



**REQUEST FOR SEALED BIDS
CONSTRUCTION MANAGEMENT SERVICES**

Appendix 5:

ECS Environmental, Inc. Asbestos (PLM) Survey Report
(October 16, 2025)



October 24, 2025

Sally Toister, Board Chair
Kitchens for Good
2799 Health Center Drive
San Diego, CA 92123

RE: Asbestos Testing
2250 Fourth Avenue, San Diego, California

Drywall/Joint Compound, Cove Mastic, Fibrous Ceiling Tiles, Composite Ceiling Tiles, Carpet Glue, Sheet Flooring/Paper Backing, Mosaic Sheet Flooring/Paper Backing, Floor Tile/Glue, Lightweight Concrete, Fiberglass Insulation, Mirror Mastic, Rolled Roofing, Penetration Mastic

Dear Ms. Toister,

This report documents the laboratory analytical results of the Asbestos PLM sampling conducted by Bond McCowan Jr, CSST, working under the direction of Bond L. McCowan, Sr. CAC. The forty-nine (49) samples of drywall/joint compound, cove mastic, fibrous ceiling tiles, composite ceiling tiles, carpet glue, sheet vinyl/paper backing, mosaic sheet flooring/paper backing, floor tile/glue, lightweight concrete, fibrous insulation, mirror mastic, rolled roofing and penetration mastic were collected on October 16, 2025, and submitted to Eurofins Built Environmental Testing West, LLC in San Diego, California, for processing. A total of seventy-five (75) samples were analyzed, including all layers.

The laboratory analytical results of the samples indicate ***Asbestos Containing Material (ACM) was detected in the black mastic, and back roofing mastic with paint.***

Should you have any questions after reviewing the conclusions and recommendations contained within this report, please do not hesitate to contact the undersigned at (619) 921-3121. ECS Environmental, Inc. remains available to assist you in any way possible.

Sincerely,
ECS Environmental, Inc.

Bond L. McCowan, Sr.
California Certified Asbestos Consultant

Attachments: Table 1, Table 2
Laboratory Analytical Results
Chain of Custody
Inspector Certification

TABLE 1
Asbestos Results
2250 Fourth Avenue
San Diego, California 92101
October 16, 2025

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Interior	Drywall/Joint Compound Throughout	1	Hallway	NA	Joint Compound (White) Drywall (White)	Good Good	ND ND	0% 0%
Interior	Drywall/Joint Compound Throughout	2	Common Area	NA	Joint Compound (White) Drywall (White)	Good Good	ND ND	0% 0%
Interior	Drywall/Joint Compound Throughout	3	Open Office	NA	Joint Compound (White) Drywall (White)	Good Good	ND ND	0% 0%
Interior	Drywall/Joint Compound Throughout	4	Open Office	NA	Joint Compound (White) Drywall (White)	Good Good	ND ND	0% 0%
Interior	Drywall/Joint Compound Throughout	5	Common Area	NA	Joint Compound (White) Drywall (White)	Good Good	ND ND	0% 0%
Interior	Cove Mastic Throughout	6	Hallway	NA	Mastic (Tan)	Good	ND	0%
Interior	Cove Mastic Throughout	7	Entry	NA	Mastic (Tan)	Good	ND	0%
Interior	Cove Mastic Throughout	8	Open Office	NA	Mastic (Tan)	Good	ND	0%
Interior	Cove Mastic Throughout	9	Common Area	NA	Mastic (Tan)	Good	ND	0%
Interior	Cove Mastic Throughout	10	Common Area	NA	Mastic (Tan)	Good	ND	0%
Interior	Fibrous Ceiling Tiles/Throughout	11	Common Area	NA	Ceiling Tile (White)	Good	ND	0%
Interior	Fibrous Ceiling Tiles/Throughout	12	Common Area	NA	Ceiling Tile (White)	Good	ND	0%
Interior	Fibrous Ceiling Tiles/Throughout	13	Electricial Room	NA	Ceiling Tile (White)	Good	ND	0%
Interior	Composite Ceiling Tiles Throughout	14	Open Office	NA	Ceiling Tile (Beige)	Good	ND	0%

ND = None Detected CH=Chrysotile CR=Crocidolit A=Amosite N/A=Not Analyzed A/P=Assume Positive

***Contractor shall follow all OSHA regulations with samples less <1%

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Asbestos Results
2250 Fourth Avenue
San Diego, California 92101
October 16, 2025

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Interior	Composite Ceiling Tiles Throughout	15	Common Area	NA	Ceiling Tile (Beige)	Good	ND	0%
Interior	Composite Ceiling Tiles Throughout	16	Traing Room	NA	Ceiling Tile (Beige)	Good	ND	0%
Interior	Carpet Glue Throughout	17	Common Area	NA	Glue (Yellow)	Good	ND	0%
Interior	Carpet Glue Throughout	18	Common Area	NA	Glue (Yellow)	Good	ND	0%
Interior	Carpet Glue Throughout	19	Traing Room	NA	Glue (Yellow)	Good	ND	0%
Interior	Sheet Flooring Paper Backing Throughout	20	Entry	NA	Sheet Flooring/Fibrous Backing (White)	Good	ND	0%
Interior	Sheet Flooring Paper Backing Throughout	21	Entry	NA	Sheet Flooring/Fibrous Backing (White)	Good	ND	0%
Interior	Sheet Flooring Paper Backing Throughout	22	Entry	NA	Sheet Flooring/Fibrous Backing (White)	Good	ND	0%
Interior	Sheet Flooring Paper Backing Throughout	23	Common Area	NA	Sheet Flooring/Fibrous Backing (Green) Mastic (Yellow)	Good Good	ND ND	0% 0%
Interior	Sheet Flooring Paper Backing Throughout	24	Common Area	NA	Sheet Flooring/Fibrous Backing (Green) Mastic (Yellow)	Good Good	ND ND	0% 0%
Interior	Sheet Flooring Paper Backing Throughout	25	Common Area	NA	Sheet Flooring/Fibrous Backing (Green) Mastic (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	26	Closet	NA	Floor Tile (Beige) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	27	Closet	NA	Floor Tile (Beige) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	28	Closet	NA	Floor Tile (Beige) Glue (Yellow)	Good Good	ND ND	0% 0%

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San Diego, California 92101
October 16, 2025

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Interior	Floor Tile/Glue Throughout	29	Closet	NA	Floor Tile (Beige) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	30	Common Area	NA	Floor Tile (Green) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	31	Common Area	NA	Floor Tile (Green) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	32	Electricial Room	NA	Floor Tile (Blue-Green) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	33	Electricial Room	NA	Floor Tile (Blue-Green) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Floor Tile/Glue Throughout	34	Electricial Room	NA	Floor Tile (Blue-Green) Glue (Yellow)	Good Good	ND ND	0% 0%
Interior	Stairwell Light Concrete Througout	35	Electricial Room	NA	Concrete (Gray)	Good	ND	0%
Interior	Stairwell Light Concrete Througout	36	Electricial Room	NA	Concrete (Gray)	Good	ND	0%
Interior	Stairwell Light Concrete Througout	37	Electricial Room	NA	Concrete (Gray)	Good	ND	0%
Interior	Fiber Glass Insulation Throughout	38	Electricial Room	NA	Insulation (Pink)	Good	ND	0%
Interior	Fiber Glass Insulation Throughout	39	Electricial Room	NA	Insulation (Pink)	Good	ND	0%
Interior	Fiber Glass Insulation Throughout	40	Electricial Room	NA	Insulation (Pink)	Good	ND	0%
Interior	Mirror Mastic Throughout	41	Restrooms		Paper (Brown) Mastic (Yellow) Mastic (Black)	Good Good Good	ND ND CH	0% 0% 8%

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Asbestos Results
2250 Fourth Avenue
San Diego, California 92101
October 16, 2025

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Interior	Mirror Mastic Throughout	42	Restrooms	8,000 Sq. Ft.	Paper (Brown) Mastic (Yellow) Mastic (Black)	Good Good Good	ND ND CH	0% 0% 8%
Interior	Mirror Mastic Throughout	43	Restrooms		Paper (Brown) Mastic (Yellow) Mastic (Black)	Good Good Good	ND ND CH	0% 0% 8%
Exterior	Rolled Roofing Material W/Siler Paint	44	Roof	6,750 Sq. Ft.	Roofing Mastic (Black) Roofing Material (Black)	Good Good	CH ND	6% 0%
Exterior	Rolled Roofing Material W/Siler Paint	45	Roof		Roofing Mastic (Black) Roofing Material (Black)	Good Good	CH ND	6% 0%
Exterior	Rolled Roofing Material W/Siler Paint	46	Roof		Roofing Mastic (Black) Roofing Material (Black)	Good Good	CH ND	6% 0%
Exterior	Penetration Mastic W/Silver Paint	47	Roof	500 Sq. Ft.	Roofing Mastic (Black)	Good	CH	6%
Exterior	Penetration Mastic W/Silver Paint	48	Roof		Roofing Mastic (Black)	Good	CH	6%
Exterior	Penetration Mastic W/Silver Paint	49	Roof		Roofing Mastic (Black)	Good	CH	6%

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TABLE 2
Asbestos Containing Material
2250 Fourth Avenue
San Diego, California 92101
October 16, 2025

Area	Material	Quantity	Material Location	Recommendations	Classifications
Interior	Paper (Brown) Mastic (Yellow) Mastic (Black)	8,000 Sq. Ft.	Rest Rooms	Footnote 2 & 4	Category 1
Exterior	Roofing Mastic (Black) Roofing Material (Black)	6,750 Sq. Ft.	Roof	Footnote 2 & 4	Category 1
Exterior	Roofing Mastic (Black)	500 Sq. Ft.	Roof	Footnote 2 & 4	Category 1

Footnote 1: No action needed.

Footnote 2: Non-Friable asbestos; do not cut, sand, drill, polish, or damage the material; Operations and Maintenance Program is suggested.

Footnote 3: Friable asbestos

Footnote 4: Remove affected asbestos containing materials prior to demolition/renovation.

RACM: Regulated Asbestos Containing Material, Friable Asbestos Containing Materials or Category I Non-Friable that has become friable or will be the subject of mechanical removal process.

Category 1: Non-Friable Asbestos Containing Materials, packing, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos.

Category 2: Non-Friable Asbestos Containing Material other than Category I Non-Friable materials that when dry cannot be crumbled, pulverized or reduced to powder by hand pressure.

*** Contractor shall verify all quantities

***Contractor shall follow all OSHA regulations with samples less <1%



Built Environment Testing



Report for:

Bond McCowan, Jr., CSST
ECS Environmental, Inc.: CA
2710 Alpine Blvd
Suite K #410
Alpine, CA 91901

Regarding: Eurofins Built Environment Testing West, LLC
Project: 2250 Fourth Ave; San Diego, CA
EML ID: 4272402

Approved by:

Dates of Analysis:
Asbestos PLM: 10-17-2025 and 10-20-2025

Approved Signatory
Carlos Rivadeneyra

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 500034-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: ECS Environmental, Inc.: CA
C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 49

Total Samples Analyzed: 49

Total Samples with Layer Asbestos Content > 1%: 9

Location: 01, drywall/joint compound

Lab ID-Version‡: 21376796-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 02, drywall/joint compound

Lab ID-Version‡: 21376797-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 03, drywall/joint compound

Lab ID-Version‡: 21376798-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 04, drywall/joint compound

Lab ID-Version‡: 21376799-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

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Client: ECS Environmental, Inc.: CA
C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 05, drywall/joint compound

Lab ID-Version‡: 21376800-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 06, cove mastic

Lab ID-Version‡: 21376801-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 07, cove mastic

Lab ID-Version‡: 21376802-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 08, cove mastic

Lab ID-Version‡: 21376803-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 09, cove mastic

Lab ID-Version‡: 21376804-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

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Client: ECS Environmental, Inc.: CA
C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 010, cove mastic

Lab ID-Version‡: 21376805-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 011, fibrous ceiling tiles

Lab ID-Version‡: 21376806-1

Sample Layers	Asbestos Content
White Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Good

Location: 012, fibrous ceiling tiles

Lab ID-Version‡: 21376807-1

Sample Layers	Asbestos Content
White Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Good

Location: 013, fibrous ceiling tiles

Lab ID-Version‡: 21376808-1

Sample Layers	Asbestos Content
White Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 014, composite ceiling tiles

Lab ID-Version‡: 21376809-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 015, composite ceiling tiles

Lab ID-Version‡: 21376810-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 016, composite ceiling tiles

Lab ID-Version‡: 21376811-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 017, carpet glue

Lab ID-Version‡: 21376812-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: 018, carpet glue

Lab ID-Version‡: 21376813-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 10-16-2025
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Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 019, carpet glue

Lab ID-Version‡: 21376814-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: 020, beige sheet flooring/paper backing

Lab ID-Version‡: 21376815-1

Sample Layers	Asbestos Content
White Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 021, beige sheet flooring/paper backing

Lab ID-Version‡: 21376816-1

Sample Layers	Asbestos Content
White Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 022, beige sheet flooring/paper backing

Lab ID-Version‡: 21376817-1

Sample Layers	Asbestos Content
White Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 023, mosaic green sheet flooring/paper backing

Lab ID-Version‡: 21376818-1

Sample Layers	Asbestos Content
Green Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 024, mosaic green sheet flooring/paper backing

Lab ID-Version‡: 21376819-1

Sample Layers	Asbestos Content
Green Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 025, mosaic green sheet flooring/paper backing

Lab ID-Version‡: 21376820-1

Sample Layers	Asbestos Content
Green Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 026, beige floor tile/glue

Lab ID-Version‡: 21376821-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity:	Moderate

Location: 027, beige floor tile/glue

Lab ID-Version‡: 21376822-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity:	Moderate

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C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 028, beige floor tile/glue

Lab ID-Version‡: 21376823-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 029, green floor tile/glue

Lab ID-Version‡: 21376824-1

Sample Layers	Asbestos Content
Green Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 030, green floor tile/glue

Lab ID-Version‡: 21376825-1

Sample Layers	Asbestos Content
Green Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 031, green floor tile/glue

Lab ID-Version‡: 21376826-1

Sample Layers	Asbestos Content
Green Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: ECS Environmental, Inc.: CA
C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 032, blue floor tile/glue

Lab ID-Version‡: 21376827-1

Sample Layers	Asbestos Content
Blue-Green Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 033, blue floor tile/glue

Lab ID-Version‡: 21376828-1

Sample Layers	Asbestos Content
Blue-Green Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 034, blue floor tile/glue

Lab ID-Version‡: 21376829-1

Sample Layers	Asbestos Content
Blue-Green Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Moderate	

Location: 035, stairwell lightweight concrete

Lab ID-Version‡: 21376830-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity: Good	

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Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
Date of Receipt: 10-17-2025
Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 036, stairwell lightweight concrete

Lab ID-Version‡: 21376831-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 037, stairwell lightweight concrete

Lab ID-Version‡: 21376832-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

Location: 038, fiberglass insulation

Lab ID-Version‡: 21376833-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 039, fiberglass insulation

Lab ID-Version‡: 21376834-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 040, fiberglass insulation

Lab ID-Version‡: 21376835-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

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Date of Sampling: 10-16-2025
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Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 041, restroom mirror mastic

Lab ID-Version‡: 21376836-1

Sample Layers	Asbestos Content
Brown Paper	ND
Yellow Mastic	ND
Black Mastic	8% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 042, restroom mirror mastic

Lab ID-Version‡: 21376837-1

Sample Layers	Asbestos Content
Brown Paper	ND
Yellow Mastic	ND
Black Mastic	8% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 043, restroom mirror mastic

Lab ID-Version‡: 21376838-1

Sample Layers	Asbestos Content
Brown Paper	ND
Yellow Mastic	ND
Black Mastic	8% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 044, rolled roofing material with silver paint

Lab ID-Version‡: 21376839-1

Sample Layers	Asbestos Content
Black Roofing Mastic with Paint	6% Chrysotile
Black Roofing Material with Paint	ND
Sample Composite Homogeneity:	Moderate

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C/O: Bond McCowan, Jr., CSST
Re: 2250 Fourth Ave; San Diego, CA

Date of Sampling: 10-16-2025
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Date of Report: 10-20-2025

ASBESTOS PLM REPORT

Location: 045, rolled roofing material with silver paint

Lab ID-Version‡: 21376840-1

Sample Layers	Asbestos Content
Black Roofing Mastic with Paint	6% Chrysotile
Black Roofing Material with Paint	ND
Sample Composite Homogeneity: Moderate	

Location: 046, rolled roofing material with silver paint

Lab ID-Version‡: 21376841-1

Sample Layers	Asbestos Content
Black Roofing Mastic with Paint	6% Chrysotile
Black Roofing Material with Paint	ND
Sample Composite Homogeneity: Moderate	

Location: 047, penetration mastic with silver paint

Lab ID-Version‡: 21376842-1

Sample Layers	Asbestos Content
Black Roofing Mastic with Paint (Penetration)	6% Chrysotile
Sample Composite Homogeneity: Good	

Location: 048, penetration mastic with silver paint

Lab ID-Version‡: 21376843-1

Sample Layers	Asbestos Content
Black Roofing Mastic with Paint (Penetration)	6% Chrysotile
Sample Composite Homogeneity: Good	

Location: 049, penetration mastic with silver paint

Lab ID-Version‡: 21376844-1

Sample Layers	Asbestos Content
Black Roofing Mastic with Paint (Penetration)	6% Chrysotile
Sample Composite Homogeneity: Good	

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Date of Sampling: 10-16-2025
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ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Joshua Alvarado

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Phoenix, AZ : 1501 West Knudsen Drive, Phoenix, AZ 85027 * (800) 651-4802
Burlingame, CA : 111 Anza Blvd., Suite 122, Burlingame, CA 94010 * (833) 465-5857

Weather		Fog	Rain	Snow	Wind	Clear
None	☒	☒	☒	☒	☒	☒
Light	☐	☐	☐	☐	☐	☐
Moderate	☐	☐	☐	☐	☐	☐
Heavy	☐	☐	☐	☐	☐	☐

EMLab ID
4272402

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REQUEST SERVICE
(Use checkboxes below)

CONTACT INFORMATION									
Company:	ECS Environmental, Inc.: CA (26515)			Address: 2710 Alpine Blvd Suite K #410 Alpine, CA 91901					
Contact:	Bond McCowan, Jr.			Special Instructions:					
Phone:	800-511-6364								
PROJECT INFORMATION									
Project ID:	2250 Fourth Ave			TURN AROUND TIME CODES (TAT)					
Project Description:	San Diego, CA			STD - Standard (DEFAULT)		ND - Next Business Day		Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.	
Project Zip Code:	92101		Sampling Date & Time:		10/16/2025 10:30 AM		SD - Same Business Day Rush		
PO Number:				Sampled By:		Bond McCowan, Jr.		WH - Weekend / Holiday	
Sample ID	Description	Sample Type (Below)	TAT (Above)	Volume / Area (as applicable)	ISO Class (as applicable)	Notes (Time of day, Temp, RH, etc.)			
01	drywall/joint compound	B	ND	N/A			☒	☒	☒
02	drywall/joint compound	B	ND	N/A			☒	☒	☒
03	drywall/joint compound	B	ND	N/A			☒	☒	☒
04	drywall/joint compound	B	ND	N/A			☒	☒	☒
05	drywall/joint compound	B	ND	N/A			☒	☒	☒
06	cove mastic	B	ND	N/A			☒	☒	☒
07	cove mastic	B	ND	N/A			☒	☒	☒
08	cove mastic	B	ND	N/A			☒	☒	☒
09	cove mastic	B	ND	N/A			☒	☒	☒
010	cove mastic	B	ND	N/A			☒	☒	☒
011	fibrous ceiling tiles	B	ND	N/A			☒	☒	☒

Asbestos PL M

SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
B - Bulk sample		Bond L. McCowan Jr.	10/16/2025 6:00 PM	<i>Stephanie Gonzalez</i>	10/17/2025 11:28 AM

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at:

<https://www.eurofinsus.com/environment-testing/built-environment/resources/sampling-guides-and-forms/>

CONTACT INFORMATION		
Company:	ECS Environmental, Inc.: CA (26515)	Address: 2710 Alpine Blvd Suite K #410 Alpine, CA 91901
Contact:	Bond McCowan, Jr.	Special Instructions:
Phone:	800-511-6364	

TURN AROUND TIME CODES (TAT)

Project ID:	2250 Fourth Ave			STD – Standard (DEFAULT) ND – Next Business Day SD –Same Business Day Rush WH – Weekend / Holiday	Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.	ISO Class (as applicable)	Volume / Area (as applicable)	Notes (Time of day, Temp, RH, etc.)
Project Description:	San Diego, CA							
Project Zip Code:	92101	Sampling Date & Time:	10/16/2025 10:30 AM					
PO Number:	Sampled By: Bond McCowan, Jr.							
Sample ID		Description			Sample Type (Below)	TAT (Above)		
012		fibrous ceiling tiles			B	ND	N/A	
013		fibrous ceiling tiles			B	ND	N/A	
014		composite ceiling tiles			B	ND	N/A	
015		composite ceiling tiles			B	ND	N/A	
016		composite ceiling tiles			B	ND	N/A	
017		carpet glue			B	ND	N/A	
018		carpet glue			B	ND	N/A	
019		carpet glue			B	ND	N/A	
020		beige sheet flooring/paper backing			B	ND	N/A	P3 electrical corridor
021		beige sheet flooring/paper backing			B	ND	N/A	
022		beige sheet flooring/paper backing			B	ND	N/A	

SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
B - Bulk sample		Bond L. McCowan Jr.	10/16/2025 6:00 PM	Stephanie Gonzalez, Laboratory Support	10/17/2025 11:28 AM

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Burlingame, CA : 111 Anza Blvd., Suite 122, Burlingame, CA 94010 * (833) 465-5857

Weather		Fog	Rain	Snow	Wind	Clear
None	☒	☒	☒	☒	☒	☒
Light	☐	☐	☐	☐	☐	☐
Moderate	☐	☐	☐	☐	☐	☐
Heavy	☐	☐	☐	☐	☐	☐

EMLab ID
4272402

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REQUEST SERVICE
(Use checkboxes below)

CONTACT INFORMATION	
Company:	ECS Environmental, Inc.: CA (26515) Address: 2710 Alpine Blvd Suite K #410 Alpine, CA 91901
Contact:	Bond McCowan, Jr. Special Instructions:
Phone:	800-511-6364

PROJECT INFORMATION			TURN AROUND TIME CODES (TAT)			
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Project Description:	San Diego, CA		ND - Next Business Day			
Project Zip Code:	92101	Sampling Date & Time:	SD - Same Business Day Rush			
PO Number:		Sampled By: Bond McCowan, Jr.	WH - Weekend / Holiday			
Sample ID	Description	Sample Type (Below)	TAT (Above)	Volume / Area (as applicable)	ISO Class (as applicable)	Notes (Time of day, Temp, RH, etc.)
023	mosaic green sheet flooring/paper backing	B	ND	N/A		P3 office space
024	mosaic green sheet flooring/paper backing	B	ND	N/A		
025	mosaic green sheet flooring/paper backing	B	ND	N/A		
026	beige floor tile/glue	B	ND	N/A		P3 office space
027	beige floor tile/glue	B	ND	N/A		
028	beige floor tile/glue	B	ND	N/A		
029	green floor tile/glue	B	ND	N/A		P3 office space
030	green floor tile/glue	B	ND	N/A		
031	green floor tile/glue	B	ND	N/A		
032	blue floor tile/glue	B	ND	N/A		P3 office space
033	blue floor tile/glue	B	ND	N/A		

SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
B - Bulk sample		Bond L. McCowan Jr.	10/16/2025 6:00 PM	<i>Stephanie Gonzalez</i>	10/17/2025 11:28 AM

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Weather		Fog	Rain	Snow	Wind	Clear
None	☒	☒	☒	☒	☒	☒
Light	☐	☐	☐	☐	☐	☐
Moderate	☐	☐	☐	☐	☐	☐
Heavy	☐	☐	☐	☐	☐	☐

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PROJECT INFORMATION				TURN AROUND TIME CODES (TAT)			
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Project Zip Code:	92101	SD - Same Business Day Rush	10/16/2025 10:30 AM				
PO Number:		WH - Weekend / Holiday					
		Sampled By: Bond McCowan, Jr.					
Sample ID	Description	Sample Type (Below)	TAT (Above)	Volume / Area (as applicable)	ISO Class (as applicable)	Notes (Time of day, Temp, RH, etc.)	
034	blue floor tile/glue	B	ND	N/A			☒
035	stairwell lightweight concrete	B	ND	N/A			☒
036	stairwell lightweight concrete	B	ND	N/A			☒
037	stairwell lightweight concrete	B	ND	N/A			☒
038	fiberglass insulation	B	ND	N/A			☒
039	fiberglass insulation	B	ND	N/A			☒
040	fiberglass insulation	B	ND	N/A			☒
041	restroom mirror mastic	B	ND	N/A			☒
042	restroom mirror mastic	B	ND	N/A			☒
043	restroom mirror mastic	B	ND	N/A			☒
044	rolled roofing material with silver paint	B	ND	N/A			☒

Asbestos PL M

SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
B - Bulk sample		Bond L. McCowan Jr.	10/16/2025 6:00 PM	<i>Stephanie Gonzalez</i>	10/17/2025 11:28 AM

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Level		Fog	Rain	Snow	Wind	Clear
Level	None	☒	☒	☒	☒	☒
	Light	☐	☐	☐	☐	
	Moderate	☐	☐	☐	☐	
	Heavy	☐	☐	☐	☐	

Company:	ECS Environmental, Inc.: CA (26515)	Address: 2710 Alpine Blvd Suite K #410 Alpine, CA 91901 Special Instructions:
Contact:	Bond McCowan, Jr.	
Phone:	800-511-6364	

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Project Description:	San Diego, CA				ND – Next Business Day
Project Zip Code:	92101	Sampling Date & Time:	10/16/2025 10:30 AM		SD – Same Business Day Rush
PO Number:				Sampled By: Bond McCowan, Jr.	WH – Weekend / Holiday

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[illegible]

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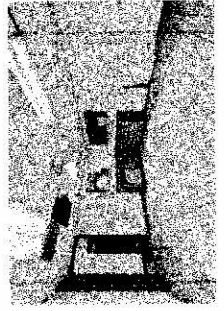
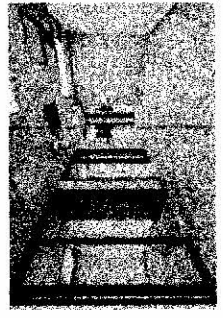
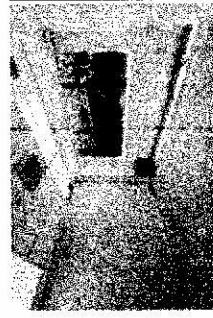
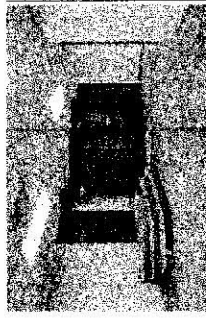
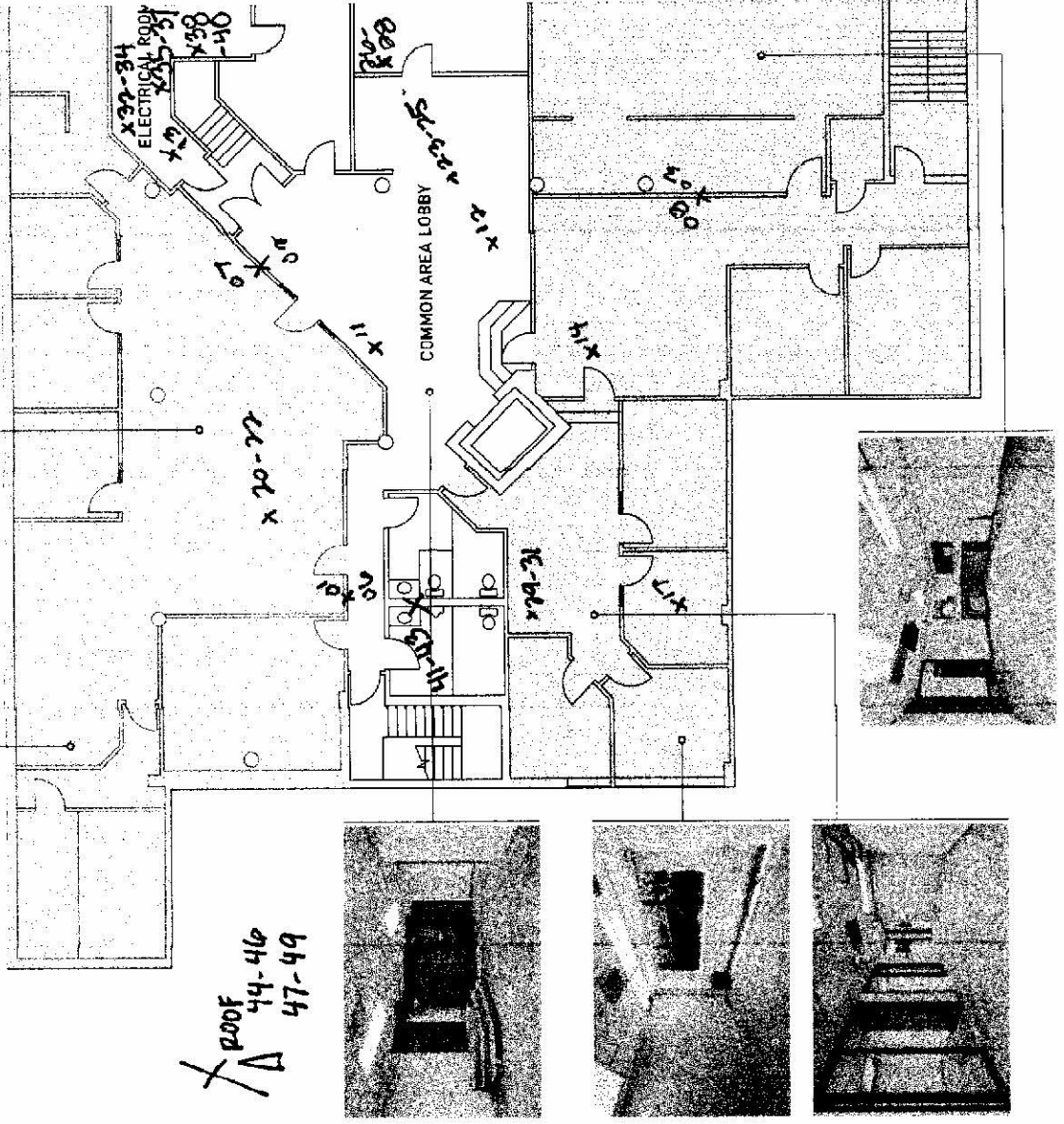
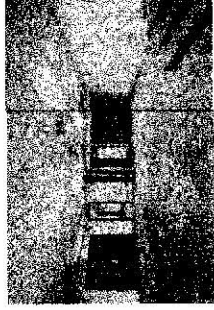
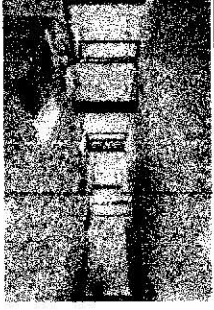
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FLOOR PLAN

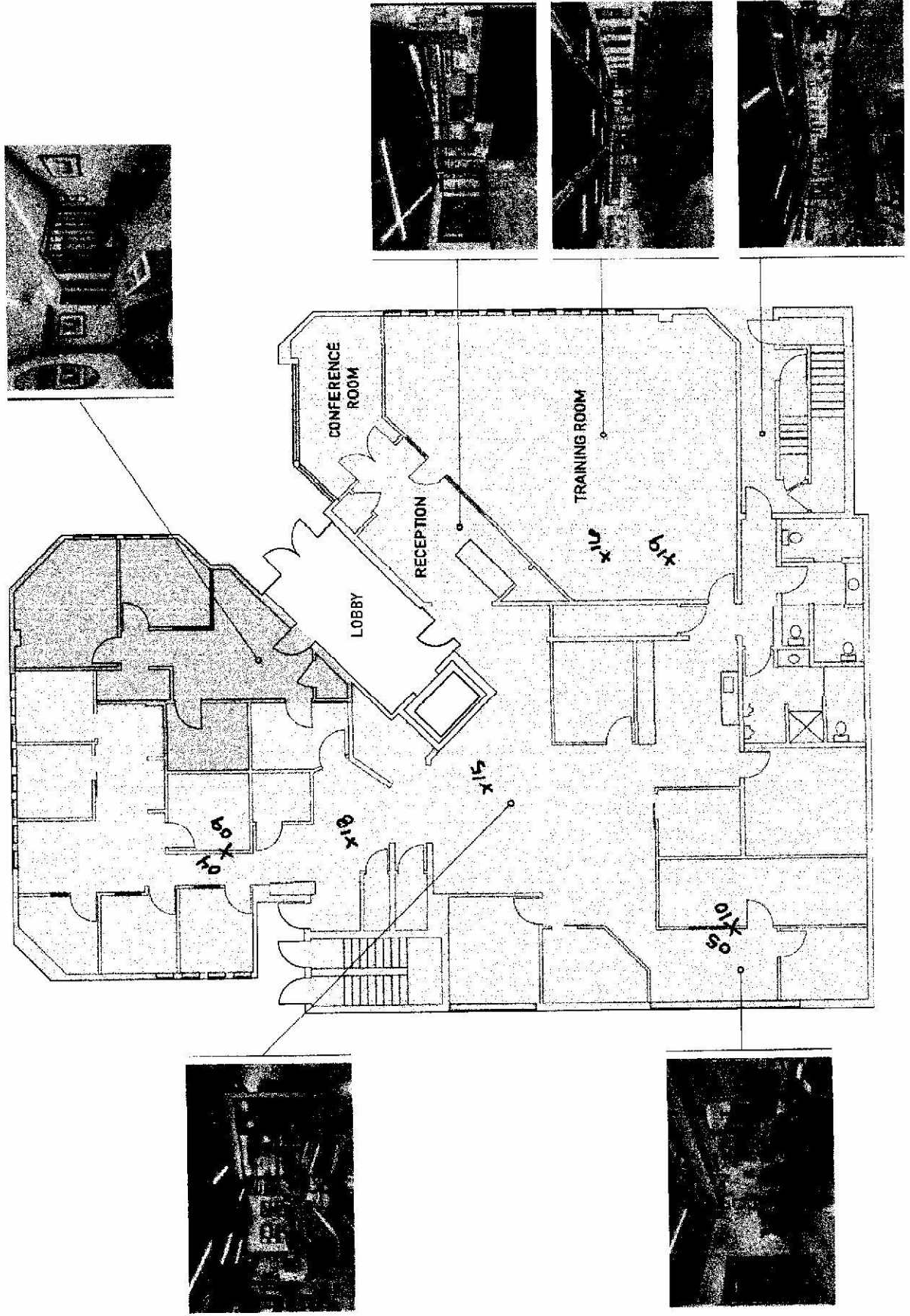
Basement is 100% drop ceiling, HVAC space. The basement has direct entry/exit from a 4th Avenue stairwell, plus internal stairwells and elevator. Above the drop ceiling is poured in place concrete and all exterior basement walls are concrete. The basement is served with heavy power. This unique space lends itself to a number of potential uses, including:

- › Fitness Center
- › Yoga Studio / Pilates
- › Secure wine storage for area residents and restaurants
- › Electronic machinery serving upper levels (i.e. main computer server center, lab, refrigerators / freezers, printing / production machinery.
- › Self storage for area residents and businesses
- › Employee lounge, game room, etc.

BASEMENT - SINGLE OR TWO TENANT PLAN



FLOOR PLAN



FIRST FLOOR - EXISTING SINGLE OR TWO TENANT PLAN

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

Bond L McCowan

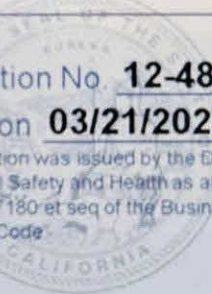


Name

Certification No. **12-4865**

Expires on **03/21/2026**

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

Bond L McCowan, Jr.



Name

Certification No. **13-5024**

Expires on **05/15/2026**

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.

