September 11, 2018

California Coastal Properties
149 Avenida Granada
San Clemente, CA 92672

RE: NESHAP Asbestos Survey
Peninsula Ballet Theatre
1880 South Grant Street
San Mateo, CA 94402

On September 5, 2018, B2 Environmental, Inc. (B2E) performed a NESHAP asbestos survey at the above referenced location. There was no change in conditions from the previous report provided, which is attached below. Mr. Wiese State of California SST number is 11-4832. Mr. Arritt's State of California CAC number is 11-4829.

The results and conclusions expressed are based solely on the conditions present during the September 5, 2018 NESHAP asbestos survey at 1880 South Grant Street in San Mateo, California. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This document does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not sampled.

Respectfully submitted,
B2 Environmental, Inc.

Adam Wiese
Sr. Industrial Hygienist

Bob Arritt, CHMM, ASP
Principal

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

PENINSULA BALLET THEATRE
1880 SOUTH GRANT STREET
SAN MATEO, CALIFORNIA 94402

Client:

COMPLETE ENVIRONMENTAL SOLUTIONS
4690 EAST 2ND STREET, #3
BENICIA, CALIFORNIA 94510

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 10128.0087

February 11, 2016

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) limited asbestos survey of Peninsula Ballet Theatre located at 1880 South Grant Street in San Mateo, California.

B2E provided a limited asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Survey in a limited manner the older sections of the building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Collect and analyze bulk samples of suspect materials.
5. Quantify any asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was limited to the suspect materials in the older sections of the buildings under the supervision of the building owner, there may be other suspect materials that were not sampled for aesthetic reasons of the Peninsula Ballet Theatre, these suspect materials are in recently renovated areas of the building. The building is constructed of concrete and metal. No previous asbestos reports were provided to B2E prior to the survey.

3.0 ASBESTOS SURVEY REPORT

On February 2, 2016, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

Prior to sampling, B2E identified homogeneous areas to facilitate a sampling strategy, and any areas that were unable to be sampled for aesthetic reasons were noted for a future comprehensive survey. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual

number of samples collected from each homogeneous sampling area varies, dependent upon material type and the professional judgment of the inspector.

3.2 Sampling Strategy

B2E's sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect ACM. B2E's sampling strategy was to identify and collect accessible suspect ACM in general accordance with the USEPA NESHAP, (40 CFR, Part 61). If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by USEPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of other analytical results. B2E did not sample materials that the accredited inspector visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.). Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of the material and placing it in an airtight sample container marked with a unique identification number.

3.3 Suspect Asbestos-Containing Materials

The following table contains a list of building materials suspected of containing asbestos:

1880 SOUTH GRANT STREET SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Drywall and joint compound	Interior, costume area	1
Drywall and joint compound	Interior, electrical room	2
Black base cove and yellow glue	Interior, offices and practice areas	3
12"x12" white floor tile and yellow glue	Interior, offices	4
2'x4' white ceiling tile	Interior, throughout	5

3.4 Laboratory Analytical Results

EMSL Analytical, Inc. located at 464 McCormick St., San Leandro, California analyzed the bulk samples using polarized light microscopy (PLM). PLM analysis utilizes dispersion staining techniques (ref.: USEPA Method 600/M4-82-020) to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently recognized by the United States Department of Commerce's National Voluntary Laboratory Accreditation Program (NVLAP) for conformance with criteria set forth in the National Institute of Standards and Technology (NIST) Handbook 150:2001 and the International Organization for Standardization (ISO)/International Electrotechnical Commission (IEC) Guide 17025:1999. NVLAP accredits testing and calibration laboratories that are found competent to perform specific tests or calibrations, or types of tests or calibrations. NIST Handbook 150:2001 sets forth the basic procedures under which NVLAP operates, and the general accreditation requirements that testing and calibration laboratories must meet if they wish to demonstrate that they operate a quality system, are technically competent, and are able to generate technically valid results.

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

1880 SOUTH GRANT STREET
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Drywall and joint compound	Interior, electrical room	2	CAT II	N	2,000 sf	<1%
Roofing and mastics	Roof	Assumed	CAT I	N	34,000 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2) Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and analytical laboratory are provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.

3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

LABORATORY ANALYTICAL REPORT

EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577
Tel/Fax: (510) 895-3675 / (510) 895-3680
http://www.EMSL.com / sanleandrolab@emsl.com

EMSL Order: 091601840
Customer ID: BENV85
Customer PO: CES 0087
Project ID:

Attention: Adam Wiese
B2 Environmental, Inc.
4503 South 90th St
Omaha, NE 68127

Project: CES 0087 BALLET

Phone: (402) 330-0763
Fax: () -
Received Date: 02/02/2016 12:45 PM
Analysis Date: 02/04/2016
Collected Date: 02/02/2016

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1	DW/JC	White Non-Fibrous		15% Ca Carbonate 60% Gypsum	None Detected
091601840-0001		Homogeneous		10% Mica 15% Non-fibrous (Other)	
This is a composite result of drywall and joint compound.					
2	DW/JC [ELECTRICAL]	White/Beige Non-Fibrous		60% Gypsum 10% Mica	<1% Chrysotile
091601840-0002		Homogeneous		30% Non-fibrous (Other)	
This is a composite result of drywall and joint compound.					
3-Base Cove	BLACK BASE COVE + YELLOW GLUE	Black Non-Fibrous		90% Matrix 10% Non-fibrous (Other)	None Detected
091601840-0003		Homogeneous			
3-Glue	BLACK BASE COVE + YELLOW GLUE	Yellow Non-Fibrous		65% Ca Carbonate 25% Matrix	None Detected
091601840-0003A		Homogeneous		10% Non-fibrous (Other)	
4-Floor Tile	12X12 WHITE + YELLOW GLUE	White Non-Fibrous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
091601840-0004		Homogeneous			
4-Glue	12X12 WHITE + YELLOW GLUE	Yellow Non-Fibrous		10% Gypsum 80% Matrix	None Detected
091601840-0004A		Homogeneous		10% Non-fibrous (Other)	
5	2X4 WHITE CEILING TILE	Gray Fibrous	45% Cellulose 25% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected
091601840-0005		Homogeneous			

Analyst(s)
Cecilia Yu (7)

Chris Dojlidko, Laboratory Manager
or Other Approved Signatory

Initial Report From: 02/04/2016 09:05:44

APPENDIX B

QUALIFICATIONS

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

Robert E Arritt
Name

Certification No. 11-4829

Expires on 02/15/16

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
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese
Name

Certification No. **11-4832**

Expires on **12/14/16**

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.

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

THE PANTRY RESTAURANT
1855 SOUTH DELAWARE STREET
SAN MATEO, CALIFORNIA 94402

Client:

CALIFORNIA COASTAL PROPERTIES
149 AVENIDA GRANADA
SAN CLEMENTE, CALIFORNIA 92672

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 30069.0001

September 11, 2018

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) asbestos survey of The Pantry Restaurant located at 1855 South Delaware Street in San Mateo, California.

B2E provided an asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
3. Quantify any asbestos containing materials and record location

2.0 GENERAL SITE CONDITIONS

The survey was to determine suspect asbestos containing materials throughout the building. The building is constructed of concrete and metal. The survey did not include collection of bulk samples as the building was occupied at the time of inspection. B2E was provided with a survey from February 11, 2016.

3.0 ASBESTOS SURVEY REPORT

On September 5, 2018, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

B2E identified homogeneous areas to facilitate a sampling strategy. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function.

3.2 Suspect Asbestos-Containing Materials

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

1855 SOUTH DELAWARE STREET
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Grout	Throughout	Assumed	CAT II	N	500 SF	Assumed
Mortar	Throughout	Assumed	CAT II	N	1,000 SF	Assumed
Drywall and joint compound	Seating area	Assumed	RACM	Y	2,500 SF	Assumed
Black tar paper	Roof	Assumed	CAT I	N	2,300 SF	Assumed
Wall texture	Interior, kitchen and prep areas	2,3,4	RACM	Y	10,000 sf	See previous report
Vinyl sheet flooring	Restrooms	Assumed	CAT. I	N	400 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2)Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and the previous report is provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in

execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

PREVIOUS REPORT

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

THE PANTRY RESTAURANT
1855 SOUTH DELAWARE STREET
SAN MATEO, CALIFORNIA 94402

Client:

COMPLETE ENVIRONMENTAL SOLUTIONS
4690 EAST 2ND STREET, #3
BENICIA, CALIFORNIA 94510

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 10128.0087

February 11, 2016

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
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B2E provided a limited asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Survey in a limited manner the older sections of the building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Collect and analyze bulk samples of suspect materials.
5. Quantify any asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was limited to the suspect materials in the older sections of the buildings under the supervision of the building owner, there may be other suspect materials that were not sampled for aesthetic reasons of The Pantry Restaurant, these suspect materials are in recently renovated areas of the building. The building is constructed of concrete and metal. No previous asbestos reports were provided to B2E prior to the survey.

3.0 ASBESTOS SURVEY REPORT

On February 2, 2016, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

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number of samples collected from each homogeneous sampling area varies, dependent upon material type and the professional judgment of the inspector.

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B2E's sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect ACM. B2E's sampling strategy was to identify and collect accessible suspect ACM in general accordance with the USEPA NESHAP, (40 CFR, Part 61). If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by USEPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of other analytical results. B2E did not sample materials that the accredited inspector visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.). Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of the material and placing it in an airtight sample container marked with a unique identification number.

3.3 Suspect Asbestos-Containing Materials

The following table contains a list of building materials suspected of containing asbestos:

1855 SOUTH DELAWARE STREET SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Drywall and joint compound	Interior, kitchen and prep areas	1
Wall texture	Interior, kitchen and prep areas	2,3,4
Stucco	Exterior, building walls	5,6,7

3.4 Laboratory Analytical Results

EMSL Analytical, Inc. located at 464 McCormick St., San Leandro, California analyzed the bulk samples using polarized light microscopy (PLM). PLM analysis utilizes dispersion staining techniques (ref.: USEPA Method 600/M4-82-020) to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently recognized by the United States Department of Commerce's National Voluntary Laboratory Accreditation Program (NVLAP) for conformance with criteria set forth in the National Institute of Standards and Technology (NIST) Handbook 150:2001 and the International Organization for Standardization (ISO)/International Electrotechnical Commission (IEC) Guide 17025:1999. NVLAP accredits testing and calibration laboratories that are found competent to perform specific tests or calibrations, or types of tests or calibrations. NIST Handbook 150:2001 sets forth the basic procedures under which NVLAP operates, and the general accreditation requirements that testing and calibration laboratories must meet if they wish to demonstrate that they operate a quality system, are technically competent, and are able to generate technically valid results.

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

1855 SOUTH DELAWARE STREET ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Wall texture	Interior, kitchen and prep areas	2,3,4	RACM	Y	10,000 sf	2%
Vinyl sheet flooring	Restrooms	Assumed	CAT. I	N	400 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
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4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and analytical laboratory are provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no

circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.

4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

LABORATORY ANALYTICAL REPORT

EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577
Tel/Fax: (510) 895-3675 / (510) 895-3680
http://www.EMSL.com / sanleandrolab@emsl.com

EMSL Order: 091601839
Customer ID: BENV85
Customer PO: CES 0089
Project ID:

Attention: Adam Wiese
B2 Environmental, Inc.
4503 South 90th St
Omaha, NE 68127

Project: CES 0089

Phone: (402) 330-0763
Fax: () -
Received Date: 2/ 2/2016 12:45 PM
Analysis Date: 2/ 4/2016
Collected Date: 2/ 2/2016

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1	DW/JC	White Non-Fibrous	2% Cellulose 5% Glass	20% Ca Carbonate 65% Gypsum	None Detected
091601839-0001		Homogeneous		8% Non-fibrous (Other)	
No joint compound present in sample.					
2	WALL TEXTURE	Beige Non-Fibrous		70% Ca Carbonate 10% Mica	2% Chrysotile
091601839-0002		Homogeneous		18% Non-fibrous (Other)	
3	WALL TEXTURE	White Non-Fibrous		80% Ca Carbonate 5% Mica	None Detected
091601839-0003		Homogeneous		15% Non-fibrous (Other)	
4	WALL TEXTURE	Beige Non-Fibrous		70% Ca Carbonate 10% Mica	2% Chrysotile
091601839-0004		Homogeneous		18% Non-fibrous (Other)	
5	STUCCO	Gray Non-Fibrous		30% Quartz 70% Non-fibrous (Other)	None Detected
091601839-0005		Homogeneous			
6	STUCCO	Gray Non-Fibrous		30% Quartz 70% Non-fibrous (Other)	None Detected
091601839-0006		Homogeneous			
7	STUCCO	Gray Non-Fibrous		30% Quartz 70% Non-fibrous (Other)	None Detected
091601839-0007		Homogeneous			

Analyst(s)
Cecilia Yu (7)

Chris Dojlidko, Laboratory Manager
or Other Approved Signatory

Initial Report From: 02/04/2016 11:02:03

APPENDIX B

QUALIFICATIONS

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

Robert E Arritt
Name

Certification No. 11-4829

Expires on 02/15/16

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
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese
Name

Certification No. **11-4832**

Expires on **12/14/16**

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.

APPENDIX B

QUALIFICATIONS

State of California
Division of Occupational Safety and Health

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Adam J Wiese

Name

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Expires on **12/14/18**

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

Robert E Arritt
Name

Certification No. **11-4829**

Expires on **02/15/19**

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.

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

TJ MAXX
1880 SOUTH GRANT STREET, SUITE A
SAN MATEO, CALIFORNIA 94402

Client:

CALIFORNIA COASTAL PROPERTIES
149 AVENIDA GRANADA
SAN CLEMENTE, CALIFORNIA 92672

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 30069.0001

September 11, 2018

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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1.0 SCOPE OF SERVICES 1
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PREVIOUS REPORT ..... APPENDIX A
QUALIFICATIONS ..... APPENDIX B

1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) asbestos survey of TJ MAXX located at 1880 South Grant Street, Suite A in San Mateo, California.

B2E provided an asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
3. Quantify any asbestos containing materials and record location

2.0 GENERAL SITE CONDITIONS

The survey was to determine suspect asbestos containing materials throughout the building. The building is constructed of concrete and metal. The survey did not include collection of bulk samples as the building was occupied at the time of inspection. B2E was provided with a survey from February 11, 2016.

3.0 ASBESTOS SURVEY REPORT

On September 5, 2018, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

B2E identified homogeneous areas to facilitate a sampling strategy. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function.

3.2 Suspect Asbestos-Containing Materials

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

1880 SOUTH GRANT STREET, SUITE A ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
12"x12" white floor tile	Retail area	Assumed	CAT I	N	12,000 SF	Assumed
12"x12" gray floor tile	Retail area	Assumed	CAT I	N	3,000 SF	Assumed
6" black base cove	Retail area	Assumed	CAT II	N	100 SF	Assumed
6" gray base cove	Retail area	Assumed	CAT II	N	50 SF	Assumed
2'x4' white ceiling tile	Retail area	Assumed	RACM	Y	15,000 SF	Assumed
Drywall and joint compound	Throughout	Assumed	RACM	Y	14,000 SF	Assumed
Stucco	Exterior	Assumed	CAT II	N	2,000 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	20,000	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
[1] Friability is based only on conditions that were observed during B2E's inspection of the site.
[2]Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and the previous report is provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

PREVIOUS REPORT

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

TJ MAXX
1880 SOUTH GRANT STREET, SUITE A
SAN MATEO, CALIFORNIA 94402

Client:

COMPLETE ENVIRONMENTAL SOLUTIONS
4690 EAST 2ND STREET, #3
BENICIA, CALIFORNIA 94510

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 10128.0087

February 11, 2016

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) limited asbestos survey of TJ MAXX located at 1880 South Grant Street, Suite A in San Mateo, California.

B2E provided a limited asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Survey in a limited manner the older sections of the building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Collect and analyze bulk samples of suspect materials.
5. Quantify any asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was limited to the suspect materials in the older sections of the buildings under the supervision of the building owner, there may be other suspect materials that were not sampled for aesthetic reasons of the TJ MAXX, these suspect materials are in recently renovated areas of the building. The building is constructed of concrete and metal. No previous asbestos reports were provided to B2E prior to the survey.

3.0 ASBESTOS SURVEY REPORT

On February 2, 2016, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

Prior to sampling, B2E identified homogeneous areas to facilitate a sampling strategy, and any areas that were unable to be sampled for aesthetic reasons were noted for a future comprehensive survey. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual

number of samples collected from each homogeneous sampling area varies, dependent upon material type and the professional judgment of the inspector.

3.2 Sampling Strategy

B2E's sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect ACM. B2E's sampling strategy was to identify and collect accessible suspect ACM in general accordance with the USEPA NESHAP, (40 CFR, Part 61). If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by USEPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of other analytical results. B2E did not sample materials that the accredited inspector visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.). Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of the material and placing it in an airtight sample container marked with a unique identification number.

3.3 Suspect Asbestos-Containing Materials

The following table contains a list of building materials suspected of containing asbestos:

1880 SOUTH GRANT STREET, SUITE A SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
White 12"x12" floor tile with and yellow glue	Interior, back room	1
Drywall and joint compound	Interior, back room	2

3.4 Laboratory Analytical Results

EMSL Analytical, Inc. located at 464 McCormick St., San Leandro, California analyzed the bulk samples using polarized light microscopy (PLM). PLM analysis utilizes dispersion staining techniques (ref.: USEPA Method 600/M4-82-020) to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently recognized by the United States Department of Commerce's National Voluntary Laboratory Accreditation Program (NVLAP) for conformance with criteria set forth in the National Institute of Standards and Technology (NIST) Handbook 150:2001 and the International Organization for Standardization (ISO)/International Electrotechnical Commission (IEC) Guide 17025:1999. NVLAP accredits testing and calibration laboratories that are found competent to perform specific tests or calibrations, or types of tests or calibrations. NIST Handbook 150:2001 sets forth the basic procedures under which NVLAP operates, and the general accreditation requirements that testing and calibration laboratories must meet if they wish to demonstrate that they operate a quality system, are technically competent, and are able to generate technically valid results.

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

1880 SOUTH GRANT STREET, SUITE A ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE(1)	QUANTITY(2)	ASBESTOS CONTENT
Roofing and mastics	Roof	Assumed	CAT. I	N	20,000	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2)Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and analytical laboratory are provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

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3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project

specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.

4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

LABORATORY ANALYTICAL REPORT

EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577
Tel/Fax: (510) 895-3675 / (510) 895-3680
http://www.EMSL.com / sanleandrolab@emsl.com

EMSL Order: 091601835
Customer ID: BENV85
Customer PO: 0087
Project ID:

Attention: Adam Wiese
B2 Environmental, Inc.
4503 South 90th St
Omaha, NE 68127

Project: CES 0087 TJ MAXX

Phone: (402) 330-0763
Fax: () -
Received Date: 02/02/2016 12:45 PM
Analysis Date: 02/03/2016
Collected Date:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-Floor Tile *091601835-0001*	12X12 WHITE FT + YELLOW GLUE	White Non-Fibrous Homogeneous		35% Ca Carbonate 65% Non-fibrous (Other)	None Detected
1-Glue *091601835-0001A*	12X12 WHITE FT + YELLOW GLUE	Yellow Non-Fibrous Homogeneous		70% Matrix 30% Non-fibrous (Other)	None Detected
2-DW/JC Composite *091601835-0002*	DW/JC	White Fibrous Homogeneous	2% Cellulose 2% Glass	75% Gypsum 21% Non-fibrous (Other)	None Detected

Analyst(s)
Christie Villanueva (3)

Chris Dojlidko, Laboratory Manager
or Other Approved Signatory

Initial report from: 02/03/2016 10:50:32

APPENDIX B

QUALIFICATIONS

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

Robert E Arritt
Name

Certification No. 11-4829

Expires on 02/15/16

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
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese
Name

Certification No. **11-4832**

Expires on **12/14/16**

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QUALIFICATIONS

State of California
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese

Name

Certification No. **11-4832**

Expires on **12/14/18**

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

Robert E Arritt
Name

Certification No. **11-4829**

Expires on **02/15/19**

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.

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

ROSS
640 CONCAR DRIVE
SAN MATEO, CALIFORNIA 94402

Client:

CALIFORNIA COASTAL PROPERTIES
149 AVENIDA GRANADA
SAN CLEMENTE, CALIFORNIA 92672

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 30069.0001

September 11, 2018

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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APPENDICES

QUALIFICATIONS ..... APPENDIX A

1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) asbestos survey of TJ MAXX located at 1880 South Grant Street, Suite A in San Mateo, California.

B2E provided an asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
3. Quantify any asbestos containing materials and record location

2.0 GENERAL SITE CONDITIONS

The survey was to determine suspect asbestos containing materials throughout the building. The building is constructed of concrete and metal. The survey did not include collection of bulk samples as the building was occupied at the time of inspection. B2E was not provided with a previous report.

3.0 ASBESTOS SURVEY REPORT

On September 5, 2018, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

B2E identified homogeneous areas to facilitate a sampling strategy. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function.

3.2 Suspect Asbestos-Containing Materials

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

640 CONCAR DRIVE
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Acoustic ceiling texture	Throughout	Assumed	RACM	Y	21,000 SF	Assumed
2'x4' white ceiling tile	Retail area	Assumed	RACM	Y	3,000 SF	Assumed
12"x12" dark gray floor tile	Retail area	Assumed	CAT I	N	8,900 SF	Assumed
12"x12" light gray floor tile	Retail area	Assumed	CAT I	N	4,000 SF	Assumed
Carpet glue	Retail area	Assumed	CAT II	N	15,000 SF	Assumed
Drywall and joint compound	Throughout	Assumed	RACM	Y	19,000 SF	Assumed
6" black base cove	Retail area	Assumed	CAT II	N	300 SF	Assumed
Stucco	Exterior	Assumed	CAT II	N	2,000 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	20,000	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
[1] Friability is based only on conditions that were observed during B2E's inspection of the site.
[2]Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

QUALIFICATIONS

State of California
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese

Name

Certification No. **11-4832**

Expires on **12/14/18**

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
Division of Occupational Safety and Health
Certified Asbestos Consultant

Robert E Arritt
Name

Certification No. **11-4829**

Expires on **02/15/19**

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.

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

RITE AID
666 CONCAR DRIVE
SAN MATEO, CALIFORNIA 94402

Client:

CALIFORNIA COASTAL PROPERTIES
149 AVENIDA GRANADA
SAN CLEMENTE, CALIFORNIA 92672

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 30069.0001

September 11, 2018

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) asbestos survey of Rite Aid located at 666 Concar Drive in San Mateo, California.

B2E provided an asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
3. Quantify any asbestos containing materials and record location

2.0 GENERAL SITE CONDITIONS

The survey was to determine suspect asbestos containing materials throughout the building. The building is constructed of concrete and metal. The survey did not include collection of bulk samples as the building was occupied at the time of inspection. B2E was provided with a survey from February 11, 2016.

3.0 ASBESTOS SURVEY REPORT

On September 5, 2018, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

B2E identified homogeneous areas to facilitate a sampling strategy. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function.

3.2 Suspect Asbestos-Containing Materials

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

666 CONCAR DRIVE ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
12"x12" gray floor tile	Retail area	Assumed	CAT I	N	10,000 SF	Assumed
12"x12" white floor tile	Retail area	Assumed	CAT I	N	3,000 SF	Assumed
12"x12" orange floor tile	Retail area	Assumed	CAT I	N	850 SF	Assumed
12"x12" red floor tile	Retail area	Assumed	CAT I	N	300 SF	Assumed
4" black base cove	Retail area	Assumed	CAT II	N	500 SF	Assumed
Knock down wall texture	Throughout	Assumed	RACM	Y	10,000 SF	Assumed
Blue vinyl sheet floor	Restroom	Assumed	RACM	Y	600 SF	Assumed
12"x12" green floor tile	Back area	Assumed	CAT I	N	200 SF	Assumed
2'x4 white ceiling tile	Throughout	Assumed	RACM	Y	20,000 SF	Assumed
Stucco	Exterior	Assumed	CAT II	N	1,200 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT II	N	54,000 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
[1] Friability is based only on conditions that were observed during B2E's inspection of the site.
[2] Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and the previous report is provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

PREVIOUS REPORT

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

RITE AID
666 CONCAR DRIVE
SAN MATEO, CALIFORNIA 94402

Client:

COMPLETE ENVIRONMENTAL SOLUTIONS
4690 EAST 2ND STREET, #3
BENICIA, CALIFORNIA 94510

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 10128.0087

February 11, 2016

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) limited asbestos survey of Rite Aid located at 666 Concar Drive in San Mateo, California.

B2E provided a limited asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Survey in a limited manner the older sections of the building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Collect and analyze bulk samples of suspect materials.
5. Quantify any asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was limited to the suspect materials in the older sections of the buildings under the supervision of the building owner, there may be other suspect materials that were not sampled for aesthetic reasons of the Rite Aid, these suspect materials are in recently renovated areas of the building. The building is constructed of concrete and metal. No previous asbestos reports were provided to B2E prior to the survey.

3.0 ASBESTOS SURVEY REPORT

On February 2, 2016, B2E inspector Adam Wiese inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

Prior to sampling, B2E identified homogeneous areas to facilitate a sampling strategy, and any areas that were unable to be sampled for aesthetic reasons were noted for a future comprehensive survey. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual

number of samples collected from each homogeneous sampling area varies, dependent upon material type and the professional judgment of the inspector.

3.2 Sampling Strategy

B2E's sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect ACM. B2E's sampling strategy was to identify and collect accessible suspect ACM in general accordance with the USEPA NESHAP, (40 CFR, Part 61). If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by USEPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of other analytical results. B2E did not sample materials that the accredited inspector visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.). Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of the material and placing it in an airtight sample container marked with a unique identification number.

3.3 Suspect Asbestos-Containing Materials

The following table contains a list of building materials suspected of containing asbestos:

666 CONCAR DRIVE SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Green base cove and yellow glue	Interior, back rooms	1
Wall texture	Interior, back rooms	2,3,4
Drywall and joint compound	Interior, back offices and warehouse area	5
12"x12" white floor tile and yellow glue	Interior, back rooms	6
Gray 12"x12" floor tile and yellow glue	Interior, back rooms	7
Pipe wrap	Interior, warehouse area	8

3.4 Laboratory Analytical Results

EMSL Analytical, Inc. located at 464 McCormick St., San Leandro, California analyzed the bulk samples using polarized light microscopy (PLM). PLM analysis utilizes dispersion staining techniques (ref.: USEPA Method 600/M4-82-020) to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently recognized by the United States Department of Commerce's National Voluntary Laboratory Accreditation Program (NVLAP) for conformance with criteria set forth in the National Institute of Standards and Technology (NIST) Handbook 150:2001 and the International Organization for Standardization (ISO)/International Electrotechnical Commission (IEC) Guide 17025:1999. NVLAP accredits testing and calibration laboratories that are found competent to perform specific tests or calibrations, or types of tests or calibrations. NIST Handbook 150:2001 sets forth the basic procedures under which NVLAP operates, and the general accreditation requirements that testing and calibration laboratories

must meet if they wish to demonstrate that they operate a quality system, are technically competent, and are able to generate technically valid results.

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

666 CONCAR DRIVE
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Drywall and joint compound	Interior, back rooms and warehouse	5	CAT II	N	10,000 sf	<1%
Roofing and mastics	Roof	Assumed	CAT II	N	54,000 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2)Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix B and analytical laboratory are provided in Appendix A. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work Plan.
4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

LABORATORY ANALYTICAL REPORT

EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577
Tel/Fax: (510) 895-3675 / (510) 895-3680
http://www.EMSL.com / sanleandrolab@emsl.com

EMSL Order: 091601838
Customer ID: BENV85
Customer PO: CES 87
Project ID:

Attention: Adam Wiese
B2 Environmental, Inc.
4503 South 90th St
Omaha, NE 68127

Project: CES 87 RITE AID

Phone: (402) 330-0763
Fax: () -
Received Date: 2/ 2/2016 12:45 PM
Analysis Date: 2/ 4/2016
Collected Date: 2/ 2/2016

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-Base Cove *091601838-0001*	GREEN BASE COVE + YELLOW GLUE	Blue Non-Fibrous Homogeneous		15% Ca Carbonate 85% Matrix	None Detected
1-Glue *091601838-0001A*	GREEN BASE COVE + YELLOW GLUE	Yellow Non-Fibrous Homogeneous		35% Ca Carbonate 65% Matrix	None Detected
2 *091601838-0002*	WALL TEXTURE	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	None Detected
3 *091601838-0003*	WALL TEXTURE	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	None Detected
4 *091601838-0004*	WALL TEXTURE	White Non-Fibrous Homogeneous		80% Ca Carbonate 20% Non-fibrous (Other)	None Detected
5-DW/JC *091601838-0005*	DW/JC	Tan/White Non-Fibrous Homogeneous	3% Cellulose	10% Ca Carbonate 75% Gypsum 12% Non-fibrous (Other)	<1% Chrysotile
6-Floor Tile *091601838-0006*	12X12 WHTIE FLOOR TILE + YELLOW GLUE	White Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
6-Glue *091601838-0006A*	12X12 WHTIE FLOOR TILE + YELLOW GLUE	Yellow Non-Fibrous Homogeneous		10% Ca Carbonate 90% Matrix	None Detected
7-Floor Tile *091601838-0007*	12X12 GRAY FLOOR TILE + YELLOW GLUE	Gray Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
7-Glue *091601838-0007A*	12X12 GRAY FLOOR TILE + YELLOW GLUE	Yellow Non-Fibrous Homogeneous	5% Cellulose	70% Matrix 25% Non-fibrous (Other)	None Detected
8 *091601838-0008*	PIPE WRAP	Yellow Fibrous Homogeneous	75% Cellulose	25% Matrix	None Detected

Analyst(s)
Jared Martin (11)

Chris Dojlidko, Laboratory Manager
or Other Approved Signatory

Initial Report From: 02/04/2016 09:04:42

APPENDIX B

QUALIFICATIONS

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

Robert E Arritt
Name

Certification No. 11-4829

Expires on 02/15/16

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
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese
Name

Certification No. **11-4832**

Expires on **12/14/16**

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.

APPENDIX B

QUALIFICATIONS

State of California
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese

Name

Certification No. **11-4832**

Expires on **12/14/18**

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
Division of Occupational Safety and Health
Certified Asbestos Consultant

Robert E Arritt
Name

Certification No. **11-4829**

Expires on **02/15/19**

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.

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

TRADER JOE'S, 7/11, AND SHANE COMPANY
MULTIPLE ADDRESSES
SAN MATEO, CALIFORNIA 94402

Client:

CALIFORNIA COASTAL PROPERTIES
149 AVENIDA GRANADA
SAN CLEMENTE, CALIFORNIA 92672

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 30069.0001

September 11, 2018

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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QUALIFICATIONS ..... APPENDIX A
PREVIOUS REPORT ..... APPENDIX B

1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) visual asbestos inspection of Trader Joe's, 7/11, and Shane Company located at Concar Street in San Mateo, California.

B2E provided a visual asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Visually inspect the building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Quantify any assumed asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was limited to a visual inspection of the buildings under the supervision of the building owner. Trader Joe's is a 14,000 square foot building. 7/11 is a 3,300 square foot building and Shane Company is a 2,680 square foot building that was renovated in the 1990's. The buildings are constructed of concrete and metal. B2E was provided with a survey from February 11, 2016.

3.0 ASBESTOS SURVEY REPORT

On September 5, 2018, B2E inspector Adam Wiese visually inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

B2E identified homogeneous areas to facilitate a sampling strategy. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function.

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

TRADER JOE'S
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE(1)	QUANTITY(2)	ASBESTOS CONTENT
Drywall and joint compound	Throughout	Assumed	RACM	Y	4,000 SF	Assumed
Stucco	Exterior	Assumed	CAT II	N	6,000 SF	Assumed
2'x4' ceiling tile	Throughout	Assumed	RACM	Y	3,000 SF	Assumed
4' brown base cove	Throughout	Assumed	CAT II	N	200 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	14,000 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2)Actual quantities should be field verified.

7/11
ASBESTOS-CONTAINING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE(1)	QUANTITY(2)	ASBESTOS CONTENT
Drywall and joint compound	Throughout	Assumed	RACM	Y	2,600 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	3,300 SF	Assumed
12"x12" white with gray floor tile	Retail area	Assumed	CAT. I	N	2,000 SF	Assumed
12"x12" white with brown floor tile	Retail area	Assumed	CAT I	N	1,000 SF	Assumed
Tan vinyl sheet flooring	Retail area	Assumed	RACM	Y	50 SF	Assumed
6" brown base cove	Retail area	Assumed	CAT II	N	40 SF	Assumed
6" black base cove	Retail area	Assumed	CAT II	N	40 SF	Assumed
Stucco	Exterior	Assumed	CAT. II	N	3,000 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
(1) Friability is based only on conditions that were observed during B2E's inspection of the site.
(2)Actual quantities should be field verified.

SHANE COMPANY ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Stucco	Exterior	Assumed	CAT. II	N	2,500 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	2,680 SF	Assumed

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
[1] Friability is based only on conditions that were observed during B2E's inspection of the site.
[2]Actual quantities should be field verified.

Any material that contains greater than one percent asbestos is considered an ACM and is categorized as either friable ACM or non-friable ACM. Friable ACM is categorized as regulated asbestos-containing material (RACM). There are two categories of non-friable materials: Category I non-friable ACM and Category II non-friable ACM.

- Category I non-friable ACM is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product which contains more than one percent asbestos.
- Category II non-friable ACM is any material, excluding Category I non-friable ACM, containing more than one percent asbestos.

Building materials containing any detectable amounts of asbestos are regulated by Occupational Safety and Health Administration (OSHA), and applicable work practices and prohibitions must be followed accordingly.

State and local requirements may differ from NESHAP requirements. Consult with appropriate agencies prior to commencing abatement and/or demolition activities.

4.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during B2E's inspection of the site. Qualifications for the field personnel are provided in Appendix A, while the previous report is in Appendix B. As the user of this report, the Client and respective contractors are advised of the following limitations on the information presented in this report.

1. This report is intended for the sole use of the Client. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.
2. Building materials may be present that where not accessible for testing by B2E and was, therefore, may not be discovered until after demolition/renovation activities begin.
3. The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an

Asbestos Project Design document or an Abatement Work Plan.

4. This asbestos inspection was performed in a manner consistent with the level of care and skill ordinarily exercised by environmental professionals practicing contemporaneously under similar conditions in the area of the project in question. No other warranty, express or implied, is given and all other warranties are hereby expressly disclaimed. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.
5. This report is not a comprehensive site evaluation and should not be construed as such. Only those structures specifically stated in Section 2.0 General Site Conditions are included in this report.

APPENDIX A

QUALIFICATIONS

State of California
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Adam J Wiese

Name

Certification No. **11-4832**

Expires on **12/14/18**

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
Division of Occupational Safety and Health
Certified Asbestos Consultant

Robert E Arritt
Name

Certification No. **11-4829**

Expires on **02/15/19**

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.

APPENDIX B

PREVIOUS REPORT

B2 ENVIRONMENTAL
B2Environmental.com

ASBESTOS SURVEY REPORT

TRADER JOE'S, 7/11, AND SHANE COMPANY
MULTIPLE ADDRESSES
SAN MATEO, CALIFORNIA 94402

Client:

COMPLETE ENVIRONMENTAL SOLUTIONS
4690 EAST 2ND STREET, #3
BENICIA, CALIFORNIA 94510

Consultant:

B2 ENVIRONMENTAL, INC.
1090 ADAMS STREET, UNIT I
BENICIA, CALIFORNIA 94510

B2E Project Number: 10128.0087

February 11, 2016

Prepared by:

Adam Wiese
Sr. Industrial Hygienist

Reviewed by:

Bob Arritt, CHMM, ASP
Principal

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APPENDICES

QUALIFICATIONS ..... APPENDIX A

1.0 SCOPE OF SERVICES

B2 Environmental, Inc. (B2E) performed a United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP), (40 CFR, Part 61) visual asbestos inspection of Trader Joe's, 7/11, and Shane Company located at Cancar Street in San Mateo, California.

B2E provided a visual asbestos survey at the identified building in general accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Visually inspect the building(s).
3. Identify accessible suspect asbestos-containing materials (ACM) in general accordance with the USEPA NESHAP, (40 CFR, Part 61).
4. Quantify any assumed asbestos containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was limited to a visual inspection of the buildings under the supervision of the building owner. Trader Joe's is a 14,000 square foot building. 7/11 is a 3,300 square foot building and Shane Company is a 2,680 square foot building that was renovated in the 1990's. The buildings are constructed of concrete and metal. No previous asbestos reports were provided to B2E prior to the survey.

3.0 ASBESTOS SURVEY REPORT

On February 2, 2016, B2E inspector Adam Wiese visually inspected the site for asbestos-containing building materials. Mr. Wiese has completed the requisite training for asbestos accreditation as an inspector at a state approved training provider under Toxic Substances Control Act (TSCA) Title II. Mr. Wiese's State of California Site Surveillance number is 11-4832. Mr. Wiese worked under the direction of California Asbestos Consultant Bob Arritt, 11-4829

B2E visually inspected the site for the presence of suspect ACM. Materials that were hidden, not accessible (i.e. boilers, areas of safety concern), or when sampled would damage the integrity of the structure or component (i.e. electrical wiring), were not sampled as part of this survey. B2E did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.). The asbestos survey consisted of three steps: 1) a visual inspection of the site(s); 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and 3) sampling accessible, friable and non-friable, suspect materials.

Friable materials are materials that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials are materials that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. Non-friable materials, when subjected to sanding, grinding, cutting or abrading may become friable.

3.1 Homogeneous Areas

Prior to sampling, B2E identified homogeneous areas to facilitate a sampling strategy, and any areas that were unable to be sampled for aesthetic reasons were noted for a future comprehensive survey. A homogeneous sampling area is described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual

number of samples collected from each homogeneous sampling area varies, dependent upon material type and the professional judgment of the inspector.

3.2 Suspect Asbestos-Containing Materials

The following table contains a list of building materials suspected of containing asbestos:

TRADER JOE'S SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Drywall and joint compound	Throughout	Assumed
Roofing and mastics	Roof	Assumed

7/11 SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Drywall and joint compound	Throughout	Assumed
Roofing and mastics	Roof	Assumed
Floor covering	Throughout	Assumed
Stucco	Exterior	Assumed

SHANE COMPANY SUSPECT BUILDING MATERIALS		
MATERIAL	**LOCATION**	**SAMPLE NUMBER**
Stucco	Exterior	Assumed
Roofing and mastics	Roof	Assumed

The following table is a summary of the suspect ACM that have been determined, through laboratory analysis and/or assumed, to contain asbestos:

TRADER JOE'S ASBESTOS-CONTAINING MATERIALS						
MATERIAL	**LOCATION**	**SAMPLE NUMBER**	**NESHAP CATEGORY**	**FRIABLE(1)**	**QUANTITY(2)**	**ASBESTOS CONTENT**
Drywall and joint compound	Throughout	Assumed	RACM	N	4,000 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	14,000 SF	Assumed

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7 / 11 ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE[1]	QUANTITY[2]	ASBESTOS CONTENT
Drywall and joint compound	Throughout	Assumed	RACM	N	2,600 SF	Assumed
Roofing and mastics	Roof	Assumed	CAT. I	N	3,300 SF	Assumed
Floor covering	Throughout	Assumed	CAT. I	N	3,300 SF	Assumed
Stucco	Exterior	Assumed	CAT. II	N	3,000 SF	Assumed

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