

Measure C Bond Office

March 27, 2026

To: All Bidders

From: Sandra Lovaas, Measure C Bond Manager
Pleasant Valley School District

Subject: **Addendum 3, Bid FB-26-08, Restroom Remodel, Phase 1, Santa Rosa Technology Magnet Elementary School**

This addendum is hereby made a part of the Contract Documents for Bid FB-26-08, Restroom Remodel, Phase 1, Santa Rosa Technology Magnet Elementary School to the same extent as though it was originally included therein and takes precedence over the original documents. **Receipt of this addendum should be acknowledged on the Bid Form.**

This addendum:

1. Provides lead and asbestos reports for project areas. Remediation requirements will be Awarded Contractor's responsibility. Remediation costs should be included in bid submission. Report provides required scope for remediation. Reports attached.
2. This addendum answers the following submitted RFIs:
 1. Does the existing T bar ceiling remain?
Existing ceilings are to remain
 2. Does existing lighting remain?
Yes
 3. Are electrical plans available?
No, CCD-003 does not contain any electrical changes.
 4. Partition heights on plans (58", 12" AFF and specs (72", 4" AFF do not match. Please provide desired height.
See Addendum 2 for final partition dimensions
 5. Partition color "fog" is not available. Please provide desired color.
Phenolic must be solid through. Pastel gray is acceptable color. District has verified with manufacturer that current lead time for this color is three – four weeks.
 6. Partition material on specifications is a long lead item. Can we provide alternative options?
Addendum 2 provided approved alternative.
 7. Where can dumpsters be staged during the course of construction?
Final location will be determined with awarded contractor. General area shown in red square on school site attachment will be available.



Pleasant Valley School District

600 Temple Avenue • Camarillo, CA 93010 • (805) 389-2100 (Office) • www.pleasantvalleysd.org
PVSD prepares 21st century learners who are responsible members of our global society.

**Asbestos Survey for
Santa Rosa Tech Magnet School
13282 Santa Rosa Rd,
Camarillo, California 93012**

Prepared for:

Jim McGregor
Pleasant Valley School District
600 Temple Ave
Camarillo, California

TC Project No. 104639



Mike Tabbara
CEO/President



Ivan Dean Myers
CAC # 02-3128

Date:
April 1, 2026

Prepared by:

Tabbara Corporation
350 N. Lantana Street, Suite 224
Camarillo, California 93010



Tabbara Corporation

350 N. Lantana Street, Suite 224, Camarillo, CA 93010 Tel: 805-484-3388, Fax: 805-426-8119

June 11, 2024

Jim McGregor
Pleasant Valley School District
600 Temple Ave
Camarillo, California

TC JOB # 104485

RE: ASBESTOS SURVEY REPORT FOR
Camarillo Heights Elementary School
35 Catalina Drive
Camarillo, California 93010

Dear Mr. Valdez:

Attached is the Asbestos Survey Report for the above-referenced facility. The report includes an executive summary, management of asbestos, sampling and laboratory procedures, sample logs, and plans depicting approximate sample locations.

If you have any questions regarding this report, please call us at (805) 484-3388.

Sincerely,

Mahmoud Majdoub
Project Scientist

ASBESTOS SURVEY REPORT
CAMARILLO HEIGHTS ELEMENTARY SCHOOL
35 CATALINA DRIVE
CAMARILLO, CA 93010
TABLE OF CONTENTS

- 1.0 EXECUTIVE SUMMARY
- 2.0 REGULATIONS
- 3.0 SAMPLING, LABORATORY PROCEDURES AND METHODS
- 4.0 LIMITATIONS
- 5.0 FINDINGS AND CONCLUSIONS
- PLANS DEPICTING SAMPLE LOCATIONS

APPENDICES

- A: LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY DOCUMENTATION
- B: PHOTOS
- C: CERTIFICATIONS

1.0 EXECUTIVE SUMMARY

At the request of Pleasant Valley Unified School District, Tabbara Corporation (TC) performed a limited building survey on March 26, 2026 for asbestos-containing materials (ACM) in Santa Rosa Technology Magnet School - building 1 and building 2 restrooms located at 13282 Santa Rosa Rd in Camarillo, California (Subject Site). The current work was performed by Mr. Antonio Chavez, a Certified Site Surveillance Technician (CSST#) 04-3632, under the guidance of Mr. Ivan Dean Myers, a Certified Asbestos Consultant (CAC) #02-3128. The scope of work was conducted in compliance with current state and federal asbestos regulations. The survey included visual observation for ACM, sampling of suspect materials and laboratory analysis. Every effort was made to survey all accessible suspect materials. Additional suspect but unsampled materials could be located between walls, in voids, or in other areas; caution should be exercised regarding these areas.

TC's finding and conclusions are included in this report.

Bulk Sampling

TC's technician collected a total of Twelve (12) bulk samples to be analyzed by Polarized Light Microscopy (PLM). Construction materials that contain asbestos fibers in percentages greater than one tenth of one percent ($> 0.1\%$) **were not found**. Materials with levels of asbestos greater than 0.1% are regulated by government agencies in the state of California:

- None.

Additional suspect materials that were sampled and found to have no concentration of asbestos included:

- 2'x4' Fissured Acoustical Ceiling Panel, Drywall & Joint Compound and Brown Grout,

Asbestos Management

Asbestos is a hazardous substance. Its condition, handling and disposal are regulated by federal, state and local agencies. If ACCM is disturbed or appears to have become damaged, the condition must be reported to the appropriate supervisor. All asbestos abatement work must be performed in accordance with governing agency regulations. If any construction, maintenance, or remodeling is conducted in an area of the facility where there is the potential for employees to come into contact with, or release or disturb, asbestos or asbestos-containing construction materials, a sign with the following language must be posted: "CAUTION. ASBESTOS CANCER AND LUNG DISEASE HAZARD. DO NOT DISTURB WITHOUT PROPER TRAINING AND EQUIPMENT."

TC recommends that one staff member be assigned as an Operations and Maintenance (O&M) Program Manager, who will develop and manage the program. The person should receive appropriate training and be charged with coordinating periodic O&M inspections. These inspections should include surveying all asbestos-containing building products in the facility.

Defects such as signs of increased wear, water damage, vandalism and impact damage should be noted and repaired immediately. Construction or remodeling which occurs in the buildings should be reviewed by the O&M managers in the planning stage to see if preparatory abatement work will be required. A complete record should be maintained of all findings (including this report), procedures, and actions. This record should also contain names of technical advisors, inspectors, consultants, and all staff time, material and costs associated with asbestos control and abatement. In the future, if cost recovery is sought from the manufacturers, suppliers, or contractors, or in the event of litigation, this information will be required.

2.0 REGULATIONS

This section provides a summary of the federal and state regulations that apply to asbestos and asbestos-related work. The summary is not intended to be comprehensive or to define all regulatory requirements that may apply to Santa Rosa Tech Magnet School located in Camarillo, California, or to persons who perform asbestos-related work in this facility.

2.1 U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (EPA) regulates environmental exposures to asbestos through two major pieces of legislation: The National Emission Standards for Hazardous Air Pollutants (NESHAP) under the Clean Air Act and the Asbestos Hazard Emergency Response Act (AHERA) under the Toxic Substances Control Act.

NESHAP, Part 61 of Title 40 of the Code of Federal Regulations (CFR), establishes standards by which asbestos-related work must be performed in order to prevent asbestos from being released into the environment. Some of the requirements include:

- Inspecting for asbestos before commencing a demolition or renovation project,
- Notifying the local NESHAP enforcement agency of all demolition work and asbestos abatement work,
- Training asbestos workers,
- Prohibiting visible emissions and requiring the use of wet methods, negative-pressure enclosures, labeling of waste, and proper handling methods from removal to disposal.

AHERA, Part 763 of 40 CFR, requires schools to inspect for asbestos, prepare management plans, to make notifications regarding the presence of asbestos, use air sampling to confirm proper asbestos removal, and use accredited personnel to perform asbestos-related activities. AHERA and subsequent related legislation established a nationwide program of training and certification required of asbestos professionals, including abatement contractors and workers, who perform work in schools. These requirements have been extended to include asbestos work performed in all public and private sector buildings.

2.2 Occupational Safety and Health

The Occupational Safety and Health Administration (OSHA), regulates occupational exposures to asbestos through the General Industry and Construction Industry asbestos standards (29 CFR 1910.1001 for GISO & 1926.1101 for construction work). These standards are designed to protect workers from asbestos exposure through a series of requirements based on exposures above the permissible exposure limit (PEL). These requirements include:

- Assuming that certain building materials contain asbestos and that buildings constructed prior to 1980 contain Asbestos Containing Construction Materials (ACCM).
- Implementing medical surveillance, respiratory protection, and training programs that include medical examinations, provision of respiratory and Personal Protective Equipment (PPE), and training of workers and supervisors for certain classes of work.

- Training persons who may be exposed to asbestos during their work.
- Using specific types of respirators dependent on the asbestos concentrations being generated.
- For asbestos related work activities work practices and equipment such as negative-pressure enclosures, wet methods, air filtration equipment, decontamination units, warning signs and labels, and waste containers.
- Collecting and analyzing air samples to evaluate potential worker exposures.
- Mandating contractor registration with and notification of asbestos work to the local OSHA enforcement agency.
- Notifying occupants for projects covered by the standard.

In California, the Department of Occupational Safety and Health (DOSH) enforces the OSHA regulations under Section 1529 & Section 5208 of Title 8 of the California Code of Regulations (CCR). DOSH also requires that asbestos consultants performing work in California be trained and certified.

2.3 Other Asbestos Regulations

Many other federal and state regulations that are designed to protect workers, building occupants, and consumers from exposures to hazardous materials also apply to asbestos, including hazard communication, hazardous waste operators and emergency responders, and safe workplace regulations. Some of these include:

- California Environmental Protection Agency-Cal/EPA regulates asbestos waste and requires manifests for transportation and disposal of hazardous asbestos waste (friable and contains greater than 1 percent asbestos). Cal/EPA also requires waste generators to obtain an identification number. Parts of the California Health and Safety Code require that occupants of buildings and consumers of certain products be notified of their contents and the health effects associated with exposures or consumption.
- Certain California regulations may also involve compliance for 0.1% (ACCM). Any contractor or employer (public or private) who engages in asbestos-related work as defined in Labor Code Section 6501.8 involving 100 square feet or more of asbestos-containing material must register with CAL-OSHA and is subject to the lower ACCM threshold.
- Contractors State License Board-The CSLB required that asbestos abatement contractors be licensed as general contractors and maintain an asbestos certification.
- State Board of Equalization-Generators of hazardous waste is required to obtain a tax identification number and pay tax on the amount by weight of waste disposed.
- California Highway Patrol/Department of Transportation-CHP requires that waste containers be properly labeled and that transporters be registered.

Other legislation regulating asbestos exposure in the workplace includes:

- California Health and Safety Code 25249 (Proposition 65)-Requires warnings to be given to individuals who enter a building known to contain asbestos, if such individuals are subject to an asbestos exposure and the building owner cannot demonstrate that significant risk does not exist.
- California Health and Safety Code 25915 et seq. (Connelly Bill)-Requires the owner of any building constructed prior to 1979, who knows that the building contains ACCM, to provide notice to all occupants of that building of the presence and location of known ACCM. Building owners are required to give this notice within 15 days of receipt.

2.4 Notifications

Prior to renovation or demolition work, the contractor should inquire about any abatement notification requirements with the Local Air Pollution Control District.

3.0 SAMPLING, LABORATORY PROCEDURES & METHODS

3.1 Laboratory Procedures and Analysis

Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, July 1993, in accordance with 40 CFR 763, Subpart F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116, July 1993, by LA Testing, located at 5431 Industrial Drive in Huntington Beach, California. Bulk samples of suspected ACM were examined under a stereomicroscope to identify suspect fibers. A polarized light microscope equipped with a dispersion staining objective lens was used to determine which of the suspect fibers are asbestos. The various asbestos minerals were identified on the basis of their unique optical characteristics. Reported asbestos percentages were based on visual volume estimates.

3.2 Inspection Procedures - General

The building spaces were surveyed for the presence of suspect ACM that may contain more than one tenth of one percent asbestos. The suspect materials identified were described and categorized into homogeneous areas. Homogeneous areas consist of suspect materials that are identical in color, appearance, pattern, texture and date of installation. For the purposes of this survey, identified homogenous areas were confined to the building. Samples were collected according to OSHA (29 CFR 1926.1011) dated August 10, 1994 (Revised September 12, 1995).

3.3 Choosing Sample Locations

Samples of suspect ACM were collected in accordance with AHERA to determine whether the materials contain asbestos. Samples were not collected from homogeneous materials when the inspector determined that the material was non-ACM (such as foam, glass, wood, rubber, ceramic tile).

3.4 Sampling Methods

Samples were obtained with a stainless-steel knife to penetrate a material without creating excessive dust. Except for joint compound, the knife was utilized to cut, rather than scratch a sample from the surface of suspect materials in an effort to obtain a sample that was representative of all layers of the material. The sampled area was pre-wetted to minimize or reduce fiber generation during the sampling process. Damaged or inconspicuous areas were sampled wherever practical.

TC's sampling procedures incorporate the use of plastic Ziploc™ bags, labeled with black permanent markers per a unique numbering sequence. One label with the sample number was placed on the sample bag, and a second description was placed on the bulk sample log. Information about the sample, including the sample type, location and condition, was noted on the sheet as each sample was collected.

4.0 LIMITATIONS

This survey was planned and implemented on the basis of a mutually agreed scope of work. The survey was conducted in conformance with generally accepted current standards for identifying and evaluating asbestos in construction materials. TC uses only qualified professionals to perform building surveys; reasonable effort was made to survey accessible suspect materials. Additional suspect but un-sampled materials could be located between walls, in voids, or in other inaccessible areas; caution should be exercised regarding these areas. TC cannot warrant that these buildings do not contain ACM in locations other than those noted in this report.

TC's assessment of the risk of exposure to airborne asbestos fibers followed generally accepted protocols and is based on conditions at the time of the survey. TC is not responsible for changes in conditions or accepted protocols subsequent to our site visit.

5.0 FINDINGS & CONCLUSIONS

ASBESTOS SURVEY REPORT **SANTA ROSA TECH MAGNET SCHOOL** **CAMARILLO, CALIFORNIA 93012**

A limited building material survey was performed on March 26, 2026 for asbestos-containing materials (ACM) at Santa Rosa Tech Magnet School – building 1 and building 2 restrooms located at in Camarillo, California. The current work was performed by Mr. Antonio Chavez, a Certified Site Surveillance Technician (CSST#) 04-3632, under the guidance of Mr. Ivan Dean Myers, a Certified Asbestos Consultant (CAC) # 02-3128.

Asbestos was not detected in any of the materials sampled by TC.

Client: Pleasant Valley School District
 Site: Santa Rosa Tech Magnet School
 TC # 104639
 Inspector(s): A. Chavez

ASBESTOS BULK SAMPLING LOG
 Pleasant Valley School District
 Santa Rosa Tech Magnet
 Camarillo, California

Date: 4/1/26

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Air Erosion	Contact	Vibration
1	Drywall & Joint Compound	Bldg 1 - Girls Restroom - Wall		ND	NF	Intact			
2	Drywall & Joint Compound	Bldg 1 - Boys Restroom - Wall		ND	NF	Intact			
3	Drywall & Joint Compound	Bldg 2 - Girls Restroom - Wall		ND	NF	Intact			
4	Drywall & Joint Compound	Bldg 2 - Boys Restroom - Wall		ND	NF	Intact			
5	2'x4' Fissured Acoustical Ceiling Panel	Bldg 1 - Girls Restroom - Wall		ND	NF	Intact			
6	2'x4' Fissured Acoustical Ceiling Panel	Bldg 1 - Boys Restroom - Wall		ND	NF	Intact			
7	2'x4' Fissured Acoustical Ceiling Panel	Bldg 2 - Girls Restroom - Wall		ND	NF	Intact			
8	2'x4' Fissured Acoustical Ceiling Panel	Bldg 2 - Boys Restroom - Wall		ND	NF	Intact			
9	Brown Grout	Bldg. 1 - Girls Restroom - Wall		ND	NF	Intact			
10	Brown Grout	Bldg. 1 - Boys Restroom - Wall		ND	NF	Intact			
11	Brown Grout	Bldg. 2 - Girls Restroom - Wall		ND	NF	Intact			
12	Brown Grout	Bldg. 2 - Boys Restroom - Wall		ND	NF	Intact			

Friability Codes: N=Non Friable; F=Friable

Condition Codes: G=Good; F=Fair; P=Poor

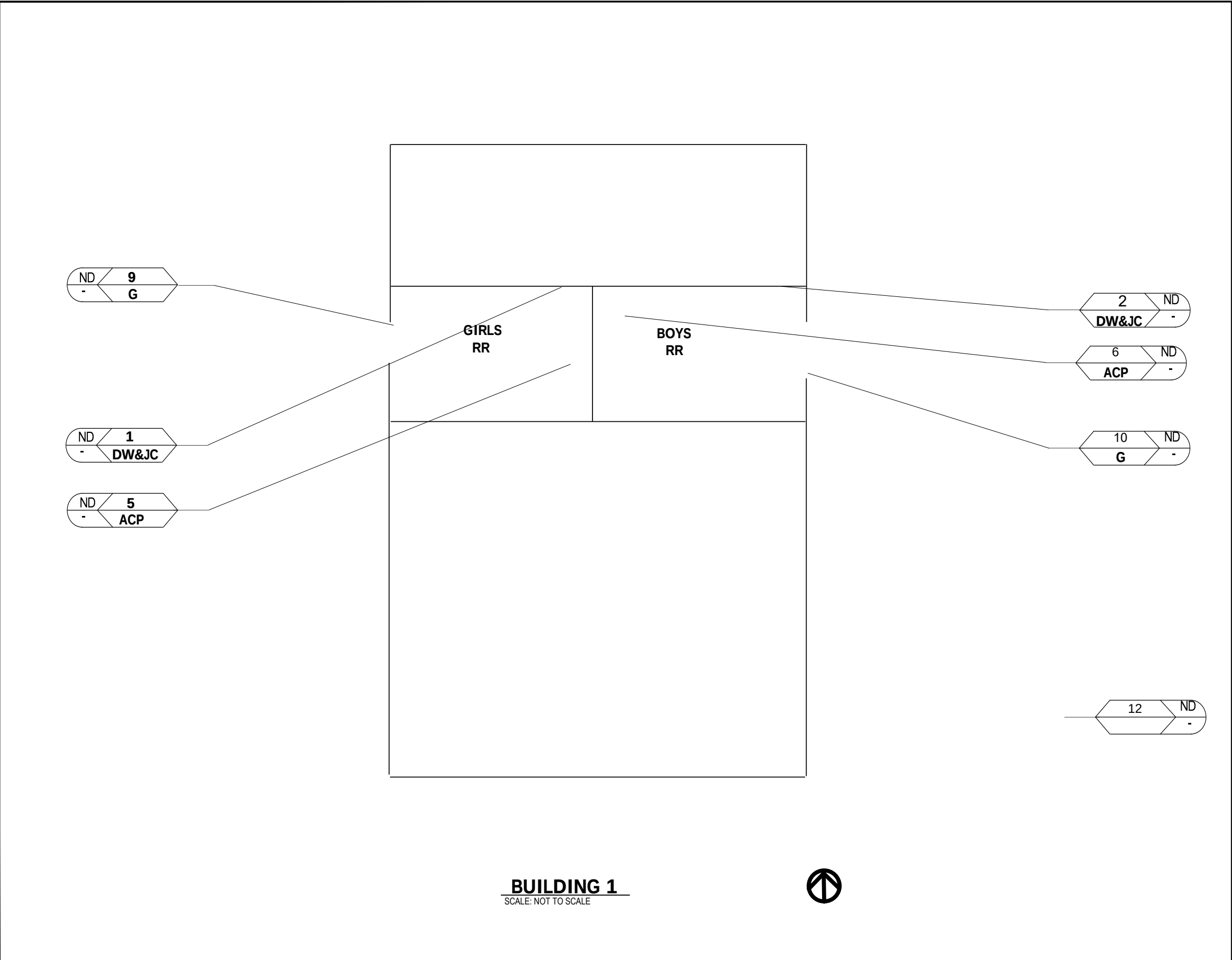
Air Erosion Contact Vibration Codes: L=Low; M=Moderate; H=High

104639 Santa Rosa School Asbestos Logs

NA=Not Analyzed

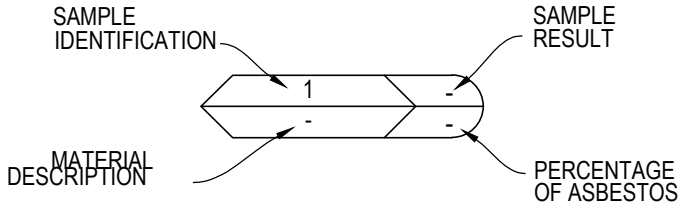
ND=Not Detected

N=Negative by Point Count Method (<0.1% chrysotile)



BUILDING 1
SCALE: NOT TO SCALE

SAMPLE LEGEND



MATERIALS:

- IM = INSUFFICIENT MATERIAL
- NA = NOT ANALYZED
- ND = NOT DETECTED
- N = NEGATIVE BY THE POINT COUNT METHOD
- P = POSITIVE

- DW&JC= DRYWALL TO JOINT COMPOUND**
- ACP= ACOUSTICAL CEILING PANEL**
- G= BROWN GROUT**

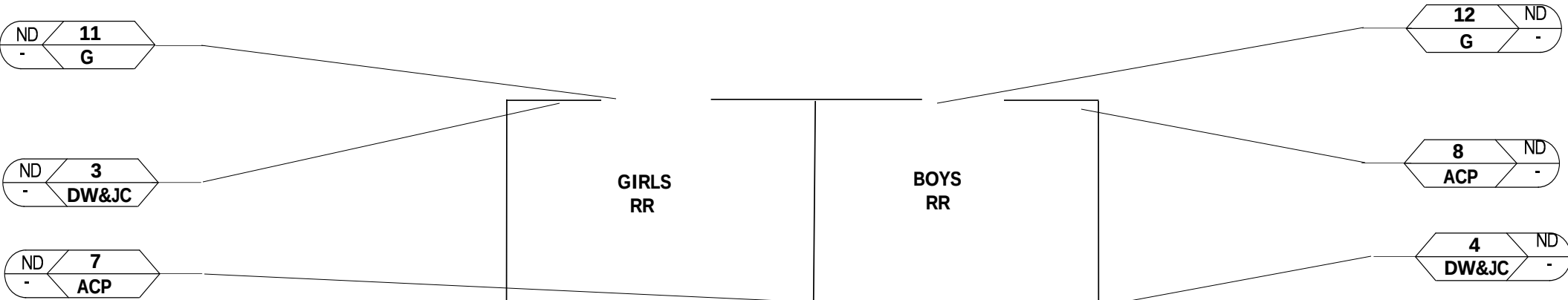
LEGEND

MATERIAL	QTY.	DESCRIPTION

KEY PLAN :



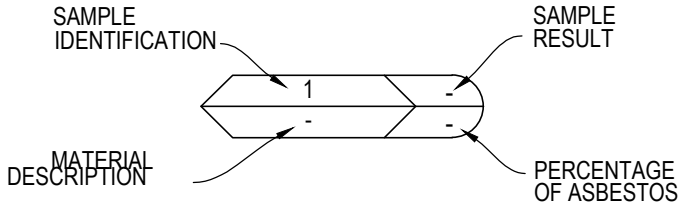
NO.	REVISIONS:	DATE:	BY:	SANTA ROSA TECH MANGET SCHOOL ASBESTOS SURVEY FLOOR PLAN	TABBARA CORPORATION 350 N. LANTANA STREET, SUITE 224 CAMARILLO, CALIFORNIA 93010 TEL: (805)484-3388 FAX: (805)426-8119 WWW.TABBARACORP.COM	PROJECT NO: 104639	
						SCALE: NOT TO SCALE	
						INSPECTOR(S): A. CHAVEZ	
						INSPECTION DATE: 3-26-2026	



BUILDING 2
SCALE: NOT TO SCALE



SAMPLE LEGEND



MATERIALS:

- IM = INSUFFICIENT MATERIAL
- NA = NOT ANALYZED
- ND = NOT DETECTED
- N = NEGATIVE BY THE POINT COUNT METHOD
- P = POSITIVE

- DW&JC= DRYWALL TO JOINT COMPOUND
- ACP= ACOUSTICAL CEILING PANEL
- G= BROWN GROUT

LEGEND

MATERIAL	QTY.	DESCRIPTION

KEY PLAN :



APPENDIX A

LABORATORY ANALYSIS RESULTS
AND
CHAIN OF CUSTODY DOCUMENTATION



LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / hblab@latesting.com

LA Testing Order: 332605730

Customer ID: TABB25

Customer PO:

Project ID:

Attention: Mike Tabbara
Tabbara Corporation
317 Morgan Hill St.
Simi Valley, CA 93065

Phone: (805) 368-3100

Fax:

Received Date: 03/27/2026 10:30 AM

Analysis Date: 03/30/2026

Collected Date: 03/26/2026

Project: Santa Rosa Tech Mag School / 104639

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1-Joint Compound 332605730-0001	Bldg. 1, Girls R/R, Wall - Drywall w/ JC	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
1-Drywall 332605730-0001A	Bldg. 1, Girls R/R, Wall - Drywall w/ JC	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	70% Gypsum 18% Non-fibrous (Other)	None Detected
2-Joint Compound 332605730-0002	Bldg. 1, Boys R/R, Wall - Drywall w/ JC	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
2-Tape 332605730-0002A	Bldg. 1, Boys R/R, Wall - Drywall w/ JC	Beige Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
2-Drywall 332605730-0002B	Bldg. 1, Boys R/R, Wall - Drywall w/ JC	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	70% Gypsum 18% Non-fibrous (Other)	None Detected
3-Joint Compound 332605730-0003	Bldg. 2, Girls R/R, Wall - Drywall w/ JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-Drywall 332605730-0003A	Bldg. 2, Girls R/R, Wall - Drywall w/ JC	Brown/White Fibrous Heterogeneous	15% Cellulose 2% Glass	65% Gypsum 18% Non-fibrous (Other)	None Detected
4-Joint Compound 332605730-0004	Bldg. 2, Boys R/R, Wall - Drywall w/ JC	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
4-Drywall 332605730-0004A	Bldg. 2, Boys R/R, Wall - Drywall w/ JC	White Fibrous Homogeneous	4% Cellulose 2% Glass	75% Gypsum 19% Non-fibrous (Other)	None Detected
5 332605730-0005	Bldg. 1, Girls R/R, Ceiling - 2'x4' Fissured ACP	White/Beige Fibrous Heterogeneous	40% Cellulose 30% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected
6 332605730-0006	Bldg. 1, Boys R/R, Ceiling - 2'x4' Fissured ACP	White/Beige Fibrous Heterogeneous	40% Cellulose 30% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected
7 332605730-0007	Bldg. 2, Girls R/R, Ceiling - 2'x4' Fissured ACP	White/Beige Fibrous Heterogeneous	40% Cellulose 30% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected
8 332605730-0008	Bldg. 2, Boys R/R, Ceiling - 2'x4' Fissured ACP	Tan/White Fibrous Heterogeneous	45% Cellulose 25% Min. Wool	5% Perlite 25% Non-fibrous (Other)	None Detected
9 332605730-0009	Bldg. 1, Girls R/R, Floor - Brown Grout	Brown Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
10 332605730-0010	Bldg. 1, Boys R/R, Floor - Brown Grout	Brown Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
11 332605730-0011	Bldg. 2, Girls R/R, Floor - Brown Grout	Brown Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected

Initial report from: 03/30/2026 18:47:25



LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / hblab@lateesting.com

LA Testing Order: 332605730

Customer ID: TABB25

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
12	Bldg. 2, Boys R/R, Floor - Brown Grout	Gray Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
332605730-0012					

Analyst(s)

Alexis Rodriguez (4)

Matthew Hall (13)

Christopher Miranda, Laboratory Manager
or Other Approved Signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore LA Testing recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

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

Initial report from: 03/30/2026 18:47:25



Asbestos Chain of Custody (Air, Bulk, Soil)

California Customers

LA Testing Order Number / Lab Use Only

#332605730

EMSL Analytical, Inc.
520 Mission Street
South Pasadena, CA 91030

PHONE: 800-303-0047
EMAIL: pasadenalab@lating.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information	Customer ID:	Billing ID:
	Company Name: Tabbara Corporation	Company Name:
	Contact Name: Mike Tabbara	Billing Contact:
	Street Address: 317 Morgan Hill Street	Street Address:
	City, State, Zip: Simi Valley, CA 93065 Country: USA	City, State, Zip: Country:
	Phone: (805) 484-3388	Phone:
Email(s) for Report: mtabbara@tabbaracorp.com		Email(s) for Invoice:

Project Information	
Project Name/No: Santa Rosa Tech Mag School / 104639	Purchase Order:
LAT LIMS Project ID: (If applicable, EMSL will provide)	US State where samples collected: CA State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name: ANTONIO CHAVEZ	Sampled By Signature: [Signature] No. of Samples in Shipment: 12
Turn-Around-Time (TAT) ☐ 3 Hour ☐ 4-4.5 Hour AHERA ONLY ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.	

PCM Air ☐ NIOSH 7400 ☐ NIOSH 7400 w/ 8hr. TWA PLM - Bulk (reporting limit) ☒ PLM EPA 600/R-93/116 (<1%) ☐ PLM EPA NOB (<1%) ☐ POINT COUNT ☐ 400 (<0.25%) ☐ 1,000 (<0.1%) ☐ 1,200 (<0.08%) POINT COUNT w/ GRAVIMETRIC ☐ 400 (<0.25%) ☐ 1,000 (<0.1%) ☐ 1,200 (<0.08%)	Test Selection TEM - Air ☐ AHERA 40 CFR, Part 763 ☐ CARB Modified AHERA ☐ NIOSH 7402 ☐ EPA Level II ☐ ISO 10312* TEM - Bulk ☐ TEM EPA NOB ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%) TEM - Settled Dust ☐ Microvac - ASTM D5755 ☐ Wipe - ASTM D6480 ☐ Qualitative via Filtration Prep ☐ Qualitative via Drop Mount Prep	Soil - Rock - Vermiculite (reporting limit)* ☐ PLM CARB 435 - Level A (<0.25%) ☐ PLM CARB 435 - Level B (<0.1%) ☐ TEM CARB 435 - Level B (<0.1%) ☐ TEM CARB 435 - Level C (<0.01%) ☐ CARB Guidance Compliance Prep ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%) ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%) ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%) Other
---	--	---

*Please call with your project-specific requirements.

☒ Positive Stop - Clearly Identified Homogeneous Areas (HA)		Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um	
Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
	See Attached Bulk Sample Field Log		
	Please analyze as described on the logs, additional layers are accountable for.		

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment: FedEx Drop	Sample Condition Upon Receipt:
Relinquished by: [Signature] Date/Time: 3/26/20 - 5p	Received by: Jonathan Sanchez (Ex) Date/Time: 3/27/20 10:30a
Relinquished by: [Signature] Date/Time: 3/26/20 - 5p	Received by: [Signature] Date/Time: 3/27/20 10:30a

Controlled Document - COC-51 LAT Asbestos CA
Clients LA Testing R3 03/24/2021

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc. (DBA LA Testing) Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to LA Testing constitutes acceptance and acknowledgment of all terms and conditions by Customer.

TABBARA CORPORATION

Date: 3/26/2016

Client: Pleasant Valley SD

Site: Santa Rosa Technology Magnet School

Project #: 104639

Inspector(s): Antonio Chavez

#332605730

ASBESTOS BULK SAMPLE FIELD LOG

Sample Number	Material Sampled	Sample Location	Location in Room	Quantity	Analytical Results	Friability	Condition
1	Drywall w/ JC	Bldg. 1, Girls R/R	Wall	~ 765 SF		NF	Intact
2	↓	1, Boys R/R	↓	↓		↓	↓
3	↓	2, Girls R/R	↓	↓		↓	↓
4	↓	2, Boys R/R	↓	↓		↓	↓
5	2x4 Fissured ACP	Bldg. 1, Girls R/R	Ceiling	~ 700 SF		F	Intact
6	↓	1, Boys R/R	↓	↓		↓	↓
7	↓	2, Girls R/R	↓	↓		↓	↓
8	↓	2, Boys R/R	↓	↓		↓	↓
9	Brown Grout	Bldg. 1, Girls R/R	Floor	~ 700 SF		NF	Intact
10	↓	1, Boys R/R	↓	↓		↓	↓
11	↓	2, Girls R/R	↓	↓		↓	↓
12	↓	2, Boys R/R	↓	↓		↓	↓

NA = Not Analyzed, Friability Codes: NF = Non-Friable; F = Friable
 ND = Not Detected, Condition Codes: G = Good; Fr = Fair; P = Poor
 N = Negative

APPENDIX B

PHOTOS









































APPENDIX C
CERTIFICATIONS

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office

<http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

Gavin Newsom, Governor



406163632T

8/18/2025

Antonio Chavez

1341 E. Riverside Drive

Ontario CA 91761

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mochrie'.

Dean Mochrie, CAC

Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician
Antonio Chavez

Name

Certification No. **04-3632**

Expires on **11/18/2026**

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.



**Lead Inspection Report for
Santa Rosa Tech Magnet School
13282 Santa Rosa Rd,
Camarillo, California 93012**

Prepared for:

**Mr. Mike Valdez
Pleasant Valley School District
600 Temple Ave
Camarillo, California**

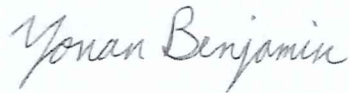
Prepared by:

Tabbara Corporation
**350 N. Lantana Street, Suite 224
Camarillo, CA 93010
Ph: (805) 484-3388
Fax: (805) 426-8119**

TC Project No. 104639



Mike S. Tabbara
CEO/President



Yonan Benjamin
CDPH #8161 & 8160

April 1, 2026

LEAD INSPECTION REPORT

TABLE OF CONTENTS

LIST OF ACRONYMS..... 3

DEFINITIONS 4

EXECUTIVE SUMMARY 6

1.0 INTRODUCTION 6

2.0 LEAD INSPECTION, SAMPLING AND ANALYSIS 10

3.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS 11

4.0 CONFIDENTIALITY & LIMITATIONS 13

Appendices

Appendix A – Sample Location Plan

Appendix B – Sample Log and Laboratory Analysis Report

Appendix C - Certifications

LIST OF ACRONYMS

AIHA:	American Industrial Hygiene Association
ANSI:	American National Standards Institute
ASA:	American Standards Association
ASTM:	American Society for Testing & Materials
CFR:	Code of Federal Regulations
CERCLA:	Comprehensive Environmental Response, Compensation and Liability Act (42 USC 9601ff)
CDPH	California Department of Public Health
CIH:	Certified Industrial Hygienist
DOT:	U.S. Department of Transportation
EPA:	U.S. Environmental Protection Agency
FR:	Federal Register
GFCI:	Ground Fault Circuit Interrupter
HEPA:	High Efficiency Particulate Air (filter with 99.97% efficiency to 0.3 microns)
HVAC:	Heating, ventilation and air conditioning system
IH:	Industrial Hygienist
MSDS:	Material Safety Data Sheet
OSHA:	Occupational Safety and Health Administration
NAM:	Negative Air (Filtration) Machine
NEC:	National Electrical Code
NESHAPS:	National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61 M)
NFPA:	National Fire Protection Association
NIOSH:	National Institute of Occupational Safety and Health
PAPR:	Powered Air-Purifying Respirator
PEL:	Permissible Exposure Limit
TWA:	Time Weighted Average
NEA:	Negative Exposure Assessment
RCRA:	Resource Conservation and Recovery Act
SSN:	Social Security Number
Cal/OSHA:	California Division of Occupational Safety and Health
CSC:	Construction Safety Orders
DOSH:	Division of Occupational Safety and Health
GISO:	General Industry Safety Orders
LBP:	Lead-Based Paint
CCR:	California Code of Regulations
µg/dl:	Micrograms per deciliter of whole blood. Common units used for reporting concentrations of lead in blood samples. Also reported as ug/100g (micrograms per 100 grams) of whole blood.
µg/m³:	Micrograms per cubic meter of air. Common units for reporting airborne concentrations of lead.
PPM:	Parts Per Million

DEFINITIONS

Action Level – Employee exposure, without regard to the use of respirators, to an airborne concentration of lead in micrograms per cubic meter of air ($\mu\text{g}/\text{m}^3$) calculated as an eight-hour time-weighted average (TWA). The action level for lead is $30 \mu\text{g}/\text{m}^3$.

Competent Person – One who is capable of identifying existing and predictable lead hazards in the surroundings or working conditions and who has authorization to take prompt corrective measures to eliminate them?

Lead – The word “lead” when used in this project means elemental lead, all inorganic lead compounds and a class of organic lead compounds called lead soaps. Lead is a heavy metal at room temperature and pressure and is a basic chemical element. It can combine with various other substances to form lead compounds.

Lead-Based Paint – For purposes of this inspection, Lead Based Paint shall mean any paint, varnish, shellac or other coating that contains lead in concentrations equal to or greater than 0.5 percent by weight (5,000 ppm) as measured by laboratory analysis.

Lead-Based Paint Hazard – “Lead-Based Paint Hazard” means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

Lead-Containing Paint – For the purposes of this inspection, Lead-Containing Paint shall mean any paint that contains lead in concentrations equal to or greater than the laboratory detection limit, but less than 5,000 ppm.

Lead-Contaminated Soil – “Lead-Contaminated Soil” means bare soil on residential real property that contains leads at or in excess of the level determined to be hazardous to human health by the appropriate Federal agency.

Laboratory Accreditation – A laboratory that has been approved by a state to perform analyses of lead in paint and dust and whose approval is consistent with criteria established by the Environmental Protection Agency.

Risk Assessment – “Risk Assessment” means an on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in residential dwellings, including; (a) information gathering regarding the age and history of the housing and occupancy by children under age 6; (bf) visual inspection; (c) limited wipe sampling or other environmental sampling techniques; (d) other activity as may be appropriate; and (e) provision of a report explaining the results of the investigation.

Substrate – The material to which a coating such as paint is applied. Residential substrates are usually wood, plaster, masonry, gypsum board, or metal, including components such as doors and door frames, windows and window trim, other trim, walls, ceilings, cabinets, and other built-in storage.

Surface – The outer or topmost boundary of a substrate.

Testing – The measurement of lead in painted surfaces by Federal- or State-certified personnel using a portable X-ray fluorescence analyzer, laboratory analysis of paint samples, or other methods approved by HUD.

Title X – The Residential Lead-Based Hazard Reduction Act of 1992 (Public Law 102-550) signed into law on October 28, 1992.

XRF Analyzer – A portable instrument that determines lead concentration in milligrams per square centimeter (mg/cm^2) using the principle of X-ray fluorescence. The instrument may measure mean lead content or lead content plus a spectrum or other elements.

EXECUTIVE SUMMARY

At the request of Pleasant Valley Unified School District, Tabbara Corporation (TC) performed a limited lead inspection at Santa Rosa Technology Magnet School - building 1 and building 2 restrooms located at 13282 Santa Rosa Rd Camarillo, California (Subject Site).

The Lead Inspection consisted of a visual inspection for suspect lead-based paint (LBP) at the Subject Site and the collection and analysis of paint chip samples from the wood ceiling surfaces of the Breeze ways connecting the buildings

The Lead Inspection was performed on March 26, 2026 by Mr. Antonio Chavez, California Department of Public Health Lead Supervisor #7361 and Lead Sampling Technician #13089. The scope of work was under the supervision of Yonan Benjamin, a California Department of Public Health Certified Project Inspector & Monitor (#8161 & 8160).

Lead-Based Paint

According to the California Title 17 Regulations (Title 17, California Code of Regulations, Division 1, Chapter 8, Sections 35001 through 36000), and for purposes of this report, paint that is found to have a lead concentration equal to or greater than 0.5% by Weight / 5,000 milligrams per kilogram (mg/Kg or parts per million), as determined by chemical analysis, is considered to be Lead-Based Paint (LBP).

Findings

Lead-Based Paint

None of the paint chip samples collected had lead concentrations greater than 0.5 % by weight or 5,000 parts per million (ppm).

Lead containing above 0.06% by weight:

One (1) of the paint chip samples collected had lead concentration greater then 0.06% by weight or 600 ppm and less than 0.5% by weight or 5000 ppm.

- Blue & White Ceramic tile located on the walls of the Girls Restrooms, containing 830 mg/kg (ppm) / 0.083% by weight lead.

Sample Number	Component Sampled	Substrate	Condition	Color	Result (mg/Kg)	Results (wt%)
L-2	Wall	Ceramic Tile	Intact	Blue/White	830	0.083

Lead containing less than 0.06% by weight:

Paint chip samples collected that had lead concentrations equal to or greater than laboratory reporting limit but less than 0.06% by weight (600 ppm).

Sample Number	Component Sampled	Substrate	Condition	Color	Result (mg/Kg)	Results (wt%)
L-1	Wall	Drywall	Intact	Off White	63	0.0063
L-3	Wall	Ceramic Tile	Intact	Blue	57	0.0057
L-4	Wall	Ceramic Tile	Intact	White	60	0.0060
L-5	Door	Wood	Intact	Blue	56	0.0056
L-6	Door	Wood	Intact	Blue	57	0.0057

1.0 INTRODUCTION

At the request of Pleasant Valley Unified School District, Tabbara Corporation (TC) performed a limited lead inspection at Santa Rosa Technology Magnet School - building 1 and building 2 restrooms located at 13282 Santa Rosa Rd in, Camarillo California (Subject Site).

The purpose of the Lead Inspection was to evaluate the presence, extent and condition of the Lead-Based Paint (LBP) and Lead Containing Paint (LCP) at the Subject Site in support of an upcoming demolition/renovation work that will be conducted at the Subject Site.

The Lead Inspection was performed on March 26, 2026 by Antonio Chavez, California Department of Public Health Lead Supervisor #7361 and Lead Sampling Technician #13089. The scope of work was under the supervision of Yonan Benjamin, a California Department of Public Health Certified Project Inspector & Monitor (#8161 & 8160).

The Lead Inspection included:

- A visual inspection of the Subject Site to identify suspected LBP;
- The collection of paint chip samples from the identified suspect coatings;
- An assessment of the condition of all suspect coatings;
- Analysis of the collected samples for Total Lead via EPA Method 7420 (flame ionization atomic absorption spectroscopy)
- Preparation of a written report containing TC's findings, conclusions and recommendations.

Lead-Based Paint Regulations

The U.S. EPA, United States Department of Housing and Urban Development (HUD), and the DHS define LBP as paint containing greater than 0.5% lead by weight of 5,000 milligrams per kilogram (mg/Kg)/parts per million (ppm) or 1.0 mg/cm² total lead. However, Cal-OSHA requires an exposure assessment for certain "trigger activities" at any detectable lead concentration ("whenever lead is present") and for other construction tasks disturbing lead where components contain lead at a greater than 0.06% by weight.

The Cal-OSHA Permissible Exposure Limit (PEL) for worker exposure to airborne lead particles is 50 micrograms per cubic meter of air (50 µg/m³ TWA). The OSHA Lead Construction Standard also lists an Action Level of 30 µg/m³ TWA. Therefore, proposed renovation/demolition activities that include materials with lead in any concentration could, under certain circumstances, trigger the OSHA and Cal-OSHA regulations.

The concentrations of airborne lead generated by disturbing lead-containing materials may vary based upon several factors, including "trigger activities" such as manual demolition, manual scraping and sanding, abrasive blasting, and the severity of disturbance to the building materials. Determination of airborne lead concentrations requires air monitoring by a trained lead professional during building material disturbance.

Lead-Based Paint and Lead Containing Paint

According to the California Title 17 Regulations (Title 17, California Code of Regulations, Division 1, Chapter 8, Sections 35001 through 36000), and for purposes of this report, paint that is found to have a lead concentration equal to or greater than 0.5% by weight / 5,000 milligrams per kilogram (mg/Kg or parts per million), as determined by chemical analysis, is considered to be Lead-Based Paint (LBP).

For the purposes of this survey, any coating found to have any detectable lead concentration is considered to be Lead Containing Paint.

Any coatings encountered during the demolition/ renovation project that were not sampled during the survey should be assumed to be LBP until such time as testing proves otherwise. Should the work require the disturbance of these materials, the consultant shall be notified.

Any disturbance of LBP must be performed by properly trained and qualified personnel. Lead disturbance activities should employ state-of-the-art techniques and be performed in accordance with all applicable local, State, and federal laws and regulations.

2.0 LEAD INSPECTION, SAMPLING AND ANALYSIS

Inspection and Sampling

The Subject Site building was surveyed for the presence of suspected lead-based paints and coatings. Painted/coated components with identical color, appearance, texture and date of installation were grouped together for purposes of sampling.

Paint Chip samples were collected in accordance with HUD guidelines by scraping the paint from a 2 square inch area of the area being sampled. All layers of the paint were collected from the surface to the underlying substrate.

Collected paint chip samples were then placed into a sealed hard-shell container for shipment to the laboratory. Each sample container was labeled with a unique sampling number using a black, permanent marker. The date and time the sample was collected was also recorded on the sample containers. The same information was also recorded on a Lead Sampling Log and on a Chain-of-Custody form. The Chain of Custody form was kept with the samples at all times from their collection until delivery to the analyzing laboratory.

Six (6) paint chip samples were collected from suspected painted surfaces at the Subject Site.

The paint chip sampling logs and the laboratory analysis report for the paint chip samples collected at the Subject Site are included in Appendix B. Drawings showing the sampling locations of the paint chip samples are included in Appendix A of this report.

Sample Analysis

The collected paint chip samples were analyzed for total lead content via EPA Method 3050B/7000B (flame ionization atomic absorption spectroscopy).

The samples were analyzed by LA Testing located at 5431 Industrial Drive in Huntington Beach, California. LA Testing holds a State of California Department of Public Health (DPH) Environmental Laboratory Accreditation Program Certificate and is certified by the California EPA to perform EPA Method 3050B/7000B analysis for lead.

The laboratory report and analysis results are included in Appendix B.

3.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

TC's findings and recommendations are as follows:

Lead-Based Paint

None of the paint chip samples collected had lead concentrations greater than 0.5 % by weight or 5,000 parts per million (ppm).

Lead containing above 0.06% by weight:

One (1) of the paint chip samples collected had lead concentration greater than 0.06% by weight or 600 ppm and less than 0.5% by weight or 5000 ppm.

- Blue & White Ceramic tile located on the walls of the Girls Restrooms, containing 830 mg/kg(ppm) / 0.083% by weight lead.

Sample Number	Component Sampled	Substrate	Condition	Color	Result (mg/Kg)	Results (wt%)
L-2	Wall	Ceramic Tile	Intact	Blue/White	830	0.083

Lead containing less than 0.06% by weight:

Paint chip samples collected that had lead concentrations equal to or greater than laboratory reporting limit but less than 0.06% by weight (600 ppm).

Sample Number	Component Sampled	Substrate	Condition	Color	Result (mg/Kg)	Results (wt%)
L-1	Wall	Drywall	Intact	Off White	63	0.0063
L-3	Wall	Ceramic Tile	Intact	Blue	57	0.0057
L-4	Wall	Ceramic Tile	Intact	White	60	0.0060
L-5	Door	Wood	Intact	Blue	56	0.0056
L-6	Door	Wood	Intact	Blue	57	0.0057

Conclusions and Recommendations

None of the paint chip samples meeting the Title 17 definition of Lead-Based Paint were identified at the Subject Site during the inspection.

Any coating found to have any detectable lead concentration equal to or greater than the laboratory detection limit, but less than 5,000 mg/Kg (ppm) is considered to be Lead Containing Paint.

One of the coatings sampled had lead concentrations greater than 600 mg/Kg (ppm) or 0.06% by weight. According to Title 8 CCR, Section 1532.1(d)(4), only coatings with lead concentrations above 600 mg/Kg (ppm) or 0.06% by weight are deemed a positive initial determination and pose a potential health hazard to workers who disturb them. Additionally, Section 1532.1(d) (2) identifies tasks that regulate worker actions where any lead is present. The contractor must determine whether any of these tasks will be performed and institute the appropriate safety measures under this regulation to protect its workers.

TC recommends that any disturbance of these coatings be performed in accordance with the requirements of Title 8, California Code of Regulations (CCR), and Section 1532.1. The employer of any workers disturbing these coatings must perform an Exposure Assessment in accordance with Section 1532.1(d) to determine if workers disturbing these coatings will be exposed to airborne lead concentrations in excess of the Action Level or Permissible Exposure Limit (PEL) for lead and what, if any, provisions of Section 1532.1 will govern the disturbance of these coatings.

State and federal waste disposal regulations must be considered for construction debris and paint wastes generated from renovation or demolition activities. Composite sampling should be performed to verify that the waste is non-hazardous (If necessary).

Please contact Tabbara Corporation at 805-368-3100 with questions or comments regarding the information in this report.

4.0 CONFIDENTIALITY & LIMITATIONS

This report was prepared for the sole use of Santa Rosa Magnet School its affiliates, the only intended beneficiary of our work. No other party should rely on the information contained herein without prior written consent of TC and the Client. TC understands that our services to the Client are to be held in strict confidence. TC will not discuss or disclose any information about our services to any third party without the Client's consent.

This survey was planned and implemented on the basis of a mutually agreed scope of work. The survey was conducted in conformance with generally accepted current standards for identifying and evaluating lead-based paint in building materials. TC uses only qualified professionals to perform building surveys; reasonable effort was made to survey accessible suspect materials.

Additional suspect but un-sampled materials could be located between walls, in voids, or in other inaccessible areas; caution should be exercised regarding these areas. TC cannot warrant that these buildings do not contain lead in locations other than those noted in this report.

TC is not responsible for changes in conditions or accepted protocols subsequent to our site visit.

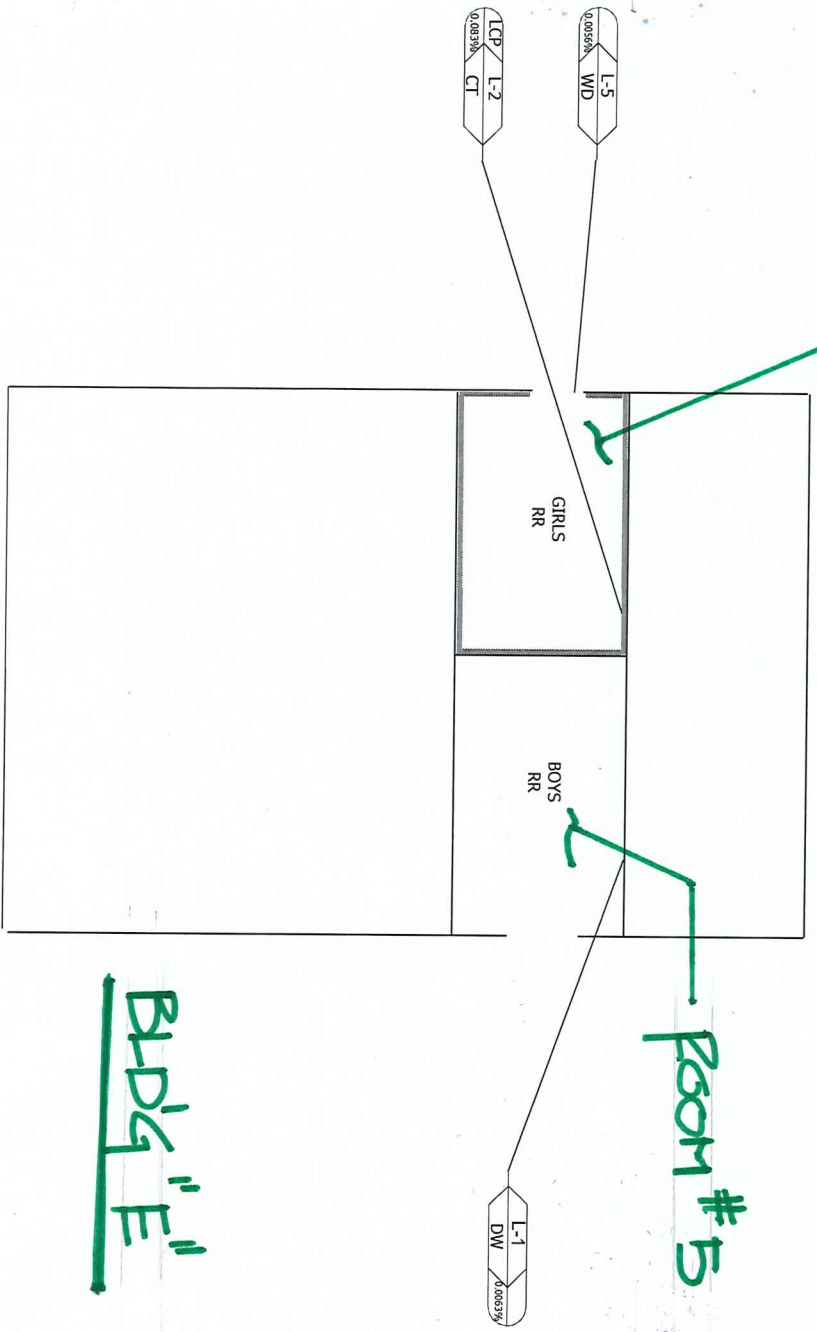
APPENDIX A

SAMPLE LOCATION PLAN

Room #4

Room #5

Bldg "E"



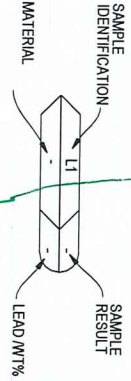
BUILDING 1
SCALE: NOT TO SCALE

NO.	REVISIONS	DATE	BY

SANTA ROSA TECH MANGEL SCHOOL
ASBESTOS SURVEY FLOOR PLAN

TABBARA CORPORATION
390 N. LANTANA STREET, SUITE 224
CAMARILLO, CALIFORNIA 93010
TEL: (805) 464-3388 FAX: (805) 425-8119
WWW.TABBARACORP.COM

SAMPLE LEGEND



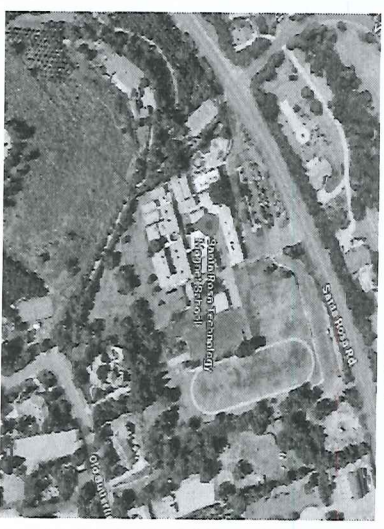
MATERIALS:

- IM = INSUFFICIENT MATERIAL
- NA = NOT ANALYZED
- LCP = LEAD CONTAINING PAINT
- LBP = LEAD BASED PAINT
- DW = DRYWALL
- WD = WOOD DOOR
- CT = CERAMIC TILE

LEGEND

MATERIAL	QTY	DESCRIPTION
		CERAMIC TILE ON WALLS CONTAINING 830ppm Lead

KEY PLAN:



SCALE: NOT TO SCALE

PROJECT NO. 104639
INSPECTOR: A. CHAVEZ
INSPECTION DATE: 3-26-2026



Room #6



BDD'D

BUILDING 2

SCALE: NOT TO SCALE

[illegible]

SANTA ROSA TECH MANGET SCHOOL
ASBESTOS SURVEY FLOOR PLAN

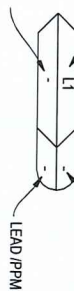
TABBARA CORPORATION
350 N. LANTANA STREET, SUITE 224
CAMARILLO, CALIFORNIA 93010
TEL: (805)494-3388 FAX: (805)426-8119
WWW.TABBARACORP.COM

350 N. LANTANA STREET, SUITE 224
CAMARILLO, CALIFORNIA 93010
TEL: (805) 484-3388 FAX: (805) 426-8119
WWW.TABBARACORP.COM

SAMPLE LEGEND

SAMPLE IDENTIFICATION	SAMPLE RESULT
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

MATERIAL



MATERIALS:

IM= INSUFFICIENT MATERIAL
NA = NOT ANALYZED
LCP= LEAD CONTAINING PAINT
LBP= LEAD BASED PAINT
WD= WOOD DOOR
CT= CERAMIC TILE

LEGEND

MATERIAL	QTY.	DESCRIPTION

KEY PLAN:



SCALE	PROJECT NO.	104639
NOT TO SCALE		
INSPECTOR(S)		
A. CHANEZ		
INSPECTION DATE		3-26-2026
		

APPENDIX B

SAMPLE LOG AND LABORATORY ANALYSIS REPORT



LA Testing

5431 Industrial Drive, Huntington Beach, CA, 92649
Telephone: (714)-828-4999 Fax:(714)-828-4944
www.emsl.com

EMSL Order ID: 332651762

LIMS Reference ID: GE51762

EMSL Customer ID: TABB25

Attention: Mike Tabbara

Tabbara Corporation [TABB25]
317 Morgan Hill St.
Simi Valley, CA 93065
(805) 368-3100
mtabbara@tabbaracorp.com

Project Name: SANTA ROSA TECH MAG SCHOOL / 104639

Customer PO:

EMSL Sales Rep: Callum McMillan

Received: 03/27/2026 10:30

Reported: 03/31/2026 15:40

Analytical Results

Analyte	Results	RL	Weight	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: L-1/BLDG. 1, BOYS R/R							Date Sampled: 03/26/26		
Matrix: Chips							LIMS Reference ID: GE51762-01		
Lead	<0.0063 % wt	0.0063 % wt	0.2553 g	03/30/26 DA1	SW-846 3050B	03/31/26 DCM	SW 846-7000B	1	
Client Sample ID: L-2/BLDG. 1, GIRLS R/R							Date Sampled: 03/26/26		
Matrix: Chips							LIMS Reference ID: GE51762-02		
Lead	0.083 % wt	0.0056 % wt	0.2837 g	03/30/26 DA1	SW-846 3050B	03/31/26 DCM	SW 846-7000B	1	
Client Sample ID: L-3/BLDG. 2, BOYS R/R							Date Sampled: 03/26/26		
Matrix: Chips							LIMS Reference ID: GE51762-03		
Lead	<0.0057 % wt	0.0057 % wt	0.2828 g	03/30/26 DA1	SW-846 3050B	03/31/26 DCM	SW 846-7000B	1	
Client Sample ID: L-4/BLDG. 2, GIRLS R/R							Date Sampled: 03/26/26		
Matrix: Chips							LIMS Reference ID: GE51762-04		
Lead	<0.0060 % wt	0.0060 % wt	0.2655 g	03/30/26 DA1	SW-846 3050B	03/31/26 DCM	SW 846-7000B	1	
Client Sample ID: L-5/BLDG. 1, GIRLS R/R							Date Sampled: 03/26/26		
Matrix: Chips							LIMS Reference ID: GE51762-05		
Lead	<0.0056 % wt	0.0056 % wt	0.2868 g	03/30/26 DA1	SW-846 3050B	03/31/26 DCM	SW 846-7000B	1	
Client Sample ID: L-6/BLDG. 2, BOYS R/R							Date Sampled: 03/26/26		
Matrix: Chips							LIMS Reference ID: GE51762-06		
Lead	<0.0057 % wt	0.0057 % wt	0.2795 g	03/30/26 DA1	SW-846 3050B	03/31/26 DCM	SW 846-7000B	1	



LA Testing

5431 Industrial Drive, Huntington Beach, CA, 92649
Telephone: (714)-828-4999 Fax:(714)-828-4944
www.emsl.com

EMSL Order ID: 332651762

LIMS Reference ID: GE51762

EMSL Customer ID: TABB25

Attention: Mike Tabbara
Tabbara Corporation [TABB25]
317 Morgan Hill St.
Simi Valley, CA 93065
(805) 368-3100
mtabbara@tabbaracorp.com

Project Name: SANTA ROSA TECH MAG SCHOOL / 104639

Customer PO:
EMSL Sales Rep: Callum McMillan
Received: 03/27/2026 10:30
Reported: 03/31/2026 15:40

Certified Analyses included in this Report

Analyte	Certifications
SW 846-7000B in Chips	
Lead	33-AIHA ELLAP

List of Certifications

Code	Description	Number	Expires
33-AIHA ELLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - ELLAP	101650	02/01/2027
33-AIHA IHLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - IHLAP	101650	02/01/2027
33-CA Water Boards	California Water Boards	1406	01/31/2028

Please see the specific Field of Testing (FOT) on www.emsl.com <<http://www.emsl.com>> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct Analysis
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the reporting limit, or the mdl if provided.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.



Lead Chain of Custody

LA Testing Order Number / Lab Use Only

LA Testing

5431 Industrial Avenue

Huntington Beach, CA 92649

PHONE: (714) 828-4999

EMAIL: hutingtonbeachlab@latesting.com

GES1762

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Tabbara Corporation	Company Name:	
Contact Name:	Mike Tabbara	Billing Contact:	
Street Address:	317 Morgan Hill Street	Street Address:	
City, State, Zip:	Simi Valley, CA 93065	City, State, Zip:	
Phone:	(805) 484-3388	Phone:	
Email(s) for Report:	mtabbara@tabbaracorp.com	Email(s) for Invoice:	
Project Information		Project Information	
Project Name/No:	Santa Rosa Tech Mag School / 104639	Purchase Order:	
EMSL LIMS Project ID:		US State where samples collected:	
(If applicable, EMSL will provide)		State of Connecticut (CT) must select project location:	
Sampled By Name:	Antonio Chavez	Commercial (Taxable)	☐
Sampled By Signature:	[Signature]	Residential (Non-Taxable)	☐
Turn-Around-Time (TAT)		No. of Samples in Shipment	L-6
☐ 3 Hour	☐ 6 Hour	☐ 24 Hour	☐ 32 Hour
☐ 48 Hour	☐ 72 Hour	☐ 96 Hour	☐ 1 Week
☐ 2 Week			
Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.			
MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT
CHIPS ☒ % by wt. ☐ ppm (mg/kg) ☐ mg/cm ²	SW 846-7000B	Flame Atomic Absorption	*Please select reporting on left: - 0.0054% - 64 ppm - mg/cm ² - RL is Variable
*Chips reporting Limit based on a minimum 0.25g sample weight. Not appropriate for Ceramic Tiles - XRF is recommended.	SW 846-6010D	ICP-OES	*Please select reporting on left: - 0.0004% - 4 ppm - mg/cm ² - RL is Variable
AIR	NIOSH 7082	Flame Atomic Absorption	
	NIOSH 7303M	ICP-OES	3.2 µg/filter
	NIOSH 7303M	ICP-MS	1.0µ g/filter
WIPE ☐ ASTM ☐ NON-ASTM	SW 846-7000B*	Flame Atomic Absorption	0.05 µg/filter
If no box is checked, non-ASTM Wipe is assumed	SW 846-6010D	ICP-OES	8 µg/wipe
			1.0 µg/wipe
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.32 mg/L (ppm)
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.32 mg/L (ppm)
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	32 mg/kg (ppm)
	22 CCR App. II, SW 846-6010D*	ICP-OES	2 mg/kg (ppm)
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.32 mg/L (ppm)
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)
Soil	SW 846-7000B	Flame Atomic Absorption	32 mg/kg (ppm)
	SW 846-6010D*	ICP-OES	2 mg/kg (ppm)
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.32 mg/L (ppm)
Unpreserved		ICP-OES	0.020 mg/L (ppm)
Preserved with HNO3 ☐ PH<2	EPA 200.7 / 6010D	ICP-OES	0.003 mg/L (ppm)
Drinking Water	EPA 200.5	ICP-MS	0.001 mg/L (ppm)
Unpreserved	EPA 200.8	ICP-OES	12 µg/filter
Preserved with HNO3 ☐ PH<2		ICP-MS	0.6 µg/filter
TSP/SPM Filter	40 CFR Part 50		
Other:			
Sample Number	Sample Location	Volume / Area	Date / Time Submitted
	1		
	See Attached Log		
Method of Shipment:	Fedex Drop	Sample Condition Upon Receipt:	
Relinquished by:	[Signature]	Date/Time:	3/26/20, 5p
Relinquished by:	[Signature]	Received by:	Jarathon Sandore (K)
		Date/Time:	3/27/26 10:30a

Controlled Document C0C-25-LAT Lead LA Testing R20 01/31/2025

*6010C Available Upon Request

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc. (DBA LA Testing) Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to LA Testing constitutes acceptance and acknowledgment of all terms and conditions by Customer. Page 1 of 2

GES1762

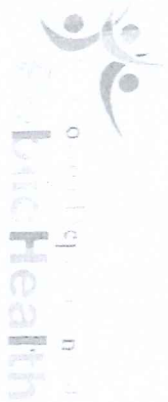
LEAD BULK SAMPLING LOG

DATE	3/26/2026
CLIENT	Pleasant Valley SB
SITE	Santa Rosa Technology Magnet School
PROJECT NO.	104439
INSPECTOR(S)	ASTORIA Carter

SAMPLE NUMBER	MATERIAL SAMPLED	SAMPLE LOCATION	QUANTITY	ANALYTICAL RESULTS	COLOR	CONDITION
L-1	Brick / wall	bdg. 1, Boys R/R			off white	Intact
L-2	Concrete Tile / wall	1, Girls R/R			Blue/white	Intact
L-3	Ceramic Tile / floor	2, Boys R/R			Blue	Intact
L-4	Ceramic Tile / wall	2, Girls R/R			white	Intact
L-5	Wood / door	1, Girls R/R			Blue	Intact
L-6	Wood / door	2, Boys R/R			Blue	Intact

APPENDIX C

CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

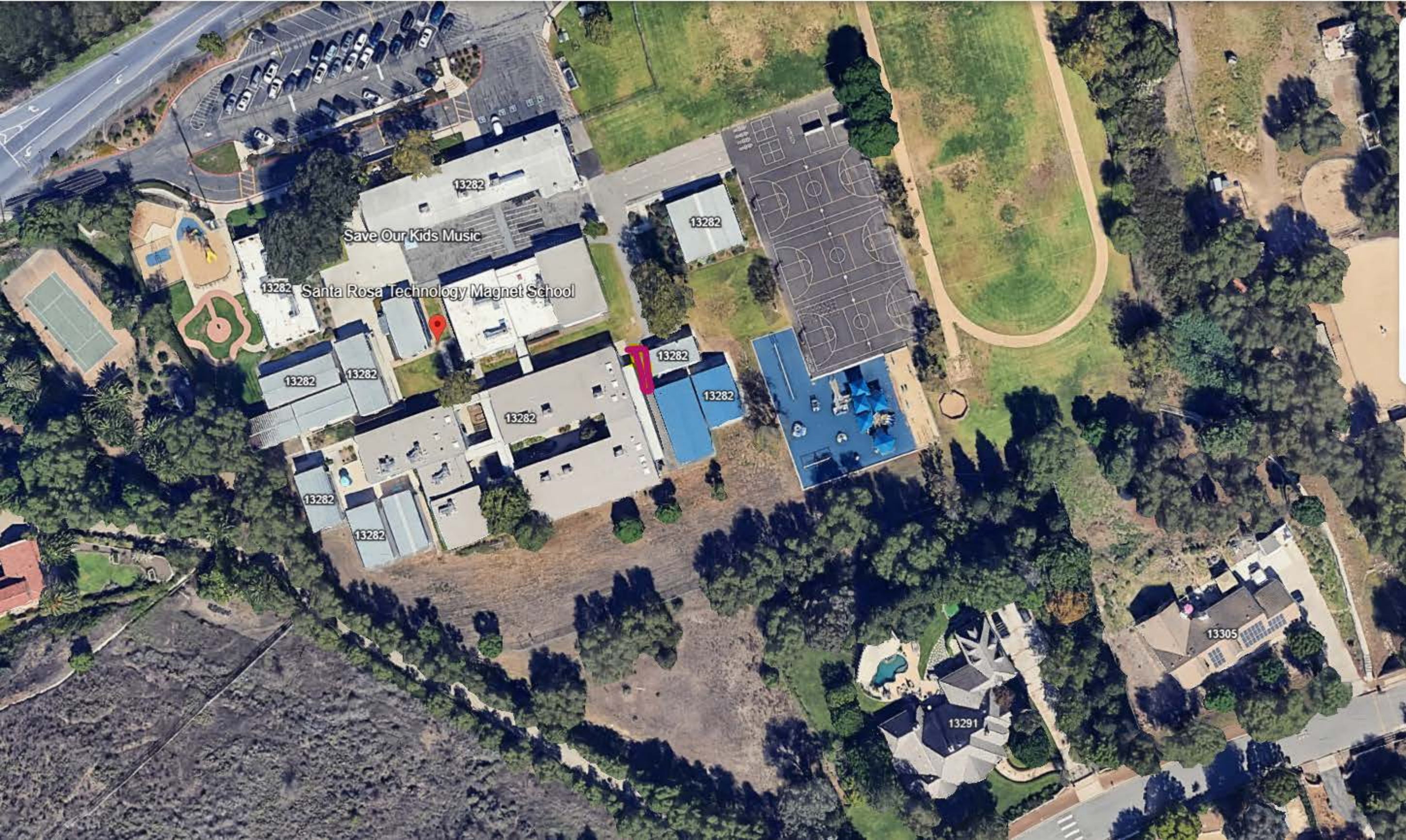


LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Supervisor	LRC-00007361	10/6/2026
	Lead Sampling Technician	LRC-00013089	8/2/2026

Antonio Chavez

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/Programs/CI/PHP or calling (800) 597-LEAD



Save Our Kids Music

13282 Santa Rosa Technology Magnet School

13282

13282

13282

13282

13282

13282

13282

13282

13282

13282

13291

13305