



August 22, 2018

Pegasus Management  
1748 Westwood Boulevard  
Los Angeles, California 90024

**Re: Limited Asbestos Inspection in an Area Affected by Water Intrusion  
Second Bedroom  
1532 9th Street, Unit 7  
Santa Monica, California 90401**

Dear Pegasus Management,

This is a report following a limited asbestos inspection in an area affected by water intrusion conducted by Dylan Ridgel (CSST #16-5644) of Air Lab Consulting, Inc. at 1532 9th Street, Unit 7 in Santa Monica, California on August 21, 2018. The building inspected is a two story, 7,504 square foot residential building that was built in 1981. The field investigation did not include any materials not shown on this report. Where possible, complete cross-sections were taken of the suspect materials. A total of three samples were collected and analyzed. Asbestos was not detected in any of the samples collected.

Samples of suspect materials were collected using procedures recommended by the Environmental Protection Agency (EPA) in the Code of Federal Regulations (CFR) Article 40, Section 763. Collected samples were placed in individually sealed plastic bags, assigned unique sample identification numbers, and properly labeled. The individual sample bags were then placed in another sealed plastic bag with the Chain of Custody Form and delivered, under proper chain of custody protocol, to AQ Environmental Laboratories (NVLAP Lab Code 500044-0). AQ Environmental is located at 1508 East 33rd Street, in Signal Hill, California and can be contacted at (562) 206-2770. Sample analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining using the method prescribed in EPA 600/M4-82-020. The laboratory report is attached (Report Number 1832224).

**ASBESTOS NOT DETECTED**

The table below presents the PLM test results, which determined that the following samples collected **do not contain a detectable amount of asbestos**:

Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
1832224-001 1	Second Bedroom Ceiling, Northwest	LAYER 1 Joint Compound LAYER 2 Drywall	LAYER 1 Beige LAYER 2 White/Brown	None Detected
1832224-002 2	Second Bedroom Ceiling, Northeast	LAYER 1 Joint Compound LAYER 2 Drywall	LAYER 1 White/Cream LAYER 2 White/Brown	None Detected
1832224-003 3	Second Bedroom Ceiling, North center	LAYER 1 Joint Compound LAYER 2 Drywall	LAYER 1 White LAYER 2 White/Brown	None Detected



The field investigation was limited to the drywall and joint compound from the Second Bedroom ceiling, and did not include any materials not shown on this report. Prior to conducting maintenance, renovation, or demolition activities in areas outside of the scope of the field investigation, we recommend that a comprehensive asbestos inspection be conducted to ensure that there are no Asbestos-Containing Materials (ACM) or Asbestos-Containing Construction Materials (ACCM) present.

Regulations related to ACM are published by the U.S. Environmental Protection Agency (EPA) and the State of California, Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA). A material is considered by the EPA to be ACM if at least one sample collected (by homogeneous group) is analyzed and asbestos is detected in an amount greater than one percent (1%). EPA regulations do not apply for materials containing less than 1% asbestos.

In the State of California, Cal/OSHA considers a material to be ACM if it is found to contain greater than 1% asbestos. In addition, Cal/OSHA defines ACCM as a material containing greater than one-tenth of one percent (>0.1%) asbestos. Employers performing construction activities where ACCM is present must comply with all applicable provisions of the California Code of Regulations, Title 8, Section 1529. Prior to maintenance, renovation or demolition, if affected, these materials should be removed and be disposed of as asbestos containing materials by a licensed and qualified asbestos abatement contractor in accordance with all federal, state and local laws, ordinances and regulations.

This report represents professional judgments and is based upon the preliminary findings from the field investigation and the laboratory results identified in the submitted report. The interpretation of such data is based on our experience and qualifications. Furthermore, the quantities listed in this report are estimations and should be verified by the abatement contractor before commencement of the abatement project. Should you need further information or clarification on this matter please, feel free to call me at 714-612-1515.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Laurent'.

Humphrey Laurent  
Certified Asbestos Consultant # 92-0298

A handwritten signature in black ink, appearing to read 'Holly Burns'.

Holly Burns  
Certified Site Surveillance Technician #16-5622



**Certification Appendix:**  
CAL-OSHA Asbestos Certification Cards



Humphrey Laurent, CAC #92-0298



Dylan Ridgel, CSST #16-5644

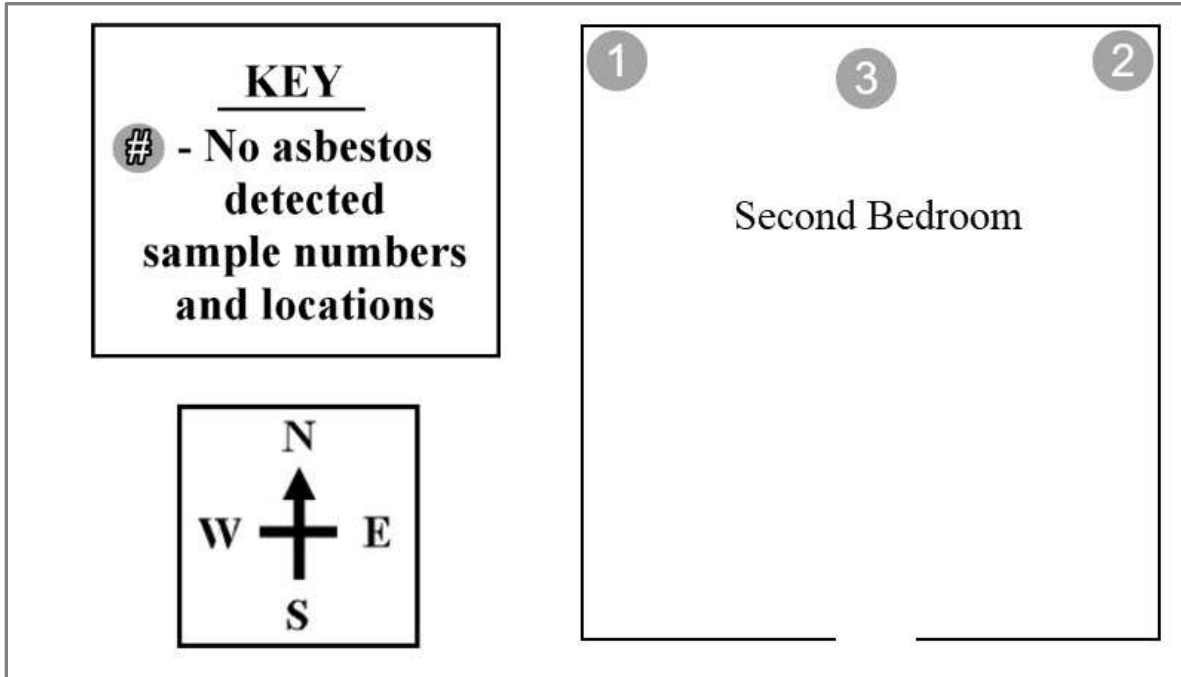


Holly Burns, CSST #16-5622



**Diagram Appendix:**

The following is a diagram of the asbestos sample numbers and their locations





1508 East 33rd Street  
 Signal Hill, CA 90755  
 Toll: 888-207-2022  
 Tel: 562-206-2770  
 Fax: 562-206-2773

Air Lab, Inc.  
 1198 Pacific Coast Highway D363  
 Seal Beach CA 90740  
 Attn.: Humphrey Laurent

**Project Number**  
**Project Name** Pegasus Management  
**Location** 1532 9th St., Santa Monica, CA 90401, Unit #7  
**PO Number**  
**WO Number**

**Report Number** 1832224

**Date Received** 08/21/2018  
**Date Analyzed** 08/22/2018  
**Date Reported** 08/22/2018

**Date Sampled** 08/21/2018  
**Sampled By** Dylan Ridgel  
**Total Samples** 3

**Method of Analysis** 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116  
 Determination of Asbestos in Bulk Building Materials.

**Test Report**

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
1832224-001 1	2nd Bedroom-Ceiling NW LAYER 1 DWJC- Joint Compound, Beige, Homogeneous	LAYER 1 60%	Mica Calcium Carbonate Binder/Filler	15% 70% 15%	None Detected	
	LAYER 2 Drywall, White/ Brown, Non- homogeneous	LAYER 2 40%	Cellulose Fiber Gypsum/Filler	25% 75%	None Detected	
<b>Asbestos Present: No</b>		<b>Total % Non-Asbestos:</b>		100.0%	<b>Total %Asbestos: No Asbestos Detected</b>	
1832224-002 2	2nd Bedroom-Ceiling NE LAYER 1 DWJC- Joint Compound, White/Cream, Non-homogeneous	LAYER 1 60%	Mica Calcium Carbonate Binder/Filler	15% 65% 20%	None Detected	
	LAYER 2 Drywall, White/ Brown, Non- homogeneous	LAYER 2 40%	Cellulose Fiber Gypsum/Filler	25% 75%	None Detected	
<b>Asbestos Present: No</b>		<b>Total % Non-Asbestos:</b>		100.0%	<b>Total %Asbestos: No Asbestos Detected</b>	
1832224-003 3	2nd Bedroom-Ceiling N. Center LAYER 1 DWJC- Joint Compound, White, Homogeneous	LAYER 1 50%	Perlite Calcium Carbonate Binder/Filler	20% 55% 25%	None Detected	
	LAYER 2 Drywall, White/ Brown, Non- homogeneous	LAYER 2 50%	Cellulose Fiber Fibrous Glass Mica	<1% <1% 10%	None Detected	
<b>Asbestos Present: No</b>		<b>Total % Non-Asbestos:</b>		100.0%	<b>Total %Asbestos: No Asbestos Detected</b>	



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**Test Report**

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components (%)	Asbestos Type (%)
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Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Due to PLM limitations, results on samples with None Detected or samples with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported.

*Cristina E. Tabatt*  
 Analyst - Cristina Tabatt

*Cristina E. Tabatt*  
 Approved Signatory Cristina E. Tabatt





# Chain of Custody

LAB ORDER NUMBER  
1832224

**Note:** Samples are delivered in-person to the lab under proper chain of custody protocol.

CUSTOMER INFORMATION		Turnaround Time	Temperature and Relative Humidity		
Company	Air Lab Consulting, Inc.	<input type="checkbox"/> 3-Hours <input type="checkbox"/> 6-Hours <input type="checkbox"/> Same Day <input checked="" type="checkbox"/> 1 Day <input type="checkbox"/> 2 Day <input type="checkbox"/> 5 Day	Description	RH %	Temp °F
Address	1198 Pacific Coast Highway D363				
City/State/Zip	Seal Beach, CA 90740				
Contact	Humphrey Laurent				
Office Phone	(714) 612-1515				
Fax	(562) 481-3776				
Email Results To:	<input checked="" type="checkbox"/> <a href="mailto:Humphrey@airlabinc.com">Humphrey@airlabinc.com</a> <input checked="" type="checkbox"/> <a href="mailto:LabResults@airlabinc.com">LabResults@airlabinc.com</a>	<b>Special Instructions:</b> <input type="checkbox"/> Stop analyzing at the first positive by homogeneous material containing more than 1% asbestos <input type="checkbox"/> Composite Sample(s) <input type="checkbox"/> Other:			
Project Notes:					

PROJECT INFORMATION			
Client Name:	<u>Pegasus Management</u>	PO Number:	Job #
Location:	<u>1532 9th Street</u> <u>Santa Monica, CA 90401</u>	Sampled By:	<input type="checkbox"/> Humphrey Laurent <input checked="" type="checkbox"/> Dylan Ridgel <input type="checkbox"/> Samantha Allen <input type="checkbox"/> Holly Burns <input type="checkbox"/> Other
UNIT #	<u>7</u>		

<b>PLM</b> <input checked="" type="checkbox"/> PLM <input type="checkbox"/> PLM EPA 400 Pt. Count <input type="checkbox"/> PLM 1000 Pt. Count	<b>PCM</b> <input type="checkbox"/> NIOSH 7400A <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> w/ TWA	<b>MOLD</b> <input type="checkbox"/> Spore Trap <input type="checkbox"/> Tape Lift <input type="checkbox"/> Bulk Sample <input type="checkbox"/> Swab	<b>LEAD (Pb)</b> <input type="checkbox"/> Air <input type="checkbox"/> Paint <input type="checkbox"/> Wipe <input type="checkbox"/> Soil <input type="checkbox"/> TTLC <input type="checkbox"/> STLC <input type="checkbox"/> TCLP
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SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time / Stop Time	Avg Flow Rate	Volume (L) or Qty (SF)
1	DWJC	2nd Bed Room - ceiling NW	8/21/18		/	120 SF
2	↓	↓				↓
3		N.E N. center				

Relinquished By: <u>Dylan Ridgel 8/21/18</u>	Received By: <u>[Signature]</u>
Date/Time:	Date/Time: <u>8/21/18 1550</u>