and LBP are present in building materials in this structure, which should be handled in accordance with local and state regulations. Evista also concluded that given the survey limitations, a more comprehensive pre-demolition survey should be conducted to determine the presence and quantities of ACM and LBP for demolition and proper disposal; however, approximate quantities of ACM were provided.

HAZARDOUS MATERIALS INVENTORY

Evista conducted a hazardous materials inventory at the restaurant building on January 14, 2019 located at 1911 Sunset Boulevard on the eastern portion of the Site. The inventory indicated that hazardous materials present in the structure included fluorescent light tubes, thermostats, electrical panels, range top fire suppression systems, fluorescent lighting fixtures with ballasts, battery powered exit signs, refrigerators/freezers, battery powered emergency exit signs, beverage fountains, and the heating, ventilation, and air conditioning system. Evista recommended that all potential hazardous substances be further investigated via analytical means or by researching material documentation to establish if the material is hazardous or subject to disposal restrictions. If the material is hazardous, it should be properly removed prior to disturbance of the building by renovation or demolition related activities.

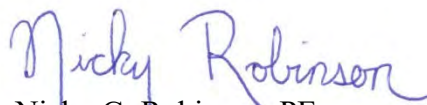
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If you should have any questions or require any additional information, please do not hesitate to call me at 949.375.7004.

Sincerely,
Northgate Environmental Management, Inc.



Derrick Willis
Principal



Nicky G. Robinson, PE
Project Engineer

Enclosures: *Attachment A* – Limited Asbestos and Lead Inspection, Taix Restaurant, 1911 Sunset Boulevard, Los Angeles, California 90026
Attachment B – Hazardous Material Inventory Report, Taix Restaurant, 1911 Sunset Boulevard, Los Angeles, California 90026



ATTACHMENT A

LIMITED ASBESTOS AND LEAD INSPECTION

TAIX RESTAURANT

1911 SUNSET BOULEVARD

LOS ANGELES, CALIFORNIA





February 13, 2019

Derrick Willis
Northgate Environmental Management, Inc.
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

RE: Limited Asbestos and Lead Inspection
Taix Restaurant
1911 Sunset Boulevard
Los Angeles, California 90026

Dear Mr. Willis:

Evista Industries, Inc., performed a limited asbestos and lead survey and assessment at the above referenced property on January 3 and 14, 2019. This report demonstrates the complete results of our survey and inspection. We appreciate the opportunity to provide you with our services. Please feel free to contact us to discuss any portion of this report. We look forward to providing you with environmental services in the future.

Sincerely,

Chris Blake
Director of Consulting
CAC No. 01-3027
LRC-I/A, PM, PD No. 6283

A. Introduction

Evista Industries, Inc., (Evista) collected bulk samples from suspect asbestos-containing and lead-based paint in order to determine the presence (if any) of asbestos and/or lead content within the subject property. As an established limitation to this service, Evista was allowed limited access to the property and therefore all areas of the property could not be surveyed. It should also be noted that property was occupied at the time of the survey and therefore in some areas destructive sampling was not feasible. The survey was conducted by Chris Blake, an (Environmental Protection Agency) accredited building inspector and State of California and DOSH (Division of Occupational Safety and Health) Certified Asbestos Consultant, as well as a State of California Department of Public Health (CDPH) licensed Lead-Related Construction Inspector/Assessor.

The result of the sampling and subsequent analysis determined that the following suspect asbestos-containing materials collected and analyzed do contain asbestos fibers:

- Multi-layered Vinyl Floor Tile and Mastic
- Floor Leveling Compound
- Red 9"x 9" Vinyl Floor Tile and Mastic
- Black 9"x 9" Vinyl Floor Tile and Mastic
- Wallboard
- Plaster
- Stucco (Assumed)
- Roofing Material (Assumed)

The result of the sampling and subsequent analysis determined that the following suspect asbestos-containing materials collected and analyzed do not contain asbestos fibers:

- Carpet Glue
- Acoustic Ceiling Material
- 12" Acoustic Ceiling Tile and Mastic
- 12" Acoustic Ceiling Tile with Pinholes and Fissures and Mastic
- Vinyl Base Cove with Glue
- TSI Pipe Insulation

Occupational Safety and Health Administration (OSHA) Federal, State (CALDOSH) and local regulatory agencies mandated that ACM regardless of quantity shall be handled (e.g. removal, repair, etc.) by Asbestos trained and qualified individual or Contractors. These identified ACMs should be removed by State licensed Asbestos Abatement Contractors prior to any demolition or construction activities, if these ACMs would be disturbed or impacted.

The lead-based inspection and XRF analysis has determined that the following suspect lead-containing paint contain lead in excess of 1.0 mg/cm²:

- Interior Brown Wood Wall (Lobby Entry)
- Interior Brown Wood Door (Lobby Entry)
- Interior White Plaster Walls (East Dining Room)
- Interior White Ceramic Walls (Kitchen)
- Interior Brown Wood Door Casing (Kitchen)
- Interior Pink Ceramic Walls (Kitchen Bathroom)

- Exterior Building Components

Lead-Based Paint (LBP): paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm² lead per surface area, 0.5% by weight, or 5,000 ppm.

B. Field Survey and Analytical Method

Evista's CAL DOSH Certified Asbestos Consultant performed the sampling activity in compliance with existing regulations. The survey included a visual inspection of accessible interior and exterior areas of the subject property. Adequate quantities of material to be sampled, about 1/2 square inch, were obtained from suspect asbestos containing materials and placed inside a sterile airtight bag and sealed. All and each sample was then labeled with a Evista unique identification number for proper identification of each and every collected sample. Each sample was then logged on the Evista chain of custody sheet. Each sample container was then placed inside a larger sterile airtight bag.

(It is possible at times that the laboratory had their own chain of custody, and the receipt of the samples submitted would be indicated on their own (other laboratory) forms).

The following briefly describes the standard laboratory procedures utilized in the identification of the mineral asbestos in a bulk sample, which is done by microscopic analysis. Each and all laboratory testing was conducted in compliance with the EPA Interim Method for Determination of Asbestos in Bulk Samples (EPA-600/M4-20-020) per CFR 40 763. The samples were visually examined for homogeneity, and non-homogeneous samples were ground to ensure homogeneity. The microscopic slides were prepared from each sample using a refractive index liquid such as triacetin and ethyl cinnamate having a refractive index of 1.550; 1-bromonaphthalene and 1-Iodonaphthalene having a refractive index of 1.680; or, hydrogenated terphenyl and 1-bromonaphthalene having a refractive index of 1.605. Each slide was then examined for the presence of asbestos utilizing Polarized Light Microscopy (PLM) and Dispersion Staining techniques.

The percentage of asbestos on each sample was estimated microscopically by visual examination of fibers greater than 5 microns in length and with an aspect ratio of 3:1 or greater. The identity of asbestos fibers was confirmed with appropriate refractive index liquids, and the application of dispersion staining and other techniques.).

Sampling of painted/coated surfaces with suspect Lead-Based Paint was completed using an X-Ray Fluorescence Analyzer (XRF) (serial #93236). The California Department of Public Health currently defines LBP as paint with lead levels equal to or exceeding 1.0 milligram per square centimeter (mg/cm²) or 0.5 percent (%) by weight (0.7 mg/cm² in Los Angeles County). However, the California Occupational Safety and Health Administration regulates paint with lead levels equal to or exceeding 0.1 mg/cm² or by 0.06 percent (%) by weight.

Calibration readings were taken at the beginning and the end of the inspection. Validation checks were taken against a known standard (test blocks) to verify that the instrument was functioning properly. Validation check procedures followed those outlined in the PCS for the Niton XLP-300A model. The test block has a lead level of 1.02 mg/cm². The instrument is considered to be working properly when the calibration check limits are measured between 0.8 and 1.2 mg/cm². Please see attachment for calibration check measurements and XRF readings.

XRF sampling was performed in accordance with the procedures outlined in the Performance Characteristics Sheets (PCS) provided by the manufacturer (Niton) of the instrument.

The procedures followed during the inspection are based on the highest industry standards used for residential or commercial properties which can be found in the United States Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" (June 1995, revised 1997), and Section 403 of the "Toxic Substances Control Act."

Additional painted/coated surfaces not listed in this report may be discovered and encountered and must be presumed to be lead-containing until sample collection and subsequent analysis prove otherwise.

All samples collected were submitted to LA Testing, 5431 Industrial Drive, Huntington Beach, CA 92649. LA Testing is a NVLAP approved laboratory (NVLAP #101384) for asbestos in accordance with existing applicable Federal, State and local regulations.

C. Survey Results

Asbestos survey results are shown in Attachment section.

Sample(S) Location(S)	Material(S)	Asbestos Content ²	Condition	Friable/Non-Friable ¹	Approximate Quantity ³
Floors Throughout (under Carpet)	Multi-layered Vinyl Floor Tile and Mastic	2-3% Chrysotile	Good	Non-Friable	25,700 SF
Floors Throughout (under Carpet)	Carpet Glue with Leveling Compound	<1% Chrysotile	Good	Non-Friable	25,700 SF
Alsace/Champ Large Banquet Room Storage Closet Floor	Red 9"x 9" Vinyl Floor Tile and Mastic	<1-2% Chrysotile	Good	Non-Friable	50 SF
Alsace/Champ Large Banquet Room Storage Closet Floor	Black 9"x 9" Vinyl Floor Tile and Mastic	<1-2% Chrysotile	Good	Non-Friable	50 SF
Interior Walls Throughout	Wallboard	<1% Chrysotile	Good	Non-Friable	30,000 SF
Interior Walls Throughout	Plaster	<1% Chrysotile	Good	Non-Friable	5,000 SF
West Hallway and Bar Ceiling	Acoustic Ceiling Material	None Detected	Good	Friable	--
Alsace/Champ Large Banquet Room Ceilings	12" Acoustic Ceiling Tile and Mastic	None Detected	Good	Friable	--
Burgundy Room Ceilings	12" Acoustic Ceiling Tile with Pinholes and Fissures and Mastic	None Detected	Good	Friable	--
Bar Area Wall Base	Vinyl Base Cove with Glue	None Detected	Good	Non-Friable	--
Basement Area Pipe Runs	TSI Pipe Insulation	None Detected	Good	Friable	--
Exterior Walls	Stucco	Assumed	Good	Non-Friable	8,000 SF
Roof	Roofing Materials	Assumed	Good	Non-Friable	26,000 SF

¹ Determination made based on condition of material(s) at time of survey without consideration for whether or not material(s) would be rendered friable based on removal method.

² See Regulatory Requirements section below for definition/additional information.

³ Material quantities provided are estimates. Actual abatement quantities must be field verified by an abatement contractor prior to removal.

Additional materials not listed in this report may be discovered and encountered during the course of the project and must be presumed to be asbestos-containing material (ACM) until sample collection and subsequent analysis prove otherwise.

The following table summarizes the component, substrate, location, condition, color, and result of painted materials and surfaces that were tested for lead:

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
Calibration		--	--	1.0	--
Calibration		--	--	0.7	--
Calibration		--	--	0.00	--
459/1st Floor Lobby Entry	Wall/Wallboard	Pink	Intact	<0.1	LSP
460/1st Floor Lobby Entry	Wall/Wallboard	Pink	Intact	<0.1	LSP
461/1st Floor Lobby Entry	Wall/Wood	Brown	Intact	2.2	LBP
462/1st Floor Lobby Entry	Door/Wood	Brown	Intact	3.2	LBP
463/1st Floor Lobby Entry	Door Case/Wood	Brown	Intact	<0.1	LSP
464/1st Floor Lobby Entry	Baseboard/Wood	Brown	Intact	<0.1	LSP
465/1st Floor Lobby Entry	Ceiling/Wallboard	White	Intact	<0.1	LSP
466/1st Floor Lobby Entry	Wall/Brick	Red	Intact	<0.1	LSP
467/1st Floor Lobby Entry	Trim/Wood	Brown	Intact	<0.1	LSP
468/1st Floor Lobby Entry	Counter/Wood	Brown	Intact	<0.1	LSP
469/1st Floor Lobby Entry	Door/Wood	Brown	Intact	<0.1	LSP
470/1st Floor Lobby Entry	Door Case/Wood	Brown	Intact	<0.1	LSP
471/1st Floor Lobby Entry	Column/Wood	Brown	Intact	<0.1	LSP
472/1st Floor Lobby Entry	Crown/Wood	Brown	Intact	<0.1	LSP
473/1st Floor Bar	Wall/Wood	Brown	Intact	<0.1	LSP
474/1st Floor Bar	Wall/Wood	Brown	Intact	<0.1	LSP
475/1st Floor Bar	Wall/Wood	Wallpaper	Intact	<0.1	LSP
476/1st Floor Bar	Wall/Brick	Red	Intact	<0.1	LSP
477/1st Floor Bar	Ceiling Beam/Brick	Brown	Intact	<0.1	LSP
478/1st Floor Bar	Ceiling Beam/Brick	Brown	Intact	<0.1	LSP
479/1st Floor Bar	Trim/Wood	Brown	Intact	<0.1	LSP
480/1st Floor Bar	Door/Wood	Brown	Intact	<0.1	LSP
481/1st Floor Bar	Door Case/Wood	Brown	Intact	<0.1	LSP
482/1st Floor Bar	Bar Top/Wood	Brown	Intact	<0.1	LSP
483/1st Floor Bar	Door/Wood	Brown	Intact	<0.1	LSP
484/1st Floor Bar	Door Case/Wood	Brown	Intact	<0.1	LSP
485/1st Floor Bar	Ceiling/Plaster	White	Intact	<0.1	LSP
486/1st Floor West Entry	Wall/Wallboard	White	Intact	<0.1	LSP
487/1st Floor West Entry	Wall/Wallboard	White	Intact	<0.1	LSP
488/1st Floor West Entry	Wall/Wallboard	White	Intact	<0.1	LSP
<i>489/1st Floor West Entry</i>	<i>Ceiling/Plaster</i>	<i>White</i>	<i>Intact</i>	<i>0.6</i>	<i>LCP</i>
490/1st Floor West Entry	Window/Wood	Brown	Intact	<0.1	LSP
491/1st Floor West Entry	Window Trim/Wood	Brown	Intact	<0.1	LSP
492/1st Floor West Entry	Trim/Wood	Brown	Intact	<0.1	LSP
493/1st Floor West Entry	Door/Wood	Brown	Intact	<0.1	LSP
494/1st Floor West Entry	Door Case/Metal	Brown	Intact	<0.1	LSP

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
495/1st Floor West Entry	Floor/Stone	Grey	Intact	<0.1	LSP
496/1st Floor West Entry	Floor/Stone	White	Intact	<0.1	LSP
497/1st Floor West Entry	Stair Rail/Metal	White	Intact	<0.1	LSP
498/1st Floor West Entry	Stair Rail/Metal	Tan	Intact	<0.1	LSP
499/1st Floor West Entry	Bulletin/Wood	Tan	Intact	<0.1	LSP
500/1st Floor West Entry	Wall/Brick	Red	Intact	<0.1	LSP
501/1st Floor Wine Room	Wall/Brick	Wallpaper	Intact	<0.1	LSP
502/1st Floor Wine Room	Wall/Brick	Pink	Intact	<0.1	LSP
503/1st Floor Wine Room	Wall/Brick	Pink	Intact	<0.1	LSP
504/1st Floor Wine Room	Wall/Brick	Pink	Intact	<0.1	LSP
505/1st Floor Wine Room	Column/Wood	White	Intact	<0.1	LSP
506/1st Floor Wine Room	Shelf/Wood	Black	Intact	<0.1	LSP
507/1st Floor Wine Room	Cabinet/Wood	Black	Intact	<0.1	LSP
508/1st Floor Wine Room	Cabinet/Wood	Black	Intact	<0.1	LSP
509/1st Floor Wine Room	Ceiling/Plaster	Pink	Intact	<0.1	LSP
510/1st Floor Wine Room	Floor/Stone	Grey	Intact	<0.1	LSP
511/1st Floor Wine Room	Baseboard/Wood	White	Intact	<0.1	LSP
512/1st Floor Wine Room	Door/Wood	Brown	Intact	<0.1	LSP
513/1st Floor Wine Room	Door Case/Metal	Brown	Intact	<0.1	LSP
514/1st Floor Wine Room	Baseboard/Wood	Brown	Intact	<0.1	LSP
515/1st Floor Wine Room	Railing/Metal	Black	Intact	<0.1	LSP
516/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
517/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
518/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
519/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
520/1st Floor Bordeaux	Ceiling/Wallboard	White	Intact	<0.1	LSP
521/1st Floor Bordeaux	Ceiling Beam/Wood	Brown	Intact	<0.1	LSP
522/1st Floor Bordeaux	Door/Wood	Brown	Intact	<0.1	LSP
523/1st Floor Bordeaux	Door Case/Wood	Brown	Intact	<0.1	LSP
524/1st Floor Bordeaux	Wall Panel/Wood	Brown	Intact	<0.1	LSP
525/1st Floor Bordeaux	Cabinet/Wood	Brown	Intact	<0.1	LSP
526/1st Floor Bordeaux	Cabinet/Wood	Brown	Intact	<0.1	LSP
527/1st Floor Front Dining Area	Wall/Wood	Green	Intact	<0.1	LSP
528/1st Floor Front Dining Area	Wall/Wood	Green	Intact	0.29	LCP
529/1st Floor Front Dining Area	Wall/Wood	Green	Intact	<0.1	LSP
530/1st Floor Front Dining Area	Wall/Wood	Brown	Intact	<0.1	LSP
531/1st Floor Front Dining Area	Wall Trim/Wood	Brown	Intact	<0.1	LSP
532/1st Floor Front Dining Area	Door/Wood	Brown	Intact	<0.1	LSP
533/1st Floor Front Dining Area	Door Casing/Wood	Brown	Intact	<0.1	LSP
534/1st Floor Front Dining Area	Ceiling Beam/Wood	Brown	Intact	<0.1	LSP
535/1st Floor Front Dining Area	Ceiling/Wood	White	Intact	<0.1	LSP
536/1st Floor Front Dining Area	Fireplace/Wood	Brown	Intact	0.13	LCP
537/1st Floor Front Dining Area	Door Case/Wood	Brown	Intact	0.22	LCP

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
538/1st Floor Front Dining Area	Door Case/Plaster	Pink	Intact	0.60	LCP
539/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	<0.1	LSP
540/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	<0.1	LSP
541/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	0.50	LCP
542/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	<0.1	LSP
543/1st Floor Main Dining Area	Chair Rail/Wood	Tan	Intact	<0.1	LSP
544/1st Floor Main Dining Area	Door Case/Wood	Tan	Intact	<0.1	LSP
545/1st Floor Main Dining Area	Door Case/Wood	Tan	Intact	0.30	LCP
546/1st Floor Main Dining Area	Door/Wood	Tan	Intact	0.13	LCP
547/1st Floor Main Dining Area	Baseboard/Wood	Tan	Intact	<0.1	LSP
548/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
549/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
550/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
551/1st Floor East Dining Area	Wall/Plaster	White	Intact	3.0	LBP
552/1st Floor East Dining Area	Wall/Plaster	White	Intact	2.6	LBP
553/1st Floor East Dining Area	Wall/Plaster	White	Intact	3.4	LBP
554/1st Floor East Dining Area	Ceiling/Metal	White	Intact	<0.1	LSP
555/1st Floor East Dining Area	Crown/Wood	White	Intact	<0.1	LSP
556/1st Floor East Dining Area	Crown/Wood	White	Intact	<0.1	LSP
557/1st Floor East Dining Area	Door/Wood	White	Intact	<0.1	LSP
558/1st Floor East Dining Area	Door Case/Wood	White	Intact	<0.1	LSP
559/1st Floor East Dining Area	Chair Rail/Wood	White	Intact	<0.1	LSP
560/1st Floor East Dining Area	Rail/Wood	Black	Intact	<0.1	LSP
561/1st Floor East Dining Area	Rail/Metal	Black	Intact	<0.1	LSP
562/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
563/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
564/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
565/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
566/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
567/1st Floor Burgundy Room	Door/Wood	White	Intact	<0.1	LSP
568/1st Floor Burgundy Room	Door Case/Wood	White	Intact	<0.1	LSP
569/1st Floor Burgundy Room	Chair/Wood	White	Intact	<0.1	LSP
570/1st Floor Burgundy Room	Panel/Wood	White	Intact	<0.1	LSP
571/1st Floor Burgundy Room	Baseboard/Wood	White	Intact	<0.1	LSP
572/1st Floor Burgundy Room	Cabinet/Wood	White	Intact	<0.1	LSP
573/1st Floor Kitchen	Wall/Ceramic	White	Intact	5.7	LBP
574/1st Floor Kitchen	Wall/Ceramic	White	Intact	6.5	LBP
575/1st Floor Kitchen	Wall/Ceramic	White	Intact	3.2	LBP
576/1st Floor Kitchen	Wall/Ceramic	White	Intact	7.8	LBP
577/1st Floor Kitchen	Floor/Ceramic	Red	Intact	<0.1	LSP
578/1st Floor Kitchen	Column/Plaster	White	Intact	0.1	LCP
579/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
580/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
581/1st Floor Kitchen	Door/Wood	White	Intact	<0.1	LSP
582/1st Floor Kitchen	Door Case/Wood	Brown	Intact	0.18	LCP
583/1st Floor Kitchen	Door/Wood	White	Intact	<0.1	LSP
584/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
585/1st Floor Kitchen	Ceiling/Plaster	White	Intact	<0.1	LSP
586/1st Floor Kitchen	Door/Metal	Brown	Intact	<0.1	LSP
587/1st Floor Kitchen	Door Case/Wood	Brown	Intact	5.9	LBP
588/1st Floor Kitchen	Door/Wood	Brown	Intact	<0.1	LSP
589/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
590/1st Floor Kitchen	Rail/Metal	Red	Intact	<0.1	LSP
591/1st Floor Kitchen	Electric Panel/ Metal	Grey	Intact	<0.1	LSP
592/1st Floor Kitchen	Door Case/Wood	Beige	Intact	0.19	LCP
593/1st Floor Kitchen	Window/Wood	White	Intact	<0.1	LSP
594/1st Floor Kitchen	Window/Wood	White	Intact	<0.1	LSP
595/1st Floor Kitchen Bathroom	Wall/Ceramic Tile	Pink	Intact	3.5	LBP
596/1st Floor Kitchen Bathroom	Floor/Ceramic Tile	Tan	Intact	<0.1	LSP
597/1st Floor Kitchen	Rail/Metal	Brown	Intact	<0.1	LSP
Calibration		--	--	1.0	--
Calibration		--	--	0.8	--
Calibration		--	--	0.00	--

Additional painted/coated surfaces not listed in this report may be discovered and encountered during the course of the project and must be presumed to be lead-based until sample collection and subsequent analysis prove otherwise.

D. Regulatory Requirements

Asbestos: Current applicable Federal, State and Local statutes specifies work practice requirements for demolition and/or renovation activities, and the associated disturbance of asbestos-containing material, as well as the storage and disposal of asbestos-containing waste material. Proper notification, removal techniques for asbestos-containing material, clean-up procedures and waste storage and disposal requirements are mandated in connection with renovation or demolition activities. This survey was performed in compliance with requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR 763, Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529, The Bay Area Air Quality Management District (BAAQMD) Rule 11-02, as well as the National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61 Subpart M.

It is Federal, State and Local agency requirements to maintain proof of compliance (asbestos handling records) and disposal of asbestos (waste chain of custody) by owner. Asbestos responsibility and ownership are forever. An EPA/State of California certified and approved Asbestos Abatement Contractor and Hazardous Waste Hauler must perform the asbestos abatement and decontamination, and transport (haulers) to a State approved landfill

Lead-Based Paint (LBP): paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm² lead per surface area (0.7 mg/cm² in Los Angeles County), 0.5% by weight, or 5,000 ppm. LBP removal and disposal must be performed in accordance with CDPH regulations in residential or public buildings and the US Department of Housing and

Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead.

Lead-Containing Paint (LCP): paint or other surface coating containing less than 1.0 mg/cm² lead per surface area (0.7 mg/cm² in Los Angeles County), 0.5% by weight, or 5,000 ppm. LCP removal and disposal must be performed in accordance with DOSH or Cal/OSHA regulations and can be handled by a licensed general contractor who has prepared a DOSH or Cal/OSHA lead compliance plan/program for the protection of its workers in accordance with Title 8 Section 1532.1 of the California Code of Regulations (CCRs). Waste characterization to determine proper disposal is governed by Title 22 of CCRs.

E. Conclusions and Recommendations

Based on the survey results, it is the professional opinion of Evista that some of the materials surveyed and sampled do contain asbestos containing materials (ACM), which should be handled in accordance with applicable local and state regulations (which include SCAQMD Rule 1403 and Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529). Accordingly, Evista recommends that a Cal-DOSH registered and State licensed asbestos contractor perform the removal of the asbestos containing materials if they will be impacted during demolition or renovation. In addition, lead-based paint (LBP) was detected on surfaces tested and should be handled in accordance with CDPH regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead. Due to the survey limitations, Evista recommends that a comprehensive, pre-demolition survey be conducted on the subject property for ACM & LBP to determine their presence and the quantities for demolition and proper disposal.

Inspection Limitation

This limited survey was conducted in conformance with EPA Guidelines. Evista utilizes established practices and techniques in accordance with regulatory standards while performing this survey. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all asbestos materials were sampled during this survey. Evista was retained only to perform the limited asbestos and lead survey on materials requested by the Client and the findings shall only be applicable to the sample taken, the sample locations and the time that the sample(s) was/were collected. Evista shall not be held responsible for deficiencies, commissions, and all other particulars related to the limited sampling conducted at the subject property. Evista subcontracted with LA Testing to perform the asbestos analysis. Every reasonable effort has been made to assure correctness. If an Asbestos/Lead Abatement Contractor or other Demolition/Construction Contractor is employed, such contractor should bring any discrepancies found in this report as it relates to current site conditions or newly discovered site conditions to the immediate attention of Evista. This report should not be used solely for asbestos/lead abatement bidding purposes. Contractor bidding for abatement related to the findings of this report should field verify material quantities and locations during the bidding process.

If you have any questions, please feel free to contact me at (800) 214-9959.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Blake". The signature is fluid and cursive, with the first name "Chris" and last name "Blake" clearly distinguishable.

Chris Blake
Senior Project Manager/Consultant
CAC No. 01-3027
LRC-I/A, PM, PD No. 6283

Enclosed: PLM Bulk Asbestos Report with COC's
Drawing
Certifications



LA Testing

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LA Testing Order: 331900916

Customer ID: 32EVIS62

Customer PO:

Project ID:

Attention: Lab Results

EVISTA Env. Health Systems

2901 W. Coast Highway

Suite 350

Newport Beach, CA 92663

Project: 19-8794CB 1911 SunSet

Phone: (888) 775-7738

Fax:

Received Date: 01/16/2019 8:00 AM

Analysis Date: 01/22/2019

Collected Date: 01/14/2019

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0101-Vinyl Floor Tile 1 331900916-0001	Bordeavx room floor - Multi layered VF w/ mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0101-Mastic 1 331900916-0001A	Bordeavx room floor - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0101-Vinyl Floor Tile 2 331900916-0001B	Bordeavx room floor - Multi layered VF w/ mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0101-Mastic 2 331900916-0001C	Bordeavx room floor - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0101-Vinyl Sheet Flooring 331900916-0001D	Bordeavx room floor - Multi layered VF w/ mastic	Gray/Tan/Green Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
0101-Mastic 3 331900916-0001E	Bordeavx room floor - Multi layered VF w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0101-Backing 331900916-0001F	Bordeavx room floor - Multi layered VF w/ mastic	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
0101-Mastic 4 331900916-0001G	Bordeavx room floor - Multi layered VF w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0102-Vinyl Floor Tile 1 331900916-0002	Main dining rm floor - Multi layered VF w/ mastic	Red Non-Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
0102-Mastic 1 331900916-0002A	Main dining rm floor - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0102-Vinyl Floor Tile 2 331900916-0002B	Main dining rm floor - Multi layered VF w/ mastic	Black Non-Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
0102-Mastic 2 331900916-0002C	Main dining rm floor - Multi layered VF w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0102-Backing 331900916-0002D	Main dining rm floor - Multi layered VF w/ mastic	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
0102-Mastic 3 331900916-0002E	Main dining rm floor - Multi layered VF w/ mastic	Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
0103-Vinyl Floor Tile 1 331900916-0003	Main dining rm floor - Multi layered VF w/ mastic	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
0103-Mastic 1 331900916-0003A	Main dining rm floor - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0103-Vinyl Floor Tile 2 331900916-0003B	Main dining rm floor - Multi layered VF w/ mastic	Red Non-Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
0103-Mastic 2 331900916-0003C	Main dining rm floor - Multi layered VF w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0104-Vinyl Sheet Flooring 331900916-0004	Hall floor - Multi layered VF w/ mastic	Gray/Tan/Green Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
0104-Mastic 1 331900916-0004A	Hall floor - Multi layered VF w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0104-Leveler 331900916-0004B	Hall floor - Multi layered VF w/ mastic	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0104-Mastic 2 331900916-0004C	Hall floor - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0105-Vinyl Sheet Flooring 1 331900916-0005	Service area/ hall - Multi layered VF w/ mastic	Gray/Red Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
0105-Mastic 1 331900916-0005A	Service area/ hall - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0105-Vinyl Floor Tile 331900916-0005B	Service area/ hall - Multi layered VF w/ mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0105-Mastic 2 331900916-0005C	Service area/ hall - Multi layered VF w/ mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0105-Vinyl Sheet Flooring 2 331900916-0005D	Service area/ hall - Multi layered VF w/ mastic	Gray/Tan/Green Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
0105-Mastic 3 331900916-0005E	Service area/ hall - Multi layered VF w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0105-Backing 331900916-0005F	Service area/ hall - Multi layered VF w/ mastic	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
0105-Leveler 331900916-0005G	Service area/ hall - Multi layered VF w/ mastic	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0206-Glue 331900916-0006	Host area (under carpet) floor - Carpet glue/ level compound	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0206-Leveler 1 331900916-0006A	Host area (under carpet) floor - Carpet glue/ level compound	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0206-Leveler 2 331900916-0006B	Host area (under carpet) floor - Carpet glue/ level compound	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0207-Glue 331900916-0007	Entry/ lobby (under carpet) floor - Carpet glue/ level compound	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0207-Leveler 331900916-0007A	Entry/ lobby (under carpet) floor - Carpet glue/ level compound	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0208-Glue 331900916-0008	Bar area (under carpet) floor - Carpet glue/ level compound	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0208-Leveler 331900916-0008A	Bar area (under carpet) floor - Carpet glue/ level compound	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0209-Glue 331900916-0009	Alsace/ champ. Rm (under carpet) floor - Carpet glue/ level compound	Yellow Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
Leveler not found in sample.					
0210-Composite 331900916-0010	Back hall (under carpet) floor - Carpet glue/ level compound	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
Unable to separate glue and leveler.					
0211-Glue 331900916-0011	East dining rm (under carpet) floor - Carpet glue/ level compound	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0211-Leveler 331900916-0011A	East dining rm (under carpet) floor - Carpet glue/ level compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0212-Glue 331900916-0012	Burgundy rm side hall floor - Carpet glue/ level compound	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0212-Leveler 331900916-0012A	Burgundy rm side hall floor - Carpet glue/ level compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0313-Vinyl Floor Tile 331900916-0013	Alsace/ champ - storage rm floor - Red 9 x 9 VFT w/ mastic	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0313-Mastic 331900916-0013A	Alsace/ champ - storage rm floor - Red 9 x 9 VFT w/ mastic	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
0314-Vinyl Floor Tile 331900916-0014	Alsace/ champ - storage rm floor - Red 9 x 9 VFT w/ mastic	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0314-Mastic 331900916-0014A	Alsace/ champ - storage rm floor - Red 9 x 9 VFT w/ mastic				Positive Stop (Not Analyzed)
0315-Vinyl Floor Tile 331900916-0015	Alsace/ champ - storage rm floor - Red 9 x 9 VFT w/ mastic	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0315-Mastic 331900916-0015A	Alsace/ champ - storage rm floor - Red 9 x 9 VFT w/ mastic				Positive Stop (Not Analyzed)
0416-Vinyl Floor Tile 331900916-0016	Alsace/ champ rm - storage rm floor - 9 x 9 black VFT w/ mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0416-Mastic 331900916-0016A	Alsace/ champ rm - storage rm floor - 9 x 9 black VFT w/ mastic	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
0417-Vinyl Floor Tile 331900916-0017	Alsace/ champ rm - storage rm floor - 9 x 9 black VFT w/ mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0417-Mastic 331900916-0017A	Alsace/ champ rm - storage rm floor - 9 x 9 black VFT w/ mastic				Positive Stop (Not Analyzed)
0418-Vinyl Floor Tile 331900916-0018	Alsace/ champ rm - storage rm floor - 9 x 9 black VFT w/ mastic	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0418-Mastic 331900916-0018A	Alsace/ champ rm - storage rm floor - 9 x 9 black VFT w/ mastic				Positive Stop (Not Analyzed)
0519-Joint Compound 331900916-0019	Hall to main dining - wall - Wall board	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0519-Wallboard 331900916-0019A	Hall to main dining - wall - Wall board	Brown/White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
0520-Joint Compound 331900916-0020	Burgundy rm closet wall - Wall board	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0520-Wallboard 331900916-0020A	Burgundy rm closet wall - Wall board	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
0521-Joint Compound 331900916-0021	Wine room wall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0521-Wallboard 331900916-0021A	Wine room wall	Brown/White Fibrous Heterogeneous	5% Cellulose 3% Glass	92% Non-fibrous (Other)	None Detected
0522-Joint Compound 331900916-0022	Main dining wall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0522-Wallboard 331900916-0022A	Main dining wall	Brown/White Fibrous Heterogeneous	5% Cellulose 3% Glass	92% Non-fibrous (Other)	None Detected
0523-Joint Compound 331900916-0023	Telephone area wall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0523-Wallboard 331900916-0023A	Telephone area wall	Brown/White Fibrous Heterogeneous	2% Cellulose 3% Glass	95% Non-fibrous (Other)	None Detected
0624-Finish Coat 331900916-0024 <i>Inseparable paint / coating layer included in analysis</i>	Alsace/ champ rm - closet wall - Plaster	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0624-Plaster 331900916-0024A	Alsace/ champ rm - closet wall - Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0625-Joint Compound 331900916-0025	Burgundy rm hall wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0625-Plaster 331900916-0025A	Burgundy rm hall wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0626-Finish Coat 331900916-0026	Kitchen wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0626-Plaster <i>331900916-0026A</i>	Kitchen wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0627-Finish Coat <i>331900916-0027</i>	Hall wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0627-Plaster <i>331900916-0027A</i>	Hall wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0628-Finish Coat <i>331900916-0028</i>	Hall wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0628-Plaster <i>331900916-0028A</i>	Hall wall - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0729 <i>331900916-0029</i> <i>Inseparable paint / coating layer included in analysis</i>	West hall ceiling - A/C	White/Blue Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
0730 <i>331900916-0030</i> <i>Inseparable paint / coating layer included in analysis</i>	West hall ceiling - A/C	White/Blue Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
0731 <i>331900916-0031</i> <i>Inseparable paint / coating layer included in analysis</i>	West hall ceiling - A/C	White/Blue Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
0732 <i>331900916-0032</i> <i>Inseparable paint / coating layer included in analysis</i>	Bar ceiling - A/C	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
0733 <i>331900916-0033</i> <i>Inseparable paint / coating layer included in analysis</i>	Bar ceiling - A/C	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
0834-Ceiling Tile <i>331900916-0034</i>	Alsace/ champ rm - upper wall - 12" ACT w/ mastic	Gray/White Fibrous Homogeneous	40% Cellulose 10% Glass	50% Non-fibrous (Other)	None Detected
0834-Mastic <i>331900916-0034A</i>	Alsace/ champ rm - upper wall - 12" ACT w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0835-Ceiling Tile <i>331900916-0035</i>	Alsace/ champ rm - upper wall - 12" ACT w/ mastic	Gray/White Fibrous Homogeneous	40% Cellulose 10% Glass	50% Non-fibrous (Other)	None Detected
0835-Mastic <i>331900916-0035A</i>	Alsace/ champ rm - upper wall - 12" ACT w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0836-Ceiling Tile <i>331900916-0036</i>	Alsace/ champ rm - upper wall - 12" ACT w/ mastic	Gray/White Fibrous Homogeneous	40% Cellulose 10% Glass	50% Non-fibrous (Other)	None Detected
0836-Mastic <i>331900916-0036A</i>	Alsace/ champ rm - upper wall - 12" ACT w/ mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0937-Ceiling Tile <i>331900916-0037</i>	Burgundy rm hall - ceiling - 12" ACT w/ pinholes & fissures & mastic	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0937-Mastic 331900916-0037A	Burgundy rm hall - ceiling - 12" ACT w/ pinholes & fissures & mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0938-Ceiling Tile 331900916-0038	Burgundy rm hall - ceiling - 12" ACT w/ pinholes & fissures & mastic	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
0938-Mastic 331900916-0038A	Burgundy rm hall - ceiling - 12" ACT w/ pinholes & fissures & mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0939-Ceiling Tile 331900916-0039	Burgundy rm hall - ceiling - 12" ACT w/ pinholes & fissures & mastic	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
0939-Mastic 331900916-0039A	Burgundy rm hall - ceiling - 12" ACT w/ pinholes & fissures & mastic	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0640-Skim Coat 331900916-0040	2nd floor office - wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
0640-Plaster 331900916-0040A	2nd floor office - wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1041-Base Cove 331900916-0041	Bar area wall base - VBC w/ glue	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1041-Glue 331900916-0041A	Bar area wall base - VBC w/ glue	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1142 331900916-0042	Basement pipe run - TSI	Silver/Yellow Fibrous Heterogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
1143 331900916-0043	Basement pipe run - TSI	Silver/Yellow Fibrous Heterogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
1144 331900916-0044	Basement pipe run - TSI	Silver/Yellow Fibrous Heterogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
0645-Skim Coat 331900916-0045	Basement wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
0645-Plaster 331900916-0045A	Basement wall - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected



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Analyst(s)

Carolynn Tom (36)

Monica Luna (61)

Michael DeCavallas, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This 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. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by LA Testing Huntington Beach, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from: 01/22/2019 23:44:27

#331900916



LABORATORY
CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 1911 Sunset Blvd.
CITY Los Angeles ZIP 90026
PROJECT MANAGER Chris Blake

PROJECT #		PROJECT NAME		SAMPLING DATE		TURNAROUND TIME (circle below)			
19-8794CB		1911 SUNSET		01-14-19		<input checked="" type="checkbox"/> 3HR <input type="checkbox"/> 6HR <input type="checkbox"/> 24HR <input type="checkbox"/> SATURDAY			
SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	TIME START	TIME STOP	FLOW START	FLOW STOP	TIME TOTAL	AREA/VOLUME	ANALYSIS
01 01	Bordeaux Room floor	Multi layered VF w/mastic							PLM
01 02	main dining Rm floor								
01 03									
01 04	HALL floor								
01 05	Service Area/Hall								
02 06	Host Area (under carpet) floor	carpet glue / level compound							
	07 Entry/lobby								
	08 BAR AREA								
	09 ALSACE/CHAMP. RM								
	10 Back Hall								
	11 East Dining Rm								
	12 Burgundy Rm side Hall								
03 13	ALSACE/CHAMP - storage Rm floor	Red 9x9 VFT w/mastic							
	14								
	15								
DATE	TIME	RELINQUISHED BY	RECEIVED BY	IMPORTANT LABORATORY NOTES					
1/15/19	5:36pm	<i>[Signature]</i>	<i>[Signature]</i> 8:00 pm	ANALYZE ALL PLM SAMPLE H.A.'S LAYER(S) AND STOP POSITIVE PER POSTIVE LAYER(S), EXCEPT WALL SYSTEMS. FOR WALL SYSTEMS STOP POSITIVE PER SAMPLE.					
01/15/19	20:55pm	<i>[Signature]</i>	<i>[Signature]</i>	EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM					
1/16/19	8 am		<i>[Signature]</i>	ADDITIONAL EMAIL TO:					
1/16/19	CM								

#331900916



LABORATORY
CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 1911 Sunset Blvd.
CITY Los Angeles ZIP 90026
PROJECT MANAGER Chris Blake

PROJECT #		PROJECT NAME		SAMPLING DATE		TURNAROUND TIME (circle below)			
19-8794CB		1911 SUNSET		41-14-19		<input checked="" type="checkbox"/> 3HR <input type="checkbox"/> 6HR <input type="checkbox"/> 24HR <u>Sday</u> SATURDAY			
SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	TIME START	TIME STOP	FLOW START	FLOW STOP	TIME TOTAL	AREA/VOLUME	ANALYSIS
04 16	ALSACE/Champ Rm - Storage Rm floor	9x9 BLACK VET w/ Mastic							PLM
17									
18									
05 19	Hall to Main Dining - Wall	Wallboard							
20	Burgundy Rm Closet Wall								
21	Wine Room wall								
22	Main dining wall								
23	Telephone Area wall								
06 24	Alsace/Champ Rm - closet wall	Plaster							
25	Burgundy Rm Hall wall								
26	Kitchen wall								
27	Hall wall								
28									
07 29	West hall ceiling	A/C							
30									
DATE	TIME	RELINQUISHED BY	RECEIVED BY	IMPORTANT LABORATORY NOTES					
1/15/19	5:36pm		8:00pm	ANALYZE ALL PLM SAMPLE H.A.'S LAYER(S) AND STOP POSITIVE PER POSITIVE LAYER(S), EXCEPT WALL SYSTEMS. FOR WALL SYSTEMS STOP POSITIVE PER SAMPLE.					
01/15/19	10:35pm			EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM					
				ADDITIONAL EMAIL TO:					



#331900916

LABORATORY
CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 1911 Sunset Blvd.
CITY Los Angeles ZIP 90026
PROJECT MANAGER Chris Blake

PROJECT #		PROJECT NAME		SAMPLING DATE		TURNAROUND TIME (circle below)			
19-8794CB		1911 SUNSET		01-14-19		<input checked="" type="checkbox"/> 3HR <input type="checkbox"/> 6HR <input type="checkbox"/> 24HR <input type="checkbox"/> SATURDAY			
SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	TIME START	TIME STOP	FLOW START	FLOW STOP	TIME TOTAL	AREA/VOLUME	ANALYSIS
07 31	West hall ceiling	AK							Pen
1 32	BAR ceiling								
1 33									
08 34	Alsace/Champ Rm - upper wall	12" ACT w/ mastic							
1 35									
1 36									
09 37	Burgundy Rm Hall - ceiling	12" ACT w/ pinholes & fissures & mastic							
1 38									
1 39									
06 40	2nd floor office - wall	Plaster							
10 41	Bar area wall base	VBC w/ glue							
11 42	Basement pipe run	FSI							
1 43									
1 44									
06 45	Basement wall	Plaster							
DATE	TIME	RELINQUISHED BY	RECEIVED BY	IMPORTANT LABORATORY NOTES					
1/15/19	5:36pm	CD	8:00pm	ANALYZE ALL PLM SAMPLE H.A.'S LAYER(S) AND STOP POSITIVE PER POSTIVE LAYER(S), EXCEPT WALL SYSTEMS. FOR WALL SYSTEMS STOP POSITIVE PER SAMPLE.					
1/15/19	10:38pm	AK		EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM					
				ADDITIONAL EMAIL TO:					

LEAD-BASED PAINT XRF INSPECTION REPORT

Project Number/Name: 19-8794-1911 SUNSET BLVD
 Address: Taix Restaurant – 1911 Sunset Blvd
 Los Angeles, CA 90026
 Claim/PO#: N/A
 Year Built: Unknown
 Inspection Date: 01/03/2019

NITON Spectrum Analyzer Serial #XLp300A-90891

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
Calibration		--	--	1.0	--
Calibration		--	--	0.7	--
Calibration		--	--	0.00	--
459/1st Floor Lobby Entry	Wall/Wallboard	Pink	Intact	<0.1	LSP
460/1st Floor Lobby Entry	Wall/Wallboard	Pink	Intact	<0.1	LSP
461/1st Floor Lobby Entry	Wall/Wood	Brown	Intact	2.2	LBP
462/1st Floor Lobby Entry	Door/Wood	Brown	Intact	3.2	LBP
463/1st Floor Lobby Entry	Door Case/Wood	Brown	Intact	<0.1	LSP
464/1st Floor Lobby Entry	Baseboard/Wood	Brown	Intact	<0.1	LSP
465/1st Floor Lobby Entry	Ceiling/Wallboard	White	Intact	<0.1	LSP
466/1st Floor Lobby Entry	Wall/Brick	Red	Intact	<0.1	LSP
467/1st Floor Lobby Entry	Trim/Wood	Brown	Intact	<0.1	LSP
468/1st Floor Lobby Entry	Counter/Wood	Brown	Intact	<0.1	LSP
469/1st Floor Lobby Entry	Door/Wood	Brown	Intact	<0.1	LSP
470/1st Floor Lobby Entry	Door Case/Wood	Brown	Intact	<0.1	LSP
471/1st Floor Lobby Entry	Column/Wood	Brown	Intact	<0.1	LSP
472/1st Floor Lobby Entry	Crown/Wood	Brown	Intact	<0.1	LSP
473/1st Floor Bar	Wall/Wood	Brown	Intact	<0.1	LSP
474/1st Floor Bar	Wall/Wood	Brown	Intact	<0.1	LSP
475/1st Floor Bar	Wall/Wood	Wallpaper	Intact	<0.1	LSP
476/1st Floor Bar	Wall/Brick	Red	Intact	<0.1	LSP
477/1st Floor Bar	Ceiling Beam/Brick	Brown	Intact	<0.1	LSP
478/1st Floor Bar	Ceiling Beam/Brick	Brown	Intact	<0.1	LSP
479/1st Floor Bar	Trim/Wood	Brown	Intact	<0.1	LSP
480/1st Floor Bar	Door/Wood	Brown	Intact	<0.1	LSP
481/1st Floor Bar	Door Case/Wood	Brown	Intact	<0.1	LSP
482/1st Floor Bar	Bar Top/Wood	Brown	Intact	<0.1	LSP
483/1st Floor Bar	Door/Wood	Brown	Intact	<0.1	LSP
484/1st Floor Bar	Door Case/Wood	Brown	Intact	<0.1	LSP
485/1st Floor Bar	Ceiling/Plaster	White	Intact	<0.1	LSP



Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
486/1st Floor West Entry	Wall/Wallboard	White	Intact	<0.1	LSP
487/1st Floor West Entry	Wall/Wallboard	White	Intact	<0.1	LSP
488/1st Floor West Entry	Wall/Wallboard	White	Intact	<0.1	LSP
489/1st Floor West Entry	Ceiling/Plaster	White	Intact	0.6	LCP
490/1st Floor West Entry	Window/Wood	Brown	Intact	<0.1	LSP
491/1st Floor West Entry	Window Trim/Wood	Brown	Intact	<0.1	LSP
492/1st Floor West Entry	Trim/Wood	Brown	Intact	<0.1	LSP
493/1st Floor West Entry	Door/Wood	Brown	Intact	<0.1	LSP
494/1st Floor West Entry	Door Case/Metal	Brown	Intact	<0.1	LSP
495/1st Floor West Entry	Floor/Stone	Grey	Intact	<0.1	LSP
496/1st Floor West Entry	Floor/Stone	White	Intact	<0.1	LSP
497/1st Floor West Entry	Stair Rail/Metal	White	Intact	<0.1	LSP
498/1st Floor West Entry	Stair Rail/Metal	Tan	Intact	<0.1	LSP
499/1st Floor West Entry	Bulletin/Wood	Tan	Intact	<0.1	LSP
500/1st Floor West Entry	Wall/Brick	Red	Intact	<0.1	LSP
501/1st Floor Wine Room	Wall/Brick	Wallpaper	Intact	<0.1	LSP
502/1st Floor Wine Room	Wall/Brick	Pink	Intact	<0.1	LSP
503/1st Floor Wine Room	Wall/Brick	Pink	Intact	<0.1	LSP
504/1st Floor Wine Room	Wall/Brick	Pink	Intact	<0.1	LSP
505/1st Floor Wine Room	Column/Wood	White	Intact	<0.1	LSP
506/1st Floor Wine Room	Shelf/Wood	Black	Intact	<0.1	LSP
507/1st Floor Wine Room	Cabinet/Wood	Black	Intact	<0.1	LSP
508/1st Floor Wine Room	Cabinet/Wood	Black	Intact	<0.1	LSP
509/1st Floor Wine Room	Ceiling/Plaster	Pink	Intact	<0.1	LSP
510/1st Floor Wine Room	Floor/Stone	Grey	Intact	<0.1	LSP
511/1st Floor Wine Room	Baseboard/Wood	White	Intact	<0.1	LSP
512/1st Floor Wine Room	Door/Wood	Brown	Intact	<0.1	LSP
513/1st Floor Wine Room	Door Case/Metal	Brown	Intact	<0.1	LSP
514/1st Floor Wine Room	Baseboard/Wood	Brown	Intact	<0.1	LSP
515/1st Floor Wine Room	Railing/Metal	Black	Intact	<0.1	LSP
516/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
517/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
518/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
519/1st Floor Bordeaux	Wall/Wallboard	White	Intact	<0.1	LSP
520/1st Floor Bordeaux	Ceiling/Wallboard	White	Intact	<0.1	LSP
521/1st Floor Bordeaux	Ceiling Beam/Wood	Brown	Intact	<0.1	LSP
522/1st Floor Bordeaux	Door/Wood	Brown	Intact	<0.1	LSP
523/1st Floor Bordeaux	Door Case/Wood	Brown	Intact	<0.1	LSP
524/1st Floor Bordeaux	Wall Panel/Wood	Brown	Intact	<0.1	LSP



Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
525/1st Floor Bordeaux	Cabinet/Wood	Brown	Intact	<0.1	LSP
526/1st Floor Bordeaux	Cabinet/Wood	Brown	Intact	<0.1	LSP
527/1st Floor Front Dining Area	Wall/Wood	Green	Intact	<0.1	LSP
528/1st Floor Front Dining Area	Wall/Wood	Green	Intact	0.29	LCP
529/1st Floor Front Dining Area	Wall/Wood	Green	Intact	<0.1	LSP
530/1st Floor Front Dining Area	Wall/Wood	Brown	Intact	<0.1	LSP
531/1st Floor Front Dining Area	Wall Trim/Wood	Brown	Intact	<0.1	LSP
532/1st Floor Front Dining Area	Door/Wood	Brown	Intact	<0.1	LSP
533/1st Floor Front Dining Area	Door Casing/Wood	Brown	Intact	<0.1	LSP
534/1st Floor Front Dining Area	Ceiling Beam/Wood	Brown	Intact	<0.1	LSP
535/1st Floor Front Dining Area	Ceiling/Wood	White	Intact	<0.1	LSP
536/1st Floor Front Dining Area	Fireplace/Wood	Brown	Intact	0.13	LCP
537/1st Floor Front Dining Area	Door Case/Wood	Brown	Intact	0.22	LCP
538/1st Floor Front Dining Area	Door Case/Plaster	Pink	Intact	0.60	LCP
539/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	<0.1	LSP
540/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	<0.1	LSP
541/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	0.50	LCP
542/1st Floor Main Dining Area	Wall/Plaster	Tan	Intact	<0.1	LSP
543/1st Floor Main Dining Area	Chair Rail/Wood	Tan	Intact	<0.1	LSP
544/1st Floor Main Dining Area	Door Case/Wood	Tan	Intact	<0.1	LSP
545/1st Floor Main Dining Area	Door Case/Wood	Tan	Intact	0.30	LCP
546/1st Floor Main Dining Area	Door/Wood	Tan	Intact	0.13	LCP
547/1st Floor Main Dining Area	Baseboard/Wood	Tan	Intact	<0.1	LSP
548/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
549/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
550/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
551/1st Floor East Dining Area	Wall/Plaster	White	Intact	3.0	LBP
552/1st Floor East Dining Area	Wall/Plaster	White	Intact	2.6	LBP
553/1st Floor East Dining Area	Wall/Plaster	White	Intact	3.4	LBP
554/1st Floor East Dining Area	Ceiling/Metal	White	Intact	<0.1	LSP
555/1st Floor East Dining Area	Crown/Wood	White	Intact	<0.1	LSP
556/1st Floor East Dining Area	Crown/Wood	White	Intact	<0.1	LSP
557/1st Floor East Dining Area	Door/Wood	White	Intact	<0.1	LSP
558/1st Floor East Dining Area	Door Case/Wood	White	Intact	<0.1	LSP
559/1st Floor East Dining Area	Chair Rail/Wood	White	Intact	<0.1	LSP
560/1st Floor East Dining Area	Rail/Wood	Black	Intact	<0.1	LSP
561/1st Floor East Dining Area	Rail/Metal	Black	Intact	<0.1	LSP
562/1st Floor East Dining Area	Wall/Plaster	White	Intact	<0.1	LSP
563/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP



Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
564/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
565/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
566/1st Floor Burgundy Room	Wall/Plaster	White	Intact	<0.1	LSP
567/1st Floor Burgundy Room	Door/Wood	White	Intact	<0.1	LSP
568/1st Floor Burgundy Room	Door Case/Wood	White	Intact	<0.1	LSP
569/1st Floor Burgundy Room	Chair/Wood	White	Intact	<0.1	LSP
570/1st Floor Burgundy Room	Panel/Wood	White	Intact	<0.1	LSP
571/1st Floor Burgundy Room	Baseboard/Wood	White	Intact	<0.1	LSP
572/1st Floor Burgundy Room	Cabinet/Wood	White	Intact	<0.1	LSP
573/1st Floor Kitchen	Wall/Ceramic	White	Intact	5.7	LBP
574/1st Floor Kitchen	Wall/Ceramic	White	Intact	6.5	LBP
575/1st Floor Kitchen	Wall/Ceramic	White	Intact	3.2	LBP
576/1st Floor Kitchen	Wall/Ceramic	White	Intact	7.8	LBP
577/1st Floor Kitchen	Floor/Ceramic	Red	Intact	<0.1	LSP
578/1st Floor Kitchen	Column/Plaster	White	Intact	0.1	LCP
579/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
580/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
581/1st Floor Kitchen	Door/Wood	White	Intact	<0.1	LSP
<i>582/1st Floor Kitchen</i>	<i>Door Case/Wood</i>	<i>Brown</i>	<i>Intact</i>	<i>0.18</i>	<i>LCP</i>
583/1st Floor Kitchen	Door/Wood	White	Intact	<0.1	LSP
584/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
585/1st Floor Kitchen	Ceiling/Plaster	White	Intact	<0.1	LSP
586/1st Floor Kitchen	Door/Metal	Brown	Intact	<0.1	LSP
587/1st Floor Kitchen	Door Case/Wood	Brown	Intact	5.9	LBP
588/1st Floor Kitchen	Door/Wood	Brown	Intact	<0.1	LSP
589/1st Floor Kitchen	Wall/Plaster	White	Intact	<0.1	LSP
590/1st Floor Kitchen	Rail/Metal	Red	Intact	<0.1	LSP
591/1st Floor Kitchen	Electric Panel/ Metal	Grey	Intact	<0.1	LSP
<i>592/1st Floor Kitchen</i>	<i>Door Case/Wood</i>	<i>Beige</i>	<i>Intact</i>	<i>0.19</i>	<i>LCP</i>
593/1st Floor Kitchen	Window/Wood	White	Intact	<0.1	LSP
594/1st Floor Kitchen	Window/Wood	White	Intact	<0.1	LSP
595/1st Floor Kitchen Bathroom	Wall/Ceramic Tile	Pink	Intact	3.5	LBP
596/1st Floor Kitchen Bathroom	Floor/Ceramic Tile	Tan	Intact	<0.1	LSP
597/1st Floor Kitchen	Rail/Metal	Brown	Intact	<0.1	LSP
Calibration		--	--	1.0	--
Calibration		--	--	0.8	--
Calibration		--	--	0.00	--

¹ **Bold Text: Lead-Based Paint (LBP) – equal to or exceeding 1.0 mg/cm² (0.7 mg/cm² in LA County)**
Italicized Text: Lead-Containing Paint (LCP) – equal to or exceeding 0.1 mg/cm²

Normal Text: Lead-Safe Paint (LSP) – below 0.1 mg/cm² limit of detection

*This information has been provided as a courtesy to expedite project handling and should ONLY be utilized after reviewing Evista's formal report in full.

Field Datasheet

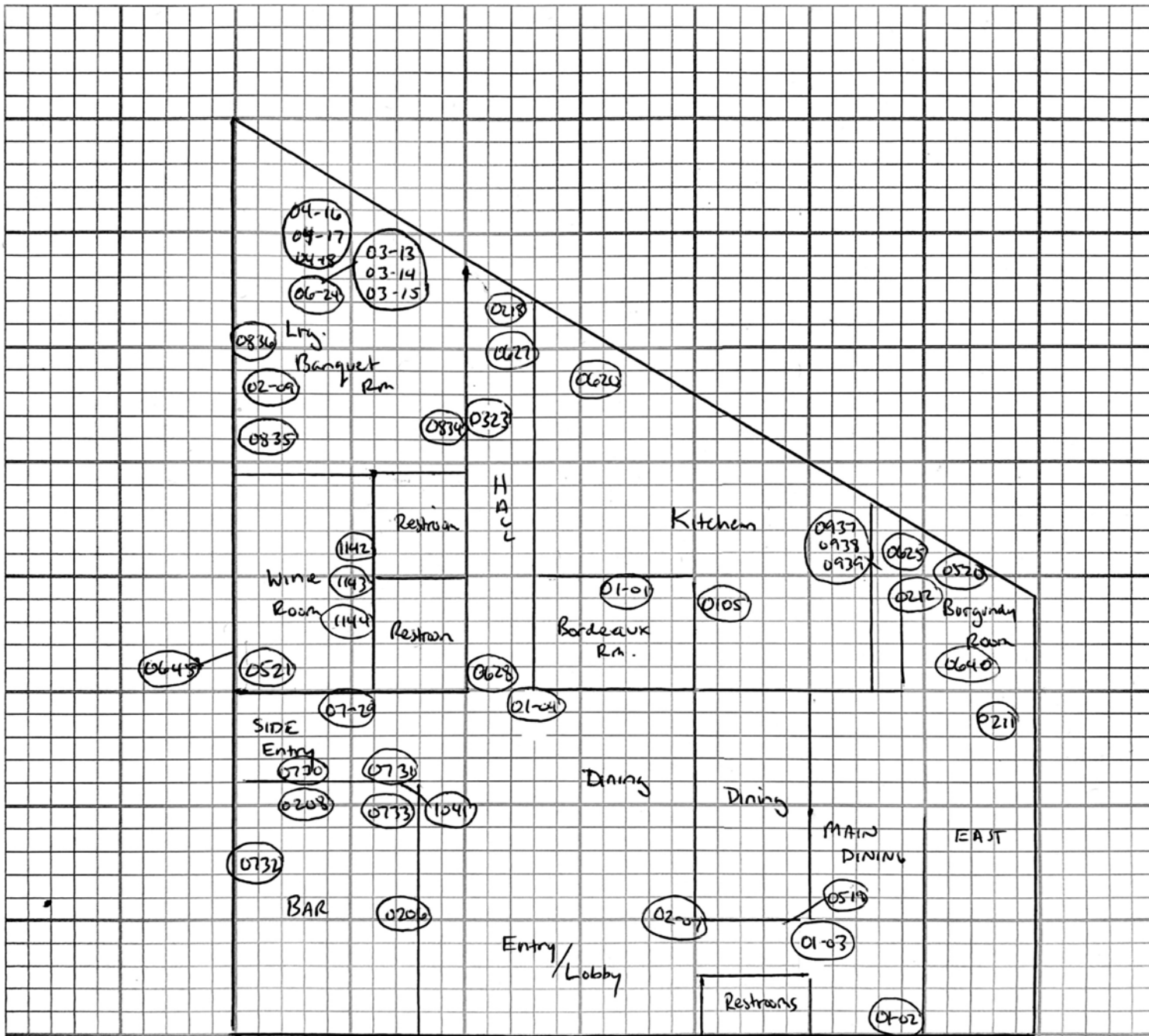
Job Name: 19-8794 / Taix Restaurant Address: 1911 Sunset Blvd.

Los Angeles, CA
90026

Date: 1/15/19

Time: _____

Project Manager: CAB



Not Drawn to Scale

Legend

- Affected Area(s)

- Debris Area(s)

- Damaged/Removed Flooring

- Damaged/Removed Ceiling

- Damaged/Removed Walls

- Above-Background/Elevated Moisture

XXX - Suspect Mold Growth/Water Staining

- Poly-Plastic Sheeting/Containment

- HEPA/NAM

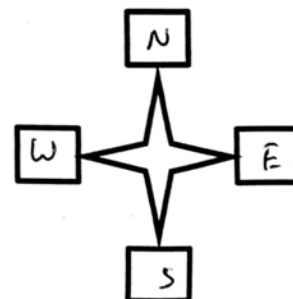
- Decontamination Unit

- Dehumidifier

- Fan/Blower

- Sample Locations

Add additional items below:



State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant



Christopher A Blake

Name

Certification No. 01-3027

Expires on 11/09/19

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

State of California Department of Public Health

Lead-Related
Construction
Certificate

Certificate
Type

Expiration
Date



Inspector Assessor	08/22/2019
Project Designer	08/22/2019
Project Monitor	08/22/2019



Christopher A. Blake

ID #: 6283

ATTACHMENT B

HAZARDOUS MATERIALS INVENTORY REPORT

TAIX RESTAURANT

1911 SUNSET BOULEVARD

LOS ANGELES, CALIFORNIA





Environmental Health Systems
Testing · Management · Consulting

HAZARDOUS MATERIAL INVENTORY REPORT

Project Number/Name: 19-8794-TAIX RESTAURANT
Address: 1911 Sunset Boulevard
Los Angeles, California 90026

Inspection Date(s): 01/14/2019

INTRODUCTION

Evista Industries, Inc. (Evista) performed a limited Hazardous Material Inventory at the above-mentioned property. This report provides an explanation of our findings according to our site visit on the referenced date. The materials and items provided in this report are intended only as list of visually observed potential Hazardous materials. These items may require special handling or be subject to specific waste disposal regulations. Items included in the inventory were limited to those that would be remain part of the tenant space. Products, merchandise and tenant contents were included in the inventory. In consideration of the inherent limitations of this inspection, it shall be known that further determination via laboratory analysis or other by other means may be necessary to determine the actual Hazardous Waste status of each item. As an established limitation to this service, Evista was allowed limited access time to the property and therefore all areas of the property could not be surveyed.

The following items provide the general parameters and scope of this report:

- Inspection by: Chris Blake, Environmental Hygienist, HAZWOPER Certified
- Scope of inspection area(s): Interior and Exterior

FIELD SURVEY

Evista's technician conducted a visual assessment from all accessible area(s) with the subject spaces referenced above. Suspect materials and items were visually inspected in order to ascertain the potential to contain hazardous or regulated materials.

HAZARDOUS MATERIAL INVENTORY

40 – fluorescent light tubes (possibly mercury containing)	20 – fluorescent lighting fixtures with ballasts - (possibly possible PCB containing)	HVAC system (possibly CFC (i.e. Freon) containing)
3 – HVAC Thermostat (possibly mercury containing)	12 – Battery Powered Exit Signs (possibly lead/heavy metal containing)	14 – Battery Powered Emergency Lighting Fixtures (possibly lead/heavy metal containing)
Electrical Panels (possibly lead/heavy metal containing)	2 – Refrigerator/Freezer (possibly CFC (i.e. Freon) containing)	2 – beverage fountains (possibly CFC (i.e. Freon) containing)
4 – Range top Fire Suppression System (possibly Halon containing)	--	--

RECOMMENDATIONS

Evista recommends that all potential hazardous substances within the items / components listed above be further investigated via analytical means or by researching material documentation (if available) to establish if the material is hazardous or is subject to disposal restrictions. If the material is determined to be hazardous, or assumed to be so, then it

should be properly removed prior to disturbance by renovation or demolition related activities in accordance with California Code of Regulations Title 22, 66261-66265, Health and Safety Code 25189.5 and all additional pertinent environmental and OSHA regulations.

LIMITATIONS

Evista makes no representation or warranty that any recommendation will result in the complete elimination of the hazardous material(s) any area(s) described in this report. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all hazardous material(s) were identified during this survey. Evista was retained only to perform a visual inventory of accessible material(s) within the scope of work. The findings shall only be applicable to the location(s) and at the time that the observations were made. In some cases, hidden or indistinguishable material(s) may not have been visible. Finally, Evista shall not be held responsible for the deficiencies or omissions of others in relation to the services contracted herein.

Sincerely,



Chris Blake
Director of Consulting
CAC No. 01-3027
LRC-I/A, PM, PD No. 6283

Attachments: HAZWOPER Certification



ENVIRONMENTAL TRAINING AND COMPLIANCE

CERTIFICATE OF COMPLETION

8 HOUR REFRESHER

HEALTH & SAFETY TRAINING

Christopher Blake

has successfully completed the 8-Hour Refresher Health and Safety Training course, satisfying the OSHA Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) [29 CFR 1910.120(e)(8),(q)(8) and 8 CCR 5192 (e)(q)]. Hazard Communication Standard: Globalized Harmonized System 8CCR 5194 & 29 CFR 1910.1200

Class Date: January 10, 2019

Expiration: January 10, 2020

Certificate # 38220

Joseph T. Thompson, MPH