

**LOCATION: PER CA EXECUTIVE ORDER N-25-20, THIS MEETING WILL BE HELD BY TELECONFERENCE. PUBLIC MAY PARTICIPATE WITH THE SAME LINKS:**

Join Zoom Meeting:

<https://zoom.us/j/98057177103?pwd=TXljeW5UMVMYTS8rcS81Y0hiUjNOUT09>

Meeting ID: 980 5717 7103

Passcode: 975423

Dial in by phone: (669) 900-9128

**LOCATION: HASLO, 487 Leff Street, San Luis Obispo, CA (via teleconference)**

**TIME: 12:00 P.M.**

**12:00 PM**

**REGULAR MEETING**

**487 Leff Street**

**CALL TO ORDER:** Chairman Jay Beck

**ROLL CALL:** Commissioners Beck, Boyer, Crotser, Gillett, Odenthal, Souza, Steinberg

**PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA** (not to exceed 15 minutes total)  
The Board welcomes your input. You may address the Board by completing a speaker slip and giving it to the staff clerk prior to the meeting. At this time, you may address the Board on items that are not on the agenda. Time limit is three minutes. State law does not allow the Board to discuss or take action on issues not on the agenda, except that members of the Board or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items.

### **EXECUTIVE DIRECTOR REPORT**

The Executive Director's report is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not "agendized" as separate items on the HASLO Commission Agenda.

### **CONSENT AGENDA**

A member of the public or a Commissioner may request the Board to pull an item for discussion, clarification, and/or separate action. Pulled items shall be heard at the close of the Consent Agenda unless a majority of the Board chooses another time. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

All items on the Consent Agenda are adopted by one motion.

**RECOMMENDED ACTION: Approve Consent Agenda Items as Presented**

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF APRIL 15, 2021**  
Approve the Minutes of the Regular Board of Commissioners Meeting of April 15, 2021.
- C2. HASLO MONTHLY DISBURSEMENT REGISTER** (available for review at the meeting)
- C3. HOUSING CHOICE VOUCHER (SECTION 8)**
- C4. PROPERTY MANAGEMENT REPORTS**
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT**
- C6. CONSTRUCTION AND DEVELOPMENT REPORT**

<b>DISCUSSION ITEM:</b>
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- D1. MID-YEAR BUDGET UPDATE – Presentation and discussion of financial performance compared to budget for the first 6 months of HASLO’s budget year.**
- D2. GROVER BEACH PROJECT – Assignment of Purchase agreement of West Grand Ave site. Private property has PSHH as owner but they are assigning to us.**

**D3. HOUSING CHOICE VOUCHERS (SECTION 8) ACTIONS**

- 1. PAYMENT STANDARD – Staff are recommending an increase in the Studio and 1 Bedroom payment standard to 110% San Luis Obispo County Fair Market Rents. Staff report attached.**

**RECOMMENDED ACTION: Adopt Resolution No. 7 (2021 Series) Authorizing a Change in the Housing Authority of San Luis Obispo’s Payment Standard**

- 2. EMERGENCY HOUSING VOUCHERS: Staff recommends accepting an award of Emergency Housing Vouchers from HUD. Staff report attached.**

**RECOMMENDED ACTION: Adopt Resolution No. 8 (2021 Series) Authorizing a Change in the Housing Authority of San Luis Obispo’s Payment Standard for Emergency Housing Vouchers**

<b>CLOSED SESSION</b>
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**Closed session, pursuant to section 54956.8**

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property:	APN 007-011-010 through 077-011-013
Agency Negotiators:	Scott Smith, Executive Director Ken Litzinger, Director of Finance
Negotiating Parties:	The Housing Authority of the City of San Luis Obispo (HASLO) Com-Spec Properties, Inc. (not present)
Under Negotiation:	Update: The Negotiators’ authority regarding the price and terms.

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property:	APN 002-431-007
Agency Negotiators:	Scott Smith, Executive Director Ken Litzinger, Director of Finance
Negotiating Parties:	The Housing Authority of the City of San Luis Obispo (HASLO) 955 Partnership (not present)
Under Negotiation:	Update: The Negotiators’ authority regarding the price and terms.

**ADJOURNMENT**

The next Regular Meeting will be held on June 17, 2021, at 12:00 p.m. virtually.

**REQUIREMENTS OF THE BROWN ACT HAVE BEEN SATISFIED AS THIS NOTICE WAS POSTED AT 4:30 P.M. ON MAY 13, 2021, PRIOR TO THE 72-HOUR NOTICING REQUIREMENT.**



HASLO wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Executive Director's Assistant at (805) 594-5321 at least 48 hours before the meeting, if possible.

## MINUTES

### HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

April 15, 2021

#### CALL TO ORDER

The Regular Meeting of the Housing Authority of the City of San Luis Obispo was called to order on Thursday, April 15, at 12:05 p.m. by Chair Jay C. Beck. Per CA Executive Order N-25-20, the meeting was authorized to be held via teleconferencing and was made accessible to the public telephonically.

#### ROLL CALL

PRESENT: Commissioners Beck, Boyer, Crotser, Odenthal, Souza, Steinberg  
ABSENT: Commissioner Gillett  
STAFF: Scott Smith, Ken Litzinger, Elaine Archer, Sandra Bourbon, Michael Burke, Michelle Pedigo, and Vicky Culman

#### PUBLIC COMMENT:

None

#### EXECUTIVE DIRECTOR'S REPORT:

Executive Director Scott Smith said the HCV/Section 8 report was moved to a Discussion Item this month rather than on the Consent Agenda in response to the Commission's request to learn how the COVID -19 pandemic affected clients' incomes and rent (HAP), as well as to provide more in-depth review of the program.

The agenda for the May Board of Commissioners meeting will include the mid-year budget report covering October through March.

HASLO has retained expert consultants regarding our employee retirement plan as it relates to CalPERS and achieving investment projections. Results will hopefully be discussed at the June meeting.

The Architectural Review Committee of the City of Arroyo Grande approved our project for approximately 65 units and commercial space at 700 Oak Park Road. The City Council was enthusiastic about our project at its conceptual hearing. Next the project goes before the Planning Commission on May 4<sup>th</sup>.

Our Toscano project of 39 affordable apartments appears set to receive a tax-credit award. If so, it will be a tight schedule as construction must start in December. We still have to receive a building permit from the City which is a long process.

HASLO has been asked to provide set-aside vouchers for two groups that work with victims of human trafficking. We will bring that to the Board of Commissioners at a later date.

Chair Beck asked for an update on the vaccination rate of staff members. Smith said that there is no hard data, but he believes a large percentage of the staff have received two vaccines. Quarantine policy is being updated to include post-vaccination instructions and to follow County and OSHA guidelines.

#### CONSENT AGENDA:

- C1. MINUTES OF THE BOARD OF COMMISSIONERS REGULAR MEETING OF FEBRUARY 18, 2021, AND THE SPECIAL MEETING OF MARCH 9, 2021.
- C2. HASLO MONTHLY DISBURSEMENT REGISTER (available for review at the meeting)
- C3. HOUSING CHOICE VOUCHER (SECTION 8)
- C4. PROPERTY MANAGEMENT REPORTS
- C5. FAMILY SELF-SUFFICIENCY & RESIDENT SERVICES PROGRAM REPORT

Chair Beck observed that the last four RAD properties are now being rehabilitated. Michael Burke, Director of Construction and Development, confirmed that 173 of 175 RAD conversions should be completed by late August.

Chair Beck complimented Elaine Archer, Director of Housing Management, and her team for low vacancy rates.

Chair Beck asked if HASLO is on target for Project Homekey's spending deadline. Burke confirmed that we have met the next deadline in mid-June. By June 2022, the kitchens need to be installed.

Commissioners requested more detail for the Construction and Development report including due diligence due dates and items being researched. Regarding our Morro Bay property, Commissioners would like to know next steps since it was not recommended for a 9% TCAC award.

Commissioners would like to be notified of public hearings for our projects so they can attend.

Commissioners wanted to know if HASLO has sufficient staff for all the new construction projects. Smith said that HASLO is currently recruiting.

Commissioner Steinberg added that she has been impressed that even with COVID-19 staff have consistently provided their exceptional reports to the Commission.

**ACTION TAKEN:** A motion to approve all Consent Agenda items was made by Chair Beck, seconded by Commissioner Crotser, and unanimously approved.

### **DISCUSSION ITEMS:**

#### **HOUSING CHOICE VOUCHER (SECTION 8) & PROPERTY REPORTS**

Smith reviewed the VMA (Voucher Monthly Analysis) report comparing current figures to a year ago. There was a 5.3% increase in the average rent to owner indicating landlords are increasing their rents. The Average HAP (Housing Assistance Payments) paid by HASLO to the landlord on behalf of the tenant has risen 5.8% over the last year. These increased costs mean we serve less clients. Rent for tax credit properties is based on AMI (Area Median Income) which is increasing. Most tax-credit clients require a Housing Choice Voucher to be able to afford the rent of a tax credit unit. The Commissioners requested more detailed reporting on diversity of clients both in SLONP housing and Section 8. Archer revealed that 89% of SLO County is white; there is more diversity in Section 8 than what is reflected in the County.

VASH (VA Supportive Housing) Vouchers are Section 8's biggest challenge, as the VA must refer veterans to HASLO before we can process. However, the local VA is short-staffed. Currently, there are 39 unused VASH vouchers. HASLO is researching a regulatory waiver to issue vouchers prior to the VA's referral.

Commissioners requested that staff keep them informed of any necessities required to keep people housed now and in the future.

Commissioners requested that the Agenda Packet include page numbers.

**COMMISSION MEETING****April 15, 2021****Page 3**

Ken Litzinger, Director of Finance, explained that the increase in HAP payments has required use of some reserves in an effort to keep more people housed. There is a small margin allowing "Reserves as a Percentage of Budget Authority" which should not drop below 3% or go over 6%.

Commissioners would like to be notified if/when we fall above or below that margin. Discussion focused on outcomes if the reserves fall outside of that margin.

Sandra Bourbon, Director of Resident Services, provided information on clients enrolled in the Family Self-Sufficiency (FSS) program. Those who have lost their jobs have benefited from participation in FSS. She also praised their association with the Food Bank.

Archer provided information on the state's Emergency Rental Assistance Program which allocated \$17 million in emergency rental assistance. The County of SLO only applied for \$1.2 million to cover rental payments.

**1:22 P.M. Chair Beck announced we were going into closed session.**

**1:22 P.M. Sandra Bourbon now absent.**

**CLOSED SESSION:****Closed session, pursuant to section 54956.8****CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property:	APN 002-431-007
Agency Negotiators:	Scott Smith, Executive Director Ken Litzinger, Director of Finance
Negotiating Parties:	The Housing Authority of the City of San Luis Obispo (HASLO) 955 Partnership (not present)
Under Negotiation:	Update: The Negotiators' authority regarding the price and terms.

**1:45 P.M. Commissioner Crotser now absent.**

**1:58 P.M. Chair Beck announced that the closed session had ended and we were back in regular session.**

No action was taken in closed session.

There being no further business, the meeting was adjourned at 1:59 p.m.

Respectfully submitted,

Scott Smith, Secretary

## Executive Summary

### Housing Choice Vouchers (“Section 8”)

- COVID-19 Related Actions:
  - Notices were created and prepared for landlords – the latest round of COVID-19 waivers requires landlords to certify that they are not aware of any health and safety deficiencies in their units. All landlords that should have their unit inspected in the next 6 months have been notified with 100% response rate.
- Waiting List Lease-up Activity:
  - Project Based Vouchers
    - Opened SLO Villages Waiting List this month to replenish the 3 and 4 bedroom waiting lists
    - 55 total applicants: 80% of applicants are white, which is below the county statistic of 89%. 55% identified as Hispanic, compared to 23% at the county level.
  - Housing Choice Voucher
    - We are slowly re-initiating intake for the HCV Waiting List.
    - The emphasis in leasing for 2021 will be on the PBV vouchers (for RAD). We will be filling up to 20 vacant units each month in June, October, and November (delayed by one month from earlier reports)
  - Statistics for the % success rate by year is:

Year	Lottery Size	Leased-up	% <i>Leased</i>	Rent-in-Place % of Leased-up	% white of leased-up	% Hispanic of leased-up
2015	500	133	<b>26%</b>	did not track	70%	29%
2017	250	97	<b>38%</b>	28%	67%	39%
2018	500	203	<b>40%</b>	30%	75%	28%
2018-Fall	250	81	<b>32%</b>	unknown	80%	30%
2020	250	73	<b>29%</b>	25%	75%	33%
				<i>County statistics</i>	89%	23%

- Average Housing Assistant Payment (HAP) Analysis –
  - We continue to see encouraging signs with the voucher program in terms of average family income and average HAP.
  - We are seeing some upward pressure on Rent to Owner and are watching market rents.
  - See further in this report for a recommendation regarding payment standards, reflecting the increased pressure on market rents
- Mainstream Voucher Activity
  - We continue to receive referrals for the program and have already leased up 34 vouchers of the new award of 75 vouchers.

- Net Voucher Activity Analysis:
  - New analysis to be included each month to show the breakdown of new and EOP (end of participation) activity by major program
  - Generally, there will be a significant rent-up of PBV vouchers over the course of 2021 and for the new Mainstream Vouchers
  - We are now fully leased up in the FUP program
  - In VASH, we hope to see an increase in participation, but that is largely dependent upon referrals from the VA

50058 Analytics  
Voucher Analysis - 2021

	HCV		PBV		VASH		FUP		Mainstream	
	new	EOP	new	EOP	new	EOP	new	EOP	new	EOP
January	12	-13	2	-4	4	-2	1	0	7	0
February	13	-11	8	-5	3	-1	3	0	11	-4
March	6	-14	4	-2	1	1	0	0	5	0
April	4	-9	4	-8	0	-3	0	0	11	0
May										
June										
July										
August										
September										
October										
November										
December										
YTD Totals	35	-47	18	-19	8	-5	4	0	34	-4
YTD Net Program		-12		-1		3		4		30

- Distribution of Vouchers
  - The chart below shows the breakdown of unit type by program and breakdown of “regular vouchers” versus “special purpose vouchers”

Vouchers, by Program Type  
Trend Analysis Report  
5/10/2021

	HUD Ctrct		# of Leased Participants, by voucher size						avg HAP	avg HAP	%
	Maximum	TOTAL	Studio	1 bd	2 bd	3 bd	4 bd	5 bd	Curr Mo	pre-COVID	chge
HCV & TPV	1,702	1,713	8	1,057	404	203	39	2	\$905	\$814	11.2%
RAD / PBV	175	115	10	14	45	30	14	2	\$731	\$713	2.5%
PBV	328	317	26	104	89	87	11		\$819	\$760	7.8%
	2,205	2,145									
VASH	201	158	20	109	18	10	1		\$722	\$684	5.6%
PBV-VASH	25	24		22	2				\$759	\$726	4.5%
FUP	38	38		3	20	13	2		\$1,336	\$1,182	13.0%
Mainstream	153	112	5	86	16	4	1		\$912	\$320	185.0%
	417	332									
	2,622	2,477	69	1,395	594	347	68	4	\$882	\$796	10.8%
distribution by voucher size			3%	56%	24%	14%	3%	0.2%			

- HUD requires that we track special purpose vouchers– VASH, FUP and Mainstream
- The average HAP/month for each voucher type is also reflected in the analysis showing that many of the special purpose vouchers do have lower costs, on average, due to the ability of our partners to make arrangements for shared housing and for the relatively lower cost of 1-bedroom vouchers



- PIH Notice Updates
  - Updates released May 5<sup>th</sup> – the expiration date for most of the program waivers have been pushed from 6/30/21 to 12/31/21.
  - A significant improvement has been provided by HUD with respect to the HQS Biennial Inspection Requirements
    - The PHA must resume biennial inspections by 12/31/21 (previously 7/1/21). The PHA must conduct all delayed biennial inspections from CY20 as soon as reasonably possible but no later than 6/30/22 and must conduct all delayed biennial inspections from CY21 as soon as reasonably possible but no later than 12/31/22.
    - The extensions in the waiver suggest that we can resume our normal inspection process, without trying to catch-up on 1.5 years' worth of inspections in six months

- Payment Standards –
  - Recommendations -
    - We are recommending an increase in the payment standard for studio, 1 and 2 bedroom units, utilizing the upper limit of 110% effective June 1, 2021. Studio rentals would go from current standard of \$1,166 to \$1,280 per month. One bedroom apartments would go from \$1,263 to \$1,389 and two bedrooms from 1,665 to 1,830.
    - Recommend we implement the COVID-Waiver as of 7/1/21 rather than waiting for the anniversary date – at an immediate cost of \$300k to benefit rent-burdened participants
  - Analysis:
    - Most RFTA’s coming in for the mainstream and regular voucher program need to be renegotiated – payment standards appear to be significantly below the market rental rates
    - We received higher than anticipated funding for the renewal of our contracts. This appears to be an appropriate time to reevaluate our payment standards, particularly for our smaller units.
      - As a reminder, the payment standards must be between 90 - 110% of FMRs
      - We are required to do periodic analysis of the rent burden of our existing participants to determine if the payment standards have kept pace with the rent increases requested by landlords.
      - The following analysis shows:
        - 16 % of families are living in larger size units (over-housed). The majority of the participants should be in a 1-bedroom unit, but they choose to remain housed and/or it is challenging to find 1-bedroom units.
        - 9% of families are paying more than 40% of their income towards rent
        - With the implementation of the covid-waiver, we would be reducing the number of families who are rent burdened from 175 to 60 with the revised payment standard.

	Over- Vo Size	# of HCV Housed	# of HCV Families	# Rent Burdened > 40%	% Burdened > than 40%	Remaining # Rent Burdened > 40%	cost/month
0	0	132	11	8%	2	\$ 1,764	
1	231	1163	82	7%	37	\$ 12,897	
2	62	453	43	9%	16	\$ 9,635	
sub-total	293	1748	136		55	\$ 24,296	
3	8	228	34	15%	5	\$ 797	
4	1	45	5	11%	0	\$ -	
<b>Total</b>	<b>302</b>	<b>2021</b>	<b>175</b>	<b>9%</b>	<b>60</b>	<b>\$ 25,093</b>	

16%

Annual Cost of implement payment standard increase \$ 301,116  
in accordance with COVID waivers.

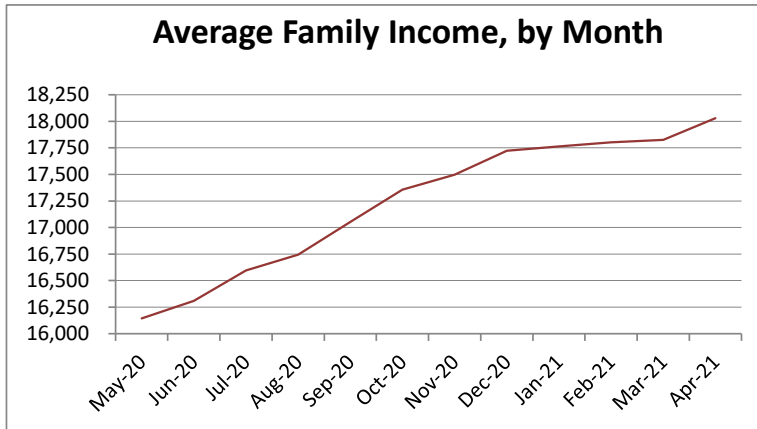
- Emergency Housing Vouchers – PIH Notice 2021-15
  - \$5 billion in funding has been approved for new vouchers at the national level under the American Rescue Plan. The allocation of vouchers is 70,000 nationwide. While we expected to receive ~70 vouchers, we have received 156 vouchers at HASLO! This appears to be in recognition of the homeless need in our county and the success of HASLO in leasing up our vouchers.
  - Purpose of these vouchers
    - to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family’s homelessness or having high risk of housing instability
  - Up to September 30, 2023, a PHA may reissue any previously leased EHV when the assistance for the formerly assisted family ends or ended.
  - The Payment Standard can go to 120% of FMR for only these EHV. Under this guidance, we could propose the following payment standards, which should significantly improve the ability of applicants to find housing

	Oct 2020	proposed June/21	<u>7/1/2021</u> proposed
<u>beds</u>	<u>fmr</u>	<u>pay std</u>	<u>EHV</u>
0	1,166	1,280	1,399
1	1,263	1,389	1,515
2	1,665	1,830	1,998
3	2,383	2,300	2,859
4	2,877	3,160	3,452
5	3,309	3,635	3,969

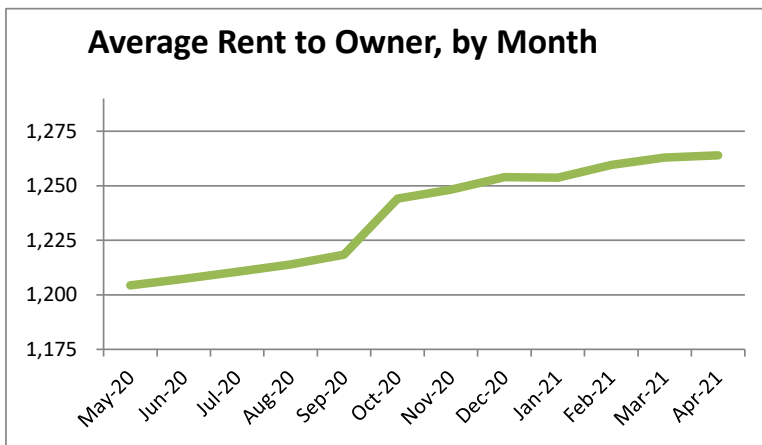
- For the first time, HUD is providing financial support for the issuance of vouchers. Admin Fees Associated with these vouchers is comprised of several fees:
  - Single, one-time preliminary fee of \$400 per EHV
  - Placement Fee/Expedited - \$100 for each EHV that is initially leased upon the effective leasing date
  - Additional placement fee of \$500 for each EHV family placed under a HAP contract that is effective no later than four months after the effective date
  - \$250 for each EHV family placed under a HAP contract with an effective date that is after 4 months but no later than six months after the effective date
  - On-going admin fee- full admin fee for every voucher on first of the month (not pro-rated)

- In addition to the Admin Fees, the program includes a services fee:
  - Services Fee- one-time fee of \$3500 for each voucher allocated to PHA – total combined services we can use to design to entice LL to improve success rate
    - Security Deposit assistance
    - Owner recruitment, incentive, retention
    - Moving expenses, renter’s insurance
    - These can be customized to meet the needs of our county
  - The effective date of this award is July 1<sup>st</sup>
  - This award of vouchers requires this PHA and/or CoC to provide housing search assistant to the applicant.
- The PHA may choose to apply any of the COVID Waivers for the remaining period of availability (through the end of 2021)
- HUD is offering several webinars for the PHA and CoC to learn more about this program, to ensure we meet the needs of our county.
- We have been in communication with the CoC to organize the partnerships required to issue these vouchers

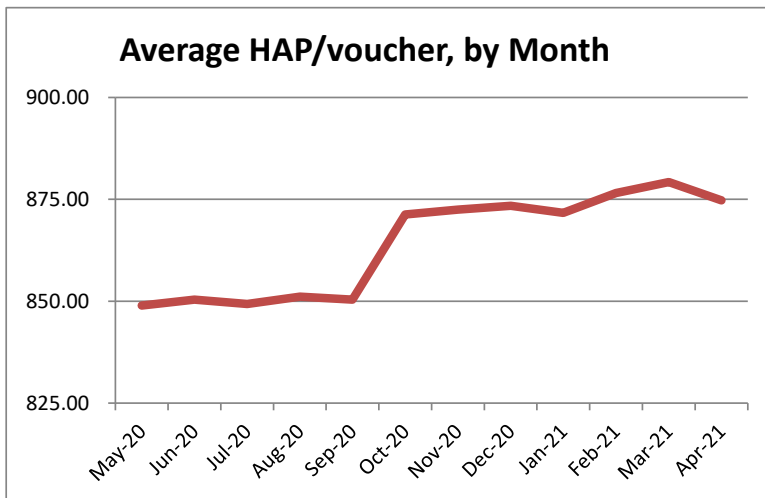
**HASLO**  
**Voucher Monthly Analysis (VMA)**  
**Rolling 12 months**



Average HH Income, 12 month % change: 11.7%



RTO, 12 month % change: 4.9%



Average HAP, 12 month % change: 3.0%

# of HH members assisted, beg of year: **4,394**  
 # of HH members assisted, end of 12 months: **4,559**  
 % change: **4%**

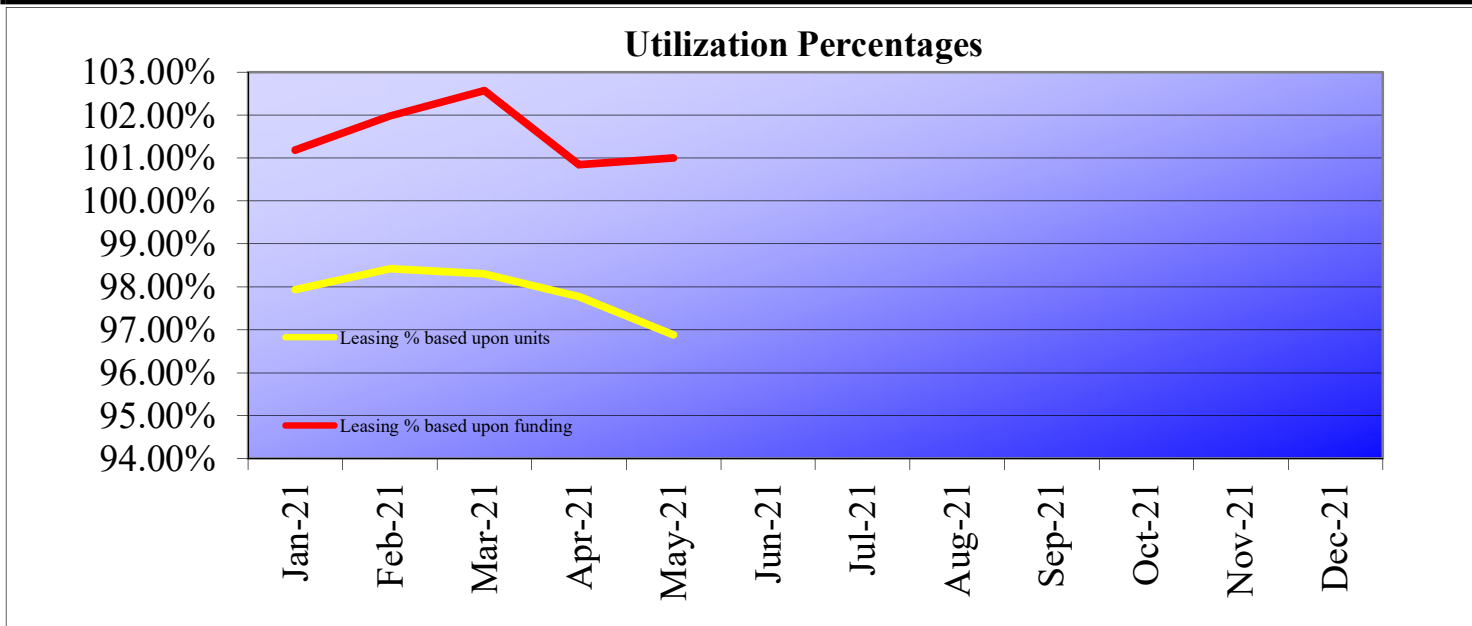
**Housing Authority of San Luis Obispo**  
**Housing Choice Voucher Lease up and Funding Analysis**  
**May 2021**

Our average HAP continues to trend up as we work to serve as many participants as we can during these challenging times. We have just been notified by HUD that we will be eligible for some new Emergency Housing Vouchers. This will help us to assist our County's most vulnerable population.

Our reserves are currently \$1.5 million representing 5.9% of our total 2021 funding. At this level of leasing and average Housing Assistance Payment, our reserves would last for approximately seven months. We will keep this in mind as we closely monitor our leasing.

**Housing Authority San Luis Obispo  
HCV Leasing Financial Analysis  
May 2021**

	Unit Months Available	Unit Months Leased	Leasing % based upon units	ABA /HAP Funding Allocation	HAP Expenses Paid	Funding Surplus / (Shortfall)	Leasing % based upon funding	Per Unit HAP
January 2021	2,469	2,418	97.93%	\$ 2,120,005	\$ 2,145,052	\$ (25,047)	101.18%	\$ 887
February 2021	2,469	2,430	98.42%	\$ 2,120,005	\$ 2,162,002	\$ (41,997)	101.98%	\$ 890
March 2021	2,469	2,427	98.30%	\$ 2,120,005	\$ 2,174,502	\$ (54,497)	102.57%	\$ 896
April 2021	2,469	2,414	97.77%	\$ 2,120,005	\$ 2,137,861	\$ (17,856)	100.84%	\$ 886
May 2021	2,469	2,392	96.88%	\$ 2,120,005	\$ 2,141,161	\$ (21,156)	101.00%	\$ 895
June 2021								
July 2021								
August 2021								
September 2021								
October 2021								
November 2021								
December 2021								
<b>YTD</b>	<b>12,345</b>	<b>12,081</b>	<b>97.86%</b>	<b>\$ 10,600,026</b>	<b>\$ 10,760,578</b>	<b>\$ (160,552)</b>	<b>101.51%</b>	<b>\$ 891</b>



NRA + Prog Reserve Balance (Excess HAP) as of 1/1/2021	\$ 1,672,901	YTD Voucher	YTD	
HAP Funding YTD:	\$ 10,600,026	Months	Vouchers	
HAP Expenditures YTD:	\$ 10,760,578	Available	Leased	
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ -	Regular Vouchers	11,025	10,972 99.5%
Current Remaining NRA / Prog Reserve:	\$ 1,512,349	VASH Vouchers	1,130	924 81.8%
Months in Reserves at Current Monthly Expense Levels	84.7	Family Unification	190	185 97.4%
Reserves as a Percentage of Budget Authority	5.9%	Total Vouchers	12,345	12,081 97.9%
Current Monthly Funding (a)	\$ 2,120,005			
Current Average HAP Payment (b)	\$ 895	Mainstream	765	526 68.8%
# of Units the Current Monthly Funding Would Support (a)/(b)	2,368			
# of Units Currently Leased	2,392			
Excess Units Leased, Current Month	24			
Current Year-to-Date Funding (a)	\$ 10,600,026			
Current Year-to-Date Average HAP Payment (b)	\$ 891			
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	11,901			
# of Unit-Mos Leased Year-to-Date	12,081			
Excess Unit-Mos Leased, Year-to-Date	180			

**Attachment I: Summary of Public Housing and HCV Waivers and Alternative Requirements  
(Refer back to the Notice using the item code for a full description and more detailed information.)**

**This chart summarizes the waivers authorized under this Notice and the availability period for each. As stated in Section 5, PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, PHAs may but are not required to utilize the last two columns to record this information.**

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)(2)  <u>Regulatory Authority</u> §§ 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23	<ul style="list-style-type: none"> <li>Alternative dates for submission</li> <li>Changes to significant amendment process</li> </ul>	<ul style="list-style-type: none"> <li>Varies based on FYE</li> <li>12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>Annual Plan due for HASLO y/e 09/30/2020</li> <li>Annual Plan reviewed at the xx/xx/xx board meeting</li> </ul>	April 10, 2020
PH and HCV-2 Family Income and Composition: Delayed Annual Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> §§ 982.516(a)(1), 960.257(a)	<ul style="list-style-type: none"> <li>Permits the PHA to delay the annual reexamination of income and family composition</li> <li>HCV PHAs must implement HCV-7 for impacted families if they implement this waiver</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul> All reexams due in CY20 must be completed by 12/31/20. Reexams due between 1/1/21 and 12/31/21 would need to be completed by 12/31/21.	<ul style="list-style-type: none"> <li>Due to workloads, # of interims &amp; medical leaves, there have been delays in completing AR's</li> <li>All AR's completed by 12/31/20</li> </ul>	April 10, 2020



**Attachment I: Summary of Public Housing and HCV Waivers and Alternative Requirements  
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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<u>Regulatory Authority</u> §§ 5.233(a)(2), 960.259(c), 982.516(a)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification</li> <li>• PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Implemented on a very limited basis where verification could not be obtained in a reasonably timely manner</li> </ul>	April 10, 2020
PH and HCV-4 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Relied on the participants' notification of a change in income due to covid-19 and requested follow-up if necessary</li> </ul>	April 10, 2020

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PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• yes</li> </ul>	April 10, 2020
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> <li>• Provides for extensions to FSS contract of participation</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority</u> § 982.206(a)(2)  <u>Sub-regulatory Guidance</u> Notice PIH 2012-34	<ul style="list-style-type: none"> <li>• Waives public notice requirements for opening and closing waiting list</li> <li>• Requires alternative process</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Waiting List opened in July with appropriate public notice(s)</li> </ul>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH and HCV-8 Eligibility Determination: Income Verification  <i>(New with PIH Notice            2021-14)</i>	<u>Regulatory Authority</u> §§ 960.259(c), 982.201(e)  <u>Sub-regulatory guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the third-party income verification requirements for applicants, and will allow PHAs to consider self-certification as the highest form of income verification at admission</li> <li>• PHAs must review the EIV Income and IVT Reports to confirm/validate family reported income within 90 days</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>	
PH and HCV-9 Eligibility Determination: Social Security Number and Citizenship Verification  <i>(New with PIH Notice            2021-14)</i>	<u>Statutory Authority</u> 42 USC 1436a(d)(2)  <u>Regulatory Authority</u> §§ 5.216(b)(2), (g), (h), 5.218, 5.508(b)(2)(ii), (b)(3)(ii), (g)  <u>Sub-regulatory Guidance</u> Notice PIH 2012-10	<ul style="list-style-type: none"> <li>• Waives the requirements to obtain and verify social security number documentation and documentation evidencing eligible noncitizen status before admitting applicants to the HCV and Public Housing programs</li> <li>• (cont'd on next page)</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
		<ul style="list-style-type: none"> <li>• PHAs may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available.</li> <li>• Individuals admitted under this waiver must provide the required documentation within 90 days of admission to be eligible for continued assistance</li> </ul>			
HQS-1 Initial Inspection Requirements	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> §§ 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> <li>• Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>• Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification</li> <li>• Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.15, visual assessment for deteriorated paint</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> <li>• 06/30/22</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• Since initial inspections are done in vacant units, inspection can still be completed safely</li> <li>• If tenant in place, ask them to leave the unit during HQS</li> </ul>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units	<u>Statutory Authority:</u> Section 8(o)(8)(A)  <u>Regulatory Authority:</u> §§ 983.103(b), 983.156(a)(1)	<ul style="list-style-type: none"> <li>Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than 06/30/2022</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2021</li> <li>06/30/22</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Since initial inspections are done in vacant units, inspection can still be completed safely</li> </ul>	
HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii)  <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Allows for extension of up to 30 days for owner repairs of non-life threatening conditions</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Move-in contracts are not started until the unit passes inspection</li> </ul>	
HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii)  <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies</li> <li><i>(cont'd on next page)</i></li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Option not previously implemented by HASLO as permitted by the HOTMA regulations</li> </ul>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
		<ul style="list-style-type: none"> <li>Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/22</li> </ul>		
HQS-5 HQS Inspection Requirement: Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D)  <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> <li>Allows for delay in biennial inspections</li> <li><i>PHAs must require owner certification there are no life-threatening deficiencies</i></li> <li>PHAs must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than 6/20/22, and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than 12/31/22</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Virtual inspection with an additional smart phone, if possible</li> </ul>	April 10, 2020  <i>PIH Notice 2020-33 has added the requirement to obtain owner certification for life-threatening deficiencies</i>

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
HQS-6 HQS Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F)  <u>Regulatory Authority</u> §§ 982.405(g), 983.103(e)	<ul style="list-style-type: none"> <li>• Waives the requirement for the PHA to conduct interim inspection and requires alternative method</li> <li>• Allows for repairs to be verified by alternative methods</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• HASLO receives very few such requests</li> </ul>	April 13, 2020
HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> <li>• Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> <li>• Allows for delayed full HQS inspection NLT than 6/30/2022</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> <li>• 6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> </ul>	
HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A)  <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)  <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>• Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies</li> <li>• Allows for delayed full HQS inspection NLT 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> <li>• 6/30/22</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• HASLO does not anticipate any changes in added or substituted units at this time</li> </ul>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3)	<ul style="list-style-type: none"> <li>Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	April 13, 2020
HQS-10 Housing Quality Standards: Space and Security	<u>Regulatory Authority</u> § 982.401(d)  <i>Language from the PIH Notice: - if the PHA wishes to assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 emergency ...</i>	<ul style="list-style-type: none"> <li>Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons.</li> </ul>	Remains in effect one year from lease term or date of this Notice, whichever is longer	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Have not received any requests from participants</li> </ul>	
HQS-11 Homeownership Option: Initial HQS Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> <li>Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments</li> <li>Requires family to obtain independent professional inspection</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	



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HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<ul style="list-style-type: none"> <li>• Establishes an alternative requirement that policies may be adopted without board approval until 9/30/21</li> <li>• Any provisions adopted informally must be adopted formally by 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• 09/30/21</li> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> </ul>	Dec 4, 2020
HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> §§ 982.301(a)(1), 983.252(a)	<ul style="list-style-type: none"> <li>• Waives the requirement for an oral briefing</li> <li>• Provides for alternative methods to conduct required voucher briefing</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented Phone interview for intake includes oral briefing; mail briefing packet &amp; video link</li> </ul>	
HCV-3 Term of Voucher: Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> <li>• Allows PHAs to provide voucher extensions regardless of current PHA policy</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> </ul>	Sept 1, 2020
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> <li>• Provides for HAP payments for contracts not executed within 60 days</li> <li>• PHA must not pay HAP to owner until HAP contract is executed</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not implemented</li> <li>• With ability to fax, email and Docu-Sign, 60 days remain sufficient to execute HAP contract</li> </ul>	

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HCV-5 Absence from Unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> <li>Allows for PHA discretion on absences from units longer than 180 days</li> <li>PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	Aug 25, 2020
HCV-6 Automatic Termination of HAP Contract	<u>Regulatory Authority</u> § 982.455 <i>- In recognition that the COVID-19 emergency is creating economic and employment instability for many families, as well as situations where families may on a temporary basis be adding members whose additional income may result in a \$0 HAP subsidy calculation, HUD is waiving this requirement</i>	<ul style="list-style-type: none"> <li>Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	May 21, 2020
HCV-7 Increase in Payment Standard During HAP Contract Term	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> <li>Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Analysis shows this affects &lt; 10% of families</li> </ul>	
HCV-8 Utility Allowance Schedule: Required Review and Revision	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Not implemented</li> </ul>	

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HCV-9 Homeownership Option: Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D)  <u>Regulatory Authority</u> §§ 982.630, 982.636(d)	<ul style="list-style-type: none"> <li>• Waives the requirement for the family to obtain pre-assistance counseling</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable to HASLO</li> </ul>	
HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>• Allows PHAs to increase age to 26 for foster youth initial lease up</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Yes – one potential FUP about to age out</li> </ul>	April 13, 2020
HCV-11 Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>• Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not required</li> </ul>	
HCV-12 Family Unification Program (FUP): Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> <li>• Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• Not required</li> </ul>	

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HCV-13 Homeownership: Maximum Term of Assistance	<u>Regulatory Authority</u> § 982.634(a)	<ul style="list-style-type: none"> <li>Allows a PHA to extend homeownership assistance for up to 1 additional year</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable to HASLO</li> </ul>	
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	<u>Regulatory Authority</u> §§ 983.211(a); 983.258	<ul style="list-style-type: none"> <li>Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	yes	August 26, 2020
HCV-15 Project-Based Voucher (PBV) and Enhanced Voucher (EV) Provisions on Under-Occupied Units  <i>(added in 2021-14)</i>	<u>Statutory Authority</u> 42 U.S.C. § 1437a(b)(3)(A) <u>Regulatory Authority</u> 24 CFR §§ 983.253(b), 983.260 <u>Sub-regulatory Guidance</u> Notice H 2019-9/PIH 2019-23, Notice PIH 2016- 02	<ul style="list-style-type: none"> <li>Allows a PHA to permit a family to initially lease an under-occupied PBV or RAD PBV unit (a unit that has more bedrooms than what the family qualifies for under PHA subsidy standards) under certain circumstances as described, and to allow for the continued occupancy of PBV and EV families already under a lease for an under-occupied PBV, RAD PBV, or EV unit</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>		

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PH-1 Fiscal Closeout of Capital Grant Funds	<u>Regulatory Authority § 905.322(b)</u>	<ul style="list-style-type: none"> <li>Extension of deadlines for closeout documents (ADCC and AMCC)</li> </ul>	Varies by PHA For grants that were open on March 19, 2020, the deadline for submission of grant closeout documents (ADCCs and AMCCs) is extended from 120 days to one year.	n/a	
PH-2 Total Development Costs	<u>Regulatory Authority § 905.314(c) - (d)</u>	<ul style="list-style-type: none"> <li>Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis</li> </ul>	Applies to development proposals submitted to HUD no later than December 31, 2021	n/a	
PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority § 905.314(j)</u>	<ul style="list-style-type: none"> <li>Allows for the use of force account labor for modernization without HUD approval regardless of whether the PHA is a high performer</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH-4 ACOP: Adoption of Tenant Selection Policies	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> <li>• Establishes an alternative requirement that policies may be adopted without board approval until 3/31/21</li> <li>• Any provisions adopted informally must be adopted formally by 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• 9/30/21</li> <li>• 12/31/21</li> </ul>	n/a	
PH-5 Community Service and Self-Sufficiency Requirement (CSSR)	<u>Statutory Authority</u> Section 12(c)  <u>Regulatory Authority</u> §§ 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> <li>• Temporarily suspends CSSR</li> </ul>	<ul style="list-style-type: none"> <li>• N/A – this waiver is superseded by 12.e.</li> </ul>	n/a	
PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> <li>• Allows for delay in due dates of energy audits</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH-7 Over-Income Families	<u>Statutory Authority</u> Section 16(a)(5)  <u>Sub-regulatory Guidance</u> Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490, Notice PIH 2019-11	<ul style="list-style-type: none"> <li>Changes to timeframes for determination of over-income when a delay in the annual reexamination occurs as a result of adoption of waiver PH and HCV-2</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	
PH-8 Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	<ul style="list-style-type: none"> <li>Provides for delay in resident council elections</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	
PH-9 Review and Revision of Utility Allowance	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> <li>Advance notice not required except for policies related to tenant charges</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
PH-11 Designated Housing Plan Renewals	<u>Statutory Authority</u> Section 7(f)	<ul style="list-style-type: none"> <li>Extends the Plan's effective period through June 30, 2021 for Plans due to expire between July 2, 2020 and June 30, 2021</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> </ul>	n/a	
PH-12 Public Housing Agency Annual Self-Inspections	<u>Statutory Authority</u> Section 6(f)(3)  <u>Regulatory Authority</u> § 902.20(d)	<ul style="list-style-type: none"> <li>Waives the requirement that the PHA must inspect each project</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	n/a	
PH-13 Over-Income Limit: Termination Requirement	<u>Statutory Authority</u> Section 16(a) as amended by section 103 of HOTMA  Implementation Notice: Housing Opportunity Through Modernization Act of 2016: Final Implementation of Public Housing Income Limit, 83 Fed. Reg. 35,490 (July 26, 2018)	<ul style="list-style-type: none"> <li>Waives the requirement that a family whose income has exceeded the over-income limit for the locality for two consecutive years be terminated within 6 months of the third income determination.</li> <li>As an alternative requirement, over-income families will remain public housing</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	



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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
		households instead of being terminated and will be charged the applicable FMR as the family's monthly rental amount.			
PH-14 Annual Choice of Rent	<u>Statutory Authority:</u> 42 USC 1437a(a)(2)(A)  <u>Regulatory Authority</u> § 960.253	<ul style="list-style-type: none"> <li>Allows families an additional opportunity to select an income-based or flat rent</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> <li>Allows for alternatives related to inspections</li> <li>PHA to retain prior year PHAS score unless requests otherwise</li> </ul>	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 12/31/21	n/a	
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> <li>PHA to retain prior year SEMAP score unless requests otherwise</li> </ul>	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 12/31/21	yes	y/e Sept 30, 2020

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
11b-1 SEMAP	<u>Regulatory Authority</u> § 985.105(d)	<ul style="list-style-type: none"> <li>Allows field offices to perform a remote SEMAP confirmatory review instead of an on-site confirmatory review before changing a PHA's rating from troubled to standard or high performer</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	n/a	
11b-2 SEMAP	<u>Regulatory Authority</u> § 985.101(a)	<ul style="list-style-type: none"> <li>Waives the requirement for PHAs to submit an annual SEMAP certification in PIC within 60 days of FYE during the period of time that HUD will roll forward prior year SEMAP scores</li> </ul>	<ul style="list-style-type: none"> <li>1/1/22</li> </ul>	yes	y/e Sept 30, 2020
11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> <li>Allows for extensions of financial reporting deadlines</li> </ul>	Varies by PHA FYE	<ul style="list-style-type: none"> <li>Not implemented</li> <li>Per discussion with auditors</li> </ul>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
12a PHA Reporting Requirements on HUD Form 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158  <u>Sub-regulatory Guidance</u> Notice PIH 2011-65	<ul style="list-style-type: none"> <li>• Waives the requirement to submit 50058 within 60 days</li> <li>• Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> </ul>	
12b Designated Housing Plans: HUD 60-Day Notification	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> <li>• Allows for HUD to delay notification about designated housing plan</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> </ul>		
12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	<u>Statutory Authority</u> Section 9(j)  <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> <li>• Provides an 18-month extension</li> </ul>	For all Capital Fund grants that were open on April 10, 2020, a 24-month extension from the obligation and expenditure end date in LOCCS as of April 10, 2020; For new Capital Fund grants opened between April 11, 2020 and December 31, 2020, a 24-month extension from the obligation and expenditure end dates in LOCCS as of December 31, 2020.	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	

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<p>12d Section 6(j) 1- and 2- Year Substantial Improvement</p>	<p><u>Statutory Authority</u> Section 6(j)(3)(B)(ii)</p> <p><u>Regulatory Authority</u> 24 CFR § 902.75(d)</p>	<ul style="list-style-type: none"> <li>For PHAs designated as troubled prior to the date of this Notice that have not received a PHAS assessment for the first full fiscal year after the initial notice of the troubled designation, HUD will: (1) evaluate the 1-year substantial improvement benchmark based on the first released score for fiscal years ending on or after March 31, 2022 and, (2) toll the evaluation of the 2-year recovery benchmark to the next sequential fiscal year</li> </ul>	<p>The period of availability for this waiver and alternative requirement: (1) is effective on the date of this Notice; and (2) will continue through March 31, 2023, at which time HUD will reevaluate any additional impacts of this waiver on any PHA in the process of being evaluated.</p>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	
<p>12e Community Service and Self-Sufficiency Requirement (CSSR suspension)  (new in 2021-14)</p>	<p><u>Statutory Authority</u> Section 12(c)</p> <p><u>Regulatory Authority</u> 24 CFR §§ 960.603(a), 960.603(b), 960.607, 966.4(l)(2)(iii)(D)</p>	<ul style="list-style-type: none"> <li>Waives the requirement that each non-exempt adult resident of public housing contribute 8 hours per month of community service and/or participation in an economic self-sufficiency program. This non-discretionary waiver also suspends enforcement of the requirement by all PHAs operating a public housing program</li> </ul>	<ul style="list-style-type: none"> <li>Effective for all annual reexaminations completed between the publication date of this notice through April 30, 2022.</li> </ul>	<p>n/a</p>	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
MR-1 Family Income and Composition: Delayed Annual Examination	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> 24 CFR § 882.515(a)	<ul style="list-style-type: none"> <li>• Waives statutory and regulatory requirement to permit PHAs to delay annual reexaminations of Mod Rehab families</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	n/a	
MR-0 Family Income and Composition: Annual examination; Income Verification Requirements	<u>Regulatory Authority:</u> §5.233(a)(2)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income hierarchy described by Notice PIH 2018-18 and will allow PHAs to forgo third party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual reexam rather than delaying the family's annual reexam as permitted under MR-1</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
MR-3 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> 24 CFR §§ 5.233(a)(2), 882.515(b)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives requirements to use the income verification hierarchy as described by Notice PIH 2018-18. Allows PHAs to forgo third-party income verification requirements for interim reexams, including the required use of EIV</li> <li>• During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexams</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>		
MR-4 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waiving the mandatory EIV monitoring requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	n/a	

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MR-5 PHA Inspection Requirement: Annual Inspections	<u>Regulatory Authority § 882.516(b)</u>	<ul style="list-style-type: none"> <li>• Waives the annual inspection requirement and allows PHAs to delay annual inspections for Mod Rehab units</li> <li>• All delayed annual inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	n/a	
MR-6 Adjustment of Utility Allowance	<u>Regulatory Authority § 882.510</u>	<ul style="list-style-type: none"> <li>• Waives the requirement to allow PHAs to delay the review and update of utility allowances</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	n/a	

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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did the PHA implement the waiver or alternative requirement?	Date of PHA adoption
MS-1 Mainstream Initial Lease Term	<u>Statutory Authority</u> Section 8(o)(7)(A)  <u>Regulatory Authority</u> § 982.309(a)(2)(ii)	<ul style="list-style-type: none"> <li>PHA may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>Prevailing market practice</li> </ul>	
MS-2 Mainstream Criminal Background Screening	<u>Statutory Authority</u> 42 U.S.C. 13663(a), 42 U.S.C. 13661  <u>Regulatory Authority</u> §§ CFR 5.856, 982.553(a)	<ul style="list-style-type: none"> <li>PHAs may establish, as an alternative requirement, screening requirements for applicants for Mainstream vouchers which are distinct from those in place for its HCV program in general</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>no</li> </ul>	
MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority	<u>Statutory Authority</u> 42 U.S.C. 8013(k)(2)	<ul style="list-style-type: none"> <li>As an alternative requirement, the PHA may choose to expand the definition of an eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	



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**Executive Summary**  
**Property & Asset Management**

- Key Priorities for the Property Management team continue to be:
  - COVID-19 Related Activities:
    - ✓ Property Management instituted self-inspections for units under management in the place of annual maintenance inspections. We achieved a 40% return rate for the first round of self-inspection requests. We are following up with a second notice in May
  - Deferral of rents for COVID related reasons
    - ✓ The state restrictions on evictions due to unpaid rent have been extended to June 30, 2021
    - ✓ The State is running the Emergency Rental Assistance Program (ERAP) on behalf of many counties, including San Luis Obispo
    - ✓ The response rate for the County's allocation of the ERAP has been relatively low and very few payments have been issued to landlords. We have asked for a meeting with the county staff to look into the program processing goals for SLO County.
  - Vacancies
    - ✓ April was an excellent month for filling vacant units:
      - Anderson - 4 new tenants
      - Parkwood – 1 new tenant
      - Brizzolara – 1 new tenant
      - Bishop Street – 1 new tenant
      - Hidden Creek – 1 new tenant
      - Iron Works – 3 new tenants
      - Paso HomeKey – 14 new tenants (see separate analysis)
      - Marvin Gardens – 1 new tenant
    - ✓ SLO Villages remains a high priority for filling units as they are renovated. The next property to be rent-up is Palm View apartments in June
  - Maintenance
    - ✓ Emergency work orders continue to be addressed
    - ✓ Maintenance has been working to make the units at Paso HomeKey ready for occupancy
  - RAD
    - ✓ We are entering the final stages of the project, with the last 3 properties under renovation, or about to start
    - ✓ Augusta has been fully occupied by tenants returning to their unit or taking a direct transfer to a renovated unit

- Staffing
  - ✓ We have hired two new property supervisors and created one position for a Floating Property Supervisor to cover for vacations, rent-ups and other leaves of absence
  - ✓ Several property supervisors have accepted a transfer to a new property – we are excited about the new staff and the experience that they bring to HASLO – one with tax credit and affordable experience and one with strong market experience.
  
- Community and Family Support
  - ✓ Vaccination Clinics
    - Clinic scheduled for May 3<sup>rd</sup> at Atascadero Senior for our Atascadero properties
  - ✓ Supportive Housing is working with the Paso HomeKey staff on the intake process, including coordinating with the Homeless services agencies on meeting County requirements
  
- Paso Home Key
  - ✓ Renovations
    - New locks have been installed, replacing the motel key card system – everyone is very excited!
    - Fencing and a gated parking lot are in the process of being installed
    - We are working with the City of Paso Robles to create a unit addressing system to enable tenants to receive mail at the property
    - A security camera system was installed; in the meantime, we continue to have security guard assistance at the property
  - ✓ Permanent Housing
    - A total of 41 tenants have moved into the property by mid-May
    - Some statistics regarding the tenant population:
      - 10 < 35 years of age and 17 are seniors
      - 1/3 of the applicants are ECHO clients, with the rest from a variety of sources throughout the North County
      - 7 of the tenants are employed
      - The combined # of years of homelessness is 224 years, with an average of 5.5 years of experiencing homelessness
      - 6 of the tenants are families with children; some of them hoping to reunite with their children after achieving stable housing
      - 100% of the tenants are living with a physical or mental health illness with almost 50% actively engaged with the County on receiving services
    - Please see the attached report for a more detailed analysis of operations at the property

## Paso HomeKey Status Report as of May 11, 2021

### Building Exterior Upgrades:

- Exterior painting in buildings A & B
- Parking lot resurfacing
- New fencing installed
- New security cameras
- New smoking area
- New dog run area
- Small roof repairs
- New PTAC Units

### Unit Make Ready:

- Total of 60 permanent rental units
- 33 units have been completed and rented
- 10- Will be rent ready as of May 11, 2021

### Lease-Up:

- Total of 288 applications have been submitted to Yardi voyager
- Total applicants contacted for an interview: **128**
- Total applicants interviewed as of 05/11/2021: **65**
- Total application denials = **8**
- Total appeals overturned and placed back on the waiting list = **2**
- Total applicants leased: **33**

### Efforts to lease the units includes the following:

- Picking up applicants from their current location, such as shopping centers, parks, river-bed, empty lots and bringing them to the property to be able to interview them.
- 98% of the applicants do not have any identification documents; HASLO staff, in many cases, have taken the applicant to the DMV, Social Security Office, Records Administration Office and Financial Agencies to get copies of IDs, SS cards, birth certificates, benefit award letters, and bank statements.
- Explain and complete the coordinated entry process through the homeless agency providers for the majority of applicants
- Complete homeless verifications with the homeless agency provider
- Complete the VI-SPADT for applicants. This survey is required for some of the funding we have obtained for the property and is also a useful tool for developing a comprehensive case management plan for the tenant
- Coordinate Assessment forms and provide to the ECHO staff so they can do the data entry
- Upload all referrals
- Basically every single applicant has to be hand held through the process, all the applicants have some sort of disorder, mental illness, and substance abuse.
- HASLO's supportive housing staff are providing case management to applicants and residents while completing all the tasks above to be able to lease a unit.

### Resident Stats:

- Total applicants moved-In March 2021 = 11
- Total applicants moved-In April 2021 = 14
- Total applicants moved-in May 11, 2021 =7
- Total single moms: 6

### Lease Violations:

Total lease warnings issued: 2

Verbal warnings and discussions are held on an ongoing basis about compliance with the lease, including discussions about the guest, smoking, and right to peaceful enjoyment.

### Financial:

- Security deposits will be funded through a 5 Cities Homeless Program. The work is in progress to complete their application and paperwork process.
- Total delinquency report: \$4091 - total of 15-residents owe the current rent

### Supportive Housing Management:

All the residents struggle with mental illness or substance abuse. The new supportive housing management team have to prioritize managing the tenant's compliance with the lease with their ability to navigate mental and physical health challenges. For example, they connect the applicants with doctors, and/or mental health providers to ensure that the applicants are receiving medication. These efforts are taken during regular office hours with some emergencies after office hours and weekends in order to ensure that the residents are receiving their medications and avoid nuisance complaints/reports caused by behavioral issues.

Case management services are primarily provided by HASLO's supportive housing staff; no external case managers are engaging with our residents, or reaching out to our residents on a regular basis after the tenant moves-in.

The overall conclusion is that our residents need a high level of care, and 'hand holding' to be able to go through the day without experiencing a crisis or managing the resident through a crisis. Some residents visit the office a minimum of 4 times per day for assistance from a simple request with help to make a phone call, or a request to remind them to follow up on important matters like benefits and medical assistance.

We are able to provide "whole-person" care with the supportive housing management team. So often, the person may be involved with multiple agencies in the community and navigating each and every one of their resources is complex and time consuming for the tenant. Often, they let one or more services slip through the cracks. By providing the wrap around services from the supportive housing management team, we are hopeful that they will remain successful at managing the challenges that they face on a day-to-day basis.





May 11, 2021

To: HASLO Board of Commissioners  
 From: Sandra Bourbon, Director of Resident Services  
 Re: April 2021

### **FSS:**

Continued outreach, case management and annual assessments. The below chart is as of 04-30-2021. This month we have seen about a \$65,000 increase in earned income averaged between both caseloads.

	<b>Sandra</b>	<b>Traci</b>	<b>TOTAL</b>
<b>Active</b>	39	32	71
<b>New contracts added this month</b>	1	0	1
<b>Graduates this grant period</b>	1	0	1
<b>Terminated for Non-Compliance / Contract Expired / Voluntary Withdrawal within this grant period</b>	0	2	2
<b>Active participants who have ported out this grant period</b>	0	0	0
<b>Increase in Earned Income this month</b>	279,865	180,840	460,705
<b>Increase in Tenant Payment (TTP) this month</b>	7,005	3,724	10,729
<b>Total Escrow Accounts</b>	26	18	44
<b>New Escrow Accounts this grant period</b>	1	0	1
<b>Percentage of participants with an Escrow Account this month</b>	66.67%	56.25%	61.97%
<b>Total Escrow Account balance</b>	177,357.32	135,116.86	306,474.18
<b>Total interim withdrawals paid within this grant period</b>	0	0	0
<b>Total of Escrow Account funds paid out to FSS Graduates for this grant period</b>	11,327.67	0	11,327.67

\*FSS graduates: 01/31/2021 (sb) \$11,327.67

\*FSS terminations: 2/28/2021 (tw) \$0 forfeited voucher/contract not complete. 04/30/2021 (tw) \$0 contract expired

### **SERVICES:**

- We continue to offer after school programs and activities online. This information is delivered to our residents by a monthly calendar specific to each property/project. We are providing referrals and resources to our residents and continue to network with our community partners.
- Staff continue to work closely with the SLO Food Bank as they are transitioning their computer and inventory systems. HASLO will also be benefiting from expanded services as well as assistance with their staff/volunteers to provide food distribution to the Anderson while we have limited staff.
- We continue to offer help and referrals to any residents interested in vaccination appointments, registration, and transportation.
- Mask distribution from United Way donation.
- Recruitment for the Resident Services Assistant position is still open and have interviews scheduled this week.
- Staff continue to work closely with Property Management assisting with pre-lease interviews for all potential new residents. The current concentration for Resident Services interviews has been SLO Villages (RAD).



Development Update			
Date of Update	5/11/2021		
DEVELOPMENT			
	PROJECT	ACTION	NOTES/GOALS
	Anderson Hotel		
		Feasibility	Material testing and geotechnical investigation to begin 5/12
			Smith Structural Group and Buehler Engineering will be performing seismic risk analysis, lidar scans completed.
			Lead and asbestos reports received for interior spaces, testing the exterior on 5/12
			Stantec to submit proposal for Phase 1 ESA
			Awaiting response from TCAC on the program feasibility
		Delivery	Design/build or Design/assist, shortened feasibility period does not allow for traditional design-bid-build
	Project HomeKey		
		Construction	Select renovation scopes are underway
	Cleaver Site, Grover		
		Strategy	Partnership with PSHHC for 53 units of affordable housing
		Entitlements	Project is in design development, PSHHC is preparing for City Council on June 28th.
		Acquisition	Escrow expected to close on 7/20/2021
	1422 & 1480 Monterey		
		Acquisition	Escrow closed on 1/11/2021
		Strategy	Partnership with Jim Rendler, 100+ units of mixed-use housing. JB Enterprises to management the commercial tenants
		Entitlements	Pre-application review completed, awaiting City comments. City has expressed it's support.
	RAD Conversion		
		Construction	Palm View, Hathway and Leff are under construction, shooting for late August/September completion. Punch list and warranty follow-up is ongoing.
	The Courtyard		
		Construction	Complete and 100% leased up
		Financing	Rolling over to perm
	Toscana Site		
		Site control	Deeded to HASLO
		Financing	Reservation of 9% credits likely
		Construction	Project will go out to bid in September. 12/15/2021 anticipated construction start
	Office		
		Entitlements	Received Planning Commission approval on 6/10/20
		Design Development	Working with RRM on spatial planning, aiming to be construction in summer of 2022
	Nipomo Senior 40		
		Construction	Building A under slab MEPs, building B pad has been rough graded.
			Project is on schedule and on budget.
	2655 Shell Beach Road		
		Acquisition	Escrow closed on 12/23/2020
		Strategy	20+ units of senior housing, co-developing with Pacific Development Group
		Entitlements	Fully approved
		Financing	Will be applying for 9% credits in July, need additional "public" sources to boost tiebreaker
	405 Atascadero Road		
		Entitlements	Project is approved.
			Working with Tribes to determine appropriate mitigation measures
		Strategy	35 units of large family housing, co-developing with Jim Rendler
		Financing	Will be applying for 4% credits this month, and plan to submit in July for 9% round based on potential outcome of the CDLAC/TCAC re-application, need additional "public" sources to boost tiebreaker
	736 Orcutt Road		
		Strategy	40+ units of special needs housing, built around the old house
		Entitlements	Project has been deemed incomplete, working on those items and expect to turn the project back in, in July.
		Financing	TCAC application planned for 7/22



2690 Victoria		Strategy	30+ units of large family mixed use housing on the former maintenance yard site
		Entitlements	This project is being evaluated internally.
		Financing	TBD
700 N. Oak Park		Strategy	60+ units of large family mixed use housing, Donald DeChance Owner
		Site acquisition	June 4th anticipated closing, pending outcome of planning commission hearing. Total consideration is 2,250,000 with 100,000 in non-refundable money if we do not perform.
		Entitlements	Planning Commission hearing is 5/18.
		Financing	TCAC large family application
279 Bridge Street		Strategy	100+ units of large family/senior mixed use housing, Devin Gallagher Owner
		Site acquisition	Total Consideration 3,150,000. 6/28/2021 anticipated closing. 280,000 non refundable money if we do not perform. Will discuss an extension terms with the seller.
		Entitlements	Still in completeness phase, City has requested updated biological studies to assist with a CEQA determination.
		Financing	Phased TCAC applications
Iron Works Mixed-Use		Construction	Hired NK Builders. Roughing in mechanical, electrical and plumbing. Construction completion scheduled for 12/2021.
		Lease Up	HASLO to occupy the commercial spaces temporarily. Searching for broker to assist with the apartment lease-up.



Iron Works Mixed Use



Nipomo Senior

# ***HOUSING AUTHORITY SAN LUIS OBISPO***

*Second Quarter Financial Update  
October 1st, 2020– March 31st, 2021*



**Housing Authority of the City of San Luis Obispo**  
**Agency Wide Operating Budget**  
**Mid-Year Financial Update 10/1/2020 - 3/31/2021**

	VOUCHER PROGRAM			ANDERSON HOTEL			LOCAL AUTHORITY			LAW APARTMENTS			TOTAL AGENCY BUDGET
	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	
<b>INCOME</b>													
Net Tenant Income	-	-	-	561,026	621,469	1,242,939	362,928	366,682	733,364	51,548	48,771	97,541	2,073,844
Grant Income	14,541,411	12,353,020	24,706,040	-	500	1,000	12,920,179	102,882	205,765	-	-	-	24,912,805
Admin Fee & Other Income	1,349,956	1,269,041	2,538,082	-	-	-	-	-	-	-	-	-	2,538,082
Other Income	8,449	20,180	40,360	379	18	36	2,191,062	2,152,170	4,304,339	242	186	372	4,345,107
<b>TOTAL INCOME</b>	<b>15,899,816</b>	<b>13,642,241</b>	<b>27,284,482</b>	<b>561,405</b>	<b>621,987</b>	<b>1,243,975</b>	<b>15,474,169</b>	<b>2,621,734</b>	<b>5,243,468</b>	<b>51,790</b>	<b>48,957</b>	<b>97,913</b>	<b>33,869,837</b>
<b>EXPENSES</b>													
Administrative Salaries	963,884	1,104,821	2,209,641	20,359	35,012	70,025	539,813	661,808	1,323,616	15,455	17,932	35,864	3,639,146
Other Admin Expenses	24,673	23,431	46,862	386,604	373,405	746,810	22,527	46,047	92,095	6,160	6,849	13,698	899,465
Miscellaneous Admin Expenses	154,757	132,895	265,790	10,364	13,468	26,936	28,146	20,520	41,040	1,318	1,728	3,456	337,222
Total Administrative Expenses	1,143,314	1,261,147	2,522,293	417,327	421,885	843,771	590,486	728,375	1,456,751	22,932	26,509	53,018	4,875,833
Tenant Services Expense	42,157	75,498	150,996	638	2,672	5,344	14,479	15,130	30,260	23	192	384	186,984
Utility Expense	6,432	-	-	81,107	79,119	158,239	6,060	10,420	20,841	10,705	10,740	21,480	200,560
Maintenance And Operations													
General Maint Expense	2,039	3,215	6,430	42,598	42,575	85,150	331,352	324,785	649,570	2,379	5,158	10,316	751,466
Materials	98	368	735	4,085	9,484	18,968	8,935	9,198	18,395	537	2,106	4,212	42,310
Contract Costs	10,200	11,280	22,560	23,076	29,280	58,561	9,693	6,708	13,415	3,360	11,324	22,648	117,184
Total Maintenance Expenses	12,338	14,862	29,725	69,760	81,339	162,678	349,981	340,690	681,380	6,277	18,588	37,176	910,960
General Expenses													
Property Insurance	-	-	-	12,138	13,925	27,849	2,711	1,995	3,990	478	328	655	32,494
Liability Insurance	5,599	6,282	12,565	7,353	7,587	15,175	3,779	3,615	7,230	111	113	227	35,197
Auto Insurance Expense	630	503	1,005	-	-	-	3,776	3,185	6,370	-	-	-	7,375
OPEB (GASB 45)	-	1,677	3,355	-	-	-	-	50	100	-	-	-	3,455
OPEB Maintenance (GASB 45)	-	-	-	-	-	-	-	50	100	-	-	-	100
Payments in Lieu of Taxes (PILOT)	-	-	-	-	-	-	2,234	2,680	5,360	-	-	-	5,360
Misc Taxes/Lic/Ins	-	-	-	-	-	-	-	50	100	-	-	-	100
Property Taxes	-	-	-	39,459	19,915	39,830	-	-	-	-	272	544	40,374
Property Tax: Fire	-	-	-	-	-	-	44	15	30	-	-	-	30
Bad Debt-Other	-	2,050	4,100	-	-	-	-	-	-	-	-	-	4,100
HOA Dues	-	-	-	-	-	-	57,960	51,768	103,536	-	-	-	103,536
Total General Expenses	6,229	10,512	21,025	61,976	41,427	82,854	70,504	63,408	126,816	589	713	1,426	232,121
Housing Assistance Payments	13,495,826	12,645,030	25,290,060	-	-	-	17,299	95,382	190,765	-	-	-	25,480,825
<b>OPERATING EXPENSES</b>	<b>14,706,296</b>	<b>14,007,050</b>	<b>28,014,099</b>	<b>630,808</b>	<b>626,443</b>	<b>1,252,886</b>	<b>1,048,808</b>	<b>1,253,406</b>	<b>2,506,813</b>	<b>40,526</b>	<b>56,742</b>	<b>113,484</b>	<b>31,887,282</b>

**Housing Authority of the City of San Luis Obispo**  
**Agency Wide Operating Budget**  
**Mid-Year Financial Update 10/1/2020 - 3/31/2021**

	VOUCHER PROGRAM			ANDERSON HOTEL			LOCAL AUTHORITY			LAW APARTMENTS			TOTAL AGENCY BUDGET
	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	3/31/2021 Actuals	3/31/2021 Budget	FYE 2021 Budget	
FINANCING EXPENSES	-	-	-	-	-	-	7,355	12,648	25,297	-	-	-	25,297
NON-OPERATING ITEMS													
TOTAL NON-OPERATING ITEMS	-	-	5,945	-	-	3,150	-	35,525	71,050	-	-	12,090	92,235
TOTAL CAPITAL GRANTS & OTHER	-	-	-	-	-	-	1,600	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	14,706,296	14,007,050	28,020,044	630,808	626,443	1,256,036	1,057,763	1,301,580	2,603,160	40,526	56,742	125,574	32,004,814
<b>NET INCOME</b>	<b>1,193,520</b>	<b>(364,809)</b>	<b>(735,563)</b>	<b>(69,403)</b>	<b>(4,455)</b>	<b>(12,061)</b>	<b>14,416,406</b>	<b>1,320,154</b>	<b>2,640,308</b>	<b>11,264</b>	<b>(7,786)</b>	<b>(27,661)</b>	<b>1,865,023</b>
<b>CASH FLOW ADJUSTMENTS</b>													
OPEB (GASB 45)	-	1,677	3,355	-	-	-	-	100	200	-	-	-	3,555
Depreciation -Buildings	-	-	5,945	-	-	3,150	-	35,525	71,050	-	-	12,090	92,235
Inc/Loss From Moylan Terrace	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Repairs	-	-	-	-	-	-	-	-	-	(10,638)	-	-	-
Prepaid Ground Lease							(15,135)		(70,083)	-			(70,083)
Construction Costs	-	-	-	-	-	-	(2,287,551)	-	(400,000)	-	-	-	(400,000)
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserves	-	-	-	-	-	-	-	(8,625)	(19,560)	6,722	(3,600)	(5,568)	(25,128)
Residual Receipts													
Related Party Debt	-	-	-	-	-	-	-	-	(326,706)	-	-	-	(326,706)
Development Notes/Prepaid Land Lease									(55,750)				(55,750)
Land Purchases - Development in Progress							(16,374,014)		0				-
Developer Fees									760,500				760,500
<b>NET CASH FLOW</b>	<b>1,193,520</b>	<b>(363,131)</b>	<b>(726,263)</b>	<b>(69,403)</b>	<b>(4,455)</b>	<b>(8,911)</b>	<b>(4,260,293)</b>	<b>1,347,154</b>	<b>2,599,959</b>	<b>7,348</b>	<b>(11,386)</b>	<b>(21,139)</b>	<b>1,843,646</b>

**Housing Authority of the City of San Luis Obispo**  
**Balance Sheet**  
**March 31, 2021**

	VOUCHER PROGRAM			ANDERSON HOTEL			LOCAL AUTHORITY			LAW APARTMENTS			COMBINED		
	Balance 3/31/2021	Balance 10/1/2020	Net Change	Balance 3/31/2021	Balance 10/1/2020	Net Change	Balance 3/31/2021	Balance 10/1/2020	Net Change	Balance 3/31/2021	Balance 10/1/2020	Net Change	Balance 3/31/2021	Balance 10/1/2020	Net Change
<b>ASSETS</b>															
CURRENT ASSETS															
CASH															
Unrestricted Cash	2,437,200	1,788,770	648,430	75,491	170,349	(94,858)	3,326,899	1,660,780	1,666,119	18,506	9,306	9,200	5,858,096	3,629,205	2,228,891
Restricted Cash	1,533,093	1,530,107	2,986	23,266	23,266	-	41,160	41,160	-	168,157	180,617	(12,460)	1,765,676	1,775,150	(9,475)
Total Cash	3,970,293	3,318,878	651,416	98,757	193,615	(94,858)	3,368,059	1,701,940	1,666,119	186,663	189,923	(3,260)	7,623,772	5,404,356	2,219,416
Accounts And Notes Receivable	10,515	6,024	4,491	25,779	31,663	(5,884)	65,047,061	60,060,673	4,986,388	91	516	(425)	65,083,445	60,098,875	4,984,570
Other Current Assets	1,547,661	1,460,541	87,120	57,446	20,796	36,649	28,784,844	35,139,794	(6,354,951)	2,498	21,527	(19,030)	30,392,448	36,642,659	(6,250,211)
CFP Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CURRENT ASSETS</b>	<b>5,528,469</b>	<b>4,785,443</b>	<b>743,027</b>	<b>181,981</b>	<b>246,074</b>	<b>(64,093)</b>	<b>97,199,964</b>	<b>96,902,408</b>	<b>297,556</b>	<b>189,251</b>	<b>211,966</b>	<b>(22,715)</b>	<b>103,099,665</b>	<b>102,145,890</b>	<b>953,775</b>
NONCURRENT ASSETS															
FIXED ASSETS															
Fixed Assets	197,053	115,033	82,020	38,883	38,883	-	20,470,346	13,419,393	7,050,953	868,583	868,583	-	21,574,865	14,441,892	7,132,973
Accum Depn	(113,955)	(113,955)	-	(26,305)	(26,305)	-	(1,315,333)	(1,315,333)	-	(247,893)	(247,893)	-	(1,703,486)	(1,703,486)	-
Net Fixed Assets	83,098	1,078	82,020	12,577	12,577	-	19,155,014	12,104,061	7,050,953	620,690	620,690	-	19,871,379	12,738,406	7,132,973
Total CIP	-	-	-	-	-	-	15,740,214	1,043,205	14,697,009	-	-	-	15,740,214	1,043,205	14,697,009
Deferred Outflows	439,928	439,928	-	46,253	46,253	-	816,376	816,376	-	19,119	19,119	-	1,321,676	1,321,676	-
Deferred Outflows-OPEB	11,983	11,983	-	1,051	1,051	-	20,043	20,043	-	316	316	-	33,393	33,393	-
<b>TOTAL NONCURRENT ASSETS</b>	<b>535,009</b>	<b>452,989</b>	<b>82,020</b>	<b>59,881</b>	<b>59,881</b>	<b>-</b>	<b>35,731,647</b>	<b>13,983,685</b>	<b>21,747,963</b>	<b>640,125</b>	<b>640,125</b>	<b>-</b>	<b>36,966,663</b>	<b>15,136,680</b>	<b>21,829,982</b>
<b>TOTAL ASSETS</b>	<b>6,063,478</b>	<b>5,238,432</b>	<b>825,046</b>	<b>241,863</b>	<b>305,955</b>	<b>-64,093</b>	<b>132,931,611</b>	<b>110,886,092</b>	<b>22,045,518</b>	<b>829,376</b>	<b>852,091</b>	<b>(22,715)</b>	<b>140,066,328</b>	<b>117,282,570</b>	<b>22,783,757</b>
<b>LIABILITIES &amp; EQUITY</b>															
LIABILITIES															
Current Liabilities	464,690	879,691	(415,001)	53,517	48,207	5,310	6,952,055	4,280,078	2,671,978	14,751	48,730	(33,979)	7,485,013	5,256,705	2,228,308
Noncurrent Liabilities	2,276,069	2,229,542	46,527	212,694	212,694	-	20,802,610	15,805,019	4,997,591	81,954	81,954	-	23,373,327	18,329,210	5,044,118
Other Liabilities	-	-	-	-	-	-	-	-	-	704,945	704,945	-	704,945	704,945	-
<b>TOTAL LIABILITIES</b>	<b>2,740,759</b>	<b>3,109,233</b>	<b>(368,474)</b>	<b>266,211</b>	<b>260,901</b>	<b>5,310</b>	<b>27,754,665</b>	<b>20,085,097</b>	<b>7,669,568</b>	<b>801,650</b>	<b>835,629</b>	<b>(33,979)</b>	<b>31,563,285</b>	<b>24,290,860</b>	<b>7,272,425</b>
EQUITY															
Contributed Capital	4,503	4,503	-	-	-	-	93,308	133,764	(40,456)	-	-	-	97,811	138,268	(40,456)
Reserved Fund Balance	189,866	189,866	-	-	-	-	-	-	-	-	-	-	189,866	189,866	-
Retained Earnings	3,128,350	1,934,830	1,193,520	(24,349)	45,054	(69,403)	105,083,637	90,667,231	14,416,406	27,726	16,462	11,264	108,215,365	92,663,577	15,551,788
<b>TOTAL EQUITY</b>	<b>3,322,719</b>	<b>2,129,199</b>	<b>1,193,520</b>	<b>(24,349)</b>	<b>45,054</b>	<b>(69,403)</b>	<b>105,176,945</b>	<b>90,800,995</b>	<b>14,375,950</b>	<b>27,726</b>	<b>16,462</b>	<b>11,264</b>	<b>108,503,042</b>	<b>92,991,710</b>	<b>15,511,332</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>6,063,478</b>	<b>5,238,432</b>	<b>825,046</b>	<b>241,863</b>	<b>305,955</b>	<b>-64,093</b>	<b>132,931,611</b>	<b>110,886,092</b>	<b>22,045,518</b>	<b>829,376</b>	<b>852,091</b>	<b>(22,715)</b>	<b>140,066,328</b>	<b>117,282,570</b>	<b>22,783,757</b>

**Housing Authority City of San Luis Obispo**  
**House Choice Voucher Program**  
**October 2020 – March 2021**

Summary

The Housing Choice Voucher (HCV) program administers 2,469 vouchers, including 226 Veterans vouchers, 38 Family Unification Vouchers (FUP), and 153 Mainstream vouchers, in the county of San Luis Obispo. The program receives Housing Assistance Payment (HAP) funds that are used to pay a portion of participants' rents in the open market. HASLO receives an administrative fee for each assisted participant, which funds program operations.

Half way through the fiscal year, operational results are much higher than budget projects. A major part of this is due to CARES Act funding to offset administrative cost increases during the COVID pandemic. Additionally, our leasing numbers have stayed strong, which generates administrative fee revenue.

We recently received our official 2021 funding notice, which reflected a 15% increase in renewal funding for housing assistance payments from our prior year's funding. This was very welcome news, as COVID job losses have caused our average HAP to increase significantly. This additional funding will allow us to keep leasing high without significantly depleting our reserves. We began the year with strong HAP reserves, which has placed us in a great position to manage the changes the pandemic has brought.

Below are selected highlights from the mid-year financial statements:

Income Statement - Unrestricted

- Overall income is higher than budgeted due to additional CARES administrative funding.
- Our administrative fee revenue has been in line with budgeted amounts.
- There have been additional administrative costs due to COVID, but otherwise, most expenses are in line with budget.

Income Statement - Restricted

- Restricted income has been higher than expenses mainly because of timing differences between when funding is received and when vouchers are fully leased for programs like RAD and Mainstream.

Balance Sheet

- Unrestricted cash & investments are approximately \$3.6 million, up from \$2.9 million at the beginning of the year.
- Restricted reserves, including HUD held reserves, are strong at over \$1.5 million dollars. This strong position will allow us to manage our program effectively during this turbulent season.
- Current liabilities are very low compared to cash and investment balances.
- Liabilities are consistent with the prior year, with the exception of a decrease in unearned grant funds as recorded the use of CARES funding.

## Budget Comparison

### Period = Oct 2020-Mar 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>					
GRANT INCOME-UNRESTRICTED					
CARES Grant	598,811.27	288,834.00	309,977.27	107.32	577,668.00
ROSS Grant Income	46,876.54	55,490.52	-8,613.98	-15.52	110,981.04
<b>TOTAL GRANT INCOME</b>	<b>645,687.81</b>	<b>344,324.52</b>	<b>301,363.29</b>	<b>87.52</b>	<b>688,649.04</b>
ADMIN FEE & OTHER INCOME-UNRESTRICTED					
Section 8 Port-In Admin Fees	8,913.71	0.00	8,913.71	N/A	0.00
Section 8 Admin. Fee Income	1,341,042.00	1,269,040.92	72,001.08	5.67	2,538,081.84
<b>TOTAL ADMIN FEE &amp; OTHER INCOME</b>	<b>1,349,955.71</b>	<b>1,269,040.92</b>	<b>80,914.79</b>	<b>6.38</b>	<b>2,538,081.84</b>
OTHER INCOME					
Fraud Recover Income-Unrestricted	1,686.00	8,442.48	-6,756.48	-80.03	16,884.96
Investment Income - Unrestricted	2,046.82	9,492.48	-7,445.66	-78.44	18,984.96
Miscellaneous Other Income	4,716.66	2,245.02	2,471.64	110.09	4,490.04
<b>TOTAL OTHER INCOME</b>	<b>8,449.48</b>	<b>20,179.98</b>	<b>-11,730.50</b>	<b>-58.13</b>	<b>40,359.96</b>
<b>TOTAL INCOME</b>	<b>2,004,093.00</b>	<b>1,633,545.42</b>	<b>370,547.58</b>	<b>22.68</b>	<b>3,267,090.84</b>
<b>EXPENSES</b>					
ADMINISTRATIVE					
Administrative Salaries					
Administrative Salaries	658,195.19	778,474.64	120,279.45	15.45	1,556,949.23
Employee Benefit Contribution-Admin	293,676.78	313,015.04	19,338.26	6.18	626,030.04
Workers Comp - Admin	12,011.88	13,331.11	1,319.23	9.90	26,662.20
<b>Total Administrative Salaries</b>	<b>963,883.85</b>	<b>1,104,820.79</b>	<b>140,936.94</b>	<b>12.76</b>	<b>2,209,641.47</b>
Other Admin Expenses					
Staff Training	6,557.31	3,810.00	-2,747.31	-72.11	7,620.00
Travel	8.84	667.50	658.66	98.68	1,335.00
Auditing Fees	5,299.52	6,499.98	1,200.46	18.47	12,999.96
Legal Expense	211.07	2,632.50	2,421.43	91.98	5,265.00
Port Out Admin Fee Paid	8,567.63	6,422.52	-2,145.11	-33.40	12,845.04
Marketing	0.00	640.02	640.02	100.00	1,280.04
Office Rent	2,136.00	2,138.40	2.40	0.11	4,276.80
Consultants	1,892.13	619.98	-1,272.15	-205.19	1,239.96
<b>Total Other Admin Expenses</b>	<b>24,672.50</b>	<b>23,430.90</b>	<b>-1,241.60</b>	<b>-5.30</b>	<b>46,861.80</b>
Miscellaneous Admin Expenses					
Publications	0.00	97.50	97.50	100.00	195.00
Advertising	438.02	502.50	64.48	12.83	1,005.00
Office Supplies	9,183.65	7,302.48	-1,881.17	-25.76	14,604.96
Telephone	11,037.07	10,042.50	-994.57	-9.90	20,085.00
Postage	4,720.63	4,362.48	-358.15	-8.21	8,724.96
Software License Fees	776.14	0.00	-776.14	N/A	0.00
Copiers	1,646.36	2,462.52	816.16	33.14	4,925.04
Printer Supplies	0.00	30.00	30.00	100.00	60.00
Software	10,271.31	8,460.00	-1,811.31	-21.41	16,920.00
Internet	473.05	169.98	-303.07	-178.30	339.96

## Budget Comparison

### Period = Oct 2020-Mar 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
Cell Phones/Pagers	13,651.95	5,977.50	-7,674.45	-128.39	11,955.00
Contract-IT Contracts	64,163.17	60,469.98	-3,693.19	-6.11	120,939.96
Small Office Equipment	1,439.08	18,272.52	16,833.44	92.12	36,545.04
COVID Supply Expense	20,174.04	0.00	-20,174.04	N/A	0.00
Other Misc Admin Expenses	16,281.78	12,062.52	-4,219.26	-34.98	24,125.04
Membership and Fees	500.96	2,682.48	2,181.52	81.32	5,364.96
Total Miscellaneous Admin Expenses	154,757.21	132,894.96	-21,862.25	-16.45	265,789.92
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,143,313.56</b>	<b>1,261,146.65</b>	<b>117,833.09</b>	<b>9.34</b>	<b>2,522,293.19</b>
<b>TENANT SERVICES</b>					
Tenant Services Salaries	49,937.67	52,163.80	2,226.13	4.27	104,327.64
Employee Benefit Contributions-Tenant Svcs.	17,402.20	20,974.98	3,572.78	17.03	41,949.96
Tenant Services-Workers Comp	853.20	109.20	-744.00	-681.32	218.40
Office Supplies- Resident Serv	109.77	250.02	140.25	56.10	500.04
Other Tenant Svcs.	293.17	0.00	-293.17	N/A	0.00
Special Events-Resident Serv	0.00	250.02	250.02	100.00	500.04
Staff Training-Resident Serv	0.00	1,750.02	1,750.02	100.00	3,500.04
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>68,596.01</b>	<b>75,498.04</b>	<b>6,902.03</b>	<b>9.14</b>	<b>150,996.12</b>
<b>UTILITIES</b>					
Water	950.43	0.00	-950.43	N/A	0.00
Electricity	4,579.31	0.00	-4,579.31	N/A	0.00
Gas	9.13	0.00	-9.13	N/A	0.00
Sewer	893.59	0.00	-893.59	N/A	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>6,432.46</b>	<b>0.00</b>	<b>-6,432.46</b>	<b>N/A</b>	<b>0.00</b>
<b>MAINTENANCE AND OPERATIONS</b>					
General Maint Expense					
Vehicle Gas, Oil, Grease	2,039.03	3,214.98	1,175.95	36.58	6,429.96
<b>TOTAL General Maint Expense</b>	<b>2,039.03</b>	<b>3,214.98</b>	<b>1,175.95</b>	<b>36.58</b>	<b>6,429.96</b>
Materials					
Supplies-Janitorial/Cleaning	50.13	302.52	252.39	83.43	605.04
Supplies-Maint/Repairs	48.02	64.98	16.96	26.10	129.96
<b>TOTAL Materials</b>	<b>98.15</b>	<b>367.50</b>	<b>269.35</b>	<b>73.29</b>	<b>735.00</b>
Contract Costs					
Contract-Alarm/Extinguisher	0.00	27.48	27.48	100.00	54.96
Contract-Alarm Monitoring	432.60	577.50	144.90	25.09	1,155.00
Contract-Grounds	365.55	0.00	-365.55	N/A	0.00
Contract-HVAC	0.00	60.00	60.00	100.00	120.00
Contract-Janitorial/Cleaning	7,327.70	7,504.98	177.28	2.36	15,009.96
Contract-Plumbing	0.00	162.48	162.48	100.00	324.96
Contract-Vehicle Maintenance	1,776.01	2,947.50	1,171.49	39.75	5,895.00
Contract Costs-Other	298.61	0.00	-298.61	N/A	0.00
Total Contract Costs	10,200.47	11,279.94	1,079.47	9.57	22,559.88
<b>TOTAL MAINTENACE EXPENSES</b>	<b>12,337.65</b>	<b>14,862.42</b>	<b>2,524.77</b>	<b>16.99</b>	<b>29,724.84</b>
<b>GENERAL EXPENSES</b>					
Liability Insurance	5,599.02	6,282.48	683.46	10.88	12,564.96



**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
Auto Insurance Expense	630.00	502.50	-127.50	-25.37	1,005.00
OPEB (GASB 45)	0.00	1,677.48	1,677.48	100.00	3,354.96
Bad Debt-Other	0.00	2,050.02	2,050.02	100.00	4,100.04
<b>TOTAL GENERAL EXPENSES</b>	<b>6,229.02</b>	<b>10,512.48</b>	<b>4,283.46</b>	<b>40.75</b>	<b>21,024.96</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,236,908.70</b>	<b>1,362,019.59</b>	<b>125,110.89</b>	<b>9.19</b>	<b>2,724,039.11</b>
<b>NON-OPERATING ITEMS</b>					
Depreciation -Buildings	0.00	0.00	0.00	N/A	5,945.04
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>5,945.04</b>
<b>NET INCOME</b>	<b>767,184.30</b>	<b>271,525.83</b>	<b>495,658.47</b>	<b>182.55</b>	<b>537,106.69</b>

**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

		YTD Actual	YTD Budget	Variance	% Var	Annual
3000-00-000	INCOME					
3400-01-000	GRANT INCOME-RESTRICTED					
3402-00-000	Section 8 HAP Received	13,154,246	12,008,695	1,145,551	10	24,017,391
3405-00-000	Mainstream HAP Received	619,184	0	619,184	N/A	0
3413-00-000	Port In HAP Earned	148,732	0	148,732	N/A	0
3499-99-000	TOTAL GRANT INCOME	13,922,162	12,008,695	1,913,467	16	24,017,391
3999-99-000	TOTAL INCOME	13,922,162	12,008,695	1,913,467	16	24,017,391
4000-01-000	EXPENSES					
4700-01-000	HOUSING ASSISTANCE PAYMENTS-RESTRICTED					
4715-00-000	Housing Assistance Payments	11,792,337	12,645,030	852,693	7	25,290,060
4716-00-000	VASH Housing Assistance Payments	810,434	0	-810,434	N/A	0
4717-00-000	Port-In HAP Paid	148,732	0	-148,732	N/A	0
4718-00-000	Mainstream HAP	492,184	0	-492,184	N/A	0
4725-00-000	Tenant Utility Payments	21,733	0	-21,733	N/A	0
4730-00-000	Portable Out HAP Payments	172,995	0	-172,995	N/A	0
4735-00-000	FSS Escrow Payments	57,411	0	-57,411	N/A	0
4797-99-000	TOTAL HOUSING ASSISTANCE PAYMENTS	13,495,826	12,645,030	-850,796	-7	25,290,060
4798-99-000	TOTAL OPERATING EXPENSES	13,495,826	12,645,030	-850,796	-7	25,290,060
9000-99-000	NET INCOME	426,336	-636,335	1,062,671	167	-1,272,669

**Housing Authority City of San Luis Obispo**  
**Anderson Hotel**  
**October 2020 – March 2021**

Summary

The Anderson Hotel is a 68 unit project that serves elderly and disabled tenants. The Anderson is located downtown in a prime location, and meets a critical housing need in our community. This project is subsidized by an annual contract under the HUD Multifamily program. As you are aware, the contract is currently under a short term 6 month extension while we work out the feasibility of a executing a purchase option with the owner.

Anderson has had fairly significant vacancy loss this year, including vacancies in the commercial units. Due to COVID shut downs, some of the small businesses that were leasing at the Anderson weren't able to continue business. Other commercial tenants have not been able to pay their full rent. Because of the reduced commercial rents, some of our lease payments to the owner of the Anderson were deferred until this year, resulting in higher than budgeted lease expense.

Maintenance expenses have been under budget, but there are still many deferred maintenance items that will need to be made in a rehab project. Overall, cash has decreased this year. Cash reserves went from \$172,000 to \$75,000.

**Anderson Hotel Apartments (1-aha)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>					
TENANT INCOME					
Rental Income					
Tenant Rent	161,518.00	158,613.66	2,904.34	1.83	317,227.32
Tenant Assistance Payments	328,052.00	330,842.34	-2,790.34	-0.84	661,684.68
Less: Vacancies	-68,646.00	-19,504.32	-49,141.68	-251.95	-39,008.64
Laundry and Vending	1,606.34	2,430.00	-823.66	-33.90	4,860.00
Commercial Rental Income	110,296.12	120,868.56	-10,572.44	-8.75	241,737.12
Antenna Rental Income	27,029.64	26,263.14	766.50	2.92	52,526.28
<b>Total Rental Income</b>	<b>559,856.10</b>	<b>619,513.38</b>	<b>-59,657.28</b>	<b>-9.63</b>	<b>1,239,026.76</b>
Other Tenant Income					
Tenant Charges	1,391.05	1,956.00	-564.95	-28.88	3,912.00
Misc Tenant Income	-221.00	0.00	-221.00	N/A	0.00
<b>Total Other Tenant Income</b>	<b>1,170.05</b>	<b>1,956.00</b>	<b>-785.95</b>	<b>-40.18</b>	<b>3,912.00</b>
<b>NET TENANT INCOME</b>	<b>561,026.15</b>	<b>621,469.38</b>	<b>-60,443.23</b>	<b>-9.73</b>	<b>1,242,938.76</b>
GRANT INCOME					
Other Government Grants	0.00	499.98	-499.98	-100.00	999.96
<b>TOTAL GRANT INCOME</b>	<b>0.00</b>	<b>499.98</b>	<b>-499.98</b>	<b>-100.00</b>	<b>999.96</b>
OTHER INCOME					
Investment Income - Unrestricted	56.80	18.00	38.80	215.56	36.00
Miscellaneous Other Income	322.22	0.00	322.22	N/A	0.00
<b>TOTAL OTHER INCOME</b>	<b>379.02</b>	<b>18.00</b>	<b>361.02</b>	<b>2,005.67</b>	<b>36.00</b>
<b>TOTAL INCOME</b>	<b>561,405.17</b>	<b>621,987.36</b>	<b>-60,582.19</b>	<b>-9.74</b>	<b>1,243,974.72</b>
<b>EXPENSES</b>					
ADMINISTRATIVE					
Administrative Salaries					
Administrative Salaries	2,473.01	24,511.04	22,038.03	89.91	49,022.03
Employee Benefit Contribution-Admin	9,355.37	3,695.90	-5,659.47	-153.13	7,391.76
Workers Comp - Admin	377.74	596.44	218.70	36.67	1,192.92
On-Site Manager Comp	5,553.12	4,252.89	-1,300.23	-30.57	8,505.84
Monitor Allowance	2,600.00	1,956.00	-644.00	-32.92	3,912.00
<b>Total Administrative Salaries</b>	<b>20,359.24</b>	<b>35,012.27</b>	<b>14,653.03</b>	<b>41.85</b>	<b>70,024.55</b>
Other Admin Expenses					
Staff Training	104.80	919.74	814.94	88.61	1,839.48
Auditing & Tax Fees	164.93	450.00	285.07	63.35	900.00
Legal Expense	2,018.83	342.00	-1,676.83	-490.30	684.00
Management Fee	30,292.15	30,930.66	638.51	2.06	61,861.32
Lease Expense	353,964.09	340,762.80	-13,201.29	-3.87	681,525.60
Consultants	58.89	0.00	-58.89	N/A	0.00
<b>Total Other Admin Expenses</b>	<b>386,603.69</b>	<b>373,405.20</b>	<b>-13,198.49</b>	<b>-3.53</b>	<b>746,810.40</b>

**Anderson Hotel Apartments (1-aha)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
Miscellaneous Admin Expenses					
Advertising	0.00	246.00	246.00	100.00	492.00
Office Supplies	457.53	654.00	196.47	30.04	1,308.00
Computer Parts	21.78	0.00	-21.78	N/A	0.00
Telephone	2,675.96	3,300.00	624.04	18.91	6,600.00
Cable	577.96	618.00	40.04	6.48	1,236.00
Postage	133.94	150.00	16.06	10.71	300.00
Software License Fees	24.15	0.00	-24.15	N/A	0.00
Copiers	320.03	1,590.00	1,269.97	79.87	3,180.00
Software	163.96	240.00	76.04	31.68	480.00
Internet	672.66	918.00	245.34	26.73	1,836.00
Cell Phones/Pagers	428.28	924.00	495.72	53.65	1,848.00
Contract-IT Contracts	1,994.68	2,290.02	295.34	12.90	4,580.04
Small Office Equipment	299.14	1,092.00	792.86	72.61	2,184.00
COVID Supply Expenses	339.94	0.00	-339.94	N/A	0.00
Other Misc Admin Expenses	2,254.03	1,446.00	-808.03	-55.88	2,892.00
Total Miscellaneous Admin Expenses	10,364.04	13,468.02	3,103.98	23.05	26,936.04
TOTAL ADMINISTRATIVE EXPENSES	417,326.97	421,885.49	4,558.52	1.08	843,770.99
TENANT SERVICES					
Tenant Services Salaries	321.58	1,235.88	914.30	73.98	2,471.76
Employee Benefit Contributions-Tenant	76.59	540.24	463.65	85.82	1,080.48
Tenant Services-Workers Comp	5.21	25.74	20.53	79.76	51.48
Other Tenant Svcs.	235.01	870.00	634.99	72.99	1,740.00
TOTAL TENANT SERVICES EXPENSES	638.39	2,671.86	2,033.47	76.11	5,343.72
UTILITIES					
Water	5,873.56	8,784.00	2,910.44	33.13	17,568.00
Electricity	44,653.97	44,969.40	315.43	0.70	89,938.80
Gas	20,183.29	12,612.00	-7,571.29	-60.03	25,224.00
Garbage/Trash Removal	3,279.79	2,728.02	-551.77	-20.23	5,456.04
Parking Expense	778.75	510.00	-268.75	-52.70	1,020.00
Sewer	6,337.93	9,516.00	3,178.07	33.40	19,032.00
TOTAL UTILITY EXPENSES	81,107.29	79,119.42	-1,987.87	-2.51	158,238.84
MAINTENANCE AND OPERATIONS					
General Maint Expense					
Maintenance Salaries	28,040.41	26,166.60	-1,873.81	-7.16	52,333.21
Grounds Salaries	439.46	0.00	-439.46	N/A	0.00
Employee Benefit Contribution-Maint.	8,878.95	11,438.18	2,559.23	22.37	22,876.32
Workers Comp - Maintenance	3,934.24	3,061.56	-872.68	-28.50	6,123.11
Maintenance Uniforms	359.45	540.00	180.55	33.44	1,080.00
Maintenance Travel/Training	30.80	282.48	251.68	89.10	564.96
Vehicle Gas, Oil, Grease	914.49	1,086.00	171.51	15.79	2,172.00
TOTAL General Maint Expense	42,597.80	42,574.82	-22.98	-0.05	85,149.60
Materials					
Supplies-Appliance	0.00	1,000.02	1,000.02	100.00	2,000.04

**Anderson Hotel Apartments (1-aha)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
Supplies-Janitorial/Cleaning	153.99	144.00	-9.99	-6.94	288.00
Supplies-Maint/Repairs	3,917.27	7,944.00	4,026.73	50.69	15,888.00
Supplies-Inventory	13.99	108.00	94.01	87.05	216.00
Supplies-Work Order	0.00	288.00	288.00	100.00	576.00
<b>TOTAL Materials</b>	<b>4,085.25</b>	<b>9,484.02</b>	<b>5,398.77</b>	<b>56.92</b>	<b>18,968.04</b>
<b>Contract Costs</b>					
Contract-Alarm/Extinguisher	358.08	2,775.00	2,416.92	87.10	5,550.00
Contract-Fire Sprinkler Monitoring	2,924.67	0.00	-2,924.67	N/A	0.00
Contract-Carpet Cleaning	1,472.20	960.00	-512.20	-53.35	1,920.00
Contract-Electrical	0.00	2,034.00	2,034.00	100.00	4,068.00
Contract-Elevator Monitoring	3,208.00	2,508.00	-700.00	-27.91	5,016.00
Contract-Floor Covering	1,326.12	6,000.00	4,673.88	77.90	12,000.00
Contract-Grounds	11.38	0.00	-11.38	N/A	0.00
Contract-HVAC	2,843.35	1,566.00	-1,277.35	-81.57	3,132.00
Contract-Janitorial/Cleaning	6,324.31	7,411.92	1,087.61	14.67	14,823.84
Contract-Pest Control	705.00	2,062.50	1,357.50	65.82	4,125.00
Contract-Plumbing	0.00	1,819.02	1,819.02	100.00	3,638.04
Contract-Sprinkler Monitoring	0.00	1,399.98	1,399.98	100.00	2,799.96
Contract-Vehicle Maintenance	207.84	744.00	536.16	72.06	1,488.00
Contract Costs-Other	3,695.53	0.00	-3,695.53	N/A	0.00
<b>Total Contract Costs</b>	<b>23,076.48</b>	<b>29,280.42</b>	<b>6,203.94</b>	<b>21.19</b>	<b>58,560.84</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>69,759.53</b>	<b>81,339.26</b>	<b>11,579.73</b>	<b>14.24</b>	<b>162,678.48</b>
<b>GENERAL EXPENSES</b>					
Property Insurance	12,138.00	13,924.56	1,786.56	12.83	27,849.12
Liability Insurance	7,352.88	7,587.42	234.54	3.09	15,174.84
Property Taxes	39,458.62	19,914.84	-19,543.78	-98.14	39,829.68
Bad Debt-Tenant Rents	3,026.00	0.00	-3,026.00	N/A	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>61,975.50</b>	<b>41,426.82</b>	<b>-20,548.68</b>	<b>-49.60</b>	<b>82,853.64</b>
<b>OTHER DISTRIBUTIONS</b>					
<b>FINANCING EXPENSE</b>					
<b>NON-OPERATING ITEMS</b>					
Depreciation -Buildings	0.00	0.00	0.00	N/A	3,150.00
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>3,150.00</b>
<b>LP &amp; TAX CREDIT EXPENSES</b>					
<b>TOTAL EXPENSES</b>	<b>630,807.68</b>	<b>626,442.85</b>	<b>-4,364.83</b>	<b>-0.70</b>	<b>1,256,035.67</b>
<b>NET INCOME</b>	<b>-69,402.51</b>	<b>-4,455.49</b>	<b>-64,947.02</b>	<b>-1,457.69</b>	<b>-12,060.95</b>

**Anderson Hotel Apartments (1-aha)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>ASSETS</b>			
CURRENT ASSETS:			
CASH			
Unrestricted Cash			
Cash - Checking	75,490.62	170,348.60	-94,857.98
Total Unrestricted Cash	75,490.62	170,348.60	-94,857.98
Restricted Cash			
Cash - Security Deposits	23,266.24	23,266.24	0.00
Total Restricted Cash	23,266.24	23,266.24	0.00
TOTAL CASH	98,756.86	193,614.84	-94,857.98
ACCOUNTS AND NOTES RECEIVABLE			
A/R - Tenants	28,005.85	31,662.68	-3,656.83
A/R - Collections	5,111.22	5,111.22	0.00
Allowance for Doubtful Accts - Colle	-5,111.22	-5,111.22	0.00
A/R - Affordable Housing Subsidies	-2,227.00	0.00	-2,227.00
Accrued Interest Receivable	0.00	0.02	-0.02
TOTAL ACCOUNTS AND NOTES RECEIVAB	25,778.85	31,662.70	-5,883.85
OTHER CURRENT ASSETS			
Investments-Unrestricted	9,054.47	8,997.65	56.82
Prepaid Insurance	44,837.68	11,798.56	33,039.12
Other Prepayments/Def Charges	3,553.37	0.00	3,553.37
TOTAL OTHER CURRENT ASSETS	57,445.52	20,796.21	36,649.31
TOTAL CURRENT ASSETS	181,981.23	246,073.75	-64,092.52
NONCURRENT ASSETS:			
FIXED ASSETS			
FIXED ASSETS (NET)			
Buildings Improvement Costs	38,882.59	38,882.59	0.00
TOTAL Fixed Assets	38,882.59	38,882.59	0.00
ACCUMULATED DEPRECIATION			
Accum Depreciation	-26,305.18	-26,305.18	0.00
TOTAL Accum Depn	-26,305.18	-26,305.18	0.00
NET FIXED ASSETS	12,577.41	12,577.41	0.00
Deferred Outflows	46,253.00	46,253.00	0.00
Deferred Outflows - OPEB	1,051.00	1,051.00	0.00
TOTAL NONCURRENT ASSETS	59,881.41	59,881.41	0.00
TOTAL ASSETS	241,862.64	305,955.16	-64,092.52

**LIABILITIES & EQUITY**

LIABILITIES:

**Anderson Hotel Apartments (1-aha)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT LIABILITIES:</b>			
Payables to LHA	8,213.55	0.00	8,213.55
A/P to SLONP	85.02	0.00	85.02
Tenant Security Deposits	15,112.00	15,786.24	-674.24
Security Deposit-Pet	300.00	900.00	-600.00
Security Deposits - Commercial Tenant	6,580.00	6,580.00	0.00
A/P-HUD	0.00	412.00	-412.00
Accrued Expenses	742.00	742.00	0.00
Accrued OPEB (GASB)	9,037.00	9,037.00	0.00
Accrued Compensated Absences-Currei	3,302.00	3,302.00	0.00
Accrued Payroll & Payroll Taxes	3,997.00	3,997.00	0.00
Tenant Prepaid Rents	6,148.61	7,450.95	-1,302.34
<b>TOTAL CURRENT LIABILITIES</b>	<b>53,517.18</b>	<b>48,207.19</b>	<b>5,309.99</b>
<b>NONCURRENT LIABILITIES:</b>			
Accrued Compensated Absences-LT	1,997.00	1,997.00	0.00
Deferred Inflows	18,428.00	18,428.00	0.00
Net Pension Liability	192,269.00	192,269.00	0.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>212,694.00</b>	<b>212,694.00</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>	<b>266,211.18</b>	<b>260,901.19</b>	<b>5,309.99</b>
<b>EQUITY</b>			
<b>RETAINED EARNINGS:</b>			
Invested in Capital Assets-Net of Debt	16,466.00	16,466.00	0.00
Retained Earnings-Unrestricted Net Ass	-40,814.54	28,587.97	-69,402.51
<b>TOTAL RETAINED EARNINGS:</b>	<b>-24,348.54</b>	<b>45,053.97</b>	<b>-69,402.51</b>
<b>TOTAL EQUITY</b>	<b>-24,348.54</b>	<b>45,053.97</b>	<b>-69,402.51</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>241,862.64</b>	<b>305,955.16</b>	<b>-64,092.52</b>



**Housing Authority City of San Luis Obispo**  
**Local Authority**  
**October 2020 – March 2021**

Summary

Local Authority (LHA) is the non-HUD/unrestricted arm of the Housing Authority. Local Authority has three core lines of business: owned rental property, property management services, and project development. Rental property consists of 34 owned apartment units and 1 rental home. LHA provides management and maintenance services for all of our affiliated non-profits, tax credit, and HUD Multifamily properties. LHA also serves as the development arm of the Housing Authority. LHA has a number of development projects currently in process. LHA also administers a number of other programs and grants.

Local Authority completed the first half of the year with over \$15.4 million in gross revenues. Included in that number is a \$12.9 million grant for the purchase and operations subsidy for the Project HomeKey site in Paso Robles, leaving \$2.5 million in other revenue. Net income, excluding the HomeKey grant, is over \$1.4 million, which is slightly higher than budgeted.

Selected highlights for lines of business are presented below:

Income Statement

Rental Property

This segment's main source of income is Parkwood. Administrative salaries have been low since we have a vacancy in the site manager position for this property. There have been some vacancies and turnover repairs, however the costs have been close to budget. Overall, the net income is strong at \$195,000.

Property Management

Net income is very close to budget for this segment. The main source of income for this segment is property management fees. The segment has benefited as we've put more units under our management. Less salaries have been charged to this segment as we've been able to spread salaries out among more managed units and to specific development projects. While this segment doesn't generate the levels of cash flow that rental property and development do, it is still a very solid financial component and has become more profitable over time.

With the growth that HASLO is experiencing, we anticipate needing to hire additional staff, and incur additional operational costs.

Development

The development segment generated net income of \$1.1 million (excluding the \$12.9 HomeKey grant), which is higher than budgeted. The major sources of revenue are developer fees of \$368,000 and interest earned on notes and investments of \$1 million. There are additional developer fees to be earned later in the year as we pass certain construction milestones. Of the interest earned, \$323,000 has been received in cash, with the remaining amounts being deferred until the projects have the cash flow to pay. Development has a very strong cash position, so the unpaid developer fee and interest do not present a financial hardship and will provide cash flow to support development in future years.

**Housing Authority City of San Luis Obispo**  
**Local Authority**  
**October 2020 – March 2021**

Balance Sheet

There has been a lot of activity running through the balance sheet through the first half of the year, with the most significant being the purchase of the HomeKey site entirely with grant funds. In addition, HASLO has acquired 3 sites and has placed deposits on 2 additional sites for future development, with a net investment of \$4.7 million of HASLO cash. An additional \$2.2 million has been invested in the entitlement/development of other HASLO pipeline projects, including Iron Works Commercial, Apartments at Toscano, Morro Bay Apartments, and Shell Beach Apartments.

The balance sheet shows a new note receivable from the Nipomo Senior project. This represents the amount of our profit on the sale of the land to the project, which was loaned back to the project. This will be paid down from available cash once the project is placed in service.

Since last year, Local has shown significant investments on the balance sheet related to the RAD project. We have tried to maximize interest earnings by leaving the funds invested until needed, so the balance sheet reflects the movement of funds between the checking account and the investment accounts. A portion of the invested cash will be loaned back to the RAD project to fund construction.

Cash and investment balances are very strong, and current liabilities are very low compared to current assets, and we are in a strong financial position.

**Local Authority Financial (.1-1aa)  
Budget Comparison  
Period = Oct 2020-Mar 2021**

Book = Accrual

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>					
TENANT INCOME					
Rental Income					
Tenant Rent	252,892.00	239,957.52	12,934.48	5.39	479,915.04
Tenant Assistance Payments	77,583.00	86,785.02	-9,202.02	-10.60	173,570.04
Less: Vacancies	-6,406.00	-5,377.02	-1,028.98	-19.14	-10,754.04
Commercial Rental Income	22,223.31	9,000.00	13,223.31	146.93	18,000.00
Rent Income - Community Garden	120.00	0.00	120.00	N/A	0.00
Ground Lease Income	15,134.70	35,041.32	-19,906.62	-56.81	70,082.64
<b>Total Rental Income</b>	<b>361,547.01</b>	<b>365,406.84</b>	<b>-3,859.83</b>	<b>-1.06</b>	<b>730,813.68</b>
Other Tenant Income					
Tenant Charges	96.00	432.48	-336.48	-77.80	864.96
NSF & Late Fees	0.00	450.00	-450.00	-100.00	900.00
Legal Fees - Tenant	0.00	250.02	-250.02	-100.00	500.04
Tenant Owed Utilities	0.00	100.02	-100.02	-100.00	200.04
Tenant Screening	120.00	0.00	120.00	N/A	0.00
Misc Tenant Income	15.00	42.48	-27.48	-64.69	84.96
<b>Total Other Tenant Income</b>	<b>231.00</b>	<b>1,275.00</b>	<b>-1,044.00</b>	<b>-81.88</b>	<b>2,550.00</b>
OTHER PROGRAM INCOME					
Program Income	1,150.00	0.00	1,150.00	N/A	0.00
<b>NET TENANT INCOME</b>	<b>362,928.01</b>	<b>366,681.84</b>	<b>-3,753.83</b>	<b>-1.02</b>	<b>733,363.68</b>
GRANT INCOME					
TBRAP/RAPSS Grant Income	20,179.34	102,882.48	-82,703.14	-80.39	205,764.96
Other Government Grants	12,900,000.00	0.00	12,900,000.00	N/A	0.00
<b>TOTAL GRANT INCOME</b>	<b>12,920,179.34</b>	<b>102,882.48</b>	<b>12,817,296.86</b>	<b>12,458.19</b>	<b>205,764.96</b>
OTHER INCOME					
Investment Income - Unrestricted	326,180.52	358,204.50	-32,023.98	-8.94	716,409.00
Investment Income - N/R	641,988.84	166,435.02	475,553.82	285.73	332,870.04
Investment Income - Help Notes	13,374.84	13,375.02	-0.18	0.00	26,750.04
Investment Income - N/R Brizzolara	23,246.14	23,310.00	-63.86	-0.27	46,620.00
Investment Income - 860	6,869.74	6,888.48	-18.74	-0.27	13,776.96
Management Fee Income	352,584.21	320,567.52	32,016.69	9.99	641,135.04
PBV Waiting List Mgt Fee Inc	33,564.00	33,144.00	420.00	1.27	66,288.00
Resident Services Income	26,106.25	30,018.12	-3,911.87	-13.03	60,036.24
Maint Workorder Fee Income	345,274.70	331,795.02	13,479.68	4.06	663,590.04
Developer Fee Income	368,315.00	836,251.02	-467,936.02	-55.96	1,672,502.04
Bond Fee Income	12,000.00	6,000.00	6,000.00	100.00	12,000.00
Miscellaneous Other Income	15,971.28	22,500.00	-6,528.72	-29.02	45,000.00
Income - FTHB	3,450.00	1,542.48	1,907.52	123.67	3,084.96
Gift Income	20,000.00	0.00	20,000.00	N/A	0.00
Office Rental income	2,136.00	2,138.40	-2.40	-0.11	4,276.80
<b>TOTAL OTHER INCOME</b>	<b>2,191,061.52</b>	<b>2,152,169.58</b>	<b>38,891.94</b>	<b>1.81</b>	<b>4,304,339.16</b>
<b>TOTAL INCOME</b>	<b>15,474,168.87</b>	<b>2,621,733.90</b>	<b>12,852,434.97</b>	<b>490.23</b>	<b>5,243,467.80</b>

**Local Authority Financial (.1-1aa)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

Book = Accrual

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
Administrative Salaries					
Administrative Salaries	321,555.70	415,243.67	93,687.97	22.56	830,488.38
Employee Benefit Contribution-Admin	155,798.90	193,326.77	37,527.87	19.41	386,653.56
Workers Comp - Admin	4,358.74	6,899.82	2,541.08	36.83	13,799.65
On-Site Manager Comp	58,100.08	46,337.52	-11,762.56	-25.38	92,675.03
<b>Total Administrative Salaries</b>	<b>539,813.42</b>	<b>661,807.78</b>	<b>121,994.36</b>	<b>18.43</b>	<b>1,323,616.62</b>
Other Admin Expenses					
Staff Training	2,464.57	1,824.96	-639.61	-35.05	3,649.92
Travel	0.00	1,977.48	1,977.48	100.00	3,954.96
Auditing & Tax Fees	3,160.55	6,242.52	3,081.97	49.37	12,485.04
Legal Expense	13,513.91	28,000.02	14,486.11	51.74	56,000.04
Administrative Fees	2,880.50	7,500.00	4,619.50	61.59	15,000.00
Consultants	507.40	502.50	-4.90	-0.98	1,005.00
<b>Total Other Admin Expenses</b>	<b>22,526.93</b>	<b>46,047.48</b>	<b>23,520.55</b>	<b>51.08</b>	<b>92,094.96</b>
Miscellaneous Admin Expenses					
Advertising	0.00	100.02	100.02	100.00	200.04
Office Supplies	237.19	292.50	55.31	18.91	585.00
Computer Parts	10.89	0.00	-10.89	N/A	0.00
Telephone	1,034.57	772.50	-262.07	-33.92	1,545.00
Postage	567.24	504.96	-62.28	-12.33	1,009.92
Software License Fees	12.08	0.00	-12.08	N/A	0.00
Copiers	234.10	217.50	-16.60	-7.63	435.00
Software	391.66	749.94	358.28	47.77	1,499.88
Internet	1,910.94	1,135.02	-775.92	-68.36	2,270.04
Cell Phones/Pagers	406.91	970.02	563.11	58.05	1,940.04
Contract-IT Contracts	1,035.26	940.02	-95.24	-10.13	1,880.04
Small Office Equipment	330.86	2,047.50	1,716.64	83.84	4,095.00
Bank Fees	0.00	500.04	500.04	100.00	1,000.08
COVID Supply Expenses	169.97	0.00	-169.97	N/A	0.00
Other Misc Admin Expenses	20,904.33	12,290.04	-8,614.29	-70.09	24,580.08
Membership and Fees	900.00	0.00	-900.00	N/A	0.00
<b>Total Miscellaneous Admin Expenses</b>	<b>28,146.00</b>	<b>20,520.06</b>	<b>-7,625.94</b>	<b>-37.16</b>	<b>41,040.12</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>590,486.35</b>	<b>728,375.32</b>	<b>137,888.97</b>	<b>18.93</b>	<b>1,456,751.70</b>
<b>TENANT SERVICES</b>					
Tenant Services Salaries	11,027.66	10,107.50	-920.16	-9.10	20,214.94
Employee Benefit Contributions-Tenant	3,205.63	4,419.95	1,214.32	27.47	8,839.92
Tenant Services-Workers Comp	145.06	102.54	-42.52	-41.47	205.08
Office Supplies-Resident Serv	0.00	250.02	250.02	100.00	500.04
Other Tenant Svcs.	100.21	0.00	-100.21	N/A	0.00
Special Events-Resident Serv	0.00	250.02	250.02	100.00	500.04
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>14,478.56</b>	<b>15,130.03</b>	<b>651.47</b>	<b>4.31</b>	<b>30,260.02</b>

**Local Authority Financial (.1-1aa)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

Book = Accrual

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>UTILITIES</b>					
Water	1,634.66	2,032.50	397.84	19.57	4,064.96
Electricity	3,414.36	4,617.48	1,203.12	26.06	9,234.96
Gas	-1,612.24	1,077.48	2,689.72	249.63	2,154.96
Garbage/Trash Removal	1,215.39	997.98	-217.41	-21.78	1,995.96
Sewer	1,407.51	1,695.00	287.49	16.96	3,390.04
<b>TOTAL UTILITY EXPENSES</b>	<b>6,059.68</b>	<b>10,420.44</b>	<b>4,360.76</b>	<b>41.85</b>	<b>20,840.88</b>
<b>MAINTENANCE AND OPERATIONS</b>					
General Maint Expense					
Maintenance Salaries	168,979.42	158,512.51	-10,466.91	-6.60	317,025.00
Grounds Salaries	53,567.64	49,820.03	-3,747.61	-7.52	99,640.08
Employee Benefit Contribution-Maint.	77,273.38	91,067.53	13,794.15	15.15	182,135.03
Workers Comp - Maintenance	30,742.61	24,442.52	-6,300.09	-25.78	48,884.97
Maintenance Uniforms	179.73	210.00	30.27	14.41	420.00
Maintenance Travel/Training	0.00	55.02	55.02	100.00	110.04
Vehicle Gas, Oil, Grease	608.97	677.52	68.55	10.12	1,355.04
<b>TOTAL General Maint Expense</b>	<b>331,351.75</b>	<b>324,785.13</b>	<b>-6,566.62</b>	<b>-2.02</b>	<b>649,570.16</b>
Materials					
Supplies-Appliance	323.20	855.00	531.80	62.20	1,710.00
Supplies-Decorating	4,485.75	0.00	-4,485.75	N/A	0.00
Supplies-Janitorial/Cleaning	17.35	60.06	42.71	71.11	120.12
Supplies-Maint/Repairs	4,109.11	8,182.50	4,073.39	49.78	16,365.00
Supplies-Inventory	0.00	12.48	12.48	100.00	24.96
Supplies-Work Order	0.00	87.48	87.48	100.00	174.96
<b>TOTAL Materials</b>	<b>8,935.41</b>	<b>9,197.52</b>	<b>262.11</b>	<b>2.85</b>	<b>18,395.04</b>
Contract Costs					
Contract-Alarm/Extinguisher	171.55	352.50	180.95	51.33	705.00
Contract-Fire Sprinkler Monitoring	267.75	137.52	-130.23	-94.70	275.04
Contract-Carpet Cleaning	0.00	420.00	420.00	100.00	840.00
Contract-Floor Covering	4,623.00	2,737.50	-1,885.50	-68.88	5,475.00
Contract-Grounds	1,590.17	0.00	-1,590.17	N/A	0.00
Contract-HVAC	0.00	62.52	62.52	100.00	125.04
Contract-Janitorial/Cleaning	2,134.36	2,209.98	75.62	3.42	4,419.96
Contract-Pest Control	90.00	0.00	-90.00	N/A	0.00
Contract-Plumbing	0.00	47.52	47.52	100.00	95.04
Contract-Vehicle Maintenance	214.50	407.46	192.96	47.36	814.92
Contract Costs-Other	602.01	332.52	-269.49	-81.04	665.04
<b>Total Contract Costs</b>	<b>9,693.34</b>	<b>6,707.52</b>	<b>-2,985.82</b>	<b>-44.51</b>	<b>13,415.04</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>349,980.50</b>	<b>340,690.17</b>	<b>-9,290.33</b>	<b>-2.73</b>	<b>681,380.24</b>
<b>GENERAL EXPENSES</b>					
Property Insurance	2,711.04	1,995.00	-716.04	-35.89	3,990.00
Liability Insurance	3,778.90	3,615.00	-163.90	-4.53	7,230.00
Auto Insurance Expense	3,775.50	3,184.98	-590.52	-18.54	6,369.96
OPEB (GASB 75)	0.00	49.98	49.98	100.00	99.96
OPEB Maintenance (GASB 75)	0.00	49.98	49.98	100.00	99.96

**Local Authority Financial (.1-1aa)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
Payments in Lieu of Taxes (PILOT)	2,234.35	2,680.02	445.67	16.63	5,360.04
Misc Taxes/Lic/Ins	0.00	49.98	49.98	100.00	99.96
Property Tax: Fire	43.64	15.00	-28.64	-190.93	30.00
HOA Dues	57,960.17	51,768.00	-6,192.17	-11.96	103,536.00
<b>TOTAL GENERAL EXPENSES</b>	<b>70,503.60</b>	<b>63,407.94</b>	<b>-7,095.66</b>	<b>-11.19</b>	<b>126,815.88</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>					
Security Deposit Assistance	13,654.00	38,100.00	24,446.00	64.16	76,200.00
Eviction Prevention	915.84	8,805.00	7,889.16	89.60	17,610.00
Rental Assistance	2,729.00	48,477.48	45,748.48	94.37	96,954.96
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>17,298.84</b>	<b>95,382.48</b>	<b>78,083.64</b>	<b>81.86</b>	<b>190,764.96</b>
<b>OTHER DISTRIBUTIONS</b>					
<b>FINANCING EXPENSE</b>					
<b>OTHER DISTRIBUTIONS</b>					
Interest Expense - HELP	7,355.14	6,648.48	-706.66	-10.63	13,296.96
Property Appraisals	0.00	6,000.00	6,000.00	100.00	12,000.00
<b>TOTAL FINANCING EXPENSES</b>	<b>7,355.14</b>	<b>12,648.48</b>	<b>5,293.34</b>	<b>41.85</b>	<b>25,296.96</b>
<b>NON-OPERATING ITEMS</b>					
Depreciation -Buildings	0.00	35,524.98	35,524.98	100.00	71,049.96
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>35,524.98</b>	<b>35,524.98</b>	<b>100.00</b>	<b>71,049.96</b>
<b>LP &amp; TAX CREDIT EXPENSES</b>					
<b>LP EXPENSES</b>					
Franchise Tax Expense	1,600.00	0.00	-1,600.00	N/A	0.00
<b>TOTAL LP EXPENSES</b>	<b>1,600.00</b>	<b>0.00</b>	<b>-1,600.00</b>	<b>N/A</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>1,057,762.67</b>	<b>1,301,579.84</b>	<b>243,817.17</b>	<b>18.73</b>	<b>2,603,160.60</b>
<b>NET INCOME</b>	<b>14,416,406.20</b>	<b>1,320,154.06</b>	<b>13,096,252.14</b>	<b>992.02</b>	<b>2,640,307.20</b>

**Local Authority Financial (.1-1aa)  
Balance Sheet (With Period Change)  
Period = Oct 2020-Mar 2021**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>ASSETS</b>			
CURRENT ASSETS:			
CASH			
Unrestricted Cash			
Cash - Checking	3,290,502.02	1,628,537.24	1,661,964.78
Cash - Checking	6,275.71	2,145.40	4,130.31
Cash - Checking	29,917.30	29,847.76	69.54
Cash on Hand	204.00	250.00	-46.00
Total Unrestricted Cash	3,326,899.03	1,660,780.40	1,666,118.63
Restricted Cash			
Cash - Security Deposits	41,160.00	41,160.00	0.00
Total Restricted Cash	41,160.00	41,160.00	0.00
TOTAL CASH	3,368,059.03	1,701,940.40	1,666,118.63
ACCOUNTS AND NOTES RECEIVABLE			
A/R - Tenants	54,311.88	51,185.86	3,126.02
A/R - Collections	12,375.34	12,375.34	0.00
Allowance for Doubtful Accts - Colle	-12,375.34	-12,375.34	0.00
A/R - TBRA	3,529.00	0.00	3,529.00
A/R - DSS Grant	2,332.44	10,325.60	-7,993.16
A/R - Other	27,284.39	1,593.86	25,690.53
A/R - PHA Projects	131,073.45	0.00	131,073.45
A/R - Vouchers	91,619.87	0.00	91,619.87
A/R - LAA Development	4,380,388.61	3,616,290.77	764,097.84
A/R - TBRAP	0.51	0.00	0.51
A/R - Parkwood	6,547.58	0.00	6,547.58
A/R - Ross Grants	10,358.34	10,261.18	97.16
A/R - Anderson	8,213.55	0.00	8,213.55
A/R - Humbert	44.16	0.00	44.16
A/R - Law Apts	2,748.18	37,622.11	-34,873.93
A/R - DSS 13	517.00	0.00	517.00
A/R - SLO 55	12,203.74	0.00	12,203.74
A/R - Johnson DRT	9,256.02	0.00	9,256.02
A/R - Carmel	4,320.43	0.00	4,320.43
A/R - Brizzolara	11,273.92	0.00	11,273.92
A/R - RAD 175	1,439,972.32	567.54	1,439,404.78
A/R - Bishop St Studios	447.85	0.00	447.85
A/R - Hope House	674.51	0.00	674.51
A/R - Hope House 2	180.93	0.00	180.93
A/R - Halcyon	5,450.84	75,000.00	-69,549.16
A/R - Courtyard at the Meadows	12,614.93	18,000.00	-5,385.07
A/R - Project Homekey	410,164.46	0.00	410,164.46
A/R - Atascadero Sr (ASH)	4,888.41	0.00	4,888.41
A/R - Nipomo Sr	564,983.32	0.00	564,983.32
A/R - Poinsettia	6,645.51	0.00	6,645.51

**Local Authority Financial (.1-1aa)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
A/R - 860 on the Wye	2,708.96	0.00	2,708.96
A/R - Iron Works	8,118.43	0.00	8,118.43
A/R - Hidden Creek	20,698.25	24,395.08	-3,696.83
A/R - Macadero	11,094.53	0.00	11,094.53
A/R - Shared Housing Voucher	310.80	0.00	310.80
A/R - EIHC	95.64	0.00	95.64
A/R - EIHC - Pension Expense	70,871.00	70,871.00	0.00
A/R - EIHC - OPEB	3,269.00	3,269.00	0.00
A/R - Margarita	6,019.56	0.00	6,019.56
A/R - Ferrell	1,406.58	0.00	1,406.58
A/R - Empire	3,976.55	0.00	3,976.55
A/R - SLONP	690.23	0.00	690.23
A/R - SLONP - Pension Exp	298,467.00	298,467.00	0.00
A/R - SLONP - OPEB	12,946.00	12,946.00	0.00
A/R - Blue Heron	2,268.85	0.00	2,268.85
Dev Fee Rec - Johnson	-4.00	0.00	-4.00
Develop Fee Rec	1,170,231.00	1,170,231.00	0.00
N/R - Brizzolara (108 Loan	1,000,000.00	1,000,000.00	0.00
N/R - Brizzolara (CBDG/PHA)	259,000.00	259,000.00	0.00
N/R - Johnson 2nd	387,000.00	387,000.00	0.00
N/R - Brizzolara	656,429.81	656,429.81	0.00
N/R - SLO 55, LP	3,623,004.43	3,623,004.43	0.00
N/R - LHA (Johnson)	1,550,000.00	1,550,000.00	0.00
N/R - Carmel	164,656.77	164,656.77	0.00
N/R - Brizzolara	295,000.00	295,000.00	0.00
N/R - RAD 175	30,319,316.00	30,319,316.00	0.00
N/R - Bishop St	2,626,000.00	2,626,000.00	0.00
N/R - SLONP - Hope House	300,000.00	300,000.00	0.00
N/R - EIHC - Hope House	300,000.00	300,000.00	0.00
N/R - Macadero	1,014,911.31	1,024,250.44	-9,339.13
N/R - Halcyon	1,420,000.00	1,420,000.00	0.00
N/R - Courtyard at the Meadows	1,440,000.00	1,440,000.00	0.00
N/R - ASH	250,000.00	250,000.00	0.00
N/R - South St Family Apts	1,113,773.23	1,113,773.23	0.00
N/R - PSHH (Pismo Beach RDA)	1,000,000.00	1,000,000.00	0.00
N/R - Nipomo Senior	975,000.00	0.00	975,000.00
N/R - 860 on the Wye	339,713.00	339,713.00	0.00
N/R - EIHC	434,529.00	434,529.00	0.00
N/R - SLONP	2,858,575.59	2,858,575.59	0.00
N/R - Trans Housing	222,397.61	230,958.00	-8,560.39
Deposits Paid	510,146.00	507,548.00	2,598.00
Accrued Interest Receivable	229,254.88	212,409.77	16,845.11
Accrued Int - SLO 55	81,141.49	32,726.26	48,415.23
Accrued Int - Johnson	1,117,172.55	1,078,041.06	39,131.49
Accrued Int - Carmel	35,364.40	32,894.56	2,469.84
Accrued Int Rec - Brizzolara	338,139.69	318,767.91	19,371.78



**Local Authority Financial (.1-1aa)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	Balance	Beginning	Net
	Current Period	Balance	Change
Accrued Int Rec - Brizzo CDBG	95,156.37	91,282.01	3,874.36
Accrued Int - RAD 175	1,383,894.41	955,223.33	428,671.08
Accrued Int - Halcyon	120,226.63	91,511.08	28,715.55
Accrued Int - Courtyard	70,480.00	55,920.00	14,560.00
Accrued Int - ASH	165,243.81	159,069.26	6,174.55
Accrued Int - 860	46,465.15	39,595.41	6,869.74
<b>TOTAL ACCOUNTS AND NOTES RECEIVAB</b>	<b>65,047,060.66</b>	<b>60,060,672.92</b>	<b>4,986,387.74</b>
<b>OTHER CURRENT ASSETS</b>			
Investments-Unrestricted	1,743,362.29	1,643,802.11	99,560.18
Investment - CD	6,879.83	6,879.83	0.00
Investment-Unrest-HELP Loan	7,223.39	7,210.59	12.80
Investments-Restricted	25,903,428.88	31,778,038.17	-5,874,609.29
Investment Rest - Office Building	70.41	70.27	0.14
Investment Rest - Anderson	117,486.87	107,209.81	10,277.06
Prepaid Insurance	10,586.94	43,121.73	-32,534.79
Other Prepayments/Def Charges	79,203.86	619,117.94	-539,914.08
Grant Funds Available	47,405.18	67,584.52	-20,179.34
Inventories-Materials	14,576.22	14,737.50	-161.28
Inventories-Equipment	1,000.00	1,000.00	0.00
Assets Held for Sale - Courtland	343,474.00	343,474.00	0.00
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>28,784,843.87</b>	<b>35,139,794.47</b>	<b>-6,354,950.60</b>
<b>TOTAL CURRENT ASSETS</b>	<b>97,199,963.56</b>	<b>96,902,407.79</b>	<b>297,555.77</b>
<b>NONCURRENT ASSETS:</b>			
<b>FIXED ASSETS</b>			
<b>FIXED ASSETS (NET)</b>			
Land	13,164,843.15	8,777,338.65	4,387,504.50
Land - Homeless Shelter	451,000.00	451,000.00	0.00
Land - Ahearn	750,724.50	750,724.50	0.00
Land - The Wedge	107,000.00	107,000.00	0.00
Buildings	5,516,387.53	2,922,878.53	2,593,509.00
Furn & Equip - Admin	20,202.79	20,202.79	0.00
Automotive Equipment	460,188.44	390,248.58	69,939.86
<b>TOTAL Fixed Assets</b>	<b>20,470,346.41</b>	<b>13,419,393.05</b>	<b>7,050,953.36</b>
<b>ACCUMULATED DEPRECIATION</b>			
Accum Depreciation	-1,315,332.50	-1,315,332.50	0.00
<b>TOTAL Accum Depn</b>	<b>-1,315,332.50</b>	<b>-1,315,332.50</b>	<b>0.00</b>
<b>NET FIXED ASSETS</b>	<b>19,155,013.91</b>	<b>12,104,060.55</b>	<b>7,050,953.36</b>
<b>CIP</b>			
CIP-Acquisition of Site	12,409,458.00	0.00	12,409,458.00
CIP-Predevelopment Costs	0.00	18,362.52	-18,362.52
CIP-Doors&Windows	21,300.00	0.00	21,300.00
CIP-Electrical	43,576.00	0.00	43,576.00
CIP-Environmental	42,523.65	30,423.05	12,100.60
CIP-Fences	254,541.00	0.00	254,541.00

**Local Authority Financial (.1-1aa)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	Balance	Beginning	Net
	Current Period	Balance	Change
CIP-Inspections - Construction	8,737.50	0.00	8,737.50
CIP-Other Construction	28,367.96	700.00	27,667.96
CIP-Painting	36,213.20	0.00	36,213.20
CIP-Equipment	14,382.63	0.00	14,382.63
CIP-Specialties	146,037.13	460.00	145,577.13
CIP-Utilities Onsite Improvements	-15,931.64	2,500.00	-18,431.64
CIP-Architecture	841,236.41	491,215.29	350,021.12
CIP-Blueprints/Prints	509.27	334.23	175.04
CIP-Consultants	111,008.73	69,791.65	41,217.08
CIP-Energy Conservation Consulting	0.00	3,540.00	-3,540.00
CIP-Consultants - CHPC	5,000.00	0.00	5,000.00
CIP-Engineering	360,568.52	152,576.13	207,992.39
CIP-Inspections	1,400.00	1,400.00	0.00
CIP-Environmental	2,100.00	4,952.25	-2,852.25
CIP-Insurance	10,060.00	6.50	10,053.50
CIP-Permits&Fees	30,388.75	35,326.19	-4,937.44
CIP-School Fees	16,680.80	0.00	16,680.80
CIP-Building Permit Fees	419,537.48	47,129.14	372,408.34
CIP-Utility Fees	0.00	2,500.00	-2,500.00
CIP-Surveys	37,364.00	19,455.00	17,909.00
CIP-Furnishings (Soft Costs)	100,243.25	0.00	100,243.25
CIP-Accounting&Tax Fees	0.00	800.00	-800.00
CIP-Legal-Borrower Construction	4,500.00	4,500.00	0.00
CIP-Other	659,994.00	537.78	659,456.22
CIP-Appraisal Fees	52,439.10	33,290.00	19,149.10
CIP-Loan Fees	775.00	0.00	775.00
CIP-Const Loan Origination Fee	15,075.00	0.00	15,075.00
CIP-Loan Interest	0.00	42,000.00	-42,000.00
CIP-Loan Interest-HASLO	9,306.87	9,306.87	0.00
CIP-Marketing	298.87	273.67	25.20
CIP-Other Fees	0.00	217.33	-217.33
CIP-Property Tax	19,627.01	1,925.61	17,701.40
CIP-Title Charges	4,790.75	2,456.75	2,334.00
CIP-TCAC Application Fees	7,000.00	5,000.00	2,000.00
CIP-CDLAC Application Fee	1,200.00	0.00	1,200.00
CIP-TCAC Reservation Fee/Allocation	0.00	53,980.00	-53,980.00
CIP-TCAC Market Study	0.00	4,500.00	-4,500.00
CIP-Legal	39,904.89	3,745.00	36,159.89
<b>TOTAL CIP</b>	<b>15,740,214.13</b>	<b>1,043,204.96</b>	<b>14,697,009.17</b>
Deferred Outflows	816,376.00	816,376.00	0.00
Deferred Outflows - OPEB	20,043.00	20,043.00	0.00
<b>TOTAL NONCURRENT ASSETS</b>	<b>35,731,647.04</b>	<b>13,983,684.51</b>	<b>21,747,962.53</b>
<b>TOTAL ASSETS</b>	<b>132,931,610.60</b>	<b>110,886,092.30</b>	<b>22,045,518.30</b>

**LIABILITIES & EQUITY**

**Local Authority Financial (.1-1aa)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>LIABILITIES:</b>			
<b>CURRENT LIABILITIES:</b>			
Payables to LHA	4,387,497.86	3,616,290.77	771,207.09
A/P to SLONP	9,081.47	0.00	9,081.47
Tenant Security Deposits	58,150.40	39,960.00	18,190.40
Security Deposit-Pet	1,200.00	1,200.00	0.00
A/P Other	122,760.88	2,140.26	120,620.62
<b>PAYROLL PAYABLES</b>			
FICA Withholdings	141.76	0.00	141.76
Workers Comp Payable	-14,229.90	0.00	-14,229.90
Health Ins Withholdings	-4,514.25	0.00	-4,514.25
Dental Ins Withholdings	-931.69	90.39	-1,022.08
Retirement Withholding Payable	31.24	0.00	31.24
United Way Withholdings	0.00	30.00	-30.00
Supplemental Ins Payable (Aflac)	0.24	0.00	0.24
Sect 125 Withholding	-0.06	0.00	-0.06
Retirement Loan Withholding	-410.86	0.00	-410.86
Vision Ins Withholding	-162.96	0.00	-162.96
<b>TOTAL Payroll Payables</b>	<b>-20,076.48</b>	<b>120.39</b>	<b>-20,196.87</b>
Accrued Expenses	3,725.00	3,725.00	0.00
Accrued OPEB (GASB)	171,260.00	171,260.00	0.00
Accrued Compensated Absences-Curren	37,455.00	37,455.00	0.00
Accrued Payroll & Payroll Taxes	42,709.00	42,709.00	0.00
Accrued PILOT	26,421.50	24,187.15	2,234.35
Prepaid Land Lease	118,748.19	133,882.89	1,984,865.30
Tenant Prepaid Rents	6,455.96	1,866.96	4,589.00
Tenant Recreation Fund Payable	12,602.60	12,602.60	0.00
Unearned Grant Funds	1,755,870.89	67,584.52	1,688,286.37
Undistributed Credits	23,643.00	24,093.00	-450.00
Advance Payable	1,000.00	1,000.00	0.00
Adv Payable - SLONP (Performance De	193,550.00	100,000.00	93,550.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>6,952,055.27</b>	<b>4,280,077.54</b>	<b>4,671,977.73</b>
<b>NONCURRENT LIABILITIES:</b>			
Accrued Compensated Absences-LT	22,657.00	22,657.00	0.00
Mortgage Payable	3,015,000.00	0.00	3,015,000.00
N/P - Help Loan - SRO/HOME	409,969.80	427,379.12	-17,409.32
N/P-City of AG - Courtland	55,500.00	55,500.00	0.00
Prepaid Land Lease - LT	13,329,039.33	11,329,039.33	0.00
Deferred Inflows	429,721.00	429,721.00	0.00
Net Pension Liability	3,540,723.00	3,540,723.00	0.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>20,802,610.13</b>	<b>15,805,019.45</b>	<b>2,997,590.68</b>
<b>TOTAL LIABILITIES</b>	<b>27,754,665.40</b>	<b>20,085,096.99</b>	<b>7,669,568.41</b>

**Local Authority Financial (.1-1aa)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

	Balance	Beginning	Net
	Current Period	Balance	Change
EQUITY			
CONTRIBUTED CAPITAL:			
General Partner Contribution	93,308.18	133,764.49	-40,456.31
TOTAL CONTRIBUTED CAPITAL	93,308.18	133,764.49	-40,456.31
RETAINED EARNINGS:			
Invested in Capital Assets-Net of Debt	10,434,884.11	10,434,884.11	0.00
Retained Earnings-Unrestricted Net Ass	94,648,752.91	80,232,346.71	14,416,406.20
TOTAL RETAINED EARNINGS:	105,083,637.02	90,667,230.82	14,416,406.20
TOTAL EQUITY	105,176,945.20	90,800,995.31	14,375,949.89
TOTAL LIABILITIES AND EQUITY	132,931,610.60	110,886,092.30	22,045,518.30

**Housing Authority City of San Luis Obispo**  
**Law Apartments**  
**October 2020 – March 2021**

Summary

Law Apartments consists of a 9-unit family project, which was acquired using a HUD backed mortgage. This project is subsidized by HUD as a Multifamily complex. Law Apartments is in a very desirable location, and historically there has been very little turnover or vacancies. During the 2013 fiscal year, the HUD backed mortgage was paid off in full. However, the regulatory agreement on the property extends for many years to come.

Law Apartments has generated more cash flow than budgeted at this point in the fiscal year. There has been no vacancy loss and limited maintenance expenses.

Operating cash is limited, but reserves are still strong. About \$15,000 was withdrawn from reserves this year to cover a loss last year. However, since cash flow has been healthy this year we will likely end up putting nearly the same amount back into reserves. HUD requires any excess cash to be deposited into reserves at year end.

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**Dan Law Apartments (1-law)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>					
TENANT INCOME					
Rental Income					
Tenant Rent	29,569.00	28,385.22	1,183.78	4.17	56,770.44
Tenant Assistance Payments	20,706.00	22,266.78	-1,560.78	-7.01	44,533.56
Less: Vacancies	0.00	-3,081.36	3,081.36	100.00	-6,162.72
Laundry and Vending	709.25	726.00	-16.75	-2.31	1,452.00
Subsidy Adjustments	378.00	0.00	378.00	N/A	0.00
Total Rental Income	51,362.25	48,296.64	3,065.61	6.35	96,593.28
Other Tenant Income					
Tenant Charges	186.00	438.00	-252.00	-57.53	876.00
NSF & Late Fees	0.00	36.00	-36.00	-100.00	72.00
Total Other Tenant Income	186.00	474.00	-288.00	-60.76	948.00
NET TENANT INCOME	51,548.25	48,770.64	2,777.61	5.70	97,541.28
OTHER INCOME					
Investment Income - Unrestricted	4.68	24.00	-19.32	-80.50	48.00
Investment Income - Restricted	21.69	162.00	-140.31	-86.61	324.00
Miscellaneous Other Income	215.61	0.00	215.61	N/A	0.00
TOTAL OTHER INCOME	241.98	186.00	55.98	30.10	372.00
TOTAL INCOME	51,790.23	48,956.64	2,833.59	5.79	97,913.28
<b>EXPENSES</b>					
ADMINISTRATIVE					
Administrative Salaries					
Administrative Salaries	4,948.31	4,297.61	-650.70	-15.14	8,595.25
Employee Benefit Contribution-Admin	5,316.02	5,910.58	594.56	10.06	11,821.20
Workers Comp - Admin	255.93	242.98	-12.95	-5.33	486.02
On-Site Manager Comp	4,934.31	7,330.82	2,396.51	32.69	14,661.58
Monitor Allowance	0.00	150.00	150.00	100.00	300.00
Total Administrative Salaries	15,454.57	17,931.99	2,477.42	13.82	35,864.05
Other Admin Expenses					
Staff Training	13.37	121.50	108.13	89.00	243.00
Accounting Fees	1,887.30	1,893.00	5.70	0.30	3,786.00
Auditing & Tax Fees	21.83	582.00	560.17	96.25	1,164.00
Legal Expense	0.38	18.00	17.62	97.89	36.00
Management Fee	4,229.24	4,234.50	5.26	0.12	8,469.00
Consultants	7.78	0.00	-7.78	N/A	0.00

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**Dan Law Apartments (1-law)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
Total Other Admin Expenses	6,159.90	6,849.00	689.10	10.06	13,698.00
Miscellaneous Admin Expenses					
Office Supplies	47.19	48.00	0.81	1.69	96.00
Computer Parts	2.90	0.00	-2.90	N/A	0.00
Telephone	45.29	48.00	2.71	5.65	96.00
Postage	25.99	42.00	16.01	38.12	84.00
Software License Fees	3.20	0.00	-3.20	N/A	0.00
Copiers	20.64	36.00	15.36	42.67	72.00
Software	21.70	30.00	8.30	27.67	60.00
Internet	691.83	756.00	64.17	8.49	1,512.00
Cell Phones/Pagers	56.09	126.00	69.91	55.48	252.00
Contract-IT Contracts	262.76	276.00	13.24	4.80	552.00
Small Office Equipment	39.56	126.00	86.44	68.60	252.00
COVID Supply Expenses	45.00	0.00	-45.00	N/A	0.00
Other Misc Admin Expenses	55.53	240.00	184.47	76.86	480.00
Total Miscellaneous Admin Expenses	1,317.68	1,728.00	410.32	23.75	3,456.00
TOTAL ADMINISTRATIVE EXPENSES	22,932.15	26,508.99	3,576.84	13.49	53,018.05
TENANT SERVICES					
Tenant Services Salaries	19.12	131.46	112.34	85.46	262.92
Employee Benefit Contributions-Tenant	3.28	57.48	54.20	94.29	114.96
Tenant Services-Workers Comp	0.44	3.06	2.62	85.62	6.12
TOTAL TENANT SERVICES EXPENSES	22.84	192.00	169.16	88.10	384.00
UTILITIES					
Water	3,427.17	2,964.00	-463.17	-15.63	5,928.00
Electricity	522.05	474.00	-48.05	-10.14	948.00
Gas	2,265.39	1,680.00	-585.39	-34.84	3,360.00
Garbage/Trash Removal	1,907.94	2,556.00	648.06	25.35	5,112.00
Sewer	2,582.54	3,066.00	483.46	15.77	6,132.00
TOTAL UTILITY EXPENSES	10,705.09	10,740.00	34.91	0.32	21,480.00
MAINTENANCE AND OPERATIONS					
General Maint Expense					
Maintenance Salaries	1,249.90	4,610.12	3,360.22	72.89	9,220.19
Grounds Salaries	233.27	0.00	-233.27	N/A	0.00
Employee Benefit Contribution-Maint.	506.59	266.70	-239.89	-89.95	533.41
Workers Comp - Maintenance	204.88	83.46	-121.42	-145.48	166.92
Maintenance Uniforms	47.57	60.00	12.43	20.72	120.00
Maintenance Travel/Training	16.24	12.00	-4.24	-35.33	24.00
Vehicle Gas, Oil, Grease	121.04	126.00	4.96	3.94	252.00
TOTAL General Maint Expense	2,379.49	5,158.28	2,778.79	53.87	10,316.52

5/12/2021 11:24 AM

**Dan Law Apartments (1-law)**  
**Budget Comparison**  
**Period = Oct 2020-Mar 2021**

	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Materials</b>					
Supplies-Janitorial/Cleaning	1.68	6.00	4.32	72.00	12.00
Supplies-Maint/Repairs	535.44	1,494.00	958.56	64.16	2,988.00
Supplies-Inventory	0.00	6.00	6.00	100.00	12.00
Supplies-Work Order	0.00	600.00	600.00	100.00	1,200.00
<b>TOTAL Materials</b>	<b>537.12</b>	<b>2,106.00</b>	<b>1,568.88</b>	<b>74.50</b>	<b>4,212.00</b>
<b>Contract Costs</b>					
Contract-Alarm/Extinguisher	1.73	42.00	40.27	95.88	84.00
Contract-Fire Sprinkler Monitoring	1.78	0.00	-1.78	N/A	0.00
Contract-Building Repairs	0.00	1,750.02	1,750.02	100.00	3,500.04
Contract-Decorating/Painting	0.00	700.02	700.02	100.00	1,400.04
Contract-Electrical	0.00	2,400.00	2,400.00	100.00	4,800.00
Contract-Floor Covering	0.00	1,800.00	1,800.00	100.00	3,600.00
Contract-Grounds	1,771.51	1,770.00	-1.51	-0.09	3,540.00
Contract-Janitorial/Cleaning	1,085.50	360.00	-725.50	-201.53	720.00
Contract-Plumbing	0.00	1,200.00	1,200.00	100.00	2,400.00
Contract-Window Covering	0.00	36.00	36.00	100.00	72.00
Contract-Vehicle Maintenance	27.47	84.00	56.53	67.30	168.00
Contract Costs-Other	472.26	1,182.00	709.74	60.05	2,364.00
<b>Total Contract Costs</b>	<b>3,360.25</b>	<b>11,324.04</b>	<b>7,963.79</b>	<b>70.33</b>	<b>22,648.08</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>6,276.86</b>	<b>18,588.32</b>	<b>12,311.46</b>	<b>66.23</b>	<b>37,176.60</b>
<b>GENERAL EXPENSES</b>					
Property Insurance	477.96	327.60	-150.36	-45.90	655.20
Liability Insurance	111.12	113.40	2.28	2.01	226.80
Property Taxes	0.00	271.98	271.98	100.00	543.96
<b>TOTAL GENERAL EXPENSES</b>	<b>589.08</b>	<b>712.98</b>	<b>123.90</b>	<b>17.38</b>	<b>1,425.96</b>
<b>OTHER DISTRIBUTIONS</b>					
<b>FINANCING EXPENSE</b>					
<b>NON-OPERATING ITEMS</b>					
Depreciation -Buildings	0.00	0.00	0.00	N/A	12,089.88
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>12,089.88</b>
<b>LP &amp; TAX CREDIT EXPENSES</b>					
<b>TOTAL EXPENSES</b>	<b>40,526.02</b>	<b>56,742.29</b>	<b>16,216.27</b>	<b>28.58</b>	<b>125,574.49</b>
<b>NET INCOME</b>	<b>11,264.21</b>	<b>-7,785.65</b>	<b>19,049.86</b>	<b>244.68</b>	<b>-27,661.21</b>



**Dan Law Apartments (1-law)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>ASSETS</b>			
CURRENT ASSETS:			
CASH			
Unrestricted Cash			
Cash - Checking	18,505.96	9,305.84	9,200.12
Total Unrestricted Cash	18,505.96	9,305.84	9,200.12
Restricted Cash			
Cash - Security Deposits	4,516.00	4,516.00	0.00
Cash - Replacement Reserves	66,650.46	63,858.34	2,792.12
Cash - Painting Reserve	14,814.82	14,812.98	1.84
Cash - Residual Receipts Reserve	82,175.28	97,429.55	-15,254.27
Total Restricted Cash	168,156.56	180,616.87	-12,460.31
TOTAL CASH	186,662.52	189,922.71	-3,260.19
ACCOUNTS AND NOTES RECEIVABLE			
A/R - Tenants	91.00	37.00	54.00
A/R - Collections	963.00	963.00	0.00
Allowance for Doubtful Accts - Colle	-963.00	-963.00	0.00
A/R - Affordable Housing Subsidies	0.00	473.00	-473.00
Accrued Interest Receivable	0.00	5.73	-5.73
TOTAL ACCOUNTS AND NOTES RECEIVAB	91.00	515.73	-424.73
OTHER CURRENT ASSETS			
Investments-Unrestricted	1,037.36	20,349.25	-19,311.89
Prepaid Insurance	588.92	1,178.00	-589.08
Other Prepayments/Def Charges	871.35	0.00	871.35
TOTAL OTHER CURRENT ASSETS	2,497.63	21,527.25	-19,029.62
TOTAL CURRENT ASSETS	189,251.15	211,965.69	-22,714.54
NONCURRENT ASSETS:			
FIXED ASSETS			
FIXED ASSETS (NET)			
Land	456,000.00	456,000.00	0.00
Buildings	147,042.33	147,042.33	0.00
Buildings Improvement Costs	93,700.10	93,700.10	0.00
Furn & Equip - Dwelling	23,469.81	23,469.81	0.00
Capital Improve.(Mio): Law Apts	133,339.08	133,339.08	0.00
Capital Improve. Landscaping	15,031.90	15,031.90	0.00
TOTAL Fixed Assets	868,583.22	868,583.22	0.00
ACCUMULATED DEPRECIATION			
Accum Depreciation	-247,893.14	-247,893.14	0.00
TOTAL Accum Depn	-247,893.14	-247,893.14	0.00
NET FIXED ASSETS	620,690.08	620,690.08	0.00
Deferred Outflows	19,119.00	19,119.00	0.00
Deferred Outflows - OPEB	316.00	316.00	0.00

**Dan Law Apartments (1-law)**  
**Balance Sheet (With Period Change)**  
**Period = Oct 2020-Mar 2021**

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL NONCURRENT ASSETS	640,125.08	640,125.08	0.00
TOTAL ASSETS	829,376.23	852,090.77	-22,714.54
<b>LIABILITIES &amp; EQUITY</b>			
LIABILITIES:			
CURRENT LIABILITIES:			
Payables to LHA	2,748.18	37,622.11	-34,873.93
A/P to SLONP	309.18	0.00	309.18
Tenant Security Deposits	4,516.00	4,516.00	0.00
Accrued Expenses	129.00	129.00	0.00
Accrued OPEB (GASB)	2,791.00	2,791.00	0.00
Accrued Compensated Absences-Curren	1,171.00	1,171.00	0.00
Accrued Payroll & Payroll Taxes	1,342.00	1,342.00	0.00
Accrued PILOT	929.43	929.43	0.00
Tenant Prepaid Rents	815.00	229.00	586.00
TOTAL CURRENT LIABILITIES	14,750.79	48,729.54	-33,978.75
NONCURRENT LIABILITIES:			
Accrued Compensated Absences-LT	708.00	708.00	0.00
Deferred Inflows	8,507.00	8,507.00	0.00
Net Pension Liability	72,739.00	72,739.00	0.00
TOTAL NONCURRENT LIABILITIES	81,954.00	81,954.00	0.00
OTHER LIABILITIES			
HUD Capital Grant	581,937.00	581,937.00	0.00
HUD Project Imp Grant	123,008.00	123,008.00	0.00
TOTAL OTHER LIABILITIES	704,945.00	704,945.00	0.00
TOTAL LIABILITIES	801,649.79	835,628.54	-33,978.75
EQUITY			
RETAINED EARNINGS:			
Retained Earnings-Unrestricted Net Ass	27,726.44	16,462.23	11,264.21
TOTAL RETAINED EARNINGS:	27,726.44	16,462.23	11,264.21
TOTAL EQUITY	27,726.44	16,462.23	11,264.21
TOTAL LIABILITIES AND EQUITY	829,376.23	852,090.77	-22,714.54

**Agenda Item:****Grover Beach Housing - Acceptance of Assignment of Purchase Agreement****Background**

This collaboration between HASLO, Peoples Self Help Housing and the City of Grover Beach was previously reviewed and approved by the commission. The purpose of today's action would be to authorize the assignment of the Purchase Agreement for 1206 Grand Avenue to HASLO from PSHHC. The purpose of the Assignment is to reduce project development costs as a result of property tax savings. HASLO is exempt from property taxes, including vacant land, whereas PSHHC is only exempt on properties completed and occupied by lower income households.

The site outlined in yellow is the 1206 Grand Avenue site to be assigned. The site outlined in blue is the City-owned property which will be donated for the project.

Escrow on the Grand Avenue site is scheduled for a July 20<sup>th</sup> closing. The San Luis Obispo Housing Trust Fund has approved 90% financing for the acquisition, at 4.25% interest only for 5 years. Purchase price is \$1.1 million.

The Grover Beach City Council selected the HASLO/PSHH collaboration through a competitive Request for Proposals process. We have been working very closely with City staff and they are excited about the proposed project. We anticipated developing approximately 50 rental units on the properties.

A Phase 1 Environmental Study was completed, as well as Phase 2 soils testing on the 1206 site. The recommendation is that a soil vapor barrier be utilized in construction underneath the slab foundation. This is similar to what HASLO utilized to construct our homeless veterans project in SLO, 860 on the Wye.

The following documents are attached:

- Purchase and Sales Agreement and Assignment
- Title Report
- Phase 1 Environmental Assessment
- Phase 2 Soils Test

Yellow = 1206 Grand Ave  
Blue = City site to be donated





April 26, 2021

Delivered via e-mail to: [KLitzinger@haslo.org](mailto:KLitzinger@haslo.org)

San Luis Obispo, CA 93401

RE: \$1,000,000 loan commitment for Grand Ave, Grover Beach land acquisition

Dear Mr. Litzinger,

The San Luis Obispo County Housing Trust Fund (the "HTF") has approved a loan up to \$1,000,000 for your Grand Ave, Grover Beach land acquisition and Cleaver Park Pre-Development (the "Project").

This is a conditional loan commitment for the pre-development phase of the Project. The following terms and conditions apply for this loan commitment.

Borrower:	HASLO
Project	Grand Ave, Grover Beach
Loan Amount:	\$1,000,000
Loan Term:	Up to 5 years (no prepayment penalty) to be paid off with TCAC construction loan
Interest Rate:	4.25% simple interest - 365/365 accrual
Loan Fee:	1% (\$10,000) plus actual costs due at loan closing
Payment Schedule:	Interest monthly
Disbursement:	100% at close of escrow
Collateral:	1st Deed of Trust on the property
Additional Collateral:	1st Deed of Trust to be pledged on the 14 <sup>th</sup> Street Grover Beach property after it is granted by the City of Grover Beach.
Closing Condition:	Review and acceptance of the appropriate environmental reports
Closing Date:	As soon as possible
Commitment Term:	This commitment will expire on November 30, 2021

Please do not hesitate to contact me should you have any questions.

Sincerely,

*Kathy McClenathen*

Kathy McClenathen  
Deputy Director of Lending/Loan Portfolio Manager

Acknowledgement of delivery and Acceptance of the Terms and Conditions of this loan commitment.

Housing Authority of San Luis Obispo

By: \_\_\_\_\_

\_\_\_\_\_  
Name / Title / Date



CALIFORNIA ASSOCIATION OF REALTORS®

EXTENSION OF TIME ADDENDUM (C.A.R. Form ETA, Revised 4/06)

The following terms and conditions are hereby incorporated in and made a part of the: [ ] California Residential Purchase Agreement, [ ] Manufactured Home Purchase Agreement, [ ] Probate Purchase Agreement, [ ] Residential Income Property Purchase Agreement, [ ] Vacant Land Purchase Agreement, [X] Commercial Property Purchase Agreement, [ ] Business Purchase Agreement, [ ] other \_\_\_\_\_ ("Agreement"),

dated March 19, 2020, on property known as 1206 W Grand Ave, Grover Beach, CA 93433-2247 ("Property"), in which Peoples' Self-Help Housing Corporation is referred to as ("Buyer") and Stephen Dayton is referred to as ("Seller").

- 1. EXTENSION OF ESCROW: The scheduled Close Of Escrow is extended to July 20, 2021 (Date).
2. EXTENSION OF CONTINGENCY(IES): The following contingency(ies), if checked, is/are extended to November 18, 2020 (Date) [X] Buyer Investigation of Property Condition [ ] Loan [ ] Other
3. OTHER EXTENSION(S): The time for \_\_\_\_\_ is/are extended to \_\_\_\_\_ (Date).
4. ADDITIONAL TERMS: Buyer authorizes release of \$5,000.00 of original Deposit to Seller through escrow towards the purchase price non-refundable to Buyer.

By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Extension of Time Addendum.

Buyer [Signature: Kenneth Triguero] Date 9/17/2020 Peoples' Self-Help Housing Corporation

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller [Signature: Stephen Dayton] Date 9/29/2020

Seller \_\_\_\_\_ Date \_\_\_\_\_

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ETA REVISED 4/06 (PAGE 1 OF 1)

EXTENSION OF TIME ADDENDUM (ETA PAGE 1 OF 1)



ASSIGNMENT OF AGREEMENT ADDENDUM
(For Use As An Addendum To A Purchase Agreement)
(C.A.R. Form AOAA, 11/14)

The following terms and conditions are hereby incorporated in and made a part of the: [ ] California Residential Purchase Agreement, [X] other Commercial Property Purchase Agreement

dated March 19, 2020, on property known as 1206 W Grand Ave Grover Beach, CA 93433-2247 ("Property"), between Peoples' Self-Help Housing Corporation ("Buyer") and Stephen Dayton ("Seller"):

In consideration, of the covenants contained herein, Buyer hereby assigns to assignee and assignee accepts the assignment, subject to Seller's consent, of all or a partial interest of Buyer's right, title, and interest under the Agreement, including without limitation, the right, title, and interest in any down payment or earnest money upon the following terms and conditions:

- 1. [ ] (a) Partial Assignment (Adding a buyer): Buyer is adding the Assignee(s) named below to the Agreement and granting to such Assignee(s) a partial interest in the Agreement. [X] (b) Total Assignment (New Buyer or Deleting a Buyer): Buyer is assigning all of Buyer's interest in the Agreement to the new or remaining Buyers (Assignee(s)) named below. (c) Assignee(s) Names: Housing Authority of the City of San Luis Obispo (HASLO)
2. (a) Assignee acknowledges that Buyer has already provided Assignee all of the transaction documents previously approved by Buyer including, but not limited to, all contract documents, inspection reports, pamphlets, advisories, disclosures ("Prior Documents"). (b) Assignee, within 3 (or \_\_\_ ) Days After Seller Delivers to Assignee a Signed copy of this Assignment of Agreement Addendum ("Assignment") shall initial, Sign and Deliver to Seller all Prior Documents (or, [X] initialed Signed copies of all Prior Documents are attached to this Assignment). (c) If Assignee does not Deliver to Seller all Prior Documents within the time specified in 2(b), Seller may withdraw consent to the Assignment and the Assignment shall have no further force and effect.
3. Assignee represents for the benefit of Seller that Assignee ratifies and approves as Assignee's own acts all prior approvals and acts of Buyer pursuant to the Agreement up to and including the date of this Assignment.
4. Assignee assumes and agrees to perform and observe all of the obligations and covenants of Buyer in the Agreement to be performed after the date of this Assignment.
5. Buyer acknowledges and agrees that, notwithstanding Seller's agreement to this Assignment, Buyer is not released from any obligations or covenants under the Agreement.
6. Other terms: See Buyer Non-Agency Agreement & Confirmation of R.E. Agency Relationships, Forms BNA & AC
7. Seller has been advised that Buyer [ ] has [X] has not received monetary consideration from Assignee for this Assignment.
8. Without releasing Buyer from any obligations or covenants under the Agreement and preserving all rights and remedies under the Agreement, in consideration of the covenants contained herein, Seller consents to the foregoing Assignment.
9. The parties acknowledge and agree that they have been advised to review this Assignment with their own attorney and/or accountant prior to signing this Assignment. The Brokers and agents make no representation as to the propriety, adequacy, legality or tax consequences of this Assignment.

By signing below, Buyer, Assignee, and Seller acknowledge that each has read, understands, received a copy of and agrees to the terms of this Assignment of Agreement Addendum.

Buyer Peoples' Self-Help Housing Corporation Date 4/22/2021

Buyer [X] One or more assignees will sign by a representative. Attached is a Representative Capacity Signature Disclosure.

Assignee Housing Authority of the City of San Luis Obispo Date

Assignee Date

Seller Stephen Dayton Date

Seller Date

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BUYER (OR TENANT) NON-AGENCY AGREEMENT

(C.A.R. Form BNA, Revised 6/19)

(If Checked) This form is being provided in connection with a leasehold interest.

1. PARTIES AND PROPERTY:

- A. Stephen Dayton ("Seller/Landlord") is the owner of real property described as 1206 W Grand Ave, Assessor's Parcel No. 060-242-057, situated in Grover Beach, County of San Luis Obispo, California ("Property").
B. HASLO ("Buyer/Tenant") has made, or is contemplating making, an offer to purchase/lease the Property.
C. Kirby Gordon ("Seller/Landlord's Broker") is a California real estate licensee who has entered into a written agreement with Seller for the marketing and sale of the Property.
D. (if checked) ("Other Broker"), is a real estate licensee, other than Seller/Landlord's Broker, who represents Buyer.

2. NO REPRESENTATION OF BUYER/TENANT BY SELLER'S/LANDLORD'S BROKER: Buyer/Tenant understands and agrees to the following:

- A. Seller/Landlord's Broker does NOT represent Buyer/Tenant and Seller/Landlord's Broker will NOT be Buyer/Tenant's agent during any negotiation or transaction that results between Buyer/Tenant and Seller/Landlord regarding the Property.
B. Seller/Landlord's Broker does NOT represent Buyer/Tenant and Seller/Landlord's Broker will NOT be Buyer/Tenant's agent even though Seller/Landlord's Broker may provide Buyer/Tenant forms describing agency relationships as required by law or otherwise.

3. REPRESENTATION OF BUYER/TENANT BY OTHERS: (check box that applies)

- (if checked) Buyer/Tenant is represented by Other Broker. Any questions that Buyer/Tenant may have regarding the scope of that representation should be directed to Other Broker.
[X] Buyer/Tenant is not at this time represented by another broker. Buyer/Tenant has the right to enter into an agency relationship with a real estate licensee, other than Seller/Landlord's Broker, at any time during any negotiation or transaction regarding the Property.

4. REPRESENTATION OF SELLER/LANDLORD BY SELLER'S/LANDLORD'S BROKER: Seller/Landlord's Broker will act as the agent of Seller/Landlord exclusively during any negotiation or transaction regarding the Property.

5. STATUTORY AGENCY COMPLIANCE: (Applies to sales and leases over one year.)

- A. DISCLOSURE: A "Disclosure Regarding Real Estate Agency Relationships" form is attached to provide additional information on the duties of a real estate broker to a buyer/tenant and seller/landlord in a transaction.
B. CONFIRMATION: Seller/Landlord's Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or coincident with Seller/Landlord's execution of a purchase agreement/lease.

6. OTHER ADVICE: Buyer/Tenant is advised to seek real estate, legal, tax, insurance, title and all other desired assistance from appropriate professionals.

7. ACKNOWLEDGMENT:

By signing below, Buyer/Tenant acknowledges that Buyer/Tenant has read, understands, accepts and has received a copy of this Agreement.

Buyer/Tenant HASLO Date

Address 487 Leff Street City San Luis Obispo State CA Zip 93401

Telephone (805)543-4478 E-mail

Seller/Landlord's Broker (Firm) Gordon & Gordon

By (Agent) Kirby Gordon Date

Address 760 Mattie Rd Ste A1 City Pismo Beach State CA Zip 93449-2056

Telephone (805)773-2610 E-mail kirby@gordonandgordonre.com

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BNA REVISED 6/19 (PAGE 1 OF 1)

BUYER NON-AGENCY AGREEMENT (BNA PAGE 1 OF 1)





CALIFORNIA ASSOCIATION OF REALTORS®

CONFIRMATION OF REAL ESTATE AGENCY RELATIONSHIPS

(As required by the Civil Code) (C.A.R. Form AC, Revised 12/18)

Subject Property Address 1206 W Grand Ave, Grover Beach, CA 93433-2247

This is (or [ ] is NOT) an amendment to, and supersedes, the agency confirmation in the purchase agreement.

The following agency relationship(s) is/are hereby confirmed for this transaction:

CONFIRMATION: The following agency relationships are confirmed for this transaction:

Seller's Brokerage Firm Gordon & Gordon License Number 00481105
Is the broker of (check one) [X] the seller/landlord; or [ ] both the buyer/tenant and seller/landlord. (dual agent)
Seller's Agent Kirby Gordon License Number 00481105
Is (check one) [X] the Seller's/Landlord's Agent. (salesperson or broker associate) [ ] both the Buyer's/Tenant's and Seller's/Landlord's Agent (dual agent).

Buyer's Brokerage Firm n/a License Number
Is the broker of (check one) [ ] the buyer/tenant; or [ ] both the buyer/tenant and seller/landlord (dual agent)
Buyer's Agent n/a License Number
Is (check one) [ ] the Buyer's/Tenant's Agent. (salesperson or broker associate) [ ] both the Buyer's/Tenant's and Seller's/Landlord's Agent (dual agent).

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONFIRMATION.

Seller/Landlord Stephen Dayton Date

Seller/Landlord Date

Buyer/Tenant HASLO Date

Buyer/Tenant Date

Seller's Brokerage Firm Gordon & Gordon

By Kirby Gordon Date

Buyer's Brokerage Firm n/a

By n/a Date

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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CONFIRMATION REAL ESTATE AGENCY RELATIONSHIPS (AC PAGE 1 OF 1)







REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR BUYER REPRESENTATIVES)

(C.A.R. Form RCSD-B, Revised 6/20)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

This is a disclosure to one or more of the following: Purchase Agreement, Buyer Representation Agreement, Assignment of Agreement, or Other Agreement, specified below in which HASLO is identified as "Buyer".

1. A. TRUST: (1) Assets used to acquire/lease the Property are held in trust pursuant to a trust document titled (Name of trust):

(2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.

B. ENTITY: Buyer is a Corporation, Limited Liability Company, Partnership Other: Public Entity which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf.

C. POWER OF ATTORNEY: Buyer ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Attorney (Specific Power of Attorney for the Property), dated.

D. ESTATE: (1) Buyer is an conservatorship, or guardianship identified by Superior Court Case name as, Case #

(2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Buyer's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Buyer: By Date:

(Sign Name of Trustee, Officer, Managing Member, Partner, or Attorney-in-Fact) (Print Representative Name) Scott Smith Title: Executive Director

By Date:

(Sign Name of Trustee, Officer, Managing Member, Partner, or Attorney-in-Fact) (Print Representative Name) Title:

Acknowledgement of Receipt By Other Party:

AT TIME OF SALE

Buyer and Stephen Dayton ("Seller") are parties to a Purchase Agreement dated for property known as 1206 W Grand Ave, Grover Beach, CA 93433-2247.

Seller Stephen Dayton Date

Seller Date



**AT TIME OF BUYER REPRESENTATION AGREEMENT**

Buyer and \_\_\_\_\_ *n/a* \_\_\_\_\_ ("Buyer's Broker") are parties to a Buyer Representation Agreement dated \_\_\_\_\_.

Real Estate Broker \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_  
*n/a*

**AT TIME OF ASSIGNMENT OF AGREEMENT**

Buyer and \_\_\_\_\_ *Peoples' Self-Help Housing Corporation* \_\_\_\_\_, the originally named buyer ("Assignor") are parties to an Assignment of Agreement Addendum dated \_\_\_\_\_.

Assignor and \_\_\_\_\_ *Stephen Dayton* \_\_\_\_\_ ("Seller") are parties to a Purchase Agreement or  Other: \_\_\_\_\_, which is being assigned to Buyer.

Assignor *Peoples' Self-Help Housing Corporation*

By \_\_\_\_\_ *Kenneth Triguero* \_\_\_\_\_ Date *4/22/2021*

Seller *Stephen Dayton*

By \_\_\_\_\_ Date \_\_\_\_\_

**AT TIME OF OTHER AGREEMENT**

Buyer and \_\_\_\_\_ ("Other Party") are parties to \_\_\_\_\_ Agreement

dated \_\_\_\_\_, if applicable, for property known as \_\_\_\_\_.

Other Party \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

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**RCSD-B REVISED 6/20 (PAGE 2 OF 2)**

**REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-B PAGE 2 OF 2)**

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1206 W Grand





CALIFORNIA ASSOCIATION OF REALTORS®

SELLER COUNTER OFFER No. 1
May not be used as a multiple counter offer.
(C.A.R. Form SCO, Revised 11/14)

Date March 20, 2020

This is a counter offer to the: [ ] Purchase Agreement, [ ] Buyer Counter Offer No. \_\_\_\_, or [X] Other CPA ("Offer"), dated March 19, 2020, on property known as 1206 West Grand Avenue, Grover Beach, CA 93433, Grover Beach, ("Property"), between Peoples' Self-Help Housing Corporation ("Buyer") and Stephen G. Dayton ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer or an addendum.
B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer, but deposit amount(s) shall remain unchanged from the original Offer.
C. OTHER TERMS: After the buyer has approved his due diligence investigations in writing then the Buyer shall release his deposit to Seller as an early release of funds as a non-refundable option consideration. Seller, and Sellers Attorney/Broker will fully cooperate with buyer in seeking all necessary approvals. Seller' leaseback after closing will be a modified gross rent where Seller/lessee will pay for all maintenance, repairs related to his operation, utilities and services. Buyer/landlord will pay taxes and insurance. Buyer/Tenant's length of tenancy will depend on the State's future action regarding recreation on the dunes. The parties will negotiate the terms in good faith as the escrow proceeds to closing.

D. The following attached addenda are incorporated into this Seller Counter offer: [ ] Addendum No. [ ]

- 2. EXPIRATION: This Seller Counter Offer shall be deemed revoked and the deposits, if any, shall be returned:
A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 4 (if more than one signature then, the last signature date)(or by [ ] AM [ ] PM on (date)) (i) it is signed in paragraph 5 by Buyer and (ii) a copy of the signed Seller Counter Offer is personally received by Seller or \_\_\_\_, who is authorized to receive it.
B. OR If Seller withdraws it anytime prior to Acceptance (CAR Form WOO may be used).
C. OR If Seller accepts another offer prior to Buyer's Acceptance of this counter offer.
3. MARKETING TO OTHER BUYERS: Seller has the right to continue to offer the Property for sale. Seller has the right to accept any other offer received, prior to Acceptance of this Counter Offer by Buyer as specified in 2A and 5. In such event, Seller is advised to withdraw this Seller Counter Offer before accepting another offer.

4. OFFER: SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY
Seller [Signature] Stephen G. Dayton Date 3/20/2020
Seller [Signature] Date

5. ACCEPTANCE: I/WE accept the above Seller Counter Offer (If checked [ ] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
Buyer [Signature] Peoples' Self-Help Housing Corporation Date 3/23/2020 Time [ ] AM/ [ ] PM
Buyer [Signature] Date Time [ ] AM/ [ ] PM

CONFIRMATION OF ACCEPTANCE:
[Signature] (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by Seller, or Seller's authorized agent as specified in paragraph 2A on (date) 3-23-2020 at 4:50 [ ] AM/ [X] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Seller or Seller's authorized agent whether or not confirmed in this document.

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SELLER COUNTER OFFER (SCO PAGE 1 OF 1)





CALIFORNIA ASSOCIATION OF REALTORS®

COMMERCIAL PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (NON-RESIDENTIAL) (C.A.R. Form CPA, Revised 12/18)

Date Prepared: 03/19/2020

1. OFFER:

- A. THIS IS AN OFFER FROM Peoples' Self-Help Housing Corporation ("Buyer").
B. THE REAL PROPERTY to be acquired is 1206 W Grand Ave, Grover Beach (City), San Luis Obispo (County), California, 93433-2247 (Zip Code), Assessor's Parcel No. 060-242-057 ("Property").
C. THE PURCHASE PRICE offered is One Million, One Hundred Thousand Dollars \$1,100,000.00
D. CLOSE OF ESCROW shall occur on (date) or 365 Days After Acceptance.
E. Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.

2. AGENCY:

- A. DISCLOSURE: The Parties each acknowledge receipt of a Disclosure Regarding Real Estate Agency Relationships (C.A.R. Form AD)
B. CONFIRMATION: The following agency relationships are confirmed for this transaction:
Seller's Brokerage Firm Gordon & Gordon License Number 00481105
Buyer's Brokerage Firm Peoples' Self-Help Housing Corporation License Number 01206737

C. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a Possible Representation of More than One Buyer or Seller - Disclosure and Consent (C.A.R. Form PRBS).

3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.

- A. INITIAL DEPOSIT: Deposit shall be in the amount of \$25,000.00
(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds transfer, cashier's check, personal check, or other within 3 business days after Acceptance (or within seven days from Acceptance);
OR (2) Buyer Deposit with Agent: Buyer has given the deposit by personal check (or ) to the agent submitting the offer (or to ), made payable to . The deposit shall be held uncashed until Acceptance and then deposited with Escrow Holder within 3 business days after Acceptance (or ).

(Note: Initial and increased deposit checks received by agent shall be recorded in Broker's trust fund log.)

- B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of... \$ within Days After Acceptance (or ).
If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased deposit into the liquidated damages amount in a separate liquidated damages clause (C.A.R. Form RID) at the time the increased deposit is delivered to Escrow Holder.

C. ALL CASH OFFER: No loan is needed to purchase the Property. This offer is NOT contingent on Buyer obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or Buyer shall, within 3 (or ) Days After Acceptance, Deliver to Seller such verification.

D. LOAN(S):

- (1) FIRST LOAN: in the amount of \$935,000.00
This loan will be conventional financing OR Seller financing (C.A.R. Form SFA), assumed financing (C.A.R. Form AFA), subject to financing, Other. This loan shall be at a fixed rate not to exceed % or, an adjustable rate loan with initial rate not to exceed %. Regardless of the type of loan, Buyer shall pay points not to exceed % of the loan amount.
(2) SECOND LOAN in the amount of \$
This loan will be conventional financing OR Seller financing (C.A.R. Form SFA), assumed financing (C.A.R. Form AFA), subject to financing, Other. This loan shall be at a fixed rate not to exceed % or, an adjustable rate loan with initial rate not to exceed %. Regardless of the type of loan, Buyer shall pay points not to exceed % of the loan amount.

E. ADDITIONAL FINANCING TERMS:

F. BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of \$140,000.00 to be deposited with Escrow Holder pursuant to Escrow Holder instructions.

G. PURCHASE PRICE (TOTAL): \$1,100,000.00

Buyer's Initials (Signature)
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Seller's Initials (Signature)



COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 1 OF 11)

- H. **VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS:** Buyer (or Buyer's lender or loan broker pursuant to paragraph 3J(1)) shall, within 3 (or \_\_\_) Days After Acceptance, Deliver to Seller written verification of Buyer's down payment and closing costs. (  Verification attached.)
- I. **APPRAISAL CONTINGENCY AND REMOVAL:** This Agreement is (or  is NOT) contingent upon a written appraisal of the Property by a licensed or certified appraiser at no less than the purchase price. Buyer shall, as specified in paragraph 14B(3), in writing, remove the appraisal contingency or cancel this Agreement within 17 (or \_\_\_) Days After Acceptance.

J. **LOAN TERMS:**

(1) **LOAN APPLICATIONS:** Within 3 (or \_\_\_) Days After Acceptance, Buyer shall Deliver to Seller a letter from Buyer's lender or loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for any NEW loan specified in paragraph 3D. If any loan specified in paragraph 3D is an adjustable rate loan, the prequalification or preapproval letter shall be based on the qualifying rate, not the initial loan rate. (  Letter attached.)

(2) **LOAN CONTINGENCY:** Buyer shall act diligently and in good faith to obtain the designated loan(s). Buyer's qualification for the loan(s) specified above is a contingency of this Agreement unless otherwise agreed in writing. If there is no appraisal contingency or the appraisal contingency has been waived or removed, then failure of the Property to appraise at the purchase price does not entitle Buyer to exercise the cancellation right pursuant to the loan contingency if Buyer is otherwise qualified for the specified loan. Buyer's contractual obligations regarding deposit, balance of down payment and closing costs are not contingencies of this Agreement.

(3) **LOAN CONTINGENCY REMOVAL:**

Within 21 (or \_\_\_) Days After Acceptance, Buyer shall, as specified in paragraph 18, in writing, remove the loan contingency or cancel this Agreement. If there is an appraisal contingency, removal of the loan contingency shall not be deemed removal of the appraisal contingency.

(4)  **NO LOAN CONTINGENCY:** Obtaining any loan specified above is NOT a contingency of this Agreement. If Buyer does not obtain the loan and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.

(5) **LENDER LIMITS ON BUYER CREDITS:** Any credit to Buyer, from any source, for closing or other costs that is agreed to by the Parties ("Contractual Credit") shall be disclosed to Buyer's lender. If the total credit allowed by Buyer's lender ("Lender Allowable Credit") is less than the Contractual Credit, then (i) the Contractual Credit shall be reduced to the Lender Allowable Credit, and (ii) in the absence of a separate written agreement between the Parties, there shall be no automatic adjustment to the purchase price to make up for the difference between the Contractual Credit and the Lender Allowable Credit.

K. **BUYER STATED FINANCING:** Seller is relying on Buyer's representation of the type of financing specified (including but not limited to, as applicable, all cash, amount of down payment, or contingent or non-contingent loan). Seller has agreed to a specific closing date, purchase price and to sell to Buyer in reliance on Buyer's covenant concerning financing. Buyer shall pursue the financing specified in this Agreement. Seller has no obligation to cooperate with Buyer's efforts to obtain any financing other than that specified in the Agreement and the availability of any such alternate financing does not excuse Buyer from the obligation to purchase the Property and close escrow as specified in this Agreement.

4. **SALE OF BUYER'S PROPERTY:**

A. This Agreement and Buyer's ability to obtain financing are NOT contingent upon the sale of any property owned by Buyer.

OR B.  This Agreement and Buyer's ability to obtain financing are contingent upon the sale of property owned by Buyer as specified in the attached addendum (C.A.R. Form COP).

6. **ADDENDA AND ADVISORIES:**

A. **ADDENDA:**

- Addendum # 1 (C.A.R. Form ADM)
- Back Up Offer Addendum (C.A.R. Form BUO)  Court Confirmation Addendum (C.A.R. Form CCA)
- Septic, Well and Property Monument Addendum (C.A.R. Form SWPI)
- Short Sale Addendum (C.A.R. Form SSA)  Other Seller's Intent to Exchange Supplement

B. **BUYER AND SELLER ADVISORIES:**

- Buyer's Inspection Advisory (C.A.R. Form BIA)
- Probate Advisory (C.A.R. Form PA)  Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)
- Trust Advisory (C.A.R. Form TA)  REO Advisory (C.A.R. Form REO)
- Short Sale Information and Advisory (C.A.R. Form SSIA)  Other

6. **OTHER TERMS:**

7. **ALLOCATION OF COSTS**

A. **INSPECTIONS, REPORTS AND CERTIFICATES:** Unless otherwise agreed, in writing, this paragraph only determines who is to pay for the inspection, test, certificate or service ("Report") mentioned; it does not determine who is to pay for any work recommended or identified in the Report.

- (1)  Buyer  Seller shall pay for a natural hazard zone disclosure report, including tax  environmental  Other: \_\_\_\_\_ prepared by First American
- (2)  Buyer  Seller shall pay for the following Report \_\_\_\_\_ prepared by \_\_\_\_\_
- (3)  Buyer  Seller shall pay for the following Report \_\_\_\_\_ prepared by \_\_\_\_\_

Buyer's Initials DS kt

Seller's Initials DS [Signature]



**B. GOVERNMENT REQUIREMENTS AND RETROFIT:**

- (1)  Buyer  Seller shall pay for smoke alarm and carbon monoxide device installation and water heater bracing, if required by Law. Prior to Close Of Escrow ("COE"), Seller shall provide Buyer written statement(s) of compliance in accordance with state and local Law, unless Seller is exempt.
- (2) (i)  Buyer  Seller shall pay the cost of compliance with any other minimum mandatory government inspections and reports if required as a condition of closing escrow under any Law.  
(ii)  Buyer  Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards required as a condition of closing escrow under any Law, whether the work is required to be completed before or after COE.  
(iii) Buyer shall be provided, within the time specified in paragraph 18A, a copy of any required government conducted or point-of-sale inspection report prepared pursuant to this Agreement or in anticipation of this sale of the Property.

**C. ESCROW AND TITLE:**

- (1) (a)  Buyer  Seller shall pay escrow fee 1/2 each  
(b) Escrow Holder shall be First American Title  
(c) The Parties shall, within 5 (or \_\_\_) Days After receipt, sign and return Escrow Holder's general provisions.
- (2) (a)  Buyer  Seller shall pay for owner's title insurance policy specified in paragraph 17E: \_\_\_\_\_  
(b) Owner's title policy to be issued by First American Title  
(Buyer shall pay for any title insurance policy insuring Buyer's lender, unless otherwise agreed in writing.)

**D. OTHER COSTS:**

- (1)  Buyer  Seller shall pay County transfer tax or fee \_\_\_\_\_
- (2)  Buyer  Seller shall pay City transfer tax or fee if applicable
- (3)  Buyer  Seller shall pay Owners' Association ("OA") transfer fee \_\_\_\_\_
- (4) Seller shall pay OA fees for preparing all documents required to be delivered by Civil Code §4525.
- (5)  Buyer  Seller shall pay OA fees for preparing all documents other than those required by Civil Code §4525.
- (6) Buyer to pay for any HOA certification fee.
- (7)  Buyer  Seller shall pay for any private transfer fee if applicable
- (8)  Buyer  Seller shall pay for \_\_\_\_\_
- (9)  Buyer  Seller shall pay for \_\_\_\_\_

**8. ITEMS INCLUDED IN AND EXCLUDED FROM SALE:**

**A. NOTE TO BUYER AND SELLER:** Items listed as included or excluded in the MLS, flyers or marketing materials are not included in the purchase price or excluded from the sale unless specified in paragraph 8 B, C or D.

**B. ITEMS INCLUDED IN SALE:**

- (1) All EXISTING fixtures and fittings that are attached to the Property;
- (2) EXISTING electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fans, fireplace inserts, gas logs and grates, solar power systems, built-in appliances, window and door screens, awnings, shutters, window coverings, attached floor coverings, television antennas, satellite dishes, air coolers/conditioners, pool/spa equipment, garage door openers/remote controls, mailbox, in-ground landscaping, trees/shrubs, water features and fountains, water softeners, water purifiers, security systems/alarms.
- (3) A complete inventory of all personal property of Seller currently used in the operation of the Property and included in the purchase price shall be delivered to Buyer within the time specified in paragraph 18A.
- (4) Seller represents that all items included in the purchase price are, unless otherwise specified or identified pursuant to 8B(7), owned by Seller. Within the time specified in paragraph 18A, Seller shall give Buyer a list of fixtures not owned by Seller.
- (5) Seller shall deliver title to the personal property by Bill of Sale, free and clear of all liens and encumbrances, and without seller warranty of condition regardless of value.
- (6) As additional security for any note in favor of Seller for any part of the purchase price, Buyer shall execute a UCC-1 Financing Statement to be filed with the Secretary of State, covering the personal property included in the purchase, replacement thereof, and insurance proceeds.
- (7) **LEASED OR LIENED ITEMS AND SYSTEMS:** Seller shall, within the time specified in paragraph 18A, (i) disclose to Buyer if any item or system specified in paragraph 8B or otherwise included in the sale is leased, or not owned by Seller, or specifically subject to a lien or other encumbrance, and (ii) Deliver to Buyer all written materials (such as lease, warranty, etc.) concerning any such item. Buyer's ability to assume any such lease, or willingness to accept the Property subject to any such lien or encumbrance, is a contingency in favor of Buyer and Seller as specified in paragraph 18B and C.

**C. ITEMS EXCLUDED FROM SALE:** Unless otherwise specified, the following items are excluded from sale: \_\_\_\_\_

**D. OTHER ITEMS:**

- (1) Existing integrated phone and automation systems, including necessary components such as intranet and internet-connected hardware or devices, control units (other than non-dedicated mobile devices, electronics and computers) and applicable software, permissions, passwords, codes and access information, are ( are NOT) included in the sale.

**9. CLOSING AND POSSESSION:**

- A. Seller-occupied or vacant property:** Possession shall be delivered to Buyer: (i)  at 6 PM or ( AM/ PM) on the date of Close Of Escrow; (ii)  no later than \_\_\_ calendar days After Close Of Escrow; or (iii)  at \_\_\_ AM/ PM on \_\_\_\_\_.
- B. Seller Remaining in Possession After Close Of Escrow:** If Seller has the right to remain in possession after Close Of Escrow, (i) the Parties are advised to sign a separate occupancy agreement such as  C.A.R. Form CL; and (ii) the Parties are advised to consult with their insurance and legal advisors for information about liability and damage or injury to persons and personal and real property; and (iii) Buyer is advised to consult with Buyer's lender about the impact of Seller's occupancy on Buyer's loan.
- C. Tenant Occupied Units:** Possession and occupancy, subject to the rights of tenants under existing leases, shall be delivered to Buyer on Close Of Escrow.

Buyer's Initials (L)  
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Seller's Initials (S)



- D. At Close Of Escrow: (I) Seller assigns to Buyer any assignable warranty rights for items included in the sale; and (II) Seller shall Deliver to Buyer available Copies of any such warranties. Brokers cannot and will not determine the assignability of any warranties.
- E. At Close Of Escrow, unless otherwise agreed in writing, Seller shall provide keys, passwords, codes and/or means to operate all locks, mailboxes, security systems, alarms, home automation systems and Intranet and Internet-connected devices included in the purchase price, and garage door openers. If the Property is a condominium or located in a common interest subdivision, Buyer may be required to pay a deposit to the Owners' Association ("OA") to obtain keys to accessible OA facilities.
- 10. SECURITY DEPOSITS: Security deposits, if any, to the extent they have not been applied by Seller in accordance with any rental agreement and current Law, shall be transferred to Buyer on Close Of Escrow. Seller shall notify each tenant, in compliance with the Civil Code.
- 11. SELLER DISCLOSURES:
  - A. NATURAL AND ENVIRONMENTAL DISCLOSURES: Seller shall, within the time specified in paragraph 18, if required by Law: (i) Deliver to Buyer earthquake guides (and questionnaire) and environmental hazards booklet; (ii) even if exempt from the obligation to provide an NHD, disclose if the Property is located in a Special Flood Hazard Area; Potential Flooding (Inundation) Area; Very High Fire Hazard Zone; State Fire Responsibility Area; Earthquake Fault Zone; Seismic Hazard Zone; and (iii) disclose any other zone as required by Law and provide any other information required for those zones.
  - B. ADDITIONAL DISCLOSURES: Within the time specified in paragraph 18, Seller shall Deliver to Buyer, in writing, the following disclosures, documentation and information:
    - (1) RENTAL SERVICE AGREEMENTS: (i) All current leases, rental agreements, service contracts, and other agreements pertaining to the operation of the Property; and (ii) a rental statement including names of tenants, rental rates, period of rental, date of last rent increase, security deposits, rental concessions, rebates, or other benefits, if any, and a list of delinquent rents and their duration. Seller represents that no tenant is entitled to any concession, rebate, or other benefit, except as set forth in these documents.
    - (2) INCOME AND EXPENSE STATEMENTS: The books and records, including a statement of income and expense for the 12 months preceding Acceptance. Seller represents that the books and records are those maintained in the ordinary and normal course of business, and used by Seller in the computation of federal and state income tax returns.
    - (3)  TENANT ESTOPPEL CERTIFICATES: (If checked) Tenant estoppel certificates (C.A.R. Form TEC) completed by Seller or Seller's agent, and signed by tenants, acknowledging: (i) that tenants' rental or lease agreements are unmodified and in full force and effect (or if modified, stating all such modifications); (ii) that no lessor defaults exist; and (iii) stating the amount of any prepaid rent or security deposit.
    - (4) SURVEYS, PLANS AND ENGINEERING DOCUMENTS: Copies of surveys, plans, specifications and engineering documents, if any, in Seller's possession or control.
    - (5) PERMITS: If in Seller's possession, Copies of all permits and approvals concerning the Property, obtained from any governmental entity, including, but not limited to, certificates of occupancy, conditional use permits, development plans, and licenses and permits pertaining to the operation of the Property.
    - (6) STRUCTURAL MODIFICATIONS: Any known structural additions or alterations to, or the installation, alteration, repair or replacement of, significant components of the structure(s) upon the Property.
    - (7) GOVERNMENTAL COMPLIANCE: Any improvements, additions, alterations or repairs made by Seller, or known to Seller to have been made, without required governmental permits, final inspections, and approvals.
    - (8) VIOLATION NOTICES: Any notice of violations of any Law filed or issued against the Property and actually known to Seller.
    - (9) WATER CONSERVING PLUMBING DEVICES: Section 1101.6 of the Civil Code, requires that by January 1, 2019, all multi-family residential and commercial real property be equipped with water-conserving plumbing devices. Seller shall disclose in writing whether the property includes any noncompliant plumbing fixtures. Seller may use C.A.R. Form SPQ or ESD. See C.A.R. Form WCMD for further information.
    - (10) MISCELLANEOUS ITEMS: Any of the following, if actually known to Seller: (i) any current pending lawsuit(s), investigation(s), inquiry(ies), action(s), or other proceeding(s) affecting the Property, or the right to use and occupy it; (ii) any unsatisfied mechanic's or materialman's lien(s) affecting the Property; and (iii) that any tenant of the Property is the subject of a bankruptcy.
  - C. WITHHOLDING TAXES: Within the time specified in paragraph 18A, to avoid required withholding Seller shall Deliver to Buyer or qualified substitute, an affidavit sufficient to comply with federal (FIRPTA) and California withholding Law, (C.A.R. Form AS or QS).
  - D. NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES: This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.
  - E. CONDOMINIUM/PLANNED DEVELOPMENT DISCLOSURES:
    - (1) SELLER HAS: 7 (or \_\_\_ ) Days After Acceptance to disclose to Buyer whether the Property is a condominium, or is located in a planned development or other common interest subdivision.
    - (2) If the Property is a condominium or is located in a planned development or other common interest subdivision, Seller has 3 (or \_\_\_ ) Days After Acceptance to request from the OA (C.A.R. Form HOA1): (i) Copies of any documents required by Law; (ii) disclosure of any pending or anticipated claim or litigation by or against the OA; (iii) a statement containing the location and number of designated parking and storage spaces; (iv) Copies of the most recent 12 months of OA minutes for regular and special meetings; and (v) the names and contact information of all OAs governing the Property (collectively, "CI Disclosures"). Seller shall itemize and Deliver to Buyer all CI Disclosures received from the OA and any CI Disclosures in Seller's possession. Buyer's approval of CI Disclosures is a contingency of this Agreement as specified in paragraph 18B(3). The Party specified in paragraph 7, as directed by escrow, shall deposit funds into escrow or direct to OA or management company to pay for any of the above.

Buyer's Initials   jt  

Seller's Initials   SJR  

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**COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 4 OF 11)**



- 12.  ENVIRONMENTAL SURVEY (If checked): Within 120 Days After Acceptance, Buyer shall be provided a phase one environmental survey report paid for and obtained by  Buyer  Seller. Buyer shall then, as specified in paragraph 18, remove this contingency or cancel this Agreement.
- 13. **SUBSEQUENT DISCLOSURES:** In the event Seller, prior to Close Of Escrow, becomes aware of adverse conditions materially affecting the Property, or any material inaccuracy in disclosures, information or representations previously provided to Buyer of which Buyer is otherwise unaware, Seller shall promptly Deliver a subsequent or amended disclosure or notice in writing, covering those items. However, a subsequent or amended disclosure shall not be required for conditions and material inaccuracies disclosed in reports ordered and paid for by Buyer.
- 14. **CHANGES DURING ESCROW:**
  - A. Prior to Close Of Escrow, Seller may only engage in the following acts, ("Proposed Changes"), subject to Buyer's rights in paragraph 14B: (i) rent or lease any vacant unit or other part of the premises; (ii) alter, modify, or extend any existing rental or lease agreement; (iii) enter into, alter, modify or extend any service contract(s); or (iv) change the status of the condition of the Property.
  - B. (1) 7 (or  ) Days prior to any Proposed Changes, Seller shall Deliver written notice to Buyer of any Proposed Changes. (2) Within 5 (or  ) Days After receipt of such notice, Buyer, in writing, may give Seller notice of Buyer's objection to the Proposed Changes in which case Seller shall not make the Proposed Changes.
- 15. **CONDITION OF PROPERTY:** Unless otherwise agreed in writing: (i) the Property is sold (a) "AS-IS" in its PRESENT physical condition as of the date of Acceptance and (b) subject to Buyer's Investigation rights; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by Close Of Escrow.
  - A. Seller shall, within the time specified in paragraph 18A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including known insurance claims within the past five years, and make any and all other disclosures required by law.
  - B. Buyer has the right to conduct Buyer Investigations of the property and, as specified in paragraph 18B, based upon information discovered in those investigations: (i) cancel this Agreement; or (ii) request that Seller make Repairs or take other action.
  - C. Buyer is strongly advised to conduct Investigations of the entire Property in order to determine its present condition. Seller may not be aware of all defects affecting the Property or other factors that Buyer considers important. Property Improvements may not be built according to code, in compliance with current Law, or have had permits issued.
- 16. **BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:**
  - A. Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 18B. Within the time specified in paragraph 18B(1), Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer Investigations"), including, but not limited to, the right to: (i) inspect for lead-based paint and other lead-based paint hazards; (ii) inspect for wood destroying pests and organisms. Any inspection for wood destroying pests and organisms shall be prepared by a registered Structural Pest Control company; shall cover the main building and attached structures; may cover detached structures; shall NOT include water tests of shower pans on upper level units unless the owners of property below the shower consent; shall NOT include roof coverings; and, if the Property is a unit in a condominium or other common interest subdivision, the inspection shall include only the separate interest and any exclusive-use areas being transferred, and shall NOT include common areas; and shall include a report ("Pest Control Report") showing the findings of the company which shall be separated into sections for evident infestation or infections (Section 1) and for conditions likely to lead to infestation or infection (Section 2); (iii) review the registered sex offender database; (iv) confirm the insurability of Buyer and the Property including the availability and cost of flood and fire insurance; (v) review and seek approval of leases that may need to be assumed by Buyer; and (vi) satisfy Buyer as to any matter specified in the attached Buyer's Inspection Advisory (C.A.R. Form BIA). Without Seller's prior written consent, Buyer shall neither make nor cause to be made: (i) invasive or destructive Buyer Investigations except for minimally invasive testing required to prepare a Pest Control Report; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by Law.
  - B. Seller shall make the Property available for all Buyer Investigations. Buyer shall (i) as specified in paragraph 18B, complete Buyer Investigations and either remove the contingency or cancel this Agreement, and (ii) give Seller, at no cost, complete Copies of all such Investigation reports obtained by Buyer, which obligation shall survive the termination of this Agreement.
  - C. Seller shall have water, gas, electricity and all operable pilot lights on for Buyer's Investigations and through the date possession is made available to Buyer.
  - D. **Buyer indemnity and seller protection for entry upon property:** Buyer shall: (i) keep the Property free and clear of liens; (ii) repair all damage arising from Buyer Investigations; and (iii) indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry, policies of liability, workers' compensation and other applicable insurance, defending and protecting Seller from liability for any injuries to persons or property occurring during any Buyer Investigations or work done on the Property at Buyer's direction prior to Close Of Escrow. Seller is advised that certain protections may be afforded Seller by recording a "Notice of Non-Responsibility" (C.A.R. Form NNR) for Buyer Investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination of this Agreement.
- 17. **TITLE AND VESTING:**
  - A. Within the time specified in paragraph 18, Buyer shall be provided a current preliminary title report ("Preliminary Report"). The Preliminary Report is only an offer by the title insurer to issue a policy of title insurance and may not contain every item affecting title. Buyer's review of the Preliminary Report and any other matters which may affect title are a contingency of this Agreement as specified in paragraph 18B. The company providing the Preliminary Report shall, prior to issuing a Preliminary Report, conduct a search of the General Index for all Sellers except banks or other institutional lenders selling properties they acquired through foreclosure (REOs), corporations, and government entities. Seller shall within 7 Days After Acceptance, give Escrow Holder a completed Statement of Information.
  - B. Title is taken in its present condition subject to all encumbrances, easements, covenants, conditions, restrictions, rights and other matters, whether of record or not, as of the date of Acceptance except for: (i) monetary liens of record (which Seller is obligated to pay off) unless Buyer is assuming those obligations or taking the Property subject to those obligations; and (ii) those matters which Seller has agreed to remove in writing.
  - C. Within the time specified in paragraph 18A, Seller has a duty to disclose to Buyer all matters known to Seller affecting title, whether of record or not.

Buyer's Initials

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Seller's Initials

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- D. At Close Of Escrow, Buyer shall receive a grant deed conveying title (or, for stock cooperative or long-term lease, an assignment of stock certificate or of Seller's leasehold interest), including oil, mineral and water rights if currently owned by Seller. Title shall vest as designated in Buyer's supplemental escrow instructions. THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. CONSULT AN APPROPRIATE PROFESSIONAL.
- E. Buyer shall receive a standard coverage owners CLTA policy of title insurance. An ALTA policy or the addition of endorsements may provide greater coverage for Buyer. A title company, at Buyer's request, can provide information about the availability, desirability, coverage, and cost of various title insurance coverages and endorsements. If Buyer desires title coverage other than that required by this paragraph, Buyer shall instruct Escrow Holder in writing and shall pay any increase in cost.
- 18. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS: The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph by either Buyer or Seller must be exercised in good faith and in writing (C.A.R. Form CR or CC).
  - A. SELLER HAS: 7 (or \_\_\_ ) Days After Acceptance to Deliver to Buyer all Reports, disclosures and information for which Seller is responsible under paragraphs 5A, 6, 7, 8B(7), 11A, B, C, D and F, 12, 15A and 17A. Buyer after first Delivering to Seller a Notice to Perform (C.A.R. Form NSP) may cancel this Agreement if Seller has not Delivered the items within the time specified.
  - B. (1) BUYER HAS: 17 (or 120 ) Days After Acceptance, unless otherwise agreed in writing, to:
    - (i) complete all Buyer investigations; review all disclosures, reports, lease documents to be assumed by Buyer pursuant to paragraph 8B(7) and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property.
    - (2) Within the time specified in paragraph 18B(1), Buyer may request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to (C.A.R. Form RRRR) Buyer's requests.
    - (3) By the end of the time specified in paragraph 18B(1) (or as otherwise specified in this Agreement), Buyer shall Deliver to Seller a removal of the applicable contingency or cancellation (C.A.R. Form CR or CC) of this Agreement. However, if any report, disclosure or information for which Seller is responsible is not Delivered within the time specified in paragraph 18A, then Buyer has 5 (or \_\_\_ ) Days After Delivery of any such items, or the time specified in paragraph 18B(1), whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement.
    - (4) Continuation of Contingency: Even after the end of the time specified in paragraph 18B(1) and before Seller cancels, if at all, pursuant to paragraph 18C, Buyer retains the right, in writing, to either (i) remove remaining contingencies, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 18C(1).
  - C. SELLER RIGHT TO CANCEL:
    - (1) Seller right to Cancel; Buyer Contingencies: If, by the time specified in this Agreement, Buyer does not Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement, then Seller, after first Delivering to Buyer a Notice to Buyer to Perform (C.A.R. Form NBP), may cancel this Agreement. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.
    - (2) Seller right to Cancel; Buyer Contract Obligations: Seller, after first delivering to Buyer a NBP, may cancel this Agreement if, by the time specified in this Agreement, Buyer does not take the following action(s): (i) Deposit funds as required by paragraph 3A or 3B or if the funds deposited pursuant to paragraph 3A or 3B are not good when deposited; (ii) Deliver a letter as required by paragraph 3J(1); (iii) Deliver verification as required by paragraph 3C or 3H; or (iv) in writing assume or accept leases or liens specified in 8B(7); (v) Sign or initial a separate liquidated damages form for an increased deposit as required by paragraphs 3B and 25B; or (vi) Provide evidence of authority to sign in a representative capacity as specified in paragraph 23. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.
  - D. NOTICE TO BUYER OR SELLER TO PERFORM: The NBP or NSP shall: (i) be in writing; (ii) be signed by the applicable Buyer or Seller; and (iii) give the other Party at least 2 (or \_\_\_ ) Days After Delivery (or until the time specified in the applicable paragraph, whichever occurs last) to take the applicable action. A NBP or NSP may not be Delivered any earlier than 2 Days Prior to the expiration of the applicable time for the other Party to remove a contingency or cancel this Agreement or meet an obligation specified in paragraph 18.
  - E. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES: If Buyer removes, in writing, any contingency or cancellation rights, unless otherwise specified in writing, Buyer shall conclusively be deemed to have: (i) completed all Buyer investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for Repairs or corrections pertaining to that contingency or cancellation right, or for the inability to obtain financing.
  - F. CLOSE OF ESCROW: Before Buyer or Seller may cancel this Agreement for failure of the other Party to close escrow pursuant to this Agreement, Buyer or Seller must first Deliver to the other Party a demand to close escrow (C.A.R. Form DCE). The DCE shall: (i) be signed by the applicable Buyer or Seller; and (ii) give the other Party at least 3 (or \_\_\_ ) Days After Delivery to close escrow. A DCE may not be Delivered any earlier than 3 Days Prior to the scheduled close of escrow.
  - G. EFFECT OF CANCELLATION ON DEPOSITS: If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, the Parties agree to Sign mutual instructions to cancel the sale and escrow and release deposits, if any, to the party entitled to the funds, less fees and costs incurred by that party. Fees and costs may be payable to service providers and vendors for services and products provided during escrow. Except as specified below, release of funds will require mutual Signed release instructions from the Parties, judicial decision or arbitration award. If either Party fails to execute mutual instructions to cancel escrow, one Party may make a written demand to Escrow Holder for the deposit (C.A.R. Form BDRD or SDRD). Escrow Holder, upon receipt, shall promptly deliver notice of the demand to the other Party. If, within 10 Days After Escrow Holder's notice, the other Party does not object to the demand, Escrow Holder shall disburse the deposit to the Party making the demand. If Escrow Holder complies with the preceding process, each Party shall be deemed to have released Escrow Holder from any and all claims or liability related to the disbursement of the deposit. Escrow Holder, at its discretion, may nonetheless require mutual cancellation instructions. A Party may be subject to a civil penalty of up to \$1,000 for refusal to sign cancellation instructions if no good faith dispute exists as to who is entitled to the deposited funds (Civil Code §1057.3).

Buyer's Initials LT

Seller's Initials SR



- 19. **REPAIRS:** Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain invoices and paid receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of Invoices and paid receipts and statements to Buyer prior to final verification of condition.
- 20. **FINAL VERIFICATION OF CONDITION:** Buyer shall have the right to make a final verification of the Property within 5 (or  ) Days Prior to Close Of Escrow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm: (i) the Property is maintained pursuant to paragraph 15; (ii) Repairs have been completed as agreed; and (iii) Seller has complied with Seller's other obligations under this Agreement (C.A.R. Form VP).
- 21. **PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS:** Unless otherwise agreed in writing, the following items shall be PAID CURRENT and prorated between Buyer and Seller as of Close Of Escrow: real property taxes and assessments, interest, rents, OA regular, special, and emergency dues and assessments imposed prior to Close Of Escrow, premiums on insurance assumed by Buyer, payments on bonds and assessments assumed by Buyer, and payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien. The following items shall be assumed by Buyer WITHOUT CREDIT toward the purchase price: prorated payments on Mello-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a lien but not yet due. Property will be reassessed upon change of ownership. Any supplemental tax bills shall be paid as follows: (i) for periods after Close Of Escrow, by Buyer; and (ii) for periods prior to Close Of Escrow, by Seller (see C.A.R. Form SPT or SBSA for further information). TAX BILLS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Prorations shall be made based on a 30-day month.
- 22. **BROKERS:**
  - A. **COMPENSATION:** Seller or Buyer, or both, as applicable, agrees to pay compensation to Broker as specified in a separate written agreement between Broker and that Seller or Buyer. Compensation is payable upon Close Of Escrow, or if escrow does not close, as otherwise specified in the agreement between Broker and that Seller or Buyer.
  - B. **BROKERAGE:** Neither Buyer nor Seller has utilized the services of, or for any other reason owes compensation to, a licensed real estate broker (individual or corporate), agent, finder, or other entity, other than as specified in this Agreement, in connection with any act relating to the Property, including, but not limited to, inquiries, introductions, consultations and negotiations leading to this Agreement. Buyer and Seller each agree to indemnify, defend, and hold the other, the Brokers specified herein and their agents, harmless from and against any costs, expenses or liability for compensation claimed inconsistent with the warranty and representations in this paragraph.
  - C. **SCOPE OF DUTY:** Buyer and Seller acknowledge and agree that Broker: (i) Does not decide what price Buyer should pay or Seller should accept; (ii) Does not guarantee the condition of the Property; (iii) Does not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) Does not have an obligation to conduct an inspection of common areas or areas off the site of the Property; (v) Shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Broker; (vi) Shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) Shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) Shall not be responsible for verifying square footage, representations of others or information contained in Investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) Shall not be responsible for determining the fair market value of the Property or any personal property included in the sale; (x) Shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (xi) Shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.
- 23. **REPRESENTATIVE CAPACITY:** If one or more Parties is signing the Agreement in a representative capacity and not for him/herself as an individual then that Party shall so indicate in paragraph 40 or 41 and attach a Representative Capacity Signature Disclosure (C.A.R. Form RCSD). Wherever the signature or initials of the representative identified in the RCSD appear on the Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Party acting in a representative capacity (i) represents that the entity for which that party is acting already exists and (ii) shall Deliver to the other Party and Escrow Holder, within 3 Days After Acceptance, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code §18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).
- 24. **JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:**
  - A. The following paragraphs, or applicable portions thereof, of this Agreement constitute the joint escrow instructions of Buyer and Seller to Escrow Holder, which Escrow Holder is to use along with any related counter offers and addenda, and any additional mutual instructions to close the escrow: paragraphs 1, 3, 4B, 5A, 6, 7, 10, 11D, 17, 18G, 21, 22A, 23, 24, 30, 38, 39, 41, 42 and paragraph D of the section titled Real Estate Brokers on page 11. If a Copy of the separate compensation agreement(s) provided for in paragraph 22A, or paragraph D of the section titled Real Estate Brokers on page 11 is deposited with Escrow Holder by Broker, Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Seller's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). The terms and conditions of this Agreement not set forth in the specified paragraphs are additional matters for the information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions, if any, directly from Escrow Holder and will execute such provisions within the time specified in paragraph 7C(1)(c). To the extent the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller will execute additional instructions, documents and forms provided by Escrow Holder that are reasonably necessary to close the escrow and, as directed by Escrow Holder, within 3 (or  ) Days, shall pay to Escrow Holder or HOA or HOA management company or others any fee required by paragraphs 7, 11 or elsewhere in this Agreement.

Buyer's Initials [Signature]

Seller's Initials [Signature]

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**COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 7 OF 11)**



- B. A Copy of this Agreement including any counter offer(s) and addenda shall be delivered to Escrow Holder within 3 Days After Acceptance (or \_\_\_\_\_). Buyer and Seller authorize Escrow Holder to accept and rely on Copies and Signatures as defined in this Agreement as originals, to open escrow and for other purposes of escrow. The validity of this Agreement as between Buyer and Seller is not affected by whether or when Escrow Holder Signs this Agreement. Escrow Holder shall provide Seller's Statement of Information to Title company when received from Seller. If Seller delivers an affidavit to Escrow Holder to satisfy Seller's FIRPTA obligation under paragraph 10C, Escrow Holder shall deliver to Buyer a Qualified Substitute statement that complies with federal Law.
- C. Brokers are a party to the escrow for the sole purpose of compensation pursuant to paragraph 22A and paragraph D of the section titled Real Estate Brokers on page 11. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraph 22A, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Close Of Escrow or pursuant to any other mutually executed cancellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Buyer and Seller shall release and hold harmless Escrow Holder from any liability resulting from Escrow Holder's payment to Broker(s) of compensation pursuant to this Agreement.
- D. Upon receipt, Escrow Holder shall provide Seller and Seller's Broker verification of Buyer's deposit of funds pursuant to paragraph 3A and 3B. Once Escrow Holder becomes aware of any of the following, Escrow Holder shall immediately notify all Brokers: (I) if Buyer's initial or any additional deposit is not made pursuant to this Agreement, or is not good at time of deposit with Escrow Holder; or (II) if Buyer and Seller instruct Escrow Holder to cancel escrow.
- E. A Copy of any amendment that affects any paragraph of this Agreement for which Escrow Holder is responsible shall be delivered to Escrow Holder within 3 Days after mutual execution of the amendment.

26. REMEDIES FOR BUYER'S BREACH OF CONTRACT:

- A. Any clause added by the Parties specifying a remedy (such as release or forfeiture of deposit or making a deposit non-refundable) for failure of Buyer to complete the purchase in violation of this Agreement shall be deemed invalid unless the clause independently satisfies the statutory liquidated damages requirements set forth in the Civil Code.
- B. LIQUIDATED DAMAGES: If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. Buyer and Seller agree that this amount is a reasonable sum given that it is impractical or extremely difficult to establish the amount of damages that would actually be suffered by Seller in the event Buyer were to breach this Agreement. Release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award. AT TIME OF ANY INCREASED DEPOSIT BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION INCORPORATING THE INCREASED DEPOSIT AS LIQUIDATED DAMAGES (C.A.R. FORM RID).

Buyer's Initials kt

Seller's Initials DS [Signature]

26. DISPUTE RESOLUTION:

- A. MEDIATION: The Parties agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action through the C.A.R. Consumer Mediation Center ([www.consumermediation.org](http://www.consumermediation.org)) or through any other mediation provider or service mutually agreed to by the Parties. The Parties also agree to mediate any disputes or claims with Broker(s), who, in writing, agree to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. Mediation fees, if any, shall be divided equally among the Parties involved. If, for any dispute or claim to which this paragraph applies, any Party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that Party shall not be entitled to recover attorney fees, even if they would otherwise be available to that Party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 26C.
- B. ARBITRATION OF DISPUTES:

The Parties agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The Parties also agree to arbitrate any disputes or claims with Broker(s), who, in writing, agree to such arbitration prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of transactional real estate Law experience, unless the parties mutually agree to a different arbitrator. The Parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 26C.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Buyer's Initials kt

Seller's Initials DS [Signature]

**C. ADDITIONAL MEDIATION AND ARBITRATION TERMS:**

- (1) **EXCLUSIONS:** The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; and (iii) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court.
- (2) **PRESERVATION OF ACTIONS:** The following shall not constitute a waiver nor violation of the mediation and arbitration provisions: (i) the filing of a court action to preserve a statute of limitations; (ii) the filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies; or (iii) the filing of a mechanic's lien.
- (3) **BROKERS:** Brokers shall not be obligated nor compelled to mediate or arbitrate unless they agree to do so in writing. Any Broker(s) participating in mediation or arbitration shall not be deemed a party to the Agreement.
27. **SELECTION OF SERVICE PROVIDERS:** Brokers do not guarantee the performance of any vendors, service or product providers ("Providers"), whether referred by Broker or selected by Buyer, Seller or other person. Buyer and Seller may select ANY Providers of their own choosing.
28. **MULTIPLE LISTING SERVICE/PROPERTY DATA SYSTEM:** If Broker is a participant of a Multiple Listing Service ("MLS") or Property Data System ("PDS"), Broker is authorized to report to the MLS or PDS a pending sale and, upon Close Of Escrow, the terms of this transaction to be published and disseminated to persons and entities authorized to use the information on terms approved by the MLS or PDS.
29. **ATTORNEY FEES:** In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorneys fees and costs from the non-prevailing Buyer or Seller, except as provided in paragraph 26A.
30. **ASSIGNMENT:** Buyer shall not assign all or any part of Buyer's interest in this Agreement without first having obtained the written consent of Seller. Such consent shall not be unreasonably withheld unless otherwise agreed in writing. Any total or partial assignment shall not relieve Buyer of Buyer's obligations pursuant to this Agreement unless otherwise agreed in writing by Seller (C.A.R. Form A0AA).
31. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon, and inure to the benefit of, Buyer and Seller and their respective successors and assigns, except as otherwise provided herein.
32. **ENVIRONMENTAL HAZARD CONSULTATION:** Buyer and Seller acknowledge: (i) Federal, state, and local legislation impose liability upon existing and former owners and users of real property, in applicable situations, for certain legislatively defined, environmentally hazardous substances; (ii) Broker(s) has/have made no representation concerning the applicability of any such Law to this transaction or to Buyer or to Seller, except as otherwise indicated in this Agreement; (iii) Broker(s) has/have made no representation concerning the existence, testing, discovery, location and evaluation of/for, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the Property; and (iv) Buyer and Seller are each advised to consult with technical and legal experts concerning the existence, testing, discovery, location and evaluation of/for, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the Property.
33. **AMERICANS WITH DISABILITIES ACT:** The Americans With Disabilities Act ("ADA") prohibits discrimination against individuals with disabilities. The ADA affects almost all commercial facilities and public accommodations. The ADA can require, among other things, that buildings be made readily accessible to the disabled. Different requirements apply to new construction, alterations to existing buildings, and removal of barriers in existing buildings. Compliance with the ADA may require significant costs. Monetary and injunctive remedies may be incurred if the Property is not in compliance. A real estate broker does not have the technical expertise to determine whether a building is in compliance with ADA requirements, or to advise a principal on those requirements. Buyer and Seller are advised to contact an attorney, contractor, architect, engineer or other qualified professional of Buyer's or Seller's own choosing to determine to what degree, if any, the ADA impacts that principal or this transaction.
34. **COPIES:** Seller and Buyer each represent that Copies of all reports, documents, certificates, approvals and other documents that are furnished to the other are true, correct and unaltered Copies of the original documents, if the originals are in the possession of the furnishing party.
35. **EQUAL HOUSING OPPORTUNITY:** The Property is sold in compliance with federal, state and local anti-discrimination Laws.
36. **GOVERNING LAW:** This Agreement shall be governed by the Laws of the state of California.
37. **TERMS AND CONDITIONS OF OFFER:** This is an offer to purchase the Property on the above terms and conditions. The liquidated damages paragraph or the arbitration of disputes paragraph is incorporated in this Agreement if initialed by all Parties or if incorporated by mutual agreement in a counter offer or addendum. If at least one but not all Parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' compensation. This Agreement and any supplement, addendum or modification, including any Copy, may be Signed in two or more counterparts, all of which shall constitute one and the same writing.
38. **TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. All understandings between the Parties are incorporated in this Agreement. Its terms are intended by the Parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Except as otherwise specified, this Agreement shall be interpreted and disputes shall be resolved in accordance with the Laws of the State of California. **Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed, except in writing Signed by Buyer and Seller.**
39. **DEFINITIONS:** As used in this Agreement:
- A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a Party and is delivered to and personally received by the other Party or that Party's authorized agent in accordance with the terms of this offer or a final counter offer.
- B. "Agreement" means this document and any counter offers and any incorporated addenda, collectively forming the binding agreement between the Parties. Addenda are incorporated only when Signed by all Parties.

Buyer's Initials

(kt) ( )

Seller's Initials

DS  
(SJR) ( )

CPA REVISED 12/18 (PAGE 9 OF 11)

**COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 9 OF 11)**Produced with zipForm® by zipLogix 19070 Fifteen Mile Road, Fraser, Michigan 48028 [www.zipLogix.com](http://www.zipLogix.com)

1206 W Grand

- C. "C.A.R. Form" means the most current version of the specific form referenced or another comparable form agreed to by the parties.
  - D. "Close Of Escrow" or "COE" means the date the grant deed, or other evidence of transfer of title, is recorded.
  - E. "Copy" means copy by any means including photocopy, NCR, facsimile and electronic.
  - F. "Days" means calendar days. However, after Acceptance, the last Day for performance of any act required by this Agreement (including Close Of Escrow) shall not include any Saturday, Sunday, or legal holiday and shall instead be the next Day.
  - G. "Days After" means the specified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event occurs, and ending at 11:59 PM on the final day.
  - H. "Days Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is scheduled to occur.
  - I. "Deliver", "Delivered" or "Delivery", unless otherwise specified in writing, means and shall be effective upon: personal receipt by Buyer or Seller or the individual Real Estate Licensee for that principal as specified in the section titled Real Estate Brokers on page 11, regardless of the method used (i.e., messenger, mail, email, fax, other).
  - J. "Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California Law. Buyer and Seller agree that electronic means will not be used by either Party to modify or alter the content or integrity of this Agreement without the knowledge and consent of the other Party.
  - K. "Law" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.
  - L. "Repairs" means any repairs (including pest control), alterations, replacements, modifications or retrofitting of the Property provided for under this Agreement.
  - M. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.
40. **AUTHORITY:** Any person or persons signing this Agreement represent(s) that such person has full power and authority to bind that person's principal, and that the designated Buyer and Seller has full authority to enter into and perform this Agreement. Entering into this Agreement, and the completion of the obligations pursuant to this contract, does not violate any Articles of Incorporation, Articles of Organization, By Laws, Operating Agreement, Partnership Agreement or other document governing the activity of either Buyer or Seller.
41. **EXPIRATION OF OFFER:** This offer shall be deemed revoked and the deposit, if any, shall be returned to Buyer unless the offer is Signed by Seller and a Copy of the Signed offer is personally received by Buyer, or by James Shammis, who is authorized to receive it, by 5:00 PM on the third Day after this offer is signed by Buyer (or by  AM/  PM, on \_\_\_\_\_ (date)).

One or more Buyers is signing the Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-B) for additional terms.

Date 3/19/2020

BUYER

*Benneth Triguero*

(Print name) Peoples' Self-Help Housing Corporation

Date BUYER

(Print name) HASLO

Additional Signature Addendum attached (C.A.R. Form ASA).

42. **ACCEPTANCE OF OFFER:** Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer and agrees to sell the Property on the above terms and conditions, and agrees to the above confirmation of agency relationships. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

(If checked) SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED: 3-20-2020

One or more Sellers is signing the Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S) for additional terms.

Date 3/20/2020

SELLER

*Stephen Dayton*

(Print name) Stephen Dayton

Date SELLER

(Print name)

Additional Signature Addendum attached (C.A.R. Form ASA).

(\_\_\_\_\_/\_\_\_\_\_) (Do not initial if making a counter offer.) CONFIRMATION OF ACCEPTANCE: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) \_\_\_\_\_ at \_\_\_\_\_ AM/ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

- A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.
- B. Agency relationships are confirmed as stated in paragraph 2.
- C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.
- D. COOPERATING (BUYER'S) COMPENSATION: Seller's Broker agrees to pay Buyer's Broker and Buyer's Broker agrees to accept, out of Seller's Broker's proceeds in escrow, the amount specified in the MLS, provided Buyer's Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Seller's Broker and Buyer's Broker are not both Participants of the MLS, or a reciprocal MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form CBC). Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption exists.
- E. PRESENTATION OF OFFER: Pursuant to Standard of Practice 1-7, if Buyer's Broker makes a written request, Seller's Broker shall confirm in writing that this offer has been presented to Seller.

Buyer's Brokerage Firm Peoples' Self-Help Housing Corporation DRE Lic. # 01206737

By James Shammass James Shammass DRE Lic. # 01012530 Date 3/19/2020

Address 3533 Emleo St City San Luis Obispo State CA Zip 93401-7334

Telephone (805)540-2444 Fax (805)544-1901 E-mail JamesS@pshhc.org

Seller's Brokerage Firm Gordon & Gordon DRE Lic. # 00481105

By Kirby Gordon Kirby Gordon DRE Lic. # 00481105 Date 3/20/2020

Address 760 Mattie Rd Ste A1 City Pismo Beach State CA Zip 93449-2056

Telephone (805)773-2610 Fax (805)773-6050 E-mail kirby@gordonandgordonra.com

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked,  a deposit in the amount of \$ \_\_\_\_\_), counter offer numbers \_\_\_\_\_  Seller's Statement of information and \_\_\_\_\_, and agrees to act as Escrow Holder subject to paragraph 24 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is \_\_\_\_\_

Escrow Holder \_\_\_\_\_ Escrow # \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Phone/Fax/E-mail // \_\_\_\_\_

Escrow Holder has the following license number # \_\_\_\_\_

Department of Business Oversight,  Department of Insurance,  Department of Real Estate.

PRESENTATION OF OFFER: ( \_\_\_\_\_ ) Listing Broker presented this offer to Seller on \_\_\_\_\_ (date).  
Broker or Designee Initials

REJECTION OF OFFER: ( \_\_\_\_\_ ) ( \_\_\_\_\_ ) No counter offer is being made. This offer was rejected by Seller on \_\_\_\_\_ (date).  
Seller's Initials

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Seller's Initials DS [Signature]

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CPA REVISED 12/18 (PAGE 11 OF 11)

COMMERCIAL PROPERTY PURCHASE AGREEMENT (CPA PAGE 11 OF 11)

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1206 W Grand



CALIFORNIA ASSOCIATION OF REALTORS®

**BUYER'S INSPECTION ADVISORY**

(C.A.R. Form BIA, Revised 11/14)

Property Address **1206 W Grand Ave, Grover Beach, CA 93433-2247**

**1. IMPORTANCE OF PROPERTY INVESTIGATION:** The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation. A general physical inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If the professionals recommend further investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional investigations.

**2. BROKER OBLIGATIONS:** Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as those listed below. If Broker gives you referrals to professionals, Broker does not guarantee their performance.

**3. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.**

- A. GENERAL CONDITION OF THE PROPERTY, ITS SYSTEMS AND COMPONENTS:** Foundation, roof (condition, age, leaks, useful life), plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa (cracks, leaks, operation), other structural and nonstructural systems and components, fixtures, built-in appliances, any personal property included in the sale, and energy efficiency of the Property.
- B. SQUARE FOOTAGE, AGE, BOUNDARIES:** Square footage, room dimensions, lot size, age of improvements and boundaries. Any numerical statements regarding these items are APPROXIMATIONS ONLY and have not been verified by Seller and cannot be verified by Brokers. Fences, hedges, walls, retaining walls and other barriers or markers do not necessarily identify true Property boundaries.
- C. WOOD DESTROYING PESTS:** Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms.
- D. SOIL STABILITY:** Existence of fill or compacted soil, expansive or contracting soil, susceptibility to slippage, settling or movement, and the adequacy of drainage.
- E. WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS; WASTE DISPOSAL:** Water and utility availability, use restrictions and costs. Water quality, adequacy, condition, and performance of well systems and components. The type, size, adequacy, capacity and condition of sewer and septic systems and components, connection to sewer, and applicable fees.
- F. ENVIRONMENTAL HAZARDS:** Potential environmental hazards, including, but not limited to, asbestos, lead-based paint and other lead contamination, radon, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions (including mold (airborne, toxic or otherwise), fungus or similar contaminants).
- G. EARTHQUAKES AND FLOODING:** Susceptibility of the Property to earthquake/seismic hazards and propensity of the Property to flood.
- H. FIRE, HAZARD AND OTHER INSURANCE:** The availability and cost of necessary or desired insurance may vary. The location of the Property in a seismic, flood or fire hazard zone, and other conditions, such as the age of the Property and the claims history of the Property and Buyer, may affect the availability and need for certain types of insurance. Buyer should explore insurance options early as this information may affect other decisions, including the removal of loan and inspection contingencies.
- I. BUILDING PERMITS, ZONING AND GOVERNMENTAL REQUIREMENTS:** Permits, inspections, certificates, zoning, other governmental limitations, restrictions, and requirements affecting the current or future use of the Property, its development or size.
- J. RENTAL PROPERTY RESTRICTIONS:** Some cities and counties impose restrictions that limit the amount of rent that can be charged, the maximum number of occupants, and the right of a landlord to terminate a tenancy. Deadbolt or other locks and security systems for doors and windows, including window bars, should be examined to determine whether they satisfy legal requirements.
- K. SECURITY AND SAFETY:** State and local Law may require the installation of barriers, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property.
- L. NEIGHBORHOOD, AREA, SUBDIVISION CONDITIONS; PERSONAL FACTORS:** Neighborhood or area conditions, including schools, law enforcement, crime statistics, registered felons or offenders, fire protection, other government services, availability, adequacy and cost of Internet connections or other technology services and installations, commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally protected sites or improvements, cemeteries, facilities and condition of common areas of common interest subdivisions, and possible lack of compliance with any governing documents or Homeowners' Association requirements, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer.

By signing below, Buyers acknowledge that they have read, understand, accept and have received a Copy of this Advisory. Buyers are encouraged to read it carefully.

Buyer *Kenneth Triunfo* Buyer \_\_\_\_\_  
Peoples' Self-Help Housing Corporation  
E48ECC0266CFC433...

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BIA REVISED 11/14 (PAGE 1 OF 1)

**BUYER'S INSPECTION ADVISORY (BIA PAGE 1 OF 1)**





CALIFORNIA ASSOCIATION OF REALTORS®

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT

(C.A.R. Form PRBS, Revised 12/18)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the seller's willingness to accept a price less than the listing price or the buyer's willingness to pay a price greater than the price offered; and except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller, Disclosure and Consent and agrees to the agency possibilities disclosed.

Signature lines for Seller (Stephen Dayton), Buyer (Peoples' Self-Help Housing Corporation), Buyer's Brokerage Firm (Peoples' Self-Help Housing Corporation), and Seller's Brokerage Firm (Gordon & Gordon) with associated dates and license numbers.

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PRBS REVISED 12/18 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PRBS PAGE 1 OF 1)





CALIFORNIA ASSOCIATION OF REALTORS®

SELLER'S INTENT TO EXCHANGE SUPPLEMENT

(C.A.R. Form SES, Revised 11/09)

(For use as an addendum to a purchase agreement)

The following terms and conditions are hereby incorporated in and made a part of the, [X] CPA, [ ] RIPA, [ ] VLPA, [ ] Other dated 03/19/2020 (the "Agreement") on property known as 1206 W Grand Ave ("Property"), in which Peoples' Self-Help Housing Corporation is referred to as Buyer, and Stephen Dayton is referred to as Seller. All other provisions of the Agreement shall remain in full force and effect.

1. SELLER'S INTENT TO EXCHANGE: It is the intent of Seller to utilize this transaction as part of an exchange of like-kind property under Internal Revenue Code §1031 and the regulations promulgated thereunder. Buyer and Seller agree to cooperate in effecting such an exchange, as follows:

A. Seller intends to use the Property as part of an exchange for "Other Property":

(Check One Only)

[ ] Described as

OR [X] To be located and designated by Seller, who shall take all steps necessary to enter into a contract to acquire such Other Property.

B. Seller shall indemnify, defend and hold harmless all other parties to this transaction from all liabilities and any additional attorney fees, accountant fees or any other costs arising from or connected in any way with the exchange.

C. If Seller is unable, through no fault of Seller, to locate, designate, enter into a contract to acquire, or complete acquisition of such Other Property by the Close Of Escrow in the Agreement, or as extended by mutual agreement:

(Check One Only)

[ ] This transaction shall close escrow as a sale, without extension of time for closing.

OR [X] The Close of Escrow for this transaction shall be extended by a maximum of 60 Days to enable Seller to complete such arrangements.

OR [ ] This transaction shall be canceled, Buyer's deposit shall be returned to Buyer, and all parties shall be released from any further obligation to each other.

OR [ ] Other:

D. Buyer in this transaction shall not be required to take title to Other Property for any period of time, as an accommodation to Seller, unless agreed to in writing.

E. All parties agree to take such actions and execute or consent to such additional documents and transactions as may be reasonably requested by Seller, provided that all other conditions of the agreement are met.

2. ADDITIONAL TERMS:

3. TAX AND LEGAL CONSEQUENCES OF AN EXCHANGE: Locating and designating properties pursuant to this Supplement, if applicable, are the responsibility of the party requesting the exchange ("Exchangor"), and will not occur automatically as a result of this Supplement. If the exchange will be non-simultaneous, under federal tax law: (i) the property to be acquired by Exchangor must be identified within 45 days after transfer of Exchangor's current property; (ii) the acquisition generally must be completed within 180 days after transfer of Exchangor's current property; and (iii) the 180 day period may be shorter under some circumstances. The manner of structuring an exchange transaction will have significant tax and legal consequences. Parties should consult their legal and/or tax advisors regarding this important matter.

By signing below, the parties acknowledge that they have read, understand, accept and have received a copy of this Seller Intent To Exchange Supplement.

Buyer: Kenneth Triguero, Peoples' Self-Help Housing Corporation

Date: 3/19/2020

Seller: Stephen Dayton

Date: 03/19/2020

Buyer: Seller:

Date: Date:

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SES REVISED 11/09 (PAGE 1 OF 1)

SELLER'S INTENT TO EXCHANGE (SES PAGE 1 OF 1)





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE  
(FOR BUYER REPRESENTATIVES)**

(C.A.R. Form RCSD-B, Revised 6/19)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

This is a disclosure to one or more of the following: Purchase Agreement, Buyer Representation Agreement, or Other Agreement, specified below in which Peoples' Self-Help Housing Corporation is identified as "Buyer". If a trust, identify Buyer as the trustee(s) of the trust or by simplified trust name (e.g. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Buyer.

- 1. A.  TRUST: (1) Assets used to acquire/lease the Property are held in trust pursuant to a trust document titled (Name of trust): \_\_\_\_\_
- B.  ENTITY: Buyer is a  Corporation,  Limited Liability Company,  Partnership  Other: \_\_\_\_\_ which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above  is  is not attached.
- C.  POWER OF ATTORNEY: Buyer ("Principal") has authorized the person(s) signing below ("Attorney-in-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Attorney (Specific Power of Attorney for the Property), dated \_\_\_\_\_. This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.
- D.  ESTATE: (1) Buyer is an  conservatorship, or  guardianship identified by Superior Court Case name as \_\_\_\_\_, Case # \_\_\_\_\_. (2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Buyer's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Buyer:

By \_\_\_\_\_ Date: \_\_\_\_\_

(Sign Name of Trustee, Officer, Managing Member, Partner, or Attorney-in-Fact)

(Print Representative Name) John Fowler

Title: President/CEO

By Kenneth Trigueiro Date: 3/19/2020

(Sign Name of Trustee, Officer, Managing Member, Partner, or Attorney-in-Fact)

(Print Representative Name) Kenneth Trigueiro

Title: EVP

Acknowledgement of Receipt By Other Party:

AT TIME OF SALE

Buyer and Stephen Dayton ("Seller") are parties to a Purchase Agreement dated 03/19/2020 for property known as 1206 W Grand Ave, Grover Beach, CA 93433-2247.

Seller Stephen Dayton Date 3/20/2020

Seller \_\_\_\_\_ Date \_\_\_\_\_



AT TIME OF BUYER REPRESENTATION AGREEMENT

Buyer and Peoples' Self-Help Housing Corporation ("Buyer's Broker") are parties to a Buyer Representation Agreement dated \_\_\_\_\_.

Real Estate Broker \_\_\_\_\_

By James Shammas Date \_\_\_\_\_

In Process

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RCSD-B REVISED 6/19 (PAGE 2 OF 2)



REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-B PAGE 2 OF 2)

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1206 W Grand



CALIFORNIA  
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**WIRE FRAUD AND ELECTRONIC FUNDS  
TRANSFER ADVISORY**  
(C.A.R. Form WFA, Revised 12/17)

Property Address: 1206 W Grand Ave, Grover Beach, CA 93433-2247 ("Property").

**WIRE FRAUD AND ELECTRONIC FUNDS TRANSFERS ADVISORY:**

The ability to communicate and conduct business electronically is a convenience and reality in nearly all parts of our lives. At the same time, it has provided hackers and scammers new opportunities for their criminal activity. Many businesses have been victimized and the real estate business is no exception.

While wiring or electronically transferring funds is a welcome convenience, we all need to exercise extreme caution. Emails attempting to induce fraudulent wire transfers have been received and have appeared to be legitimate. Reports indicate that some hackers have been able to intercept emailed transfer instructions, obtain account information and, by altering some of the data, redirect the funds to a different account. It also appears that some hackers were able to provide false phone numbers for verifying the wiring or funds transfer instructions. In those cases, the victim called the number provided to confirm the instructions, and then unwittingly authorized a transfer to somewhere or someone other than the intended recipient.

**ACCORDINGLY, YOU ARE ADVISED:**

1. Obtain phone numbers and account numbers only from Escrow Officers, Property Managers, or Landlords at the beginning of the transaction.
2. DO NOT EVER WIRE OR ELECTRONICALLY TRANSFER FUNDS PRIOR TO CALLING TO CONFIRM THE TRANSFER INSTRUCTIONS. ONLY USE A PHONE NUMBER YOU WERE PROVIDED PREVIOUSLY. Do not use any different phone number or account number included in any emailed transfer instructions.
3. Orally confirm the transfer instruction is legitimate and confirm the bank routing number, account numbers and other codes before taking steps to transfer the funds.
4. Avoid sending personal information in emails or texts. Provide such information in person or over the telephone directly to the Escrow Officer, Property Manager, or Landlord.
5. Take steps to secure the system you are using with your email account. These steps include creating strong passwords, using secure WiFi, and not using free services.

If you believe you have received questionable or suspicious wire or funds transfer instructions, immediately notify your bank, and the other party, and the Escrow Office, Landlord, or Property Manager. The sources below, as well as others, can also provide information:

Federal Bureau of Investigation: <https://www.fbi.gov/>; the FBI's IC3 at [www.ic3.gov](http://www.ic3.gov); or 310-477-6565

National White Collar Crime Center: <http://www.nw3c.org/>

On Guard Online: <https://www.onguardonline.gov/>

**NOTE: There are existing alternatives to electronic and wired fund transfers such as cashier's checks. By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Wire Fraud and Electronic Funds Transfer Advisory.**

Buyer/Tenant *Lenneth Figueroa* Peoples' Self-Help Housing Corporation Date 3/19/2020  
 Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 Seller/Landlord *Stephen Dayton* Stephen Dayton Date 3/20/2020  
 Seller/Landlord \_\_\_\_\_ Date \_\_\_\_\_

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WFA REVISED 12/17 (PAGE 1 OF 1)

**WIRE FRAUD AND ELECTRONIC FUNDS TRANSFER ADVISORY (WFA PAGE 1 OF 1)**





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**DISCLOSURE REGARDING  
REAL ESTATE AGENCY RELATIONSHIP**

(Buyer's Brokerage Firm to Buyer)  
(As required by the Civil Code)  
(C.A.R. Form AD, Revised 12/18)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(f), (k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

**SELLER'S AGENT**

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

**BUYER'S AGENT**

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

**AGENT REPRESENTING BOTH SELLER AND BUYER**

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

**SELLER AND BUYER RESPONSIBILITIES**

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE)

Buyer  Seller  Landlord  Tenant \_\_\_\_\_ Date 3/19/2020  
DocuSigned by: James Shammas  
Peoples' Self-Help Housing Corporation  
E48EC0285CF433...

Buyer  Seller  Landlord  Tenant \_\_\_\_\_ Date \_\_\_\_\_

Agent Peoples' Self-Help Housing Corporation DRE Lic. # 01206737  
DocuSigned by: \_\_\_\_\_

By James Shammas DRE Lic. # 01012530 Date 3/19/2020  
(Salesperson or Broker-Associate, if any) James Shammas



**CIVIL CODE SECTIONS 2079.13 – 2079.24 (2079.16 APPEARS ON THE FRONT)**

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

- (n) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions.
- (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property.
- (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobilehome, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29.
- (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction.
- (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement.
- (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation.
- (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent.
- (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property.
- (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller.
- (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multifamily residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobilehome as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code.
- (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase.
- (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration.
- (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another.
- "Seller" includes both a vendor and a lessor of real property.
- (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16. Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.

CONFIRMATION: The following agency relationships are confirmed for this transaction:

Seller's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_

Is the broker of (check one):  the seller; or  both the buyer and seller. (dual agent)

Seller's Agent DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_

Is (check one):  the Seller's Agent. (salesperson or broker associate)  both the Buyer's and Seller's Agent. (dual agent)

Buyer's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_

Is the broker of (check one):  the buyer; or  both the buyer and seller. (dual agent)

Buyer's Agent DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_

Is (check one):  the Buyer's Agent. (salesperson or broker associate)  both the Buyer's and Seller's Agent. (dual agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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AD REVISED 12/18 (PAGE 2 OF 2)

**DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)**

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1206 W Grand





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ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the:  Purchase Agreement,  Residential Lease or Month-to-Month Rental Agreement,  Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind),  Other \_\_\_\_\_

dated March 19, 2020, on property known as 1206 W Grand Ave  
Grover Beach, CA 93433-2247

In which Peoples' Self-Help Housing Corporation is referred to as ("Buyer/Tenant")  
and Stephen Dayton is referred to as ("Seller/Landlord").

**1) Buyer is a licensed California Real Estate Broker, corporation license #01206737. Buyer is representing itself and will not collect a sales commission for this transaction.**

**2) Upon written removal of Buyer Investigations Contingency (18.B.(1)), \$10,000.00 of original Deposit shall be released to Seller through escrow towards the Purchase Price, non-refundable to Buyer. Buyer shall have the right to extend both Buyer Investigations Contingency period and Escrow closing date by 60 days by releasing \$5,000.00 of original Deposit to Seller through escrow towards the Purchase price, non-refundable to Buyer. Buyer shall have the right to elect to make two extensions of 60 days each with the release of \$5,000 for each extension.**

**3) Seller Leaseback after closing: Seller shall lease the property back from Buyer at the rate of \$7,200.00 per month NNN upon closing. Lease length and additional terms to be fully negotiated prior to Buyer removing Buyer Investigations Contingency.**

**4) Development Applications: Seller hereby gives permission to Buyer to file all necessary government applications. Seller agrees to sign all application forms, which Seller has the right to approve, which approval will not be unreasonably withheld.**

**5) Seller shall provide to Buyer within seven days from Acceptance all applicable Seller Disclosures listed in section 18.A., including any reports, disclosures, contracts, agreements, applications, studies, documents or any other material property information in Seller's possession or control related to the property including, but not limited to the following: environmental & engineering reports, soils reports, civil drawings, surveys, engineering and architectural plans, including conceptual plans.**

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.  
3/19/2020

Date \_\_\_\_\_  
DocuSigned by: \_\_\_\_\_

Date 3/20/2020  
DocuSigned by: \_\_\_\_\_

Buyer/Tenant Peoples' Self-Help Housing Corporation

Seller/Landlord Stephen Dayton

Buyer/Tenant \_\_\_\_\_

Seller/Landlord \_\_\_\_\_

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)





CALIFORNIA ASSOCIATION OF REALTORS®

EXTENSION OF TIME ADDENDUM (C.A.R. Form ETA, Revised 4/06)

The following terms and conditions are hereby incorporated in and made a part of the: [ ] California Residential Purchase Agreement, [ ] Manufactured Home Purchase Agreement, [ ] Probate Purchase Agreement, [ ] Residential Income Property Purchase Agreement, [ ] Vacant Land Purchase Agreement, [X] Commercial Property Purchase Agreement, [ ] Business Purchase Agreement, [ ] other

dated March 19, 2020, on property known as 1206 W Grand Ave, Grover Beach, CA 93433-2247 ("Property"), in which Peoples' Self-Help Housing Corporation is referred to as ("Buyer") and Stephen Dayton is referred to as ("Seller").

- 1. EXTENSION OF ESCROW: The scheduled Close Of Escrow is extended to May 21, 2021 (Date).
2. EXTENSION OF CONTINGENCY(IES): The following contingency(ies), if checked, is/are extended to September 19, 2020 (Date) [X] Buyer Investigation of Property Condition [ ] Loan [ ] Other
3. OTHER EXTENSION(S): The time for is/are extended to (Date).
4. ADDITIONAL TERMS: Buyer authorizes release of \$5,000.00 of original Deposit to Seller through escrow towards the purchase price non-refundable to Buyer.

By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Extension of Time Addendum.

Buyer: DocuSigned by: Kenneth Trigueiro, Date: 7/9/2020, Peoples' Self-Help Housing Corporation
Seller: DocuSigned by: Stephen Dayton, Date: 7/11/2020

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EXTENSION OF TIME ADDENDUM (C.A.R. Form ETA, Revised 4/06)

The following terms and conditions are hereby incorporated in and made a part of the: [ ] California Residential Purchase Agreement, [ ] Manufactured Home Purchase Agreement, [ ] Probate Purchase Agreement, [ ] Residential Income Property Purchase Agreement, [ ] Vacant Land Purchase Agreement, [X] Commercial Property Purchase Agreement, [ ] Business Purchase Agreement, [ ] other

dated March 19, 2020, on property known as 1206 W Grand Ave, Grover Beach, CA 93433-2247 ("Property"), in which Peoples' Self-Help Housing Corporation is referred to as ("Buyer") and Stephen Dayton is referred to as ("Seller").

- 1. EXTENSION OF ESCROW: The scheduled Close Of Escrow is extended to July 20, 2021 (Date).
2. EXTENSION OF CONTINGENCY(IES): The following contingency(ies), if checked, is/are extended to November 18, 2020 (Date) [X] Buyer Investigation of Property Condition [ ] Loan [ ] Other
3. OTHER EXTENSION(S): The time for is/are extended to (Date).
4. ADDITIONAL TERMS: Buyer authorizes release of \$5,000.00 of original Deposit to Seller through escrow towards the purchase price non-refundable to Buyer.

By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Extension of Time Addendum.

DocuSigned by: Kenneth Triguero Date 9/17/2020
Peoples' Self-Help Housing Corporation
Buyer Date
Seller Stephen Dayton Date
Seller Date

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ETA REVISED 4/06 (PAGE 1 OF 1)

EXTENSION OF TIME ADDENDUM (ETA PAGE 1 OF 1)





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

REQUEST FOR REPAIR No. 1

(Or other Corrective Action)  
(C.A.R. Form RR, Revised 12/18)

Date Prepared: 11/16/2020

In accordance with the terms and conditions of the: Purchase Agreement or  Other \_\_\_\_\_  
("Agreement"), dated 03/19/2020, on property known as 1206 W Grand Ave, Grover Beach, CA 93433-2247

between \_\_\_\_\_ ("Property"),  
and Peoples' Self-Help Housing Corporation ("Buyer"),  
and Stephen Dayton ("Seller").

**BUYER REQUEST (Check all that apply): (Note: Seller has no obligation to respond to Buyer request.)**

1. (a)  Buyer requests that Seller, prior to final verification of condition, repair or take the other specified action for each item listed below or  on the attached list dated \_\_\_\_\_:  
Remove and dispose 55 gallon drum from the property.

(b) (i)  SECTION 1: Buyer requests Seller pay to have Section 1 work completed as specified in the attached Pest Control Report dated \_\_\_\_\_ prepared by \_\_\_\_\_  
(ii)  SECTION 2: Buyer requests Seller pay to have Section 2 work completed as specified in the attached Pest Control Report dated \_\_\_\_\_ prepared by \_\_\_\_\_  
(iii) If Buyer requests either Section 1 or Section 2 work above, Seller shall, no later than 5 (or \_\_\_\_\_) Days Prior to Close of Escrow, Deliver to Buyer a written pest control certification showing the corrective work has been completed.

(c)  Buyer requests that Seller credit Buyer \$ \_\_\_\_\_ at Close of Escrow.  
(Note: Any credit included in this paragraph is separate from and shall not reduce or supersede any other credit in the Agreement unless specifically agreed in writing ( Addendum attached)). Credits need to be disclosed to Buyer's lender and total contractual credits may be limited pursuant to the Agreement. Total credit amount may not be enough to remedy all defects or repairs.)

(d)  Buyer requests that Seller reduce the purchase price to \$ \_\_\_\_\_

2. A copy of the following inspection or other report is attached.

\_\_\_\_\_  
 \_\_\_\_\_

DocuSigned by:  
Buyer Kenneth Triguero Peoples' Self-Help Housing Corporation Date 11/16/2020  
Buyer E49EC0209CFC433... Date \_\_\_\_\_

**SELLER RESPONSE:**

Seller agrees to all of Buyer's Request provided in writing (see below) (i) Buyer removes the physical inspection contingency, (ii)  Buyer removes those contingencies identified on the attached Contingency Removal Form (C.A.R. Form CR) which must be signed by Buyer, and (iii) Buyer releases Seller and Brokers from any loss, liability, expense, claim or cause of action regarding the disclosed condition of the Property ("Release").

Seller does NOT agree to any of Buyer's requests  
 Seller responds to Buyer's request on the attached form (C.A.R. Form RRRR)

Seller: Stephen Dayton Date 11/17/2020 Seller: \_\_\_\_\_ Date \_\_\_\_\_

If Seller agrees to all of Buyer's request, Buyer hereby removes the physical inspection contingencies and those identified on the attached CR form signed by Buyer and agrees to the above Release.

Buyer: \_\_\_\_\_ Date \_\_\_\_\_ Buyer: \_\_\_\_\_ Date \_\_\_\_\_

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RR REVISED 12/18 (PAGE 1 OF 1)

**REQUEST FOR REPAIR (RR PAGE 1 OF 1)**

**CLTA Preliminary Report Form**  
(Rev. 11/06)

Order Number: 4009-6196487  
Page Number: 1



*First American Title*

## **First American Title Company**

**899 Pacific Street  
San Luis Obispo, CA 93401**

Escrow Officer: Lisa Bertrand  
Phone: (805)786-2038  
Fax No.: (866)377-9706  
E-Mail: lbertrand@firstam.com

Title Officer: Cora Pollick  
Phone: (805)786-2019  
Fax No.: (866)699-2270  
E-Mail: cpollick@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: Peoples' Self-Help Housing Corporation  
Owner: Stephen Dayton  
Property: 1206 W. Grand Ave  
Grover Beach, CA 93433

### **PRELIMINARY REPORT**

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

**CLTA Preliminary Report Form**  
(Rev. 11/06)

Order Number: 4009-6196487

Page Number: 2

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 02, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy and ALTA Standard Owner Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

STEPHEN G. DAYTON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	\$5,067.92, PAID
Penalty:	\$0.00
Second Installment:	\$5,067.92, OPEN
Penalty:	\$0.00
Tax Rate Area:	005-000
A. P. No.:	060-242-057

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: VARIOUS NOTES AND RECITALS

(Affects PARCEL 2)

5. The effect of a map purporting to show the land and other property, filed IN [BOOK 48, PAGE 79](#) of Record of Surveys.

(Affects PARCEL 1)

6. The fact that the land lies within the boundaries of the GROVER BEACH IMPROVEMENT Redevelopment Project Area, as disclosed by the document recorded December 17, 1993 as INSTRUMENT NO. [1993-078882](#) OF OFFICIAL RECORDS.

7. A deed of trust to secure an original indebtedness of \$825,000.00 recorded November 22, 2006 as INSTRUMENT NO. [2006083140](#) OF OFFICIAL RECORDS.

Dated: November 16, 2006  
 Trustor: STEPHEN G. DAYTON  
 Trustee: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 Beneficiary: BAYVIEW FINANCIAL, SMALL BUSINESS FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

A document entitled "ASSIGNMENT OF LEASES AND RENTS" recorded November 22, 2006 as INSTRUMENT NO. [2006083141](#) OF OFFICIAL RECORDS, as additional security for the payment of the indebtedness secured by the deed of trust.

According to the public records, the Assignment of Rents as Additional Security for the payment of the indebtedness secured by the deed of trust has been assigned by various assignments, the last of which was recorded March 01, 2007 as INSTRUMENT NO. [2007014041](#) of Official Records.

According to the public records, the beneficial interest under the deed of trust was assigned to BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY by assignment recorded April 04, 2007 as INSTRUMENT NO. [2007022861](#) of Official Records.

8. A financing statement recorded February 01, 2007 as INSTRUMENT NO. [2007007341](#) OF OFFICIAL RECORDS.

Debtor: DAYTON STEPHEN G  
 Secured party: BAYVIEW LOAN SERVICING, LLC

A continuation statement was recorded January 06, 2012 as INSTRUMENT NO. [2012001008](#) OF OFFICIAL RECORDS.

A continuation statement was recorded December 21, 2016 as INSTRUMENT NO. [2016067426](#) OF OFFICIAL RECORDS.

9. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
10. Rights of parties in possession.

<b>INFORMATIONAL NOTES</b>
----------------------------

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 1206 West Grand Avenue, Grover Beach, California.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**LEGAL DESCRIPTION**

Real property in the City of Grover Beach, County of San Luis Obispo, State of California, described as follows:

PARCEL 1:

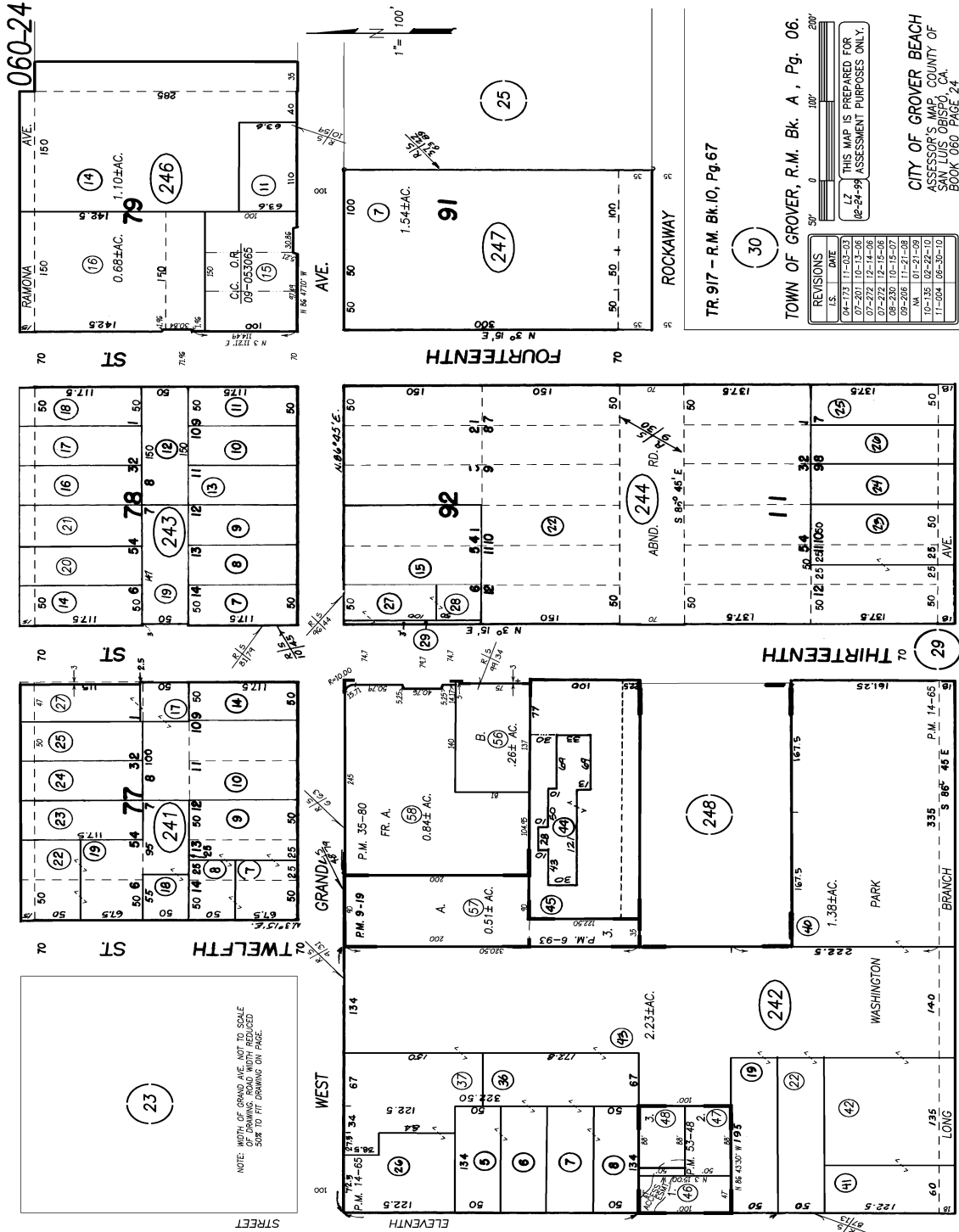
PARCEL A OF PARCEL MAP G-72-199, IN THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JULY 25, 1972 IN [BOOK 9, PAGE 19](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

PARCEL 3 OF PARCEL MAP G-71-183, IN THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED SEPTEMBER 30, 1971 IN [BOOK 6, PAGE 93](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 060-242-057





NOTE: WIDTH OF GRAND AVE. NOT TO SCALE  
OF DRAWING. ROAD WIDTH REDUCED  
50% TO FIT DRAWING ON PAGE.

REVISIONS	DATE
04-17-11	11-03-03
07-20-11	10-13-06
07-20-11	12-15-06
07-20-11	12-15-06
08-23-10	10-18-07
09-20-08	11-21-08
10-13-08	02-22-10
11-20-08	06-30-10

LZ THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

CITY OF GROVER BEACH  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 060 PAGE 24

TR. 917 - R.M. Bk. 10, Pg. 67  
TOWN OF GROVER, R.M. Bk. A, Pg. 06.

***NOTICE***

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA STANDARD COVERAGE POLICY – 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;

- d. improvements on the Land;
- e. land division; and
- f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### **LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

### **2006 ALTA LOAN POLICY (06-17-06)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

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Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



## Privacy Notice

**Effective:** January 1, 2020

**Notice Last Updated:** January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

**How Do We Collect Your Information?** We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

**How Do We Share Your Personal Information?** We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

**How Do We Secure Your Personal Information?** The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

**How Long Do We Keep Your Personal Information?** We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

**International Jurisdictions:** Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.





### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com).

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com).

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Right to Opt-Out.** We do not sell your personal information to third parties, and do not plan to do so in the future.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Collection Notice.** The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

<b>Categories of Personal Information Collected</b>	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
<b>Categories of Sources</b>	Categories of sources from which we've collected <b>personal information</b> include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
<b>Business Purpose for Collection</b>	The business purposes for which we've collected <b>personal information</b> include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity



*First American Title*<sup>™</sup>

<b>Categories of Third Parties Shared</b>	The categories of third parties with whom we've shared <b>personal information</b> include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
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*Categories of Personal Information We Have Sold In The Past Year.* We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

*Categories of Personal Information Disclosed For A Business Purpose In The Past Year.* The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.



December 2, 2020

Oliveira Environmental Consulting, LLC  
C/O Mr. Jeff Oliveira  
3155 Rose Avenue  
San Luis Obispo, CA 93401

**RE: Report of Soil Vapor and Groundwater Screening Investigation  
1206 West Grand Avenue and 164 South 13<sup>th</sup> Street, Grover Beach, CA**

Dear Mr. Oliveira:

Haro Environmental, Inc. has prepared this letter report presenting the findings of soil vapor and groundwater sampling performed at the property located at 1206 West Grand Avenue and 164 South 13<sup>th</sup> Street in the City of Grover Beach, California (the Site; Plate 1 – Site Vicinity Map). The purpose of the investigation activities was to evaluate the subsurface conditions prior to sale of the property.

The project background and objective, description of the sampling activities performed, analytical results and discussion, summary, conclusions and recommendations, and the limitations are presented below.

**BACKGROUND AND OBJECTIVE**

Haro Environmental prepared a Phase I Environmental Site Assessment (Phase I ESA) of the Site which presented the following findings:

*Based on the data gathered and reviewed during the Phase I ESA, Haro Environmental did not identify recognized environmental conditions or concerns that have impacted, or pose a significant environmental threat to subsurface soil, soil vapor, or groundwater beneath the Site with the exception of:*

- *The presence of a 55-gallon drum of unknown contents and surface staining. The presence of a 55-gallon drum and observations of surface staining during a site reconnaissance on August 5, 2020 indicate material spillage in the area at the exterior south portion of the Site building at 1206 W. Grand Avenue.*

*During preparation of the Phase I ESA, Haro Environmental identified one historical recognized environmental condition as follows:*

- *The former Chevron Station release case at 1284 W. Grand Avenue (adjacent to the east). This property has been a service station since at least 1972. The potential for environmental contamination was investigated in 1995 and based on the lack of chemical detections, the County of San Luis Obispo Environmental Health Services (CSLOEHS) issued a no further action letter in July of 1996. Gasoline contamination was later discovered in groundwater beneath the site in 2000 and soil and groundwater samples were collected. Although total petroleum hydrocarbons as gasoline (TPHg), total recoverable petroleum hydrocarbons (TRPH), and methyl tert-butyl ether (MTBE) were not detected in any of the soil samples collected, and total lead concentrations were below levels of regulatory concern in all soil samples, TPHg and toluene concentrations in groundwater were detected at or above levels of*

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*regulatory concern in the northern area of this facility. To further assess groundwater impacts, four groundwater monitoring wells were installed and groundwater samples collected between November of 2001 and February of 2003. Based on the low concentrations of gasoline constituents detected and the absence of chlorinated volatile organic compounds (VOCs) in the groundwater samples collected, the case was closed in October of 2003 and the groundwater wells destroyed under permit. Based on the case closed status, this facility is considered a HREC. However, because no soil vapor data was obtained from our review of the regulatory files, and because of this property's upgradient position relative to the Site, there is a potential for a release of gasoline constituents from this facility to have occurred that could pose an environmental concern to the Site.*

*During preparation of the Phase I ESA, Haro Environmental identified the following potential environmental conditions to note:*

- The historical presence of dry cleaners to the east (upgradient) of the Site. The known dry cleaner at 1370 West Grand Avenue, which operated between at least 2005 to 2008, could have contributed to a release of tetrachloroethene (PCE) to the environment. No records were reviewed during preparation of this Phase I ESA indicating a release from this facility; however, possible undocumented PCE contamination from this facility could have the potential to pose an environmental concern to the Site.*
- Historical presence of nearby underground storage tanks (USTs). Limited information was obtained during preparation of this Phase I ESA about the two underground storage tanks at 1211 West Grand Avenue, presently occupied by Grover Tool Rental. Since these tanks were reportedly installed in 1978, it is possible that leaks or other releases to the environment could have occurred over time. Because this property is topographically upgradient from the Site, an unreported or undetected leak from these tanks has the potential to pose an environmental concern to the Site.*
- Possible historical presence of a machine shop. In 1981, 150 13th Street was listed as National Machinery Company. 150 13th Street is located adjacent to the east of 1206 W. Grand Avenue and adjacent to the north of 164 S. 13th Street. The use of solvents for cleaning machine parts has the potential to contaminate soil, soil vapor, and groundwater. Although no information regarding chemical handling at this facility was obtained during preparation of this Phase I ESA, because solvents may have been handled here, there is a low risk for contamination from this adjacent property.*

*Based on the historical and/or current chemical handling and USTs in the area, there is the possibility that a release from these nearby features could negatively impact soil, soil vapor, and/or groundwater beneath the Site. Based on our review of the available information, the highest risk for contamination is soil vapor beneath the Site, with the likelihood for groundwater impacts a medium risk, and the likelihood for soil impacts a low risk.*

We understand that People's Self Help Housing Corporation (PSHHC) and the Housing Authority of San Luis Obispo (HASLO) are considering purchasing the Site and would develop the Site with residential structures. Based on the Phase I ESA findings, soil vapor sampling was recommended to evaluate potential vapor intrusion concerns and groundwater sampling to evaluate possible groundwater impacts beneath the Site.

To address the findings of the Phase I ESA, this subsurface investigation was performed. The objective of the subsurface investigation was to screen soil vapor and groundwater beneath the Site for residual concentrations of TPH and VOCs, which could pose an environmental concern to the Site.

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## **SUBSURFACE INVESTIGATION ACTIVITIES**

### **Pre-Site Investigation Activities**

Prior to the start of work, Haro Environmental prepared a site-specific Health and Safety Plan (HASP), which outlined the procedures that Haro Environmental followed to minimize the potential for health and safety hazards during the course of work. Prior to starting field activities, the HASP was reviewed with on-site field personnel as part of a tailgate meeting.

At least 48 hours prior to the start of work, the borehole locations were marked and Underground Service Alert (USA) notified to clear the locations for underground utilities.

Because groundwater samples were proposed, monitoring well permits were obtained from the CSLOEHS. A copy of the permits obtained is provided in Attachment A.

### **Field Investigation Activities**

On October 12, 2020 four (4) soil borings (SB-1 through SB-4) were continuously cored to a total depth of 30 feet below ground surface (bgs). The sample locations are shown on Plate 2 – Sampling Locations Map. Two of the locations, SB3 and SB4, did not have saturated conditions down to the total depth explored of 30 feet bgs, and as such, groundwater samples were not able to be collected from these borings. The first 5 feet of each boring location were hand-augered to clear the borehole for utilities. The soil cores were field screened for VOCs using a handheld photoionization detector (PID) and observed for lithologic descriptions which indicated sand was the predominant soil type. No PID readings were noted. Once groundwater was reached (SB1 and SB2 only), a temporary 1-inch diameter well casing was installed to collect the groundwater samples. First groundwater as observed by saturated soil conditions was encountered at approximately 25 feet bgs in both SB1 and SB2, and saturated conditions were not observed in SB3 and SB4 to the total depth explored of 30 feet bgs. SB1 was sampled quickly, whereas SB2 required approximately 20 minutes of recharge time before completing the sampling. Grab groundwater samples were collected using a disposable Teflon bailer and transferred to the appropriate containers provided by the laboratory. The groundwater samples were tested for VOCs and TPHg using United States Environmental Protection Agency (USEPA) Test Method 8260B and for TPH as diesel fuel (TPHd) and TPH as motor oil (TPHm) using USEPA Test Method 8015M.

Two soil vapor probes were constructed within each borehole at 5 and 15 feet bgs with the exception of SB1 in which only the 5-foot vapor probe was installed due to the borehole collapsing before the 15-foot vapor probe could be installed. After collection of groundwater samples or reaching the total depth, the borings were backfilled with hydrated bentonite to 15 feet bgs. Soil vapor probe installation and sampling were performed consistent with the procedures and methodologies documented in the joint California Department of Toxic Substances Control and California Regional Water Quality Control Boards, 2015, *Advisory – Active Soil Gas Investigations* guidance (Advisory; DTSC/LARWQCB/SFBRWQCB, 2015).

To construct the soil vapor probes, 0.125-inch I.D. Teflon™ tubing fitted with a flow tip was inserted into the center of the guide tube and capped at the ground surface with a ball valve compression fitting. A sand pack consisting of #2/12 Monterey sand was emplaced from the bottom of the borehole to approximately 6 inches above the vapor probe tip. A 1-foot dry granular bentonite cap was emplaced on top of the sand pack and a bentonite/grout slurry was emplaced to 5 feet bgs. The 5-foot soil vapor probe was constructed similar to the 15-foot probe.

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The soil vapor probes were allowed to equilibrate for at least two hours prior to sampling per the Advisory (recommended equilibration time for soil vapor probes installed using direct push methods). On October 13, 2020 the vapor samples were collected. A shut-in test was performed to check for leaks in the above ground fittings. The shut-in test consisted of closing the above ground fittings, drawing approximately 100 inches of water column vacuum on the above ground tubing, and observing the vacuum for a least one minute to observe if there was any loss in vacuum. If a vacuum loss was observed, fittings were adjusted until no loss of vacuum was observed.

Prior to sample collection, the purge volume was calculated (equal to sum of the internal volume of the tubing, the void space of the sand pack around the probe tip, and the dry bentonite in the annular space) and vapor samples were collected after removal of three purge volumes. Vapor flow rates were between 100 and 200 milliliters per minute (mL/min) and vacuum pressures were below 100 inches of water. Vapor flow rates and vacuum pressures were recorded on laboratory-supplied chain of custody forms (a copy of the COC is provided in Appendix A). Low-permeability conditions were not encountered during the sampling. To check for leaks in the sample train and from possible atmospheric air infiltration, rags saturated with the leak check compound 1,1-DFA were placed along the sample train and at the top of the borehole. 1,1-DFA was not detected in the samples.

To collect the vapor sample, the purge volume was removed and the tubing connected to a Summa canister provided by the laboratory with the vapor flow rates and vacuum pressures recorded on the chain of custody forms. The Summa canisters were then transported to the laboratory and tested for VOCs using USEPA Test Method TO-15. Using method TO-15 ensures the regulatory screening levels were at least matched with the laboratory reporting limits. Once the samples were collected, the vapor probes were removed and the surface replaced to match the existing surface conditions.

After receiving the analytical results from the laboratory, the results were tabulated and the concentrations of detected constituents compared to applicable regulatory thresholds, including the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs; SFBRWQCB, 2019), the California Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Note 3 indoor air screening levels using the recommended attenuation factors (SLs; DTSC, 2020), and the USEPA Region 9 Regional Screening Level (RSLs; USEPA, 2020). ESLs provide conservative screening levels for over 100 chemicals commonly found at sites with contaminated soil and groundwater, and are intended to help expedite the identification and evaluation of potential environmental concerns at contaminated sites. DTSC HERO Note 3 levels are published by the DTSC and represent recommended screening levels (derived using DTSC-modified exposure and toxicity factors) for constituents in soil, tap water, and ambient air. RSLs are human health risk thresholds often used to evaluate the need for further assessment at sites with concentrations of known cancer and non-cancer causing substances. If a chemical is listed in more than one regulatory list, the more conservative number will be used to screen the analytical data.

In addition to the environmental sampling, a Haro Environmental representative inspected the area behind the building at 1206 West Grand Avenue where a 55-gallon drum of unknown contents and surface staining was observed during a site reconnaissance on August 5, 2020. The drum was still present and further inspection indicated the contents were likely used motor oil. As well, the material spillage appeared to be motor oil. The drum and its contents should be removed and the building materials disposed of in accordance with applicable rules and regulations.

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## ANALYTICAL RESULTS AND DISCUSSION

The groundwater analytical results were compared to the Tier I ESLs as well as the Maximum Contaminant Levels (MCLs) for drinking water published by the USEPA. The soil vapor analytical results were compared to the published Subslab/Soil Gas Vapor Intrusion: Human Health Risk Environmental Screening Levels for residential (ESL<sub>r</sub>) and commercial (ESL<sub>c</sub>) land use areas. The soil vapor results were also compared to calculated Residential SLs (SL<sub>r</sub>) and Commercial SLs (SL<sub>c</sub>) using HERO Note 3 indoor air screening levels and the Residential RSLs (RSL<sub>r</sub>) and Commercial RSLs (RSL<sub>c</sub>) using USEPA RSL indoor air screening levels. The SLs and RSLs were calculated using the published indoor air screening levels and applying an attenuation factor as recommended in DTSC's *Vapor Intrusion Guidance* document (VIG; DTSC, 2011). As shown on Table 2 of the VIG, the recommended attenuation factor for future buildings for residential uses at the contaminant source is  $\alpha = 0.001$ .

Soils encountered during this investigation generally consisted of sands and silty sands to the total depth explored of 30 feet bgs with few clay layers. No soil staining or chemical odors were noted during the sampling, and no PID readings were detected.

### Groundwater:

Select VOCs and TPH results from the groundwater samples collected from SB1 and SB2 (SB1-GW and SB2-GW, respectively) are presented in Table 1 (groundwater samples were unable to be collected from SB3 and SB4 due to dry conditions at the total depth). Copies of the laboratory analytical reports including chain-of-custody documentation are provided in Attachment B. The analytical results indicate TPHg and most VOCs were not detected above the laboratory reporting limits. Two VOCs, bromodichloromethane and chloroform, were detected at maximum concentrations of 0.64 micrograms per liter ( $\mu\text{g/L}$ ) and 1.2  $\mu\text{g/L}$  in the sample collected from boring SB2, respectively. TPHd was detected in both groundwater samples at a maximum concentration of 100  $\mu\text{g/L}$ , and TPHm was detected in only one sample, SB1-GW, at 140  $\mu\text{g/L}$ .

The screening level comparisons indicate that all VOCs detected, including BTEX, were below their respective Tier I ESLs in both samples with the exception of chloroform in SB1-GW and SB2-GW, which slightly exceeded the ESL of 0.81  $\mu\text{g/L}$ . It should be noted that the ESL for benzene is 0.42  $\mu\text{g/L}$  while the laboratory reporting limit shown in Table 1 is 0.50  $\mu\text{g/L}$ . The laboratory was contacted to provide the method detection limits for the testing, which indicated benzene was not detected above the MDL of 0.25  $\mu\text{g/L}$ , which is less than the benzene ESL. All TPH concentrations detected did not exceed their respective ESL, though the concentration of TPHd detected was exactly equal to the ESL of 100  $\mu\text{g/L}$ .

### Soil Vapor:

Detected VOCs results from the soil vapor samples are present in Table 2 (the soil vapor probe for the 15-foot depth from SB1 could not be installed due to the borehole collapsing during installation). The soil vapor samples from SB1 through SB4 were assigned sample identifications based on the soil boring number and the depth. For example, the 5-foot sample collected from soil boring SB1 was labeled as SV1-5, and so on. Copies of the laboratory analytical reports including chain-of-custody documentation are provided in Attachment B. The analytical results indicate 18 VOCs were detected in the soil vapor samples collected during this investigation, with PCE detected at the highest concentrations [up to 280 micrograms per cubic meter ( $\mu\text{g/m}^3$ ) in SV3 collected from 15 feet bgs]. The highest PCE concentrations were found west of the former Chevron service station, and there did not appear to be a significant difference between the 5 and 15 foot depths.

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PCE concentrations exceeded the residential ESL of  $15 \mu\text{g}/\text{m}^3$  in five of the seven samples and ranged from  $4.4 \mu\text{g}/\text{m}^3$  in SV2-5 to  $280 \mu\text{g}/\text{m}^3$  in SV3-5. No other VOC concentrations detected exceeded their respective ESL, with the exception of chloroform which was detected at  $5.4 \mu\text{g}/\text{m}^3$  in SV4-15, which slightly exceeded the residential ESL of  $4.1 \mu\text{g}/\text{m}^3$ .

## **SUMMARY, CONCLUSIONS AND RECOMMENDATIONS**

Four soil borings were advanced at the Site to evaluate the subsurface conditions. The soil boring locations were located along the northeastern edges of the property to address potential migration of contamination from offsite properties.

Groundwater samples were collected from the total depth of 30 feet bgs from two locations, SB1 and SB2, but could not be collected from two of the locations, SB3 and SB4, due to dry conditions at the total depth explored of 30 feet bgs. Two VOCs, bromodichloromethane and chloroform, were detected at maximum concentrations of  $0.64 \mu\text{g}/\text{L}$  and  $1.2 \mu\text{g}/\text{L}$  in the sample collected from boring SB2, respectively. TPHg was not detected above the laboratory reporting limit. TPHd was detected in both groundwater samples at a maximum concentration of  $100 \mu\text{g}/\text{L}$ , and TPHm was detected in only one sample, SB1-GW, at  $140 \mu\text{g}/\text{L}$ . The groundwater analytical results were compared to the Tier I ESLs promulgated by the SFBRWQCB and MCLs published by the USEPA. The analytical results (Table 1) indicate that all VOCs detected in groundwater were below their respective ESL in both samples with the exception of chloroform in SB1-GW and SB2-GW, which slightly exceeded the ESL of  $0.81 \mu\text{g}/\text{L}$ . TPHd and TPHm concentrations detected did not exceed their respective ESLs. Based on the comparison of the groundwater sampling results to the ESLs, groundwater contamination is not expected to pose a substantial threat to the Site.

Soil vapor samples were collected at depths of 5 and 15 feet bgs in each boring location with the exception of SB1 where only the 5-foot probe could be installed. The soil vapor results were compared to the residential ESLs promulgated by the SFBRWQCB to evaluate the potential for vapor intrusion into future Site buildings. Vapor intrusion occurs when soil vapors migrate from the soil into the building where they can degrade the indoor air quality and potentially pose health risks to site users. The residential ESLs were applied based on the planned future use of the Site for residential uses. The analytical results (Table 2) indicate multiple VOCs were detected, with PCE detected at the highest concentrations. PCE concentrations exceeded the residential ESL of  $15 \mu\text{g}/\text{m}^3$  in five of the seven soil vapor probes, indicating the highest levels of PCE contamination were detected west of the former Chevron service building. No other VOC concentrations detected exceeded their respective ESL, with the exception of chloroform in SV4-15, which only slightly exceeded the subslab residential ESL of  $4.1 \mu\text{g}/\text{m}^3$ . Based on the comparison of the soil vapor results to the ESLs, the concentrations of PCE detected in soil gas at the Site have the potential to degrade indoor air quality within future Site buildings.

To mitigate for potential vapor intrusion concerns, Haro Environmental recommends a VOC-resistant vapor barrier be installed beneath the concrete subslab of future buildings at the Site.

## **LIMITATIONS**

This report has been prepared for and is intended for the exclusive use of Oliveira Environmental Consulting, LLC, PSHHC, and HASLO. Oliveira Consulting, LLC, PSHHC, and HASLO can convey this report to an affiliate, related entity, subsidiary, lender, title insurer, regulatory/city agency or current property owner(s) and their agents, but further dissemination requires prior written approval from Haro Environmental.



December 2, 2020

Page 7 of 8

Our conclusions regarding the Site are based on the results of a limited subsurface sampling program. The results of this evaluation are qualified by the fact that only limited sampling and analytical testing was conducted during this assessment.

The concentrations of chemicals detected at any given location may not be representative of conditions at other locations. Further, conditions may change at any particular location as a function of time in response to natural conditions, chemical reactions and other events. Conclusions regarding the condition of the Site do not represent a warranty that all areas within the Site are similar to those sampled.

If you have any questions, comments or if we may provide any additional information, please call Elliot Haro at (805) 204-4483.

Sincerely,

HARO ENVIRONMENTAL



Elliot R Haro,  
Principal Scientist



Steve Elliott  
Professional Geologist #9060



Attachments:

- Plate 1 Site Vicinity Map
- Plate 2 Sampling Locations Map
- Table 1 Groundwater Analytical Testing Summary –VOCs, TPH, and BTEX
- Table 2 Soil Vapor Analytical Testing Summary – Detected VOCs
- Attachment A Well Permits
- Attachment B Laboratory Analytical Reports

References:

California Environmental Protection Agency – Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, and San Francisco Regional Water Quality Control Board (DTSC/LARWQCB/SFBRWQCB). 2015. *Advisory, Active Soil Gas Investigations. July 2015.*

California Department of Toxic Substances Control (DTSC). 2011. *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance).* October 2011.

DTSC, Human and Ecological Risk Office (HERO). 2020. *Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC-SLs).* June 2020.

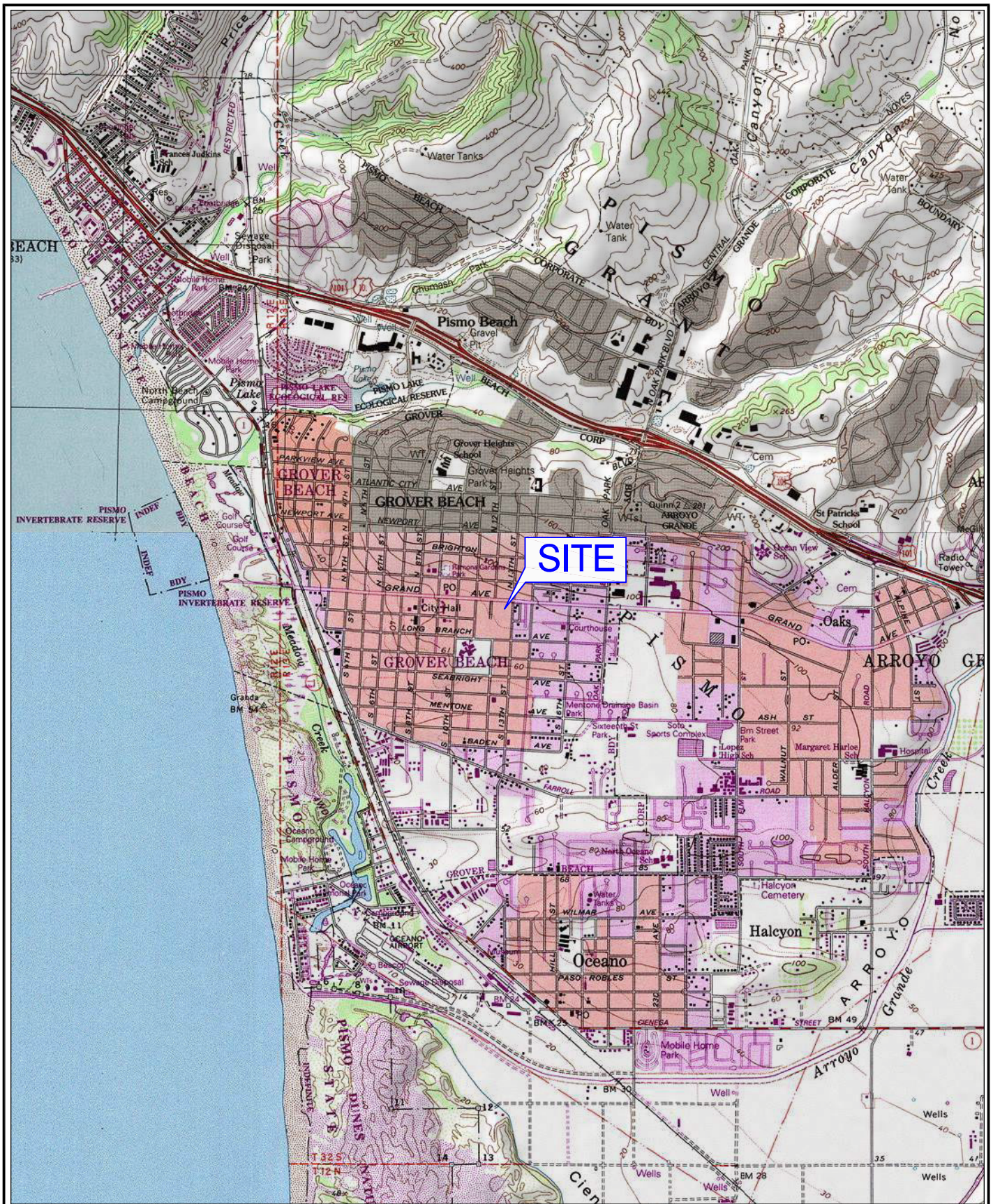
December 2, 2020

Page 8 of 8

San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). 2019. *Environmental Screening Levels*. January 2019, Revision 2.

United States Environmental Protection Agency (USEPA). 2020. *Regional Screening Levels*. May 2020.

## Plates



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

**HARO**  
ENVIRONMENTAL

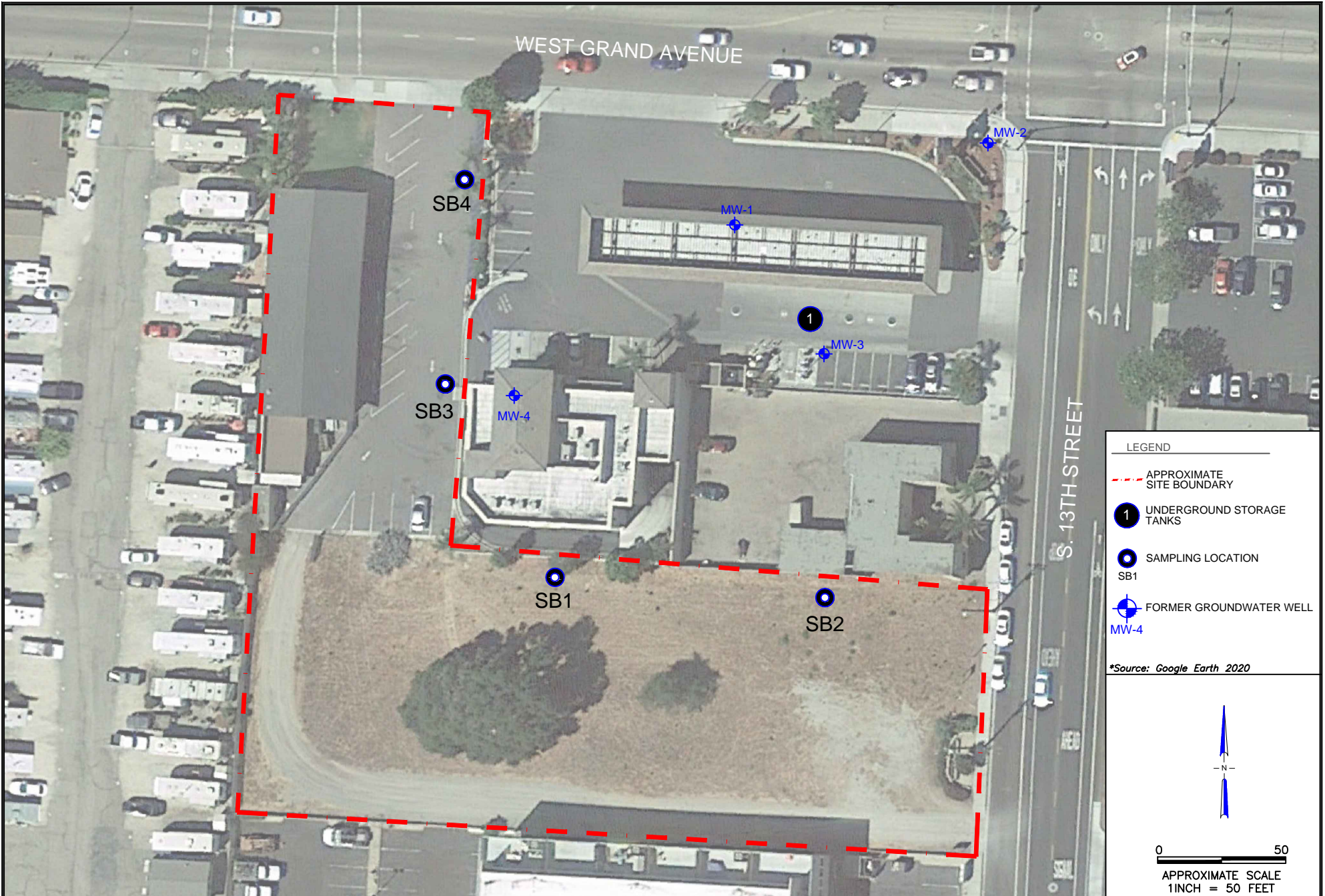
872 Higuera Street  
San Luis Obispo, CA 93401  
Phone: 805 204 4483  
Fax: 805 831 6081

FILE NAME: *SITE VICINITY MAP.DWG*

**SITE VICINITY MAP**

1206 West Grand Avenue  
Grover Beach, California

PLATE:	<b>1</b>
SHEET:	of
REVISION NO:	<b>0</b>
DATE:	<b>08/20</b>



**HARO**  
ENVIRONMENTAL

872 Higuera Street  
San Luis Obispo, California 93401  
Phone: 805.204.4483  
Fax: 805.832.6081

SALU MAP.dwg

**SAMPLING LOCATIONS MAP**

1206 West Grand Avenue & 164 South 13th Street  
Grover Beach, California

PLATE: **1**

REVISION NO:

DATE: 11/20

Table

**Table 1**  
**Groundwater Analytical Testing Summary - VOCs, TPH and BTEX**  
**1206 West Grand & 164 South 13th Street, Grover Beach, CA**

Sample ID	Date Collected	Screen Interval (feet bgs)	VOCs	TPHg	TPHd	TPHm	Benzene	Toluene	Ethylbenzene	Total Xylenes
			Results in micrograms per liter (µg/L)							
SB1-GW	10/12/2020	25-30	All <0.50 except chloroform = <b>0.87</b>	<50	<i>100</i>	<i>140</i>	<0.50	<0.50	<0.50	<0.50
SB2-GW	10/12/2020	25-30	All <0.50 except bromodichloromethane = 0.64, chloroform = <b>1.2</b>	<0.10	<i>54</i>	<100	<0.50	<0.50	<0.50	<0.50
		ESL:	bromodichloromethane = 0.87, chloroform = 0.81	100	100	NE	0.42	40	3.5	20
		MCL	bromodichloromethane = 80 (G), chloroform = 80 (G)	NE	NE	NE	5	1,000	700	10,000

<50 = less than the laboratory reporting limit of 50 µg/L

VOCs = Volatile Organic Compounds using USEPA Test Method 8260B

TPHg = Total Petroleum Hydrocarbons quantified as gasoline; USEPA Test Method 8260B

TPHd = Total Petroleum Hydrocarbons quantified as diesel fuel; USEPA Test Method 8015M

TPHm = Total Petroleum Hydrocarbons quantified as motor oil; USEPA Test Method 8015M

bgs = below ground surface

Concentration in **bold** exceeds the ESL

Concentration in *italics* indicates a result above the laboratory reporting limit

ESL = Tier I Environmental Screening Level promulgated by the SFBRWQCB; Updated January 2019 (Rev2)

MCL = Maximum Contaminant Level for Drinking Water published by the USEPA; Updated May 2020

G = Maximum Contaminant Level Goal for Drinking Water published by the USEPA; Updated May 2020

NE = Not Established

**Table 2**  
**Soil Vapor Analytical Testing Summary - Detected VOCs**  
**1206 West Grand & 164 South 13th Street, Grover Beach, CA**

Sample ID	Date Collected	Sample Depth (ft)	Acetone	Bromomethane	2-Butanone (MEK)	Chloroform	Chloromethane	Dichlorodifluoromethane	1,1-Dichloroethene (1,1-DCE)	Ethylbenzene	4-Ethyltoluene	2-Hexanone	m,p-Xylene	o-Xylene	Tetrachloroethene (PCE)	Toluene	Trichloroethene (TCE)	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Acetate
			Results in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )																	
SV1-5	10/13/2020	5	18	<1.9	13	<2.4	<1.0	<2.5	<2.0	<2.2	<2.5	<6.1	<8.7	<2.2	<b>28</b>	2.6	<2.7	<7.4	<2.5	<7.0
SV2-5	10/13/2020	5	18	<1.9	8.1	<2.4	<1.0	2.7	<2.0	<2.2	<2.5	<6.1	<8.7	<2.2	4.4	<1.9	<2.7	<7.4	<2.5	<7.0
SV2-15	10/13/2020	15	21	<1.9	9.0	<2.4	<1.0	2.6	2.1	3.8	<2.5	<6.1	15	4.9	7.8	4.5	<2.7	<7.4	2.5	<7.0
SV3-5	10/13/2020	5	44	<1.9	9.7	<2.4	1.3	3.7	<2.0	10	7.3	<6.1	40	13	<b>280</b>	2.3	<2.7	26	12	<7.0
SV3-15	10/13/2020	15	56	<1.9	23	<2.4	<1.0	3.4	<2.0	4.0	2.9	7.3	15	5.0	<b>260</b>	2.8	<2.7	9.7	3.9	<7.0
SV4-5	10/13/2020	5	87	1.9	14	<2.4	1.3	3.2	<2.0	2.2	<2.5	<6.1	11	3.1	<b>32</b>	3.0	2.7	<7.4	3.0	12
SV4-15	10/13/2020	15	33	<1.9	23	<b>5.4</b>	<1.0	3.2	<2.0	3.3	<2.5	6.1	18	5.7	<b>50</b>	5.0	<2.7	11	4.2	<7.0
		ESLr	1.1E+06	170	170,000	4.1	3,100	NE	58	37	NE	NE	3,500	3,500	15	10,000	16	NE	NE	NE
		ESLc	4.5E+06	730	730,000	18	13,000	NE	260	160	NE	NE	15,000	15,000	67	44,000	100	NE	NE	NE
		SLr	NE	NE	NE	NE	NE	NE	73,000	NE	NE	NE	NE	NE	460	310,000	NE	NE	NE	NE
		SLc	NE	NE	NE	NE	NE	NE	310,000	NE	NE	NE	NE	NE	2,000	1.3E+06	NE	NE	NE	NE
		RSLr	3.2E+07	5,200	5.2E+06	120	94,000	100,000	210,000	1,100	NE	31,000	100,000	100,000	11,000	5.2E+06	480	63,000	63,000	210,000
		RSLc	1.4E+08	22,000	2.0E+06	530	390,000	440,000	820,000	4,900	NE	130,000	440,000	440,000	47,000	2.2E+07	3,000	260,000	260,000	880,000

<1.9 = less than the laboratory reporting limit of 1.9  $\mu\text{g}/\text{m}^3$

VOCs = Volatile Organic Compounds using USEPA Test Method TO-15

ESLr = Subslab Residential Environmental Screening Level promulgated by the SFBRWQCB; Updated April 2019

ESLc = Subslab Commercial/Industrial Environmental Screening Level promulgated by the SFBRWQCB; Updated April 2019

SLr = Residential Screening Level calculated using HERO Note 3 indoor air screening levels and alpha = 0.001; Updated June 2020

SLc = Commercial Screening Level calculated using HERO Note 3 indoor air screening levels and alpha = 0.001; Updated June 2020

RSLr = Residential Regional Screening Level calculated using USEPA RSL indoor air screening levels and alpha = 0.001; Updated May 2020

RSLc = Commercial Regional Screening Level calculated using USEPA RSL indoor air screening levels and alpha = 0.001; Updated May 2020

Concentration in **bold** exceeds the ESLr

Concentration in *italics* indicates a result above the laboratory reporting limit

NE = Not Established



Attachment A



**COUNTY OF SAN LUIS OBISPO HEALTH AGENCY**  
**ENVIRONMENTAL HEALTH SERVICES DIVISION**  
 2156 Sierra Way STE. B, San Luis Obispo, CA 93401  
 PO Box 1489, San Luis Obispo, CA 93406  
 Phone: (805) 781-5544 Fax: (805) 781-4211  
 Email: ehs@co.slo.ca.us

OFFICE USE	
Permit No.	2020-076
Submittal Complete	<input type="checkbox"/>
Date	10/6/20
WP No.	WP1026861
Invoice No.	126892
Scanned	/ /

**MONITORING WELL PERMIT APPLICATION** NUMBER OF WELLS 2

**SITE INFORMATION**

Proposed Well Site Address 1206 W. Grand Avenue City or Area Grover Beach  
 Assessor's Parcel Number 060-242-057 Site served by a water company, agency or district?  No  Yes  
 GPS 120.616309 N 35.120985 W Coastal Zone? yes Water Co. Name City Grover Beach

**WELL OWNER INFORMATION**

Well Owner People's Self Help Housing Telephone Number 805.540.2444

**PROPERTY OWNER INFORMATION**

Property Owner Name Steven G Dayton  
 Mailing Address 1586 Railroad Street City Oceano Zip 93445  
 Telephone Number 805.474.6431 Email sgdayton28@gmail.com

**WELL CONSULTANT INFORMATION**

Consultant Company Haro Environmental, Inc. Telephone Number 805.720.6000  
 Consultant Name Elliot Haro Email elliott.haro@haroenvironmental.com

**WELL TYPE**

**PURPOSE OF WELL**

**DRILLING METHOD**

- |  |  |  |  |  |                                     |
|--|--|--|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> Construction | <input checked="" type="checkbox"/> Monitoring | <input type="checkbox"/> Electric ≥ 50'                        | <input type="checkbox"/> Cathodic Protection ≥ 50' | <input type="checkbox"/> Rotary                    | <input type="checkbox"/> Cable Tool |
| <input type="checkbox"/> Repair/Modify           | <input type="checkbox"/> Test Well             | <input checked="" type="checkbox"/> Soil Testing ≥ 25'         | <input type="checkbox"/> Sparging ≥ 25'            | <input checked="" type="checkbox"/> Reverse Rotary | <input type="checkbox"/> Other      |
|  | <input type="checkbox"/> Vapor Extraction      | (Permit required for listed depth or encountering groundwater) |  | <input type="checkbox"/> Air Rotary                |                                     |

Proposed Depth 25' Casing Diameter 1" Annular Seal Depth NA Seal Material NA Proposed Length of Work 1 day  
 Agency requiring monitoring well implementation, and/or reason for monitoring well: Property transaction

**WELL DRILLER INFORMATION**

Drilling Contractor Name Julius Carstens C-57 License No. 8413350  
 Drilling Company Name OilField Environmental + Compliance Telephone Number 805-927-4772  
 Mailing Address 307 Roemer Way Suite 300, Santa Maria CA 93454  
 Fax 805-925-3376 Email Address jcarstens@oecusa.com

I hereby agree to comply with all applicable laws and regulations of the County of San Luis Obispo and the State of California pertaining to well construction, destruction, repair or modification. Within sixty days after completion of the well, I will furnish Environmental Health Services with a well completion report. This application becomes a valid permit following sign off by Environmental Health Services.  
 DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED (EHS requires 48 hour notice before completion of work)

Contractor Signature Julius Carstens Contractor Printed Name Julius Carstens Date 10-2-2020

**FOR OFFICE USE ONLY**

RECEIVED BY CZL DATE 10/6/20 FEE PAID \$ 207 x 2 = 534 - CK/CC 076376  
 WELL SITE APPROVED: YES  NO  BY Matheson Bliss DATE 10/18/2020  
 WELL SITE APPROVAL GPS COORDINATES \_\_\_\_\_ N \_\_\_\_\_ W \_\_\_\_\_  
 PERMIT EXPIRATION DATE 4/8/21  
 SPECIAL REQUIREMENTS FOR DRILLING CONTRACTOR: Place seal material in way that prevents bridging/voids. - SCC conditions  
 WELL SEAL WITNESSED YES  NO  BY \_\_\_\_\_ DATE \_\_\_\_\_ DEPTH \_\_\_\_\_  
 WELL SEAL GPS COORDINATES \_\_\_\_\_ N \_\_\_\_\_ W \_\_\_\_\_  
 WELL COMPLETION REPORT RECEIVED DATE \_\_\_\_\_

**WELL PERMIT PLOT PLAN**



SAN LUIS OBISPO COUNTY ENVIRONMENTAL HEALTH SERVICES  
2156 SIERRA WAY STE. B/PO BOX 1489  
SAN LUIS OBISPO, CALIFORNIA 93401  
PHONE: (805)781-5544, FAX (805)781-4211  
EMAIL: EHS@CO.SLO.CA.US

SCALE: 1/4" = 25'

INDICATE BELOW THE EXACT LOCATION OF PROPOSED WELL WITH RESPECT TO THE FOLLOWING ITEMS WITHIN A 200 FOOT RADIUS: PROPERTY LINES, EASEMENTS, UNDERGROUND STORAGE TANK SYSTEMS, WATER BODIES OR WATER COURSES, DRAINAGE PATTERN, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS, ANIMAL ENCLOSURES AND ANY OTHER CONCENTRATED SOURCES OF POLLUTION. INCLUDE DIMENSIONS. ALL PROPOSED WELL SITES SHALL BE DESIGNATED WITH A FLAGGED SURVEYOR'S STAKE LABELED "WELL SITE." DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED.



See Attached Map

Directions to site: \_\_\_\_\_

Gate code(s) and survey contact information: \_\_\_\_\_



**LEGEND**

- - - APPROXIMATE SITE BOUNDARY
- 1 UNDERGROUND STORAGE TANKS
- PROPOSED BORING LOCATION
- ◆ FORMER GROUNDWATER WELL  
MW-4

*\*Source: Google Earth 2020*

N

0 50

APPROXIMATE SCALE  
1 INCH = 50 FEET

**H HARO**  
ENVIRONMENTAL

872 Higuera Street  
San Luis Obispo, California 93401  
Phone: 805.204.4483  
Fax: 805.832.6081

SALU MAP.dwg

**PROPOSED BORING LOCATIONS MAP**

1206 West Grand Avenue  
Grover Beach, California

PLATE: 1

REVISION NO:

DATE: 09/20

-----  
**EE ASSMT:** 060,242,057 **STATUS:** A 01/10/2008 **CREATED:** 2008-I-000091 08/03/2007  
**SECURED TRA:** 005-000 **UNSECURED TRA:** 005-000 **KILLED:**  
**DESC:** CY GB PM 6-63 PAR 3 & PM 9-19 PAR A  
 -----

**SSMT:** 060,242,057 **STATUS:** A 01/10/2008 **CREATED:** 2008-I-000091 08/03/2007  
**TRA:** 005-000 **TAX CODE:** 0-00 **BASE:** 01/2007 **KILLED:**  
**DESC:** CY GB PM 6-63 PAR 3 & PM 9-19 PAR A

**ASSESSEE REF:**

DAYTON STEPHEN G  
 1586 RAILROAD ST  
 OCEANO CA 93445-9634

**FEE TRANSFER:** N  
**611 FLAG:** N  
**ROLL ASSE/COM:** C  
**MULTIPLE SITUS:** N  
**TAX SUBPRCL:** 000  
**SENIOR POST:**

**SITUS:** 1206 GRAND AV GROC

-----  
**OPTION:** NXT    **NXT**    **OWN**    **USE**    **HVL**    **ASM**    **KIL**  
                   **SC2**    **LGL**    **SIT**    **HON**    **H13**    **DOC**  
 -----

**RESS (PF8) FOR STANDARD FUNCTIONS**            **PRESS (PF5) TO DISPLAY PREVIOUS RECORD**



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT

Michael Hill *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

DATE: 10/6/20

Geologist: Haro  
WP#: WP1026861

Driller: OEC

The referenced permit is approved provided the following items are submitted to our agency within 60 days:

- **Monitoring Well Installation:**

- A certification of installation in accordance with the permit shall be provided by the geologist overseeing the project.
- Submit Well Completion Reports to us and to the State Department of Water Resources.

- **Monitoring Well Destruction:**

- A certification of monitoring well destruction in accordance with the permit shall be provided by the geologist overseeing the project.
- Submit Well Completion Reports to us and to the State Department of Water Resources.

- **Soil Boring Completion:**

- A certification of proper closure in accordance with the permit shall be provided by the geologist overseeing the project.

If you have questions concerning this letter, please contact your district hazardous material inspector at 805-781-5544.

---

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT

Michael Hill *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

### Completion of Work

Select: Monitoring Well Installation:      Monitoring Well Closure:      Soil Boring Closure

Property Address:

Permit Number: 2020-076

WP: WP102C861

The referenced work was completed on \_\_\_\_\_ . As required under Section 13751 of the California Water Code, the Well Completion Report will be submitted within sixty (60) days for monitoring wells.

Registered Geologist or Hydrologist Name

Registration number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date:

\_\_\_\_\_

\_\_\_\_\_

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)



**COUNTY OF SAN LUIS OBISPO HEALTH AGENCY**  
**ENVIRONMENTAL HEALTH SERVICES DIVISION**  
 2156 Sierra Way STE. B, San Luis Obispo, CA 93401  
 PO Box 1489, San Luis Obispo, CA 93406  
 Phone: (805) 781-5544 Fax: (805) 781-4211  
 Email: ehs@co.slo.ca.us

OFFICE USE	
Permit No.	2020-077
Submittal Complete	<input type="checkbox"/>
Date	10/6/20
WP No.	WP102C862
Invoice No.	126892
Scanned	/ /

**MONITORING WELL PERMIT APPLICATION** NUMBER OF WELLS 2

**SITE INFORMATION**

Proposed Well Site Address 164 South 13th Street City or Area Grover Beach  
 Assessor's Parcel Number 060-242-045 Site served by a water company, agency or district?  No  Yes  
 GPS 120.616309 N 35.120985 W Coastal Zone? yes Water Co. Name City Grover Beach

**WELL OWNER INFORMATION**

Well Owner People's Self Help Housing Telephone Number 805.540.2444

**PROPERTY OWNER INFORMATION**

Property Owner Name City of Grover Beach c/o Bruce Buckingham  
 Mailing Address 154 S. 8th Street City Grover Beach 93433 zip  
 Telephone Number 805.473.4520 Email bbuckingham@groverbeach.org

**WELL CONSULTANT INFORMATION**

Consultant Company Haro Environmental, Inc. Telephone Number 805.720.6000  
 Consultant Name Elliot Haro Email elliott.haro@haroenvironmental.com

**WELL TYPE**

**PURPOSE OF WELL**

**DRILLING METHOD**

- |  |  |  |  |  |                                     |
|--|--|--|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> Construction | <input checked="" type="checkbox"/> Monitoring | <input type="checkbox"/> Electric ≥ 50'                        | <input type="checkbox"/> Cathodic Protection ≥ 50' | <input type="checkbox"/> Rotary                    | <input type="checkbox"/> Cable Tool |
| <input type="checkbox"/> Repair/Modify           | <input type="checkbox"/> Test Well             | <input checked="" type="checkbox"/> Soil Testing ≥ 25'         | <input type="checkbox"/> Sparging ≥ 25'            | <input checked="" type="checkbox"/> Reverse Rotary | <input type="checkbox"/> Other      |
|  | <input type="checkbox"/> Vapor Extraction      | (Permit required for listed depth or encountering groundwater) |  | <input type="checkbox"/> Air Rotary                |                                     |

Proposed Depth 25' Casing Diameter 1" Annular Seal Depth NA Seal Material NA Proposed Length of Work 1 day  
 Agency requiring monitoring well implementation, and/or reason for monitoring well: Property transaction

**WELL DRILLER INFORMATION**

Drilling Contractor Name Julius Carstens C-57 License No. 841350  
 Drilling Company Name OilField Environmental + Compliance Telephone Number 805-922-4772  
 Mailing Address 307 Roemer Suite 300, Santa Maria, CA 93454  
 Fax 805-925-3376 Email Address jcarstens@oecusa.com

I hereby agree to comply with all applicable laws and regulations of the County of San Luis Obispo and the State of California pertaining to well construction, destruction, repair or modification. Within sixty days after completion of the well, I will furnish Environmental Health Services with a well completion report. This application becomes a valid permit following sign off by Environmental Health Services.  
 DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED (EHS requires 48 hour notice before completion of work)

Contractor Signature Julius Carstens Contractor Printed Name Julius Carstens Date 10-2-20

**FOR OFFICE USE ONLY**

RECEIVED BY CZH DATE 10/6/20 FEE PAID \$ 267 x 2 = 534 CK/CC 076376  
 WELL SITE APPROVED: YES  NO  BY Matheson Bliss DATE \_\_\_\_\_  
 WELL SITE APPROVAL GPS COORDINATES \_\_\_\_\_ W  
 PERMIT EXPIRATION DATE 4/8/21  
 SPECIAL REQUIREMENTS FOR DRILLING CONTRACTOR Place seal material in a way that prevents bridging/voids. - see conditions  
 WELL SEAL WITNESSED YES  NO  BY \_\_\_\_\_ DATE \_\_\_\_\_ DEPTH \_\_\_\_\_  
 WELL SEAL GPS COORDINATES \_\_\_\_\_ N \_\_\_\_\_ W  
 WELL COMPLETION REPORT RECEIVED DATE \_\_\_\_\_



### WELL PERMIT PLOT PLAN



SAN LUIS OBISPO COUNTY ENVIRONMENTAL HEALTH SERVICES  
2156 SIERRA WAY STE. B/PO BOX 1489  
SAN LUIS OBISPO, CALIFORNIA 93401  
PHONE: (805)781-5544, FAX (805)781-4211  
EMAIL: EHS@CO.SLO.CA.US

SCALE: 1/4" = 25'

INDICATE BELOW THE EXACT LOCATION OF PROPOSED WELL WITH RESPECT TO THE FOLLOWING ITEMS WITHIN A 200 FOOT RADIUS: PROPERTY LINES, EASEMENTS, UNDERGROUND STORAGE TANK SYSTEMS, WATER BODIES OR WATER COURSES, DRAINAGE PATTERN, ROADS, EXISTING WELLS, SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS, ANIMAL ENCLOSURES AND ANY OTHER CONCENTRATED SOURCES OF POLLUTION. INCLUDE DIMENSIONS. ALL PROPOSED WELL SITES SHALL BE DESIGNATED WITH A FLAGGED SURVEYOR'S STAKE LABELED "WELL SITE." DRILLING SHALL NOT COMMENCE UNTIL THIS APPLICATION IS APPROVED.



See Attached Map

Directions to site: \_\_\_\_\_

Gate code(s) and survey contact information: \_\_\_\_\_



**LEGEND**

- - - APPROXIMATE SITE BOUNDARY
- 1 UNDERGROUND STORAGE TANKS
- PROPOSED BORING LOCATION
- ◆ FORMER GROUNDWATER WELL  
MW-4

*\*Source: Google Earth 2020*

N

0 50

APPROXIMATE SCALE  
1 INCH = 50 FEET



872 Higuera Street  
 San Luis Obispo, California 93401  
 Phone: 805.204.4483  
 Fax: 805.832.6081

SALU MAP.dwg

**PROPOSED BORING LOCATIONS MAP**

1206 West Grand Avenue  
 Grover Beach, California

PLATE:	<b>1</b>
REVISION NO:	
DATE: 09/20	

-----  
**EE ASSMT:** 060,242,045 **STATUS:** A 08/15/1990 **CREATED:** 1990-I-002349 03/11/1990  
**SECURED TRA:** 005-000 **UNSECURED TRA:** 005-000 **KILLED:**  
**DESC:** CY GC PTN WASH PK TN GRVR  
 -----

**SSMT:** 060,242,045 **STATUS:** A 08/15/1990 **CREATED:** 1990-I-002349 03/11/1990  
**TRA:** 005-000 **TAX CODE:** 3-00 **BASE:** 03/1991 **KILLED:**

**DESC:** CY GC PTN WASH PK TN GRVR

**ASSESSEE REF:** G0005

CITY OF GROVER BEACH (969)

154 S 8TH ST

GROVER BEACH CA 93433-2098

**FEE TRANSFER:** N

**611 FLAG:** N

**ROLL ASSE/COM:** N

**MULTIPLE SITUS:** N

**TAX SUBPRCL:** 969

**SENIOR POST:**

**SITUS:** 0 13TH ST GROC

-----  
**OPTION:** NXT    **NXT**    **OWN**    **USE**    **HVL**    **ASM**    **KIL**  
                   **SC2**    **LGL**    **SIT**    **HON**    **H13**    **DOC**  
 -----

**RESS** (PF8) **FOR STANDARD FUNCTIONS**            **PRESS** (PF5) **TO DISPLAY PREVIOUS RECORD**



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT

Michael Hill *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

DATE: 10/6/20

Geologist: Haro

Driller: OEC

WP#: WP1026862

The referenced permit is approved provided the following items are submitted to our agency within 60 days:

- **Monitoring Well Installation:**

- A certification of installation in accordance with the permit shall be provided by the geologist overseeing the project.
- Submit Well Completion Reports to us and to the State Department of Water Resources.

- **Monitoring Well Destruction:**

- A certification of monitoring well destruction in accordance with the permit shall be provided by the geologist overseeing the project.
- Submit Well Completion Reports to us and to the State Department of Water Resources.

- **Soil Boring Completion:**

- A certification of proper closure in accordance with the permit shall be provided by the geologist overseeing the project.

If you have questions concerning this letter, please contact your district hazardous material inspector at 805-781-5544.

---

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY  
PUBLIC HEALTH DEPARTMENT

Michael Hill *Health Agency Director*

Penny Borenstein, MD, MPH *Health Officer/Public Health Director*

### Completion of Work

Select: Monitoring Well Installation:      Monitoring Well Closure:      Soil Boring Closure

Property Address:

Permit Number: 2020-077

WP: WP1020862

The referenced work was completed on \_\_\_\_\_ . As required under Section 13751 of the California Water Code, the Well Completion Report will be submitted within sixty (60) days for monitoring wells.

Registered Geologist or Hydrologist Name

Registration number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date:

\_\_\_\_\_

\_\_\_\_\_

**Environmental Health Services**

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211

[www.slopublichealth.org/ehs](http://www.slopublichealth.org/ehs)

Attachment B



# Analytical Report

## Oilfield Environmental & Compliance, Inc.

Elliot Haro  
Haro Environmental  
PO BOX 7002  
Los Osos, CA 93412

OEC Work Order: **2005087**  
Report Date: **October 23, 2020 10:43**

Project: **Haro Environmental**  
Number: 1206 W Grand

Enclosed is an analytical report for the above referenced project. The samples included in this report were received on October 13, 2020 08:00 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Manual, applicable standard operating procedures, and other related documentation. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Authorized for release by:

Alyssa Zuniga, Project Manager

[azuniga@oecusa.com](mailto:azuniga@oecusa.com)

California ELAP Certification # 2438  
307 Roemer Way, Santa Maria, CA 93454

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[www.oecusa.com](http://www.oecusa.com)

TEL: (805) 922-4772  
FAX: (805) 925-3376



# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Sample Summary

Sample ID	Laboratory ID	Client Matrix	Lab Matrix	Date Sampled	Date Received
SB1-GW	2005087-01	Water	Water	10/12/2020 09:40	10/13/2020 08:00
SB2-GW	2005087-02	Water	Water	10/12/2020 12:05	10/13/2020 08:00

## Sample Batch Preparation Summary

Analysis	Batch ID	Preparation Date/Time
<b>Semi-Volatile Organic TPH by GC/FID</b> 8015 Diesel & Motor Oil List	B0J0549	10/19/2020 17:43
<b>Volatile Organic Compounds by GC/MS</b> 8260B Full List/TPH-Gas	B0J0410	10/14/2020 09:36

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Analytical Report for Samples

Sample ID : **SB1-GW**  
Matrix : Water  
Lab ID : 2005087-01

Sampled : 10/12/20 09:40  
Sampled by : Elliot Haro  
Field Data : NA

Analyte	Result	RL	Units	Dilution	Batch	Analyzed	Method	Notes
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### Semi-Volatile Organic TPH by GC/FID

HT-06

<b>TPH Diesel (C13-C22)</b>	<b>0.10</b>	0.053	mg/L	1	B0J0549	10/22/20 14:45	EPA 8015M	
<b>TPH Motor Oil (C23-C40)</b>	<b>0.14</b>	0.11	"	"	"	"	"	
Surrogate: <i>o</i> -Terphenyl		73 %	( 24 - 160 )		"	"	"	

### Volatile Organic Compounds by GC/MS

Benzene	ND	0.50	ug/L	1	B0J0410	10/14/20 18:06	EPA 8260B/LUFT	
Bromobenzene	ND	0.50	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	
Chlorobenzene	ND	0.50	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	
<b>Chloroform</b>	<b>0.87</b>	0.50	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Analytical Report for Samples

Sample ID : **SB1-GW**  
Matrix : Water  
Lab ID : 2005087-01

Sampled : 10/12/20 09:40  
Sampled by : Elliot Haro  
Field Data : NA

Analyte	Result	RL	Units	Dilution	Batch	Analyzed	Method	Notes
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### Volatile Organic Compounds by GC/MS (Continued)

2,2-Dichloropropane	ND	0.50	ug/L	1	B0J0410	10/14/20 18:06	EPA 8260B/LUFT	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	
4-Isopropyl Toluene	ND	0.50	"	"	"	"	"	
Isopropylbenzene	ND	0.50	"	"	"	"	"	
Methylene chloride	ND	0.50	"	"	"	"	"	
Naphthalene	ND	0.50	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	
Tetrachloroethene (PCE)	ND	0.50	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	
Trichloroethene (TCE)	ND	0.50	"	"	"	"	"	
Trichlorofluoromethane	ND	0.50	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	
Vinyl chloride	ND	0.50	"	"	"	"	"	
Xylenes (total)	ND	0.50	"	"	"	"	"	
TPH Gasoline (C4-C12)	ND	50	"	"	"	"	"	<b>B-02</b>
Surrogate: Dibromofluoromethane		101 %	( 78 - 117 )		"	"	"	
Surrogate: Toluene-d8		98 %	( 81 - 112 )		"	"	"	
Surrogate: 4-Bromofluorobenzene		102 %	( 78 - 118 )		"	"	"	

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PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Analytical Report for Samples

Sample ID : **SB2-GW**  
Matrix : Water  
Lab ID : 2005087-02

Sampled : 10/12/20 12:05  
Sampled by : Elliot Haro  
Field Data : NA

Analyte	Result	RL	Units	Dilution	Batch	Analyzed	Method	Notes
---------	--------	----	-------	----------	-------	----------	--------	-------

### Semi-Volatile Organic TPH by GC/FID

HT-06

TPH Diesel (C13-C22)	<b>0.054</b>	0.050	mg/L	1	B0J0549	10/22/20 15:00	EPA 8015M	
TPH Motor Oil (C23-C40)	ND	0.10	"	"	"	"	"	
Surrogate: <i>o</i> -Terphenyl		51 %	( 24 - 160 )		"	"	"	

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Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Analytical Report for Samples

Sample ID : **SB2-GW**  
Matrix : Water  
Lab ID : 2005087-02

Sampled : 10/12/20 12:05  
Sampled by : Elliot Haro  
Field Data : NA

Analyte	Result	RL	Units	Dilution	Batch	Analyzed	Method	Notes
---------	--------	----	-------	----------	-------	----------	--------	-------

### Volatile Organic Compounds by GC/MS

Benzene	ND	0.50	ug/L	1	B0J0410	10/14/20 18:36	EPA 8260B/LUFT	
Bromobenzene	ND	0.50	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	
<b>Bromodichloromethane</b>	<b>0.64</b>	0.50	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	
Chlorobenzene	ND	0.50	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	
<b>Chloroform</b>	<b>1.2</b>	0.50	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Analytical Report for Samples

Sample ID : **SB2-GW**  
Matrix : Water  
Lab ID : 2005087-02

Sampled : 10/12/20 12:05  
Sampled by : Elliot Haro  
Field Data : NA

Analyte	Result	RL	Units	Dilution	Batch	Analyzed	Method	Notes
---------	--------	----	-------	----------	-------	----------	--------	-------

### Volatile Organic Compounds by GC/MS (Continued)

Hexachlorobutadiene	ND	0.50	ug/L	1	B0J0410	10/14/20 18:36	EPA 8260B/LUFT	
4-Isopropyl Toluene	ND	0.50	"	"	"	"	"	
Isopropylbenzene	ND	0.50	"	"	"	"	"	
Methylene chloride	ND	0.50	"	"	"	"	"	
Naphthalene	ND	0.50	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	
Tetrachloroethene (PCE)	ND	0.50	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	
Trichloroethene (TCE)	ND	0.50	"	"	"	"	"	
Trichlorofluoromethane	ND	0.50	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	
Vinyl chloride	ND	0.50	"	"	"	"	"	
Xylenes (total)	ND	0.50	"	"	"	"	"	
TPH Gasoline (C4-C12)	ND	50	"	"	"	"	"	<b>B-02</b>
Surrogate: Dibromofluoromethane		100 %	( 78 - 117 )		"	"	"	
Surrogate: Toluene-d8		98 %	( 81 - 112 )		"	"	"	
Surrogate: 4-Bromofluorobenzene		101 %	( 78 - 118 )		"	"	"	

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PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Semi-Volatile Organic TPH by GC/FID - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	----	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch B0J0549 - EPA 8015M** Preparation: EPA 3535A 10/19/20 10:30

### Blank (B0J0549-BLK1)

Analyzed: 10/19/20 16:02

TPH Diesel (C13-C22)	ND	0.050	mg/L							
TPH Motor Oil (C23-C40)	ND	0.10	"							
Surrogate: <i>o</i> -Terphenyl		0.146	"	0.200		73	41-154			

### LCS (B0J0549-BS1)

Analyzed: 10/19/20 15:29

TPH Diesel (C13-C22)	1.26	0.050	mg/L	2.00		63	39-107			
TPH Motor Oil (C23-C40)	1.64	0.10	"	2.00		82	73-127			
Surrogate: <i>o</i> -Terphenyl		0.171	"	0.200		85	41-154			

### LCS Dup (B0J0549-BSD1)

Analyzed: 10/19/20 15:46

TPH Diesel (C13-C22)	1.42	0.050	mg/L	2.00		71	39-107	12	20	
TPH Motor Oil (C23-C40)	1.82	0.10	"	2.00		91	73-127	11	20	
Surrogate: <i>o</i> -Terphenyl		0.187	"	0.200		94	41-154			

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### Blank (B0J0410-BLK1)

Analyzed: 10/14/20 12:16

Benzene	ND	0.50	ug/L							
Bromobenzene	ND	0.50	"							
Bromochloromethane	ND	0.50	"							
Bromodichloromethane	ND	0.50	"							
Bromoform	ND	0.50	"							
Bromomethane	ND	0.50	"							
n-Butylbenzene	ND	0.50	"							
sec-Butylbenzene	ND	0.50	"							
tert-Butylbenzene	ND	0.50	"							
Carbon tetrachloride	ND	0.50	"							
Chlorobenzene	ND	0.50	"							
Chloroethane	ND	0.50	"							
Chloroform	ND	0.50	"							
Chloromethane	ND	0.50	"							
2-Chlorotoluene	ND	0.50	"							
4-Chlorotoluene	ND	0.50	"							
Dibromochloromethane	ND	0.50	"							
1,2-Dibromo-3-chloropropane	ND	1.0	"							
1,2-Dibromoethane (EDB)	ND	0.50	"							
Dibromomethane	ND	0.50	"							
1,2-Dichlorobenzene	ND	0.50	"							
1,3-Dichlorobenzene	ND	0.50	"							
1,4-Dichlorobenzene	ND	0.50	"							
Dichlorodifluoromethane	ND	0.50	"							
1,1-Dichloroethane	ND	0.50	"							
1,2-Dichloroethane	ND	0.50	"							
1,1-Dichloroethene	ND	0.50	"							
cis-1,2-Dichloroethene	ND	0.50	"							
trans-1,2-Dichloroethene	ND	0.50	"							
1,2-Dichloropropane	ND	0.50	"							
1,3-Dichloropropane	ND	0.50	"							
2,2-Dichloropropane	ND	0.50	"							
1,1-Dichloropropene	ND	0.50	"							
cis-1,3-Dichloropropene	ND	0.50	"							
trans-1,3-Dichloropropene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
Hexachlorobutadiene	ND	0.50	"							
4-Isopropyl Toluene	ND	0.50	"							
Isopropylbenzene	ND	0.50	"							
Methylene chloride	ND	0.50	"							
Naphthalene	ND	0.50	"							
n-Propylbenzene	ND	0.50	"							

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Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### Blank (B0J0410-BLK1)

Analyzed: 10/14/20 12:16

Styrene	ND	0.50	ug/L							
1,1,1,2-Tetrachloroethane	ND	0.50	"							
1,1,2,2-Tetrachloroethane	ND	0.50	"							
Tetrachloroethene (PCE)	ND	0.50	"							
Toluene	ND	0.50	"							
1,2,3-Trichlorobenzene	ND	0.50	"							
1,2,4-Trichlorobenzene	ND	0.50	"							
1,1,1-Trichloroethane	ND	0.50	"							
1,1,2-Trichloroethane	ND	0.50	"							
Trichloroethene (TCE)	ND	0.50	"							
Trichlorofluoromethane	ND	0.50	"							
1,2,3-Trichloropropane	ND	0.50	"							
1,2,4-Trimethylbenzene	ND	0.50	"							
1,3,5-Trimethylbenzene	ND	0.50	"							
Vinyl chloride	ND	0.50	"							
Xylenes (total)	ND	0.50	"							
TPH Gasoline (C4-C12)	ND	50	"							<b>B-02</b>
Surrogate: Dibromofluoromethane		12.4	"	12.5		99	78-117			
Surrogate: Toluene-d8		12.3	"	12.5		98	81-112			
Surrogate: 4-Bromofluorobenzene		12.5	"	12.5		100	78-118			

### LCS (B0J0410-BS1)

Analyzed: 10/14/20 19:33

Benzene	12.0	0.50	ug/L	10.0		120	76-125			
Bromobenzene	9.74	0.50	"	10.0		97	67-129			
Bromochloromethane	12.3	0.50	"	10.0		123	77-130			
Bromodichloromethane	12.4	0.50	"	10.0		124	85-125			
Bromoform	10.7	0.50	"	10.0		107	69-136			
Bromomethane	7.01	0.50	"	10.0		70	18-184			
n-Butylbenzene	7.11	0.50	"	10.0		71	67-163			
sec-Butylbenzene	8.41	0.50	"	10.0		84	75-157			
tert-Butylbenzene	9.11	0.50	"	10.0		91	73-143			
Carbon tetrachloride	11.9	0.50	"	10.0		119	75-127			
Chlorobenzene	9.95	0.50	"	10.0		100	81-127			
Chloroethane	9.01	0.50	"	10.0		90	51-140			
Chloroform	11.5	0.50	"	10.0		115	81-116			
Chloromethane	6.28	0.50	"	10.0		63	24-170			
2-Chlorotoluene	9.32	0.50	"	10.0		93	72-134			
4-Chlorotoluene	8.80	0.50	"	10.0		88	72-134			
Dibromochloromethane	11.0	0.50	"	10.0		110	79-134			
1,2-Dibromo-3-chloropropane	10.3	1.0	"	10.0		103	60-136			
1,2-Dibromoethane (EDB)	10.5	0.50	"	10.0		105	76-120			
Dibromomethane	13.2	0.50	"	10.0		132	78-127			<b>QM-11</b>

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Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch **B0J0410** - EPA 8260B/LUFT Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### LCS (B0J0410-BS1)

Analyzed: 10/14/20 19:33

1,2-Dichlorobenzene	9.27	0.50	ug/L	10.0		93	75-131			
1,3-Dichlorobenzene	9.09	0.50	"	10.0		91	75-136			
1,4-Dichlorobenzene	8.56	0.50	"	10.0		86	72-132			
Dichlorodifluoromethane	8.05	0.50	"	10.0		80	10-179			
1,1-Dichloroethane	12.4	0.50	"	10.0		124	76-125			
1,2-Dichloroethane	11.0	0.50	"	10.0		110	77-114			
1,1-Dichloroethene	15.1	0.50	"	10.0		151	72-156			
cis-1,2-Dichloroethene	12.7	0.50	"	10.0		127	79-125			QM-11
trans-1,2-Dichloroethene	13.8	0.50	"	10.0		138	74-141			
1,2-Dichloropropane	11.9	0.50	"	10.0		119	78-122			
1,3-Dichloropropane	10.0	0.50	"	10.0		100	72-118			
2,2-Dichloropropane	11.9	0.50	"	10.0		119	64-157			
1,1-Dichloropropene	11.8	0.50	"	10.0		118	76-128			
cis-1,3-Dichloropropene	12.3	0.50	"	10.0		123	82-126			
trans-1,3-Dichloropropene	10.6	0.50	"	10.0		106	79-125			
Ethylbenzene	9.25	0.50	"	10.0		92	76-125			
Hexachlorobutadiene	8.99	0.50	"	10.0		90	59-230			
4-Isopropyl Toluene	8.17	0.50	"	10.0		82	70-130			
Isopropylbenzene	9.33	0.50	"	10.0		93	77-135			
Methylene chloride	10.4	0.50	"	10.0		104	59-135			
Naphthalene	10.2	0.50	"	10.0		102	68-147			
n-Propylbenzene	8.82	0.50	"	10.0		88	70-130			
Styrene	9.63	0.50	"	10.0		96	76-124			
1,1,1,2-Tetrachloroethane	10.4	0.50	"	10.0		104	70-130			
1,1,2,2-Tetrachloroethane	10.5	0.50	"	10.0		105	66-133			
Tetrachloroethene (PCE)	10.2	0.50	"	10.0		102	79-133			
Toluene	11.2	0.50	"	10.0		112	84-118			
1,2,3-Trichlorobenzene	9.94	0.50	"	10.0		99	72-173			
1,2,4-Trichlorobenzene	9.15	0.50	"	10.0		92	73-167			
1,1,1-Trichloroethane	12.0	0.50	"	10.0		120	76-128			
1,1,2-Trichloroethane	10.1	0.50	"	10.0		101	72-128			
Trichloroethene (TCE)	12.6	0.50	"	10.0		126	84-128			
Trichlorofluoromethane	9.22	0.50	"	10.0		92	51-146			
1,2,3-Trichloropropane	10.7	0.50	"	10.0		107	60-124			
1,2,4-Trimethylbenzene	8.14	0.50	"	10.0		81	71-128			
1,3,5-Trimethylbenzene	8.55	0.50	"	10.0		86	72-133			
Vinyl chloride	8.99	0.50	"	10.0		90	32-168			
Xylenes (total)	28.4	0.50	"	30.0		95	72-130			
Surrogate: Dibromofluoromethane		12.7	"	12.5		102	78-117			
Surrogate: Toluene-d8		12.4	"	12.5		99	81-112			
Surrogate: 4-Bromofluorobenzene		12.4	"	12.5		99	78-118			

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Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### LCS (B0J0410-BS2)

Analyzed: 10/14/20 11:20

TPH Gasoline (C4-C12)	417	50	ug/L	500		83	63-138			
Surrogate: Dibromofluoromethane		12.4	"	12.5		99	78-117			
Surrogate: Toluene-d8		12.4	"	12.5		99	81-112			
Surrogate: 4-Bromofluorobenzene		12.7	"	12.5		101	78-118			

### LCS Dup (B0J0410-BSD1)

Analyzed: 10/14/20 20:01

Benzene	12.3	0.50	ug/L	10.0		123	76-125	2	20	
Bromobenzene	9.89	0.50	"	10.0		99	67-129	2	20	
Bromochloromethane	12.7	0.50	"	10.0		127	77-130	3	20	
Bromodichloromethane	12.8	0.50	"	10.0		128	85-125	3	20	QM-11
Bromoform	11.1	0.50	"	10.0		111	69-136	4	20	
Bromomethane	7.21	0.50	"	10.0		72	18-184	3	20	
n-Butylbenzene	7.26	0.50	"	10.0		73	67-163	2	20	
sec-Butylbenzene	8.95	0.50	"	10.0		90	75-157	6	20	
tert-Butylbenzene	9.32	0.50	"	10.0		93	73-143	2	20	
Carbon tetrachloride	12.3	0.50	"	10.0		123	75-127	3	20	
Chlorobenzene	10.1	0.50	"	10.0		101	81-127	1	20	
Chloroethane	9.22	0.50	"	10.0		92	51-140	2	20	
Chloroform	11.8	0.50	"	10.0		118	81-116	2	20	QM-09
Chloromethane	6.46	0.50	"	10.0		65	24-170	3	20	
2-Chlorotoluene	9.47	0.50	"	10.0		95	72-134	2	20	
4-Chlorotoluene	8.96	0.50	"	10.0		90	72-134	2	20	
Dibromochloromethane	11.3	0.50	"	10.0		113	79-134	3	20	
1,2-Dibromo-3-chloropropane	10.4	1.0	"	10.0		104	60-136	1	20	
1,2-Dibromoethane (EDB)	10.8	0.50	"	10.0		108	76-120	3	20	
Dibromomethane	13.7	0.50	"	10.0		137	78-127	3	20	QM-11
1,2-Dichlorobenzene	9.51	0.50	"	10.0		95	75-131	3	20	
1,3-Dichlorobenzene	9.16	0.50	"	10.0		92	75-136	0.8	20	
1,4-Dichlorobenzene	8.74	0.50	"	10.0		87	72-132	2	20	
Dichlorodifluoromethane	8.23	0.50	"	10.0		82	10-179	2	20	
1,1-Dichloroethane	12.8	0.50	"	10.0		128	76-125	3	20	QM-11
1,2-Dichloroethane	11.3	0.50	"	10.0		113	77-114	3	20	
1,1-Dichloroethene	15.6	0.50	"	10.0		156	72-156	3	20	
cis-1,2-Dichloroethene	13.1	0.50	"	10.0		131	79-125	3	20	QM-11
trans-1,2-Dichloroethene	14.0	0.50	"	10.0		140	74-141	2	20	
1,2-Dichloropropane	12.4	0.50	"	10.0		124	78-122	4	20	QM-09
1,3-Dichloropropane	10.4	0.50	"	10.0		104	72-118	3	20	
2,2-Dichloropropane	12.2	0.50	"	10.0		122	64-157	2	20	
1,1-Dichloropropene	12.0	0.50	"	10.0		120	76-128	2	20	
cis-1,3-Dichloropropene	12.7	0.50	"	10.0		127	82-126	3	20	QM-11
trans-1,3-Dichloropropene	10.7	0.50	"	10.0		107	79-125	0.9	20	
Ethylbenzene	9.33	0.50	"	10.0		93	76-125	0.9	20	

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Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B0J0410 - EPA 8260B/LUFT Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### LCS Dup (B0J0410-BSD1)

Analyzed: 10/14/20 20:01

Hexachlorobutadiene	9.20	0.50	ug/L	10.0		92	59-230	2	20	
4-Isopropyl Toluene	8.31	0.50	"	10.0		83	70-130	2	20	
Isopropylbenzene	9.50	0.50	"	10.0		95	77-135	2	20	
Methylene chloride	10.7	0.50	"	10.0		107	59-135	3	20	
Naphthalene	10.6	0.50	"	10.0		106	68-147	4	20	
n-Propylbenzene	9.05	0.50	"	10.0		90	70-130	3	20	
Styrene	9.79	0.50	"	10.0		98	76-124	2	20	
1,1,1,2-Tetrachloroethane	10.5	0.50	"	10.0		105	70-130	2	20	
1,1,2,2-Tetrachloroethane	10.7	0.50	"	10.0		107	66-133	2	20	
Tetrachloroethene (PCE)	10.3	0.50	"	10.0		103	79-133	0.6	20	
Toluene	11.6	0.50	"	10.0		116	84-118	3	20	
1,2,3-Trichlorobenzene	10.3	0.50	"	10.0		103	72-173	4	20	
1,2,4-Trichlorobenzene	9.27	0.50	"	10.0		93	73-167	1	20	
1,1,1-Trichloroethane	12.2	0.50	"	10.0		122	76-128	2	20	
1,1,2-Trichloroethane	10.4	0.50	"	10.0		104	72-128	3	20	
Trichloroethene (TCE)	12.9	0.50	"	10.0		129	84-128	3	20	QM-11
Trichlorofluoromethane	9.53	0.50	"	10.0		95	51-146	3	20	
1,2,3-Trichloropropane	11.1	0.50	"	10.0		111	60-124	4	20	
1,2,4-Trimethylbenzene	8.33	0.50	"	10.0		83	71-128	2	20	
1,3,5-Trimethylbenzene	8.74	0.50	"	10.0		87	72-133	2	20	
Vinyl chloride	9.27	0.50	"	10.0		93	32-168	3	20	
Xylenes (total)	28.6	0.50	"	30.0		95	72-130	0.7	20	
Surrogate: Dibromofluoromethane		12.6	"	12.5		101	78-117			
Surrogate: Toluene-d8		12.4	"	12.5		100	81-112			
Surrogate: 4-Bromofluorobenzene		12.5	"	12.5		100	78-118			

### LCS Dup (B0J0410-BSD2)

Analyzed: 10/14/20 11:48

TPH Gasoline (C4-C12)	409	50	ug/L	500		82	63-138	2	20	
Surrogate: Dibromofluoromethane		12.3	"	12.5		98	78-117			
Surrogate: Toluene-d8		12.4	"	12.5		99	81-112			
Surrogate: 4-Bromofluorobenzene		12.6	"	12.5		101	78-118			

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WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

**Duplicate (B0J0410-DUP1)**

**Source: 2005119-01**

Analyzed: 10/14/20 14:41

Benzene	ND	0.50	ug/L		ND					20
Bromobenzene	ND	0.50	"		ND					20
Bromochloromethane	ND	0.50	"		ND					20
Bromodichloromethane	ND	0.50	"		ND					20
Bromoform	ND	0.50	"		ND					20
Bromomethane	ND	0.50	"		ND					20
n-Butylbenzene	ND	0.50	"		ND					20
sec-Butylbenzene	ND	0.50	"		ND					20
tert-Butylbenzene	ND	0.50	"		ND					20
Carbon tetrachloride	ND	0.50	"		ND					20
Chlorobenzene	ND	0.50	"		ND					20
Chloroethane	ND	0.50	"		ND					20
Chloroform	ND	0.50	"		ND					20
Chloromethane	ND	0.50	"		ND					20
2-Chlorotoluene	ND	0.50	"		ND					20
4-Chlorotoluene	ND	0.50	"		ND					20
Dibromochloromethane	ND	0.50	"		ND					20
1,2-Dibromo-3-chloropropane	ND	1.0	"		ND					20
1,2-Dibromoethane (EDB)	ND	0.50	"		ND					20
Dibromomethane	ND	0.50	"		ND					20
1,2-Dichlorobenzene	ND	0.50	"		ND					20
1,3-Dichlorobenzene	ND	0.50	"		ND					20
1,4-Dichlorobenzene	ND	0.50	"		ND					20
Dichlorodifluoromethane	ND	0.50	"		ND					20
1,1-Dichloroethane	ND	0.50	"		ND					20
1,2-Dichloroethane	ND	0.50	"		ND					20
1,1-Dichloroethene	ND	0.50	"		ND					20
cis-1,2-Dichloroethene	ND	0.50	"		ND					20
trans-1,2-Dichloroethene	ND	0.50	"		ND					20
1,2-Dichloropropane	ND	0.50	"		ND					20
1,3-Dichloropropane	ND	0.50	"		ND					20
2,2-Dichloropropane	ND	0.50	"		ND					20
1,1-Dichloropropene	ND	0.50	"		ND					20
cis-1,3-Dichloropropene	ND	0.50	"		ND					20
trans-1,3-Dichloropropene	ND	0.50	"		ND					20
Ethylbenzene	ND	0.50	"		ND					20
Hexachlorobutadiene	ND	0.50	"		ND					20
4-Isopropyl Toluene	ND	0.50	"		ND					20
Isopropylbenzene	ND	0.50	"		ND					20
Methylene chloride	ND	0.50	"		ND					20
Naphthalene	ND	0.50	"		ND					20
n-Propylbenzene	ND	0.50	"		ND					20

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### Duplicate (B0J0410-DUP1)

Source: 2005119-01

Analyzed: 10/14/20 14:41

Styrene	ND	0.50	ug/L		ND					20
1,1,1,2-Tetrachloroethane	ND	0.50	"		ND					20
1,1,2,2-Tetrachloroethane	ND	0.50	"		ND					20
Tetrachloroethene (PCE)	ND	0.50	"		ND					20
Toluene	ND	0.50	"		ND					20
1,2,3-Trichlorobenzene	ND	0.50	"		ND					20
1,2,4-Trichlorobenzene	ND	0.50	"		ND					20
1,1,1-Trichloroethane	ND	0.50	"		ND					20
1,1,2-Trichloroethane	ND	0.50	"		ND					20
Trichloroethene (TCE)	ND	0.50	"		ND					20
Trichlorofluoromethane	ND	0.50	"		ND					20
1,2,3-Trichloropropane	ND	0.50	"		ND					20
1,2,4-Trimethylbenzene	ND	0.50	"		ND					20
1,3,5-Trimethylbenzene	ND	0.50	"		ND					20
Vinyl chloride	ND	0.50	"		ND					20
Xylenes (total)	ND	0.50	"		ND					20
TPH Gasoline (C4-C12)	20.2	50	"		23.5			15		20
Surrogate: Dibromofluoromethane		12.4	"	12.5		99	78-117			
Surrogate: Toluene-d8		12.2	"	12.5		98	81-112			
Surrogate: 4-Bromofluorobenzene		12.5	"	12.5		100	78-118			

### Matrix Spike (B0J0410-MS1)

Source: 2005119-02

Analyzed: 10/14/20 20:30

Benzene	11.6	0.50	ug/L	10.0	ND	116	47-136			
Bromobenzene	5.65	0.50	"	10.0	ND	56	10-142			
Bromochloromethane	12.5	0.50	"	10.0	ND	125	62-141			
Bromodichloromethane	11.6	0.50	"	10.0	ND	116	56-139			
Bromoform	8.85	0.50	"	10.0	ND	88	38-161			
Bromomethane	6.73	0.50	"	10.0	ND	67	10-187			
n-Butylbenzene	3.42	0.50	"	10.0	ND	34	10-155			
sec-Butylbenzene	5.39	0.50	"	10.0	ND	54	10-158			
tert-Butylbenzene	5.96	0.50	"	10.0	ND	60	10-145			
Carbon tetrachloride	11.9	0.50	"	10.0	ND	119	54-125			
Chlorobenzene	7.16	0.50	"	10.0	ND	72	20-147			
Chloroethane	6.55	0.50	"	10.0	ND	66	10-192			
Chloroform	11.3	0.50	"	10.0	ND	113	60-122			
Chloromethane	12.6	0.50	"	10.0	ND	126	28-144			
2-Chlorotoluene	5.56	0.50	"	10.0	ND	56	10-141			
4-Chlorotoluene	4.54	0.50	"	10.0	ND	45	10-143			
Dibromochloromethane	9.72	0.50	"	10.0	ND	97	49-152			
1,2-Dibromo-3-chloropropane	9.90	1.0	"	10.0	ND	99	10-232			
1,2-Dibromoethane (EDB)	9.43	0.50	"	10.0	ND	94	41-158			
Dibromomethane	13.3	0.50	"	10.0	ND	133	57-156			

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

### Matrix Spike (B0J0410-MS1)

Source: 2005119-02

Analyzed: 10/14/20 20:30

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
1,2-Dichlorobenzene	4.18	0.50	ug/L	10.0	ND	42	10-151			
1,3-Dichlorobenzene	4.25	0.50	"	10.0	ND	42	10-150			
1,4-Dichlorobenzene	3.62	0.50	"	10.0	ND	36	10-147			
Dichlorodifluoromethane	19.6	0.50	"	10.0	ND	196	11-155			QM-11
1,1-Dichloroethane	12.6	0.50	"	10.0	ND	126	59-126			
1,2-Dichloroethane	11.4	0.50	"	10.0	ND	114	59-135			
1,1-Dichloroethene	15.8	0.50	"	10.0	ND	158	55-152			QM-11
cis-1,2-Dichloroethene	12.5	0.50	"	10.0	ND	125	56-131			
trans-1,2-Dichloroethene	13.4	0.50	"	10.0	ND	134	55-137			
1,2-Dichloropropane	11.9	0.50	"	10.0	0.290	116	55-132			
1,3-Dichloropropane	9.40	0.50	"	10.0	ND	94	44-143			
2,2-Dichloropropane	13.9	0.50	"	10.0	ND	139	50-149			
1,1-Dichloropropene	11.6	0.50	"	10.0	ND	116	50-126			
cis-1,3-Dichloropropene	11.2	0.50	"	10.0	ND	112	47-140			
trans-1,3-Dichloropropene	8.99	0.50	"	10.0	ND	90	39-145			
Ethylbenzene	6.83	0.50	"	10.0	ND	68	17-137			
Hexachlorobutadiene	3.85	0.50	"	10.0	ND	38	10-195			
4-Isopropyl Toluene	4.41	0.50	"	10.0	ND	44	70-130			QM-07
Isopropylbenzene	6.62	0.50	"	10.0	ND	66	13-141			
Methylene chloride	10.5	0.50	"	10.0	ND	105	50-134			
Naphthalene	4.10	0.50	"	10.0	ND	41	10-190			
n-Propylbenzene	5.49	0.50	"	10.0	ND	55	70-130			QM-07
Styrene	5.10	0.50	"	10.0	ND	51	10-139			
1,1,1,2-Tetrachloroethane	8.45	0.50	"	10.0	ND	84	70-130			
1,1,2,2-Tetrachloroethane	9.42	0.50	"	10.0	ND	94	33-182			
Tetrachloroethene (PCE)	8.74	0.50	"	10.0	ND	87	33-131			
Toluene	9.73	0.50	"	10.0	ND	97	26-141			
1,2,3-Trichlorobenzene	3.49	0.50	"	10.0	ND	35	10-176			
1,2,4-Trichlorobenzene	2.97	0.50	"	10.0	ND	30	10-164			
1,1,1-Trichloroethane	12.1	0.50	"	10.0	ND	121	58-126			
1,1,2-Trichloroethane	9.94	0.50	"	10.0	ND	99	51-155			
Trichloroethene (TCE)	11.8	0.50	"	10.0	ND	118	49-131			
Trichlorofluoromethane	16.2	0.50	"	10.0	ND	162	18-170			
1,2,3-Trichloropropane	10.6	0.50	"	10.0	ND	106	24-185			
1,2,4-Trimethylbenzene	4.06	0.50	"	10.0	ND	41	10-137			
1,3,5-Trimethylbenzene	4.94	0.50	"	10.0	ND	49	10-139			
Vinyl chloride	16.9	0.50	"	10.0	ND	169	28-142			QM-11
Xylenes (total)	19.7	0.50	"	30.0	ND	66	10-142			
Surrogate: Dibromofluoromethane		12.7	"	12.5		102	78-117			
Surrogate: Toluene-d8		12.3	"	12.5		99	81-112			
Surrogate: 4-Bromofluorobenzene		12.6	"	12.5		100	78-118			

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# Oilfield Environmental & Compliance, Inc.

Haro Environmental  
PO BOX 7002  
Los Osos CA, 93412

Project: Haro Environmental  
Project Number: 1206 W Grand  
Project Manager: Elliot Haro

WO & Reported:  
**2005087**  
10/23/2020 10:43

## Volatile Organic Compounds by GC/MS - Quality Control

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch B0J0410 - EPA 8260B/LUFT** Preparation: EPA 5030B VOCGCMS 10/14/20 09:36

<b>Matrix Spike (B0J0410-MS2)</b>	<b>Source: 2005119-03</b>	<b>Analyzed: 10/14/20 20:59</b>						<b>OTWN</b>
TPH Gasoline (C4-C12)	486	50	ug/L	500	28.0	92	34-141	
Surrogate: Dibromofluoromethane		12.1	"	12.5		97	78-117	
Surrogate: Toluene-d8		12.5	"	12.5		100	81-112	
Surrogate: 4-Bromofluorobenzene		12.6	"	12.5		100	78-118	

## Sample Method Summary

Analysis	Method	Matrix	Laboratory & Certification
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### Semi-Volatile Organic TPH by GC/FID

8015 Diesel & Motor Oil List	EPA 8015M	Water	OEC, CA-ELAP
8015 Diesel & Motor Oil List	EPA 8015M	Water	OEC, Internal
8015 Diesel & Motor Oil List	EPA 8015M	Water	OEC, CA-ELAP
8015 Diesel & Motor Oil List	EPA 8015M	Water	OEC, Internal

### Volatile Organic Compounds by GC/MS

8260B Full List/TPH-Gas	EPA 8260B/LUFT	Water	OEC, CA-ELAP
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## Notes and Definitions

Qualifier	Definition
-----------	------------

MDL	Method Detection Limit
RL	Reporting Limit (Quantitation Limit)
ND	Analyte NOT DETECTED at or above the method limit (MDL)
RPD	Relative Percent Difference
B-02	The method blank contains analyte at a J-flag concentration.
HT-06	Original analysis done in hold time. Re-analysis done out of hold time.
OTWN	This sample was analyzed outside of the 12 hour tuning window specified in the method.
QM-07	The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS and/or LCSD recovery and/or RPD values.
QM-09	The spike recovery was outside acceptance limits for the LCSD. The batch was accepted based on acceptable LCS recovery.
QM-11	Spike recovery fails high. Sample results are ND. Data results are not impacted.

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**Oilfield Environmental & Compliance, Inc.**

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 101 Adkisson Way, Taft, CA 93268 Phone: (661) 762-9143

OEC Work Order (Lab Use Only)  
**2005087**

**CHAIN OF CUSTODY**

Rev 02/13/2020

Page 1 of 1

Company: **HARO ENVIRONMENTAL INC.** Project Name / No: **1206 W GRAND**  
 Address: **PO Box 7002 WOODSBY CA 95412** Site: PO #:

Phone: **805.720.6000** Email: **ELIOT.HARO@HAROENVIRONMENTAL.COM** Comments:

Report To: **ELIOT HARO** Sampler (Print): **ELIOT HARO**

Analysis Requested										Special Instructions
All requests subject to OEC Terms & Conditions.										

Report Format(s): PDF(std)  EDD  EDF<sup>(1)</sup>  WellSTAR<sup>(1)</sup>  LTS<sup>(1)</sup>   
 OTHER (Custom) EDD   
<sup>(1)</sup> EDF Global ID/Log Code, LTS(SDWIS) PWS:  
 WellSTAR Facility / API# / Entity#:  
 Requested Turnaround Time [TAT]: (Surcharges apply to any TAT other than 'Standard'):  
 ASAP  1 Day  2 Day  3 Day  5 Day  Standard

Lab Use Only	Date/Time Sampled	Matrix*	# of Cont.	Sample ID	VOCs (8260)	TPH Ag	TPH d <sub>10</sub> (805)											
-01	10/12/20 0940	GW	5	SBI-GW	X		X											
-02	" 1205	"	"	SBZ-GW	X		X											

Relinquished by (Signature):	Relinquished by (Print Name & Company):	Date & Time:	Received by (Signature):	Received by (Print Name & Company):
<i>[Signature]</i>	ELIOT HARO / HARO ENV	10/12/20 1625	<i>[Signature]</i>	Abraham Cabrera
<i>[Signature]</i>	Abraham Cabrera / OEC	10/12/20 1745	<i>[Signature]</i>	OEC Fridge
OEC Fridge	OEC Fridge	10/13/20 800	<i>[Signature]</i>	Lizbeth OEC





# Sample Receipt

Work Order Review is Complete

Work Order

2005087

Refresh

Client Name	Temp °C	Refrigerator(s)	COC Received	Login
Haro Environmental	5	8,3	10/13/2020 08:00	10/13/2020 08:25

Recorded Corrected, Acceptable Range 0°C to 6°C (See Exception Notes Below)

## Sample Transport

OEECourier/Sampler       After Hours Drop Off     
 Delivery (Other than OEC)       Shipment Carrier  Tracking#   
 Custody Seals       None Present  
 Cooler(s)       Present, Intact       Present, Not Intact       None  
 Sample(s)       Present Intact       Present, Not Intact       None

## Condition/Preservation

	Yes	No	N/A
<input checked="" type="checkbox"/> Received On Ice Within Range (Acceptable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Received Outside Range(Acceptable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Direct from Field on Ice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ambient: Air or Filter Matrix	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Received Ambient, Placed on Ice	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Sample Temperature Accetable for Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Received Outside Range [Exception]*			
<input type="checkbox"/> Insufficient Ice or Unknown			
<input type="checkbox"/> Excessive Free Liquid			
Completed COCs Received with Sample(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Correct Container(s) Preserve for Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Container(s) Intact and Good Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Container Label(s) Consistent with COC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
OEC Preservation Added**	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sample Quantity Sufficient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Containers, COC Changes, And/Or Corrections**

Container ID (COC)	Container Description	Home	Matrix	Preservative	pH/Chlorine/Sulfur	Comments
01A	1000mL Glass (Amber)	Fridge 8 - Walk-In	Water			
01B	40mL VOA HCl	Fridge 3	Water			VOA Container Free of Headspace
01C	40mL VOA HCl	Fridge 3	Water			VOA Container Free of Headspace
01D	40mL VOA HCl	Fridge 3	Water			VOA Container Free of Headspace
01E	40mL VOA HCl	Fridge 3	Water			VOA Container Free of Headspace
02A	1000mL Glass (Amber)	Fridge 8 - Walk-In	Water			
02B	40mL VOA HCl	Fridge 3	Water			VOA Container Not Free of Headspace
02C	40mL VOA HCl	Fridge 3	Water			VOA Container Not Free of Headspace
02D	40mL VOA HCl	Fridge 3	Water			VOA Container Not Free of Headspace
02E	40mL VOA HCl	Fridge 3	Water			VOA Container Not Free of Headspace

Receipt Login By:

LPS-10/13/20 09:21

Receipt Reviewed By:

CMR-10/13/20 09:29



Environment Testing  
America

## ANALYTICAL REPORT

Eurofins Calscience LLC  
7440 Lincoln Way  
Garden Grove, CA 92841  
Tel: (714)895-5494

Laboratory Job ID: 570-41260-1  
Client Project/Site: 1206 W Grand

For:  
HARO Environmental  
PO BOX 7002  
Los Osos, California 93412

Attn: Mr. Elliot Haro

Authorized for release by:  
10/22/2020 6:00:00 PM

Don Burley, Senior Project Manager  
(714)895-5494  
[Donald.Burley@eurofinset.com](mailto:Donald.Burley@eurofinset.com)

### LINKS

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results through  
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*This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.*

*Results relate only to the items tested and the sample(s) as received by the laboratory.*

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## Definitions/Glossary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

### Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
α	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

# Case Narrative

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

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## Job ID: 570-41260-1

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Laboratory: Eurofins Calscience LLC

### Narrative

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Job Narrative  
570-41260-1

### Comments

No additional comments.

### Receipt

The samples were received on 10/15/2020 10:30 AM; the samples arrived in good condition.

### Air Toxics

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

## Detection Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Client Sample ID: SV4-5

## Lab Sample ID: 570-41260-1

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	87		4.8	ug/m3	1		TO-15	Total/NA
Bromomethane	1.9		1.9	ug/m3	1		TO-15	Total/NA
2-Butanone	14		4.4	ug/m3	1		TO-15	Total/NA
Chloromethane	1.3		1.0	ug/m3	1		TO-15	Total/NA
Dichlorodifluoromethane	3.2		2.5	ug/m3	1		TO-15	Total/NA
Ethylbenzene	2.2		2.2	ug/m3	1		TO-15	Total/NA
m,p-Xylene	11		8.7	ug/m3	1		TO-15	Total/NA
o-Xylene	3.1		2.2	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	32		3.4	ug/m3	1		TO-15	Total/NA
Toluene	3.0		1.9	ug/m3	1		TO-15	Total/NA
Trichloroethene	2.7		2.7	ug/m3	1		TO-15	Total/NA
1,3,5-Trimethylbenzene	3.0		2.5	ug/m3	1		TO-15	Total/NA
Vinyl acetate	12		7.0	ug/m3	1		TO-15	Total/NA

## Client Sample ID: SV4-15

## Lab Sample ID: 570-41260-2

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	33		4.8	ug/m3	1		TO-15	Total/NA
2-Butanone	23		4.4	ug/m3	1		TO-15	Total/NA
Chloroform	5.4		2.4	ug/m3	1		TO-15	Total/NA
Dichlorodifluoromethane	3.2		2.5	ug/m3	1		TO-15	Total/NA
Ethylbenzene	3.3		2.2	ug/m3	1		TO-15	Total/NA
2-Hexanone	6.1		6.1	ug/m3	1		TO-15	Total/NA
m,p-Xylene	18		8.7	ug/m3	1		TO-15	Total/NA
o-Xylene	5.7		2.2	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	50		3.4	ug/m3	1		TO-15	Total/NA
Toluene	5.0		1.9	ug/m3	1		TO-15	Total/NA
1,2,4-Trimethylbenzene	11		7.4	ug/m3	1		TO-15	Total/NA
1,3,5-Trimethylbenzene	4.2		2.5	ug/m3	1		TO-15	Total/NA

## Client Sample ID: SV3-5

## Lab Sample ID: 570-41260-3

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	44		4.8	ug/m3	1		TO-15	Total/NA
2-Butanone	9.7		4.4	ug/m3	1		TO-15	Total/NA
Chloromethane	1.3		1.0	ug/m3	1		TO-15	Total/NA
Dichlorodifluoromethane	3.7		2.5	ug/m3	1		TO-15	Total/NA
Ethylbenzene	10		2.2	ug/m3	1		TO-15	Total/NA
4-Ethyltoluene	7.3		2.5	ug/m3	1		TO-15	Total/NA
m,p-Xylene	40		8.7	ug/m3	1		TO-15	Total/NA
o-Xylene	13		2.2	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	280		3.4	ug/m3	1		TO-15	Total/NA
Toluene	2.3		1.9	ug/m3	1		TO-15	Total/NA
1,2,4-Trimethylbenzene	26		7.4	ug/m3	1		TO-15	Total/NA
1,3,5-Trimethylbenzene	12		2.5	ug/m3	1		TO-15	Total/NA

## Client Sample ID: SV3-15

## Lab Sample ID: 570-41260-4

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	56		4.8	ug/m3	1		TO-15	Total/NA
2-Butanone	23		4.4	ug/m3	1		TO-15	Total/NA
Dichlorodifluoromethane	3.4		2.5	ug/m3	1		TO-15	Total/NA

This Detection Summary does not include radiochemical test results.

Eurofins Calscience LLC

## Detection Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

### Client Sample ID: SV3-15 (Continued)

Lab Sample ID: 570-41260-4

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Ethylbenzene	4.0		2.2	ug/m3	1		TO-15	Total/NA
4-Ethyltoluene	2.9		2.5	ug/m3	1		TO-15	Total/NA
2-Hexanone	7.3		6.1	ug/m3	1		TO-15	Total/NA
4-Methyl-2-pentanone	9.4		6.1	ug/m3	1		TO-15	Total/NA
m,p-Xylene	15		8.7	ug/m3	1		TO-15	Total/NA
o-Xylene	5.0		2.2	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	260		3.4	ug/m3	1		TO-15	Total/NA
Toluene	2.8		1.9	ug/m3	1		TO-15	Total/NA
1,2,4-Trimethylbenzene	9.7		7.4	ug/m3	1		TO-15	Total/NA
1,3,5-Trimethylbenzene	3.9		2.5	ug/m3	1		TO-15	Total/NA

### Client Sample ID: SV1-5

Lab Sample ID: 570-41260-5

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	18		4.8	ug/m3	1		TO-15	Total/NA
2-Butanone	13		4.4	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	28		3.4	ug/m3	1		TO-15	Total/NA
Toluene	2.6		1.9	ug/m3	1		TO-15	Total/NA

### Client Sample ID: SV2-5

Lab Sample ID: 570-41260-6

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	18		4.8	ug/m3	1		TO-15	Total/NA
2-Butanone	8.1		4.4	ug/m3	1		TO-15	Total/NA
Dichlorodifluoromethane	2.7		2.5	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	4.4		3.4	ug/m3	1		TO-15	Total/NA

### Client Sample ID: SV2-15

Lab Sample ID: 570-41260-7

Analyte	Result	Qualifier	RL	Unit	Dil Fac	D	Method	Prep Type
Acetone	21		4.8	ug/m3	1		TO-15	Total/NA
2-Butanone	9.0		4.4	ug/m3	1		TO-15	Total/NA
Dichlorodifluoromethane	2.6		2.5	ug/m3	1		TO-15	Total/NA
1,1-Dichloroethene	2.1		2.0	ug/m3	1		TO-15	Total/NA
Ethylbenzene	3.8		2.2	ug/m3	1		TO-15	Total/NA
m,p-Xylene	15		8.7	ug/m3	1		TO-15	Total/NA
o-Xylene	4.9		2.2	ug/m3	1		TO-15	Total/NA
Tetrachloroethene	7.8		3.4	ug/m3	1		TO-15	Total/NA
Toluene	4.5		1.9	ug/m3	1		TO-15	Total/NA
1,3,5-Trimethylbenzene	2.5		2.5	ug/m3	1		TO-15	Total/NA

This Detection Summary does not include radiochemical test results.

Eurofins Calscience LLC



## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air

Client Sample ID: SV4-5

Lab Sample ID: 570-41260-1

Date Collected: 10/13/20 11:28

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Acetone</b>	<b>87</b>		4.8	ug/m3			10/19/20 14:19	1
Benzene	ND		1.6	ug/m3			10/19/20 14:19	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 14:19	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 14:19	1
Bromoform	ND		5.2	ug/m3			10/19/20 14:19	1
<b>Bromomethane</b>	<b>1.9</b>		1.9	ug/m3			10/19/20 14:19	1
<b>2-Butanone</b>	<b>14</b>		4.4	ug/m3			10/19/20 14:19	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 14:19	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 14:19	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 14:19	1
Chloroethane	ND		1.3	ug/m3			10/19/20 14:19	1
Chloroform	ND		2.4	ug/m3			10/19/20 14:19	1
<b>Chloromethane</b>	<b>1.3</b>		1.0	ug/m3			10/19/20 14:19	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 14:19	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 14:19	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 14:19	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 14:19	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 14:19	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 14:19	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 14:19	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 14:19	1
<b>Dichlorodifluoromethane</b>	<b>3.2</b>		2.5	ug/m3			10/19/20 14:19	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 14:19	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 14:19	1
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 14:19	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 14:19	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 14:19	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 14:19	1
<b>Ethylbenzene</b>	<b>2.2</b>		2.2	ug/m3			10/19/20 14:19	1
4-Ethyltoluene	ND		2.5	ug/m3			10/19/20 14:19	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 14:19	1
2-Hexanone	ND		6.1	ug/m3			10/19/20 14:19	1
Isopropanol	ND		12	ug/m3			10/19/20 14:19	1
Methylene Chloride	ND		17	ug/m3			10/19/20 14:19	1
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 14:19	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 14:19	1
<b>m,p-Xylene</b>	<b>11</b>		8.7	ug/m3			10/19/20 14:19	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 14:19	1
<b>o-Xylene</b>	<b>3.1</b>		2.2	ug/m3			10/19/20 14:19	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 14:19	1
Styrene	ND		6.4	ug/m3			10/19/20 14:19	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 14:19	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 14:19	1
<b>Tetrachloroethene</b>	<b>32</b>		3.4	ug/m3			10/19/20 14:19	1
<b>Toluene</b>	<b>3.0</b>		1.9	ug/m3			10/19/20 14:19	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 14:19	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 14:19	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 14:19	1

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## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV4-5

Lab Sample ID: 570-41260-1

Date Collected: 10/13/20 11:28

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 14:19	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 14:19	1
<b>Trichloroethene</b>	<b>2.7</b>		2.7	ug/m3			10/19/20 14:19	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 14:19	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 14:19	1
1,2,4-Trimethylbenzene	ND		7.4	ug/m3			10/19/20 14:19	1
<b>1,3,5-Trimethylbenzene</b>	<b>3.0</b>		2.5	ug/m3			10/19/20 14:19	1
<b>Vinyl acetate</b>	<b>12</b>		7.0	ug/m3			10/19/20 14:19	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 14:19	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	99		67 - 131		10/19/20 14:19	1
1,2-Dichloroethane-d4 (Surr)	104		70 - 130		10/19/20 14:19	1
Toluene-d8 (Surr)	97		70 - 130		10/19/20 14:19	1

Client Sample ID: SV4-15

Lab Sample ID: 570-41260-2

Date Collected: 10/13/20 11:39

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Acetone</b>	<b>33</b>		4.8	ug/m3			10/19/20 15:04	1
Benzene	ND		1.6	ug/m3			10/19/20 15:04	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 15:04	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 15:04	1
Bromoform	ND		5.2	ug/m3			10/19/20 15:04	1
Bromomethane	ND		1.9	ug/m3			10/19/20 15:04	1
<b>2-Butanone</b>	<b>23</b>		4.4	ug/m3			10/19/20 15:04	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 15:04	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 15:04	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 15:04	1
Chloroethane	ND		1.3	ug/m3			10/19/20 15:04	1
<b>Chloroform</b>	<b>5.4</b>		2.4	ug/m3			10/19/20 15:04	1
Chloromethane	ND		1.0	ug/m3			10/19/20 15:04	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 15:04	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 15:04	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 15:04	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 15:04	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 15:04	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 15:04	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 15:04	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 15:04	1
<b>Dichlorodifluoromethane</b>	<b>3.2</b>		2.5	ug/m3			10/19/20 15:04	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 15:04	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 15:04	1
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 15:04	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 15:04	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 15:04	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 15:04	1
<b>Ethylbenzene</b>	<b>3.3</b>		2.2	ug/m3			10/19/20 15:04	1

Eurofins Calscience LLC

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV4-15

Lab Sample ID: 570-41260-2

Date Collected: 10/13/20 11:39

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
4-Ethyltoluene	ND		2.5	ug/m3			10/19/20 15:04	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 15:04	1
<b>2-Hexanone</b>	<b>6.1</b>		6.1	ug/m3			10/19/20 15:04	1
Isopropanol	ND		12	ug/m3			10/19/20 15:04	1
Methylene Chloride	ND		17	ug/m3			10/19/20 15:04	1
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 15:04	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 15:04	1
<b>m,p-Xylene</b>	<b>18</b>		8.7	ug/m3			10/19/20 15:04	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 15:04	1
<b>o-Xylene</b>	<b>5.7</b>		2.2	ug/m3			10/19/20 15:04	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 15:04	1
Styrene	ND		6.4	ug/m3			10/19/20 15:04	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 15:04	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 15:04	1
<b>Tetrachloroethene</b>	<b>50</b>		3.4	ug/m3			10/19/20 15:04	1
<b>Toluene</b>	<b>5.0</b>		1.9	ug/m3			10/19/20 15:04	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 15:04	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 15:04	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 15:04	1
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 15:04	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 15:04	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 15:04	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 15:04	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 15:04	1
<b>1,2,4-Trimethylbenzene</b>	<b>11</b>		7.4	ug/m3			10/19/20 15:04	1
<b>1,3,5-Trimethylbenzene</b>	<b>4.2</b>		2.5	ug/m3			10/19/20 15:04	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 15:04	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 15:04	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	101		67 - 131		10/19/20 15:04	1
1,2-Dichloroethane-d4 (Surr)	105		70 - 130		10/19/20 15:04	1
Toluene-d8 (Surr)	98		70 - 130		10/19/20 15:04	1

Client Sample ID: SV3-5

Lab Sample ID: 570-41260-3

Date Collected: 10/13/20 12:14

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Acetone</b>	<b>44</b>		4.8	ug/m3			10/19/20 15:49	1
Benzene	ND		1.6	ug/m3			10/19/20 15:49	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 15:49	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 15:49	1
Bromoform	ND		5.2	ug/m3			10/19/20 15:49	1
Bromomethane	ND		1.9	ug/m3			10/19/20 15:49	1
<b>2-Butanone</b>	<b>9.7</b>		4.4	ug/m3			10/19/20 15:49	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 15:49	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 15:49	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 15:49	1

Eurofins Calscience LLC

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV3-5

Lab Sample ID: 570-41260-3

Date Collected: 10/13/20 12:14

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloroethane	ND		1.3	ug/m3			10/19/20 15:49	1
Chloroform	ND		2.4	ug/m3			10/19/20 15:49	1
<b>Chloromethane</b>	<b>1.3</b>		1.0	ug/m3			10/19/20 15:49	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 15:49	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 15:49	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 15:49	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 15:49	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 15:49	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 15:49	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 15:49	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 15:49	1
<b>Dichlorodifluoromethane</b>	<b>3.7</b>		2.5	ug/m3			10/19/20 15:49	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 15:49	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 15:49	1
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 15:49	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 15:49	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 15:49	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 15:49	1
<b>Ethylbenzene</b>	<b>10</b>		2.2	ug/m3			10/19/20 15:49	1
<b>4-Ethyltoluene</b>	<b>7.3</b>		2.5	ug/m3			10/19/20 15:49	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 15:49	1
2-Hexanone	ND		6.1	ug/m3			10/19/20 15:49	1
Isopropanol	ND		12	ug/m3			10/19/20 15:49	1
Methylene Chloride	ND		17	ug/m3			10/19/20 15:49	1
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 15:49	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 15:49	1
<b>m,p-Xylene</b>	<b>40</b>		8.7	ug/m3			10/19/20 15:49	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 15:49	1
<b>o-Xylene</b>	<b>13</b>		2.2	ug/m3			10/19/20 15:49	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 15:49	1
Styrene	ND		6.4	ug/m3			10/19/20 15:49	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 15:49	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 15:49	1
<b>Tetrachloroethene</b>	<b>280</b>		3.4	ug/m3			10/19/20 15:49	1
<b>Toluene</b>	<b>2.3</b>		1.9	ug/m3			10/19/20 15:49	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 15:49	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 15:49	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 15:49	1
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 15:49	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 15:49	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 15:49	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 15:49	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 15:49	1
<b>1,2,4-Trimethylbenzene</b>	<b>26</b>		7.4	ug/m3			10/19/20 15:49	1
<b>1,3,5-Trimethylbenzene</b>	<b>12</b>		2.5	ug/m3			10/19/20 15:49	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 15:49	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 15:49	1

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	102		67 - 131		10/19/20 15:49	1
1,2-Dichloroethane-d4 (Surr)	104		70 - 130		10/19/20 15:49	1
Toluene-d8 (Surr)	99		70 - 130		10/19/20 15:49	1

Client Sample ID: SV3-15

Lab Sample ID: 570-41260-4

Date Collected: 10/13/20 12:26

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Acetone</b>	<b>56</b>		4.8	ug/m3			10/19/20 16:34	1
Benzene	ND		1.6	ug/m3			10/19/20 16:34	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 16:34	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 16:34	1
Bromoform	ND		5.2	ug/m3			10/19/20 16:34	1
Bromomethane	ND		1.9	ug/m3			10/19/20 16:34	1
<b>2-Butanone</b>	<b>23</b>		4.4	ug/m3			10/19/20 16:34	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 16:34	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 16:34	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 16:34	1
Chloroethane	ND		1.3	ug/m3			10/19/20 16:34	1
Chloroform	ND		2.4	ug/m3			10/19/20 16:34	1
Chloromethane	ND		1.0	ug/m3			10/19/20 16:34	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 16:34	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 16:34	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 16:34	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 16:34	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 16:34	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 16:34	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 16:34	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 16:34	1
<b>Dichlorodifluoromethane</b>	<b>3.4</b>		2.5	ug/m3			10/19/20 16:34	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 16:34	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 16:34	1
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 16:34	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 16:34	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 16:34	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 16:34	1
<b>Ethylbenzene</b>	<b>4.0</b>		2.2	ug/m3			10/19/20 16:34	1
<b>4-Ethyltoluene</b>	<b>2.9</b>		2.5	ug/m3			10/19/20 16:34	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 16:34	1
<b>2-Hexanone</b>	<b>7.3</b>		6.1	ug/m3			10/19/20 16:34	1
Isopropanol	ND		12	ug/m3			10/19/20 16:34	1
Methylene Chloride	ND		17	ug/m3			10/19/20 16:34	1
<b>4-Methyl-2-pentanone</b>	<b>9.4</b>		6.1	ug/m3			10/19/20 16:34	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 16:34	1
<b>m,p-Xylene</b>	<b>15</b>		8.7	ug/m3			10/19/20 16:34	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 16:34	1
<b>o-Xylene</b>	<b>5.0</b>		2.2	ug/m3			10/19/20 16:34	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 16:34	1
Styrene	ND		6.4	ug/m3			10/19/20 16:34	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 16:34	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 16:34	1

Eurofins Calscience LLC

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV3-15

Lab Sample ID: 570-41260-4

Date Collected: 10/13/20 12:26

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Tetrachloroethene</b>	<b>260</b>		3.4	ug/m3			10/19/20 16:34	1
<b>Toluene</b>	<b>2.8</b>		1.9	ug/m3			10/19/20 16:34	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 16:34	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 16:34	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 16:34	1
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 16:34	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 16:34	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 16:34	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 16:34	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 16:34	1
<b>1,2,4-Trimethylbenzene</b>	<b>9.7</b>		7.4	ug/m3			10/19/20 16:34	1
<b>1,3,5-Trimethylbenzene</b>	<b>3.9</b>		2.5	ug/m3			10/19/20 16:34	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 16:34	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 16:34	1
<b>Surrogate</b>	<b>%Recovery</b>	<b>Qualifier</b>	<b>Limits</b>			<b>Prepared</b>	<b>Analyzed</b>	<b>Dil Fac</b>
4-Bromofluorobenzene (Surr)	99		67 - 131				10/19/20 16:34	1
1,2-Dichloroethane-d4 (Surr)	101		70 - 130				10/19/20 16:34	1
Toluene-d8 (Surr)	98		70 - 130				10/19/20 16:34	1

Client Sample ID: SV1-5

Lab Sample ID: 570-41260-5

Date Collected: 10/13/20 12:55

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Acetone</b>	<b>18</b>		4.8	ug/m3			10/19/20 17:18	1
Benzene	ND		1.6	ug/m3			10/19/20 17:18	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 17:18	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 17:18	1
Bromoform	ND		5.2	ug/m3			10/19/20 17:18	1
Bromomethane	ND		1.9	ug/m3			10/19/20 17:18	1
<b>2-Butanone</b>	<b>13</b>		4.4	ug/m3			10/19/20 17:18	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 17:18	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 17:18	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 17:18	1
Chloroethane	ND		1.3	ug/m3			10/19/20 17:18	1
Chloroform	ND		2.4	ug/m3			10/19/20 17:18	1
Chloromethane	ND		1.0	ug/m3			10/19/20 17:18	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 17:18	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 17:18	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 17:18	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 17:18	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 17:18	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 17:18	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 17:18	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 17:18	1
Dichlorodifluoromethane	ND		2.5	ug/m3			10/19/20 17:18	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 17:18	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 17:18	1

Eurofins Calscience LLC

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV1-5

Lab Sample ID: 570-41260-5

Date Collected: 10/13/20 12:55

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 17:18	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 17:18	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 17:18	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 17:18	1
Ethylbenzene	ND		2.2	ug/m3			10/19/20 17:18	1
4-Ethyltoluene	ND		2.5	ug/m3			10/19/20 17:18	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 17:18	1
2-Hexanone	ND		6.1	ug/m3			10/19/20 17:18	1
Isopropanol	ND		12	ug/m3			10/19/20 17:18	1
Methylene Chloride	ND		17	ug/m3			10/19/20 17:18	1
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 17:18	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 17:18	1
m,p-Xylene	ND		8.7	ug/m3			10/19/20 17:18	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 17:18	1
o-Xylene	ND		2.2	ug/m3			10/19/20 17:18	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 17:18	1
Styrene	ND		6.4	ug/m3			10/19/20 17:18	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 17:18	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 17:18	1
<b>Tetrachloroethene</b>	<b>28</b>		3.4	ug/m3			10/19/20 17:18	1
<b>Toluene</b>	<b>2.6</b>		1.9	ug/m3			10/19/20 17:18	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 17:18	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 17:18	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 17:18	1
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 17:18	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 17:18	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 17:18	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 17:18	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 17:18	1
1,2,4-Trimethylbenzene	ND		7.4	ug/m3			10/19/20 17:18	1
1,3,5-Trimethylbenzene	ND		2.5	ug/m3			10/19/20 17:18	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 17:18	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 17:18	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	97		67 - 131		10/19/20 17:18	1
1,2-Dichloroethane-d4 (Surr)	101		70 - 130		10/19/20 17:18	1
Toluene-d8 (Surr)	97		70 - 130		10/19/20 17:18	1

Client Sample ID: SV2-5

Lab Sample ID: 570-41260-6

Date Collected: 10/13/20 13:09

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
<b>Acetone</b>	<b>18</b>		4.8	ug/m3			10/19/20 18:03	1
Benzene	ND		1.6	ug/m3			10/19/20 18:03	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 18:03	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 18:03	1
Bromoform	ND		5.2	ug/m3			10/19/20 18:03	1

Eurofins Calscience LLC

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV2-5

Lab Sample ID: 570-41260-6

Date Collected: 10/13/20 13:09

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Bromomethane	ND		1.9	ug/m3			10/19/20 18:03	1
<b>2-Butanone</b>	<b>8.1</b>		4.4	ug/m3			10/19/20 18:03	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 18:03	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 18:03	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 18:03	1
Chloroethane	ND		1.3	ug/m3			10/19/20 18:03	1
Chloroform	ND		2.4	ug/m3			10/19/20 18:03	1
Chloromethane	ND		1.0	ug/m3			10/19/20 18:03	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 18:03	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 18:03	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 18:03	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 18:03	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 18:03	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 18:03	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 18:03	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 18:03	1
<b>Dichlorodifluoromethane</b>	<b>2.7</b>		2.5	ug/m3			10/19/20 18:03	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 18:03	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 18:03	1
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 18:03	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 18:03	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 18:03	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 18:03	1
Ethylbenzene	ND		2.2	ug/m3			10/19/20 18:03	1
4-Ethyltoluene	ND		2.5	ug/m3			10/19/20 18:03	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 18:03	1
2-Hexanone	ND		6.1	ug/m3			10/19/20 18:03	1
Isopropanol	ND		12	ug/m3			10/19/20 18:03	1
Methylene Chloride	ND		17	ug/m3			10/19/20 18:03	1
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 18:03	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 18:03	1
m,p-Xylene	ND		8.7	ug/m3			10/19/20 18:03	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 18:03	1
o-Xylene	ND		2.2	ug/m3			10/19/20 18:03	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 18:03	1
Styrene	ND		6.4	ug/m3			10/19/20 18:03	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 18:03	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 18:03	1
<b>Tetrachloroethene</b>	<b>4.4</b>		3.4	ug/m3			10/19/20 18:03	1
Toluene	ND		1.9	ug/m3			10/19/20 18:03	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 18:03	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 18:03	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 18:03	1
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 18:03	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 18:03	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 18:03	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 18:03	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 18:03	1

Eurofins Calscience LLC



## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV2-5

Lab Sample ID: 570-41260-6

Date Collected: 10/13/20 13:09

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,2,4-Trimethylbenzene	ND		7.4	ug/m3			10/19/20 18:03	1
1,3,5-Trimethylbenzene	ND		2.5	ug/m3			10/19/20 18:03	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 18:03	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 18:03	1
Surrogate	%Recovery	Qualifier	Limits			Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	96		67 - 131				10/19/20 18:03	1
1,2-Dichloroethane-d4 (Surr)	103		70 - 130				10/19/20 18:03	1
Toluene-d8 (Surr)	97		70 - 130				10/19/20 18:03	1

Client Sample ID: SV2-15

Lab Sample ID: 570-41260-7

Date Collected: 10/13/20 13:19

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	21		4.8	ug/m3			10/19/20 18:47	1
Benzene	ND		1.6	ug/m3			10/19/20 18:47	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 18:47	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 18:47	1
Bromoform	ND		5.2	ug/m3			10/19/20 18:47	1
Bromomethane	ND		1.9	ug/m3			10/19/20 18:47	1
2-Butanone	9.0		4.4	ug/m3			10/19/20 18:47	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 18:47	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 18:47	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 18:47	1
Chloroethane	ND		1.3	ug/m3			10/19/20 18:47	1
Chloroform	ND		2.4	ug/m3			10/19/20 18:47	1
Chloromethane	ND		1.0	ug/m3			10/19/20 18:47	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 18:47	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 18:47	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 18:47	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 18:47	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 18:47	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 18:47	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 18:47	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 18:47	1
Dichlorodifluoromethane	2.6		2.5	ug/m3			10/19/20 18:47	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 18:47	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 18:47	1
1,1-Dichloroethene	2.1		2.0	ug/m3			10/19/20 18:47	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 18:47	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 18:47	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 18:47	1
Ethylbenzene	3.8		2.2	ug/m3			10/19/20 18:47	1
4-Ethyltoluene	ND		2.5	ug/m3			10/19/20 18:47	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 18:47	1
2-Hexanone	ND		6.1	ug/m3			10/19/20 18:47	1
Isopropanol	ND		12	ug/m3			10/19/20 18:47	1
Methylene Chloride	ND		17	ug/m3			10/19/20 18:47	1

Eurofins Calscience LLC

## Client Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Client Sample ID: SV2-15

Lab Sample ID: 570-41260-7

Date Collected: 10/13/20 13:19

Matrix: Air

Date Received: 10/15/20 10:30

Sample Container: Summa Canister 1L

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 18:47	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 18:47	1
<b>m,p-Xylene</b>	<b>15</b>		8.7	ug/m3			10/19/20 18:47	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 18:47	1
<b>o-Xylene</b>	<b>4.9</b>		2.2	ug/m3			10/19/20 18:47	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 18:47	1
Styrene	ND		6.4	ug/m3			10/19/20 18:47	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 18:47	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 18:47	1
<b>Tetrachloroethene</b>	<b>7.8</b>		3.4	ug/m3			10/19/20 18:47	1
<b>Toluene</b>	<b>4.5</b>		1.9	ug/m3			10/19/20 18:47	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 18:47	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 18:47	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 18:47	1
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 18:47	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 18:47	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 18:47	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 18:47	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 18:47	1
1,2,4-Trimethylbenzene	ND		7.4	ug/m3			10/19/20 18:47	1
<b>1,3,5-Trimethylbenzene</b>	<b>2.5</b>		2.5	ug/m3			10/19/20 18:47	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 18:47	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 18:47	1

Surrogate	%Recovery	Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	98		67 - 131		10/19/20 18:47	1
1,2-Dichloroethane-d4 (Surr)	104		70 - 130		10/19/20 18:47	1
Toluene-d8 (Surr)	97		70 - 130		10/19/20 18:47	1

## Surrogate Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

### Method: TO-15 - Volatile Organic Compounds in Ambient Air

Matrix: Air

Prep Type: Total/NA

Lab Sample ID	Client Sample ID	Percent Surrogate Recovery (Acceptance Limits)		
		BFB (67-131)	DCA (70-130)	TOL (70-130)
570-41260-1	SV4-5	99	104	97
570-41260-2	SV4-15	101	105	98
570-41260-3	SV3-5	102	104	99
570-41260-4	SV3-15	99	101	98
570-41260-5	SV1-5	97	101	97
570-41260-6	SV2-5	96	103	97
570-41260-7	SV2-15	98	104	97
LCS 570-102815/3	Lab Control Sample	100	104	101
LCSD 570-102815/4	Lab Control Sample Dup	101	103	100
MB 570-102815/5	Method Blank	99	104	99

#### Surrogate Legend

BFB = 4-Bromofluorobenzene (Surr)

DCA = 1,2-Dichloroethane-d4 (Surr)

TOL = Toluene-d8 (Surr)

## QC Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air

Lab Sample ID: MB 570-102815/5

Matrix: Air

Analysis Batch: 102815

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
Acetone	ND		4.8	ug/m3			10/19/20 12:50	1
Benzene	ND		1.6	ug/m3			10/19/20 12:50	1
Benzyl chloride	ND		7.8	ug/m3			10/19/20 12:50	1
Bromodichloromethane	ND		3.4	ug/m3			10/19/20 12:50	1
Bromoform	ND		5.2	ug/m3			10/19/20 12:50	1
Bromomethane	ND		1.9	ug/m3			10/19/20 12:50	1
2-Butanone	ND		4.4	ug/m3			10/19/20 12:50	1
Carbon disulfide	ND		6.2	ug/m3			10/19/20 12:50	1
Carbon tetrachloride	ND		3.1	ug/m3			10/19/20 12:50	1
Chlorobenzene	ND		2.3	ug/m3			10/19/20 12:50	1
Chloroethane	ND		1.3	ug/m3			10/19/20 12:50	1
Chloroform	ND		2.4	ug/m3			10/19/20 12:50	1
Chloromethane	ND		1.0	ug/m3			10/19/20 12:50	1
cis-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 12:50	1
cis-1,3-Dichloropropene	ND		2.3	ug/m3			10/19/20 12:50	1
Dibromochloromethane	ND		4.3	ug/m3			10/19/20 12:50	1
1,2-Dibromo-3-Chloropropane	ND		14	ug/m3			10/19/20 12:50	1
1,2-Dibromoethane	ND		3.8	ug/m3			10/19/20 12:50	1
1,2-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 12:50	1
1,3-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 12:50	1
1,4-Dichlorobenzene	ND		3.0	ug/m3			10/19/20 12:50	1
Dichlorodifluoromethane	ND		2.5	ug/m3			10/19/20 12:50	1
1,1-Dichloroethane	ND		2.0	ug/m3			10/19/20 12:50	1
1,2-Dichloroethane	ND		2.0	ug/m3			10/19/20 12:50	1
1,1-Dichloroethene	ND		2.0	ug/m3			10/19/20 12:50	1
1,2-Dichloropropane	ND		2.3	ug/m3			10/19/20 12:50	1
Dichlorotetrafluoroethane	ND		14	ug/m3			10/19/20 12:50	1
1,1-Difluoroethane	ND		5.4	ug/m3			10/19/20 12:50	1
Ethylbenzene	ND		2.2	ug/m3			10/19/20 12:50	1
4-Ethyltoluene	ND		2.5	ug/m3			10/19/20 12:50	1
Hexachloro-1,3-butadiene	ND		16	ug/m3			10/19/20 12:50	1
2-Hexanone	ND		6.1	ug/m3			10/19/20 12:50	1
Isopropanol	ND		12	ug/m3			10/19/20 12:50	1
Methylene Chloride	ND		17	ug/m3			10/19/20 12:50	1
4-Methyl-2-pentanone	ND		6.1	ug/m3			10/19/20 12:50	1
Methyl-t-Butyl Ether (MTBE)	ND		7.2	ug/m3			10/19/20 12:50	1
m,p-Xylene	ND		8.7	ug/m3			10/19/20 12:50	1
n-Butylbenzene	ND		8.2	ug/m3			10/19/20 12:50	1
o-Xylene	ND		2.2	ug/m3			10/19/20 12:50	1
sec-Butylbenzene	ND		8.2	ug/m3			10/19/20 12:50	1
Styrene	ND		6.4	ug/m3			10/19/20 12:50	1
tert-Butylbenzene	ND		8.2	ug/m3			10/19/20 12:50	1
1,1,2,2-Tetrachloroethane	ND		6.9	ug/m3			10/19/20 12:50	1
Tetrachloroethene	ND		3.4	ug/m3			10/19/20 12:50	1
Toluene	ND		1.9	ug/m3			10/19/20 12:50	1
trans-1,2-Dichloroethene	ND		2.0	ug/m3			10/19/20 12:50	1
trans-1,3-Dichloropropene	ND		4.5	ug/m3			10/19/20 12:50	1
1,2,4-Trichlorobenzene	ND		15	ug/m3			10/19/20 12:50	1

Eurofins Calscience LLC

## QC Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Lab Sample ID: MB 570-102815/5

Matrix: Air

Analysis Batch: 102815

Client Sample ID: Method Blank

Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
1,1,1-Trichloroethane	ND		2.7	ug/m3			10/19/20 12:50	1
1,1,2-Trichloroethane	ND		2.7	ug/m3			10/19/20 12:50	1
Trichloroethene	ND		2.7	ug/m3			10/19/20 12:50	1
Trichlorofluoromethane	ND		5.6	ug/m3			10/19/20 12:50	1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND		11	ug/m3			10/19/20 12:50	1
1,2,4-Trimethylbenzene	ND		7.4	ug/m3			10/19/20 12:50	1
1,3,5-Trimethylbenzene	ND		2.5	ug/m3			10/19/20 12:50	1
Vinyl acetate	ND		7.0	ug/m3			10/19/20 12:50	1
Vinyl chloride	ND		1.3	ug/m3			10/19/20 12:50	1

Surrogate	MB %Recovery	MB Qualifier	Limits	Prepared	Analyzed	Dil Fac
4-Bromofluorobenzene (Surr)	99		67 - 131		10/19/20 12:50	1
1,2-Dichloroethane-d4 (Surr)	104		70 - 130		10/19/20 12:50	1
Toluene-d8 (Surr)	99		70 - 130		10/19/20 12:50	1

Lab Sample ID: LCS 570-102815/3

Matrix: Air

Analysis Batch: 102815

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Acetone	59.4	59.44		ug/m3		100	69 - 146
Benzene	79.9	93.21		ug/m3		117	70 - 133
Benzyl chloride	129	152.6		ug/m3		118	63 - 130
Bromodichloromethane	168	198.7		ug/m3		119	70 - 130
Bromoform	258	309.4		ug/m3		120	70 - 132
Bromomethane	97.1	106.6		ug/m3		110	70 - 137
2-Butanone	73.7	80.01		ug/m3		109	64 - 143
Carbon disulfide	77.9	88.37		ug/m3		114	70 - 150
Carbon tetrachloride	157	189.5		ug/m3		121	70 - 130
Chlorobenzene	115	128.8		ug/m3		112	70 - 130
Chloroethane	66.0	72.33		ug/m3		110	70 - 137
Chloroform	122	139.5		ug/m3		114	70 - 132
Chloromethane	51.6	55.11		ug/m3		107	65 - 142
cis-1,2-Dichloroethene	99.1	114.6		ug/m3		116	70 - 130
cis-1,3-Dichloropropene	113	132.7		ug/m3		117	70 - 130
Dibromochloromethane	213	248.1		ug/m3		116	70 - 130
1,2-Dibromo-3-Chloropropane	242	281.3		ug/m3		116	68 - 130
1,2-Dibromoethane	192	221.2		ug/m3		115	70 - 130
1,2-Dichlorobenzene	150	174.2		ug/m3		116	70 - 130
1,3-Dichlorobenzene	150	174.4		ug/m3		116	69 - 132
1,4-Dichlorobenzene	150	177.1		ug/m3		118	67 - 132
Dichlorodifluoromethane	124	142.0		ug/m3		115	70 - 142
1,1-Dichloroethane	101	113.5		ug/m3		112	70 - 131
1,2-Dichloroethane	101	122.1		ug/m3		121	70 - 134
1,1-Dichloroethene	99.1	111.5		ug/m3		113	70 - 130
1,2-Dichloropropane	116	130.6		ug/m3		113	70 - 130
Dichlorotetrafluoroethane	175	196.9		ug/m3		113	70 - 137
1,1-Difluoroethane	67.5	69.46		ug/m3		103	60 - 130

Eurofins Calscience LLC

## QC Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Lab Sample ID: LCS 570-102815/3

Matrix: Air

Analysis Batch: 102815

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Ethylbenzene	109	124.1		ug/m3		114	70 - 130
4-Ethyltoluene	123	140.7		ug/m3		114	70 - 130
Hexachloro-1,3-butadiene	267	288.4		ug/m3		108	55 - 130
2-Hexanone	102	110.0		ug/m3		107	59 - 140
Isopropanol	61.5	57.65		ug/m3		94	60 - 130
Methylene Chloride	86.8	95.80		ug/m3		110	70 - 130
4-Methyl-2-pentanone	102	112.3		ug/m3		110	64 - 133
Methyl-t-Butyl Ether (MTBE)	90.1	101.9		ug/m3		113	70 - 132
m,p-Xylene	217	248.1		ug/m3		114	70 - 130
n-Butylbenzene	137	153.9		ug/m3		112	70 - 130
o-Xylene	109	124.2		ug/m3		114	70 - 130
sec-Butylbenzene	137	146.0		ug/m3		106	70 - 130
Styrene	106	122.6		ug/m3		115	70 - 130
tert-Butylbenzene	137	149.4		ug/m3		109	70 - 130
1,1,2,2-Tetrachloroethane	172	188.6		ug/m3		110	70 - 130
Tetrachloroethene	170	189.0		ug/m3		111	70 - 130
Toluene	94.2	109.1		ug/m3		116	70 - 130
trans-1,2-Dichloroethene	99.1	113.6		ug/m3		115	70 - 140
trans-1,3-Dichloropropene	113	140.2		ug/m3		124	70 - 130
1,2,4-Trichlorobenzene	186	231.4		ug/m3		125	56 - 130
1,1,1-Trichloroethane	136	161.8		ug/m3		119	70 - 137
1,1,2-Trichloroethane	136	155.8		ug/m3		114	70 - 130
Trichloroethene	134	155.1		ug/m3		115	70 - 130
Trichlorofluoromethane	140	164.1		ug/m3		117	70 - 143
1,1,2-Trichloro-1,2,2-trifluoroethane	192	216.5		ug/m3		113	70 - 130
1,2,4-Trimethylbenzene	123	138.9		ug/m3		113	70 - 130
1,3,5-Trimethylbenzene	123	138.8		ug/m3		113	70 - 130
Vinyl acetate	88.0	99.01		ug/m3		112	67 - 138
Vinyl chloride	63.9	70.32		ug/m3		110	70 - 133

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
4-Bromofluorobenzene (Surr)	100		67 - 131
1,2-Dichloroethane-d4 (Surr)	104		70 - 130
Toluene-d8 (Surr)	101		70 - 130

Lab Sample ID: LCSD 570-102815/4

Matrix: Air

Analysis Batch: 102815

Client Sample ID: Lab Control Sample Dup

Prep Type: Total/NA

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
Acetone	59.4	59.44		ug/m3		100	69 - 146	0	25
Benzene	79.9	92.18		ug/m3		115	70 - 133	1	25
Benzyl chloride	129	152.7		ug/m3		118	63 - 130	0	25
Bromodichloromethane	168	195.0		ug/m3		116	70 - 130	2	25
Bromoform	258	305.4		ug/m3		118	70 - 132	1	25
Bromomethane	97.1	106.7		ug/m3		110	70 - 137	0	25
2-Butanone	73.7	78.71		ug/m3		107	64 - 143	2	25
Carbon disulfide	77.9	88.09		ug/m3		113	70 - 150	0	25

Eurofins Calscience LLC

## QC Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

## Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Lab Sample ID: LCSD 570-102815/4

Client Sample ID: Lab Control Sample Dup

Matrix: Air

Prep Type: Total/NA

Analysis Batch: 102815

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
Carbon tetrachloride	157	185.1		ug/m3		118	70 - 130	2	25
Chlorobenzene	115	128.5		ug/m3		112	70 - 130	0	25
Chloroethane	66.0	71.60		ug/m3		109	70 - 137	1	25
Chloroform	122	139.8		ug/m3		115	70 - 132	0	25
Chloromethane	51.6	54.60		ug/m3		106	65 - 142	1	25
cis-1,2-Dichloroethene	99.1	114.1		ug/m3		115	70 - 130	0	25
cis-1,3-Dichloropropene	113	133.0		ug/m3		117	70 - 130	0	25
Dibromochloromethane	213	246.3		ug/m3		116	70 - 130	1	25
1,2-Dibromo-3-Chloropropane	242	280.9		ug/m3		116	68 - 130	0	25
1,2-Dibromoethane	192	221.8		ug/m3		115	70 - 130	0	25
1,2-Dichlorobenzene	150	171.0		ug/m3		114	70 - 130	2	25
1,3-Dichlorobenzene	150	173.2		ug/m3		115	69 - 132	1	25
1,4-Dichlorobenzene	150	176.0		ug/m3		117	67 - 132	1	25
Dichlorodifluoromethane	124	141.5		ug/m3		114	70 - 142	0	25
1,1-Dichloroethane	101	113.8		ug/m3		112	70 - 131	0	25
1,2-Dichloroethane	101	121.3		ug/m3		120	70 - 134	1	25
1,1-Dichloroethene	99.1	111.5		ug/m3		113	70 - 130	0	25
1,2-Dichloropropane	116	130.0		ug/m3		113	70 - 130	0	25
Dichlorotetrafluoroethane	175	194.7		ug/m3		111	70 - 137	1	25
1,1-Difluoroethane	67.5	68.69		ug/m3		102	60 - 130	1	25
Ethylbenzene	109	123.3		ug/m3		114	70 - 130	1	25
4-Ethyltoluene	123	140.2		ug/m3		114	70 - 130	0	25
Hexachloro-1,3-butadiene	267	285.0		ug/m3		107	55 - 130	1	25
2-Hexanone	102	109.9		ug/m3		107	59 - 140	0	25
Isopropanol	61.5	57.31		ug/m3		93	60 - 130	1	25
Methylene Chloride	86.8	96.79		ug/m3		111	70 - 130	1	25
4-Methyl-2-pentanone	102	111.7		ug/m3		109	64 - 133	0	25
Methyl-t-Butyl Ether (MTBE)	90.1	101.4		ug/m3		112	70 - 132	0	25
m,p-Xylene	217	246.3		ug/m3		113	70 - 130	1	25
n-Butylbenzene	137	152.0		ug/m3		111	70 - 130	1	25
o-Xylene	109	122.8		ug/m3		113	70 - 130	1	25
sec-Butylbenzene	137	146.2		ug/m3		107	70 - 130	0	25
Styrene	106	121.8		ug/m3		114	70 - 130	1	25
tert-Butylbenzene	137	148.4		ug/m3		108	70 - 130	1	25
1,1,1,2-Tetrachloroethane	172	188.2		ug/m3		110	70 - 130	0	25
Tetrachloroethene	170	187.1		ug/m3		110	70 - 130	1	25
Toluene	94.2	108.1		ug/m3		115	70 - 130	1	25
trans-1,2-Dichloroethene	99.1	112.5		ug/m3		114	70 - 140	1	25
trans-1,3-Dichloropropene	113	138.2		ug/m3		122	70 - 130	1	25
1,2,4-Trichlorobenzene	186	231.1		ug/m3		125	56 - 130	0	25
1,1,1-Trichloroethane	136	159.5		ug/m3		117	70 - 137	1	25
1,1,2-Trichloroethane	136	155.3		ug/m3		114	70 - 130	0	25
Trichloroethene	134	154.2		ug/m3		115	70 - 130	1	25
Trichlorofluoromethane	140	162.6		ug/m3		116	70 - 143	1	25
1,1,2-Trichloro-1,2,2-trifluoroethane	192	214.0		ug/m3		112	70 - 130	1	25
1,2,4-Trimethylbenzene	123	138.1		ug/m3		112	70 - 130	1	25
1,3,5-Trimethylbenzene	123	138.5		ug/m3		113	70 - 130	0	25
Vinyl acetate	88.0	98.53		ug/m3		112	67 - 138	0	25

Eurofins Calscience LLC

## QC Sample Results

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

### Method: TO-15 - Volatile Organic Compounds in Ambient Air (Continued)

Lab Sample ID: LCSD 570-102815/4

Client Sample ID: Lab Control Sample Dup

Matrix: Air

Prep Type: Total/NA

Analysis Batch: 102815

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	RPD Limit
Vinyl chloride	63.9	69.25		ug/m3		108	70 - 133	2	25
<b>Surrogate</b>		<b>LCSD %Recovery</b>	<b>LCSD Qualifier</b>				<b>Limits</b>		
4-Bromofluorobenzene (Surr)		101					67 - 131		
1,2-Dichloroethane-d4 (Surr)		103					70 - 130		
Toluene-d8 (Surr)		100					70 - 130		



## QC Association Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

### Air - GC/MS VOA

#### Analysis Batch: 102815

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
570-41260-1	SV4-5	Total/NA	Air	TO-15	
570-41260-2	SV4-15	Total/NA	Air	TO-15	
570-41260-3	SV3-5	Total/NA	Air	TO-15	
570-41260-4	SV3-15	Total/NA	Air	TO-15	
570-41260-5	SV1-5	Total/NA	Air	TO-15	
570-41260-6	SV2-5	Total/NA	Air	TO-15	
570-41260-7	SV2-15	Total/NA	Air	TO-15	
MB 570-102815/5	Method Blank	Total/NA	Air	TO-15	
LCS 570-102815/3	Lab Control Sample	Total/NA	Air	TO-15	
LCSD 570-102815/4	Lab Control Sample Dup	Total/NA	Air	TO-15	

## Lab Chronicle

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

**Client Sample ID: SV4-5****Date Collected: 10/13/20 11:28****Date Received: 10/15/20 10:30****Lab Sample ID: 570-41260-1****Matrix: Air**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 14:19	KA4W	ECL 2
Instrument ID: GCMSZZ										

**Client Sample ID: SV4-15****Date Collected: 10/13/20 11:39****Date Received: 10/15/20 10:30****Lab Sample ID: 570-41260-2****Matrix: Air**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 15:04	KA4W	ECL 2
Instrument ID: GCMSZZ										

**Client Sample ID: SV3-5****Date Collected: 10/13/20 12:14****Date Received: 10/15/20 10:30****Lab Sample ID: 570-41260-3****Matrix: Air**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 15:49	KA4W	ECL 2
Instrument ID: GCMSZZ										

**Client Sample ID: SV3-15****Date Collected: 10/13/20 12:26****Date Received: 10/15/20 10:30****Lab Sample ID: 570-41260-4****Matrix: Air**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 16:34	KA4W	ECL 2
Instrument ID: GCMSZZ										

**Client Sample ID: SV1-5****Date Collected: 10/13/20 12:55****Date Received: 10/15/20 10:30****Lab Sample ID: 570-41260-5****Matrix: Air**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 17:18	KA4W	ECL 2
Instrument ID: GCMSZZ										

**Client Sample ID: SV2-5****Date Collected: 10/13/20 13:09****Date Received: 10/15/20 10:30****Lab Sample ID: 570-41260-6****Matrix: Air**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 18:03	KA4W	ECL 2
Instrument ID: GCMSZZ										

# Lab Chronicle

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

**Client Sample ID: SV2-15**

**Lab Sample ID: 570-41260-7**

**Date Collected: 10/13/20 13:19**

**Matrix: Air**

**Date Received: 10/15/20 10:30**

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	400 mL	400 mL	102815	10/19/20 18:47	KA4W	ECL 2
Instrument ID: GCMSZZ										

**Laboratory References:**

ECL 2 = Eurofins Calscience LLC Lampson, 7445 Lampson Ave, Garden Grove, CA 92841, TEL (714)895-5494

## Accreditation/Certification Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

### Laboratory: Eurofins Calscience LLC

All accreditations/certifications held by this laboratory are listed. Not all accreditations/certifications are applicable to this report.

Authority	Program	Identification Number	Expiration Date
California	Los Angeles County Sanitation Districts	10109	09-30-21
California	SCAQMD LAP	17LA0919	11-30-20
California	State	2944	09-30-21
Guam	State	20-003R	10-31-20
Nevada	State	CA00111	07-31-21
Oregon	NELAP	CA300001	01-29-21
USDA	US Federal Programs	P330-20-00034	02-10-23
Washington	State	C916-18	10-11-21

## Method Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

Method	Method Description	Protocol	Laboratory
TO-15	Volatile Organic Compounds in Ambient Air	EPA	ECL 2

**Protocol References:**

EPA = US Environmental Protection Agency

**Laboratory References:**

ECL 2 = Eurofins Calscience LLC Lampson, 7445 Lampson Ave, Garden Grove, CA 92841, TEL (714)895-5494

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# Sample Summary

Client: HARO Environmental  
Project/Site: 1206 W Grand

Job ID: 570-41260-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Asset ID
570-41260-1	SV4-5	Air	10/13/20 11:28	10/15/20 10:30	Air Canister (1-Liter) #LC198
570-41260-2	SV4-15	Air	10/13/20 11:39	10/15/20 10:30	Air Canister (1-Liter) #LC213
570-41260-3	SV3-5	Air	10/13/20 12:14	10/15/20 10:30	Air Canister (1-Liter) #LC732
570-41260-4	SV3-15	Air	10/13/20 12:26	10/15/20 10:30	Air Canister (1-Liter) #LC470
570-41260-5	SV1-5	Air	10/13/20 12:55	10/15/20 10:30	Air Canister (1-Liter) #LC1000
570-41260-6	SV2-5	Air	10/13/20 13:09	10/15/20 10:30	Air Canister (1-Liter) #LC1245
570-41260-7	SV2-15	Air	10/13/20 13:19	10/15/20 10:30	Air Canister (1-Liter) #LC722

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Calscience

7440 Lincoln Way, Garden Grove, CA 92841-1427 • (714) 895-5494  
For courier service / sample drop off information, contact us26\_sales@eurofinsus.com or call us.



570-41260 Chain of Custody

AIR CHAIN-OF-CUSTODY 41260

DATE: 10/13/20

PAGE: 1 OF 1

LABORATORY CLIENT: HARO ENVIRONMENTAL, INC.		CLIENT PROJECT NAME / NO.: 1206 W ARAND		P.O. NO.:	
ADDRESS: 872 HILWA STREET		PROJECT CONTACT: ELLIOT HARO		LAB CONTACT OR QUOTE NO.:	
CITY: SIO		STATE: CA		ZIP: 93401	
TEL: 805-204-4483		E-MAIL: Elliot.Haro@HAROENVIRONMENTAL.COM		PROJECT ADDRESS: 1206 W OSAMP + 164 S. 13TH	
TURNAROUND TIME (Rush surcharges may apply to any TAT not "STANDARD"): <input type="checkbox"/> SAME DAY <input type="checkbox"/> 24 HR <input type="checkbox"/> 48 HR <input type="checkbox"/> 72 HR <input type="checkbox"/> 5 DAYS <input checked="" type="checkbox"/> STANDARD		CITY: GROVE BEACH CA		STATE: CA	
EDD: <input type="checkbox"/> COELT EDF <input type="checkbox"/> OTHER		UNITS: ug / m <sup>3</sup>		SAMPLER(S) (PRINT): ELLIOT HARO	

REQUESTED ANALYSES

SPECIAL INSTRUCTIONS:

LAB USE ONLY	SAMPLE ID	FIELD ID / POINT OF COLLECTION	MATRIX				SAMPLING EQUIPMENT			START SAMPLING INFORMATION			STOP SAMPLING INFORMATION		
			Indoor (I)	Soil Vap. (SV)	Ambient (A)	Media ID	Canister Size 6L or 1L	Flow Controller ID	Date	Time (24 hr clock)	Canister Pressure (In Hg)	Date	Time (24 hr clock)	Canister Pressure (In Hg)	
1	SV4-15		SV	LC198	400 mL	A189	10/13/20	1117	-29	10/13/20	1128	-2			
2	SV4-15			LC213		A139		1131	-30		1139	-1			
3	SV3-5			LC732		A511		1207	-30		1214	-1			
4	SV3-15			LC470		A478		1218	-29		1226	-1			
5	SV1-5			LC1000		A458		1246	-30		1255	-1			
6	SV2-5			LC1245		A429		1301	-30		1309	-2			
7	SV2-15			LC722		A413		1310	-30		1319	-1			

TD 15

Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date: 10/13/20	Time: 1530
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date: 10/15/2020	Time: 10:30
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date:	Time:

## Login Sample Receipt Checklist

Client: HARO Environmental

Job Number: 570-41260-1

**Login Number: 41260****List Source: Eurofins Calscience****List Number: 1****Creator: Cruise, Noel**

Question	Answer	Comment
Radioactivity wasn't checked or is </= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	False	Thermal preservation not required.
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



### Summa Canister Dilution Worksheet

Client: HARO Environmental  
 Project/Site: 1206 W Grand

Job No.: 570-41260-1

Lab Sample ID	Canister Volume (L)	Presampling Pressure ("Hg)	Preadjusted Pressure ("Hg)	Preadjusted Pressure (atm)	Preadjusted Volume (L)	Adjusted Pressure (psig)	Adjusted Pressure (atm)	Adjusted Volume (L)	Initial Volume (mL)	Dilution Factor	Final Dilution Factor	Pressure Gauge ID	Date	Analyst Initials
570-41260-1	1	-29.5	-1.5	0.95	0.95	-0.73673 1	0.95	0.95		1.00	1.00	AIR MG-4	10/17/20 15:49	WMI4
570-41260-2	1	-29.5	-3	0.90	0.90	-1.47346	0.90	0.90		1.00	1.00	AIR MG-4	10/17/20 15:50	WMI4
570-41260-3	1	-29.5	-0.5	0.98	0.98	-0.24557 7	0.98	0.98		1.00	1.00	AIR MG-4	10/17/20 15:50	WMI4
570-41260-4	1	-29.5	-2	0.93	0.93	-0.98230 8	0.93	0.93		1.00	1.00	AIR MG-4	10/17/20 15:50	WMI4
570-41260-5	1	-29.5	-1.5	0.95	0.95	-0.73673 1	0.95	0.95		1.00	1.00	AIR MG-4	10/17/20 15:50	WMI4
570-41260-6	1	-29.5	-1	0.97	0.97	-0.491154	0.97	0.97		1.00	1.00	AIR MG-4	10/17/20 15:51	WMI4
570-41260-7	1	-29.5	-1.5	0.95	0.95	-0.73673 1	0.95	0.95		1.00	1.00	AIR MG-4	10/17/20 15:51	WMI4

**Formulae:**

- Preadjusted Volume (L) = ( Preadjusted Pressure ("Hg) + 29.92 "Hg \* Vol L ) / 29.92 "Hg
- Adjusted Volume (L) = ( Adjusted Pressure (psig) + 14.7 psig \* Vol L ) / 14.7 psig
- Dilution Factor = Adjusted Volume (L) / Preadjusted Volume (L)

**Where:**

- 29.92 "Hg = Standard atmospheric pressure in inches of Mercury ("Hg)
- 14.7 psig = Standard atmospheric pressure in pounds per square inch gauge (psig)

- Payment Standards –
  - Recommendations -
    - We are recommending an increase in the payment standard for studio, 1 and 2 bedroom units, utilizing the upper limit of 110% effective June 1, 2021. Studio rentals would go from current standard of \$1,166 to \$1,280 per month. One bedroom apartments would go from \$1,263 to \$1,389 and two bedroom apartments would adjust from the current rate of \$16.65 to the new rate of \$1,830.
    - Recommend we implement the COVID-Waiver as of 7/1/21 rather than waiting for the anniversary date – at an immediate cost of \$300k to benefit rent-burdened participants
  - Analysis:
    - Most RFTA's coming in for the mainstream and regular voucher program need to be renegotiated – payment standards appear to be significantly below the market rental rates
    - We received higher than anticipated funding for the renewal of our contracts. This appears to be an appropriate time to reevaluate our payment standards, particularly for our smaller units.
      - As a reminder, the payment standards must be between 90 - 110% of FMRs
      - We are required to do periodic analysis of the rent burden of our existing participants to determine if the payment standards have kept pace with the rent increases requested by landlords.
      - The following analysis shows:
        - 16 % of families are living in larger size units (over-housed). The majority of the participants should be in a 1-bedroom unit, but they choose to remain housed and/or it is challenging to find 1-bedroom units.
        - 9% of families are paying more than 40% of their income towards rent

With the implementation of the covid-waiver, we would be reducing the number of families who are rent burdened from 175 to 60 with

Vo Size	Over- Housed	# of HCV Families	# Rent Burdened > 40%	% Burdened > than 40%	Remaining # Rent Burdened > 40%	cost/month
0	0	132	11	8%	2	\$ 1,764
1	231	1163	82	7%	37	\$ 12,897
2	62	453	43	9%	16	\$ 9,635
sub-total	293	1748	136		55	\$ 24,296
3	8	228	34	15%	5	\$ 797
4	1	45	5	11%	0	\$ -
<b>Total</b>	<b>302</b>	<b>2021</b>	<b>175</b>	<b>9%</b>	<b>60</b>	<b>\$ 25,093</b>

16%  
Annual Cost of implement payment standard increase \$ **301,116**  
in accordance with COVID waivers.

**RESOLUTION NO. 7 (2021 SERIES)****RESOLUTION AUTHORIZING A CHANGE IN THE  
HOUSING AUTHORITY OF SAN LUIS OBISPO'S  
PAYMENT STANDARD**

**WHEREAS**, the Board of Commissioners is required to adopt a Payment Standard Schedule at least annually; and

**WHEREAS**, a PHA is required to periodically evaluate the payment standards in light of market rents, applicants' ability to find housing with their voucher and an analysis of the rent burden of existing participants; and

**WHEREAS**, the payment standards must be established within a range of 90-110% of Fair Market Rents (FMR's) for San Luis Obispo County; and

**WHEREAS**, PIH Notice 2020-33, COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Housing Choice Voucher Program, provides HUD with broad authority to waive or establish alternative requirements; and

**WHEREAS**, PIH Notice 2020-33, waiver HCV-7 provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination;

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners authorizes an increase in the payment standard to 110% of the current Fair Market Rent for studio, one, and two-bedroom units and that the increase in payment standards be applied to all participants, regardless of anniversary date of their regular reexamination.

**FURTHER RESOLVED** the Board of Commissioners authorizes the resulting payment standard schedule, effective June 1, 2021 for all new housing contracts:

Studio	\$1,280.00
One bedroom	\$1,389.00
Two bedroom	\$1,830.00
Three bedroom	\$2,300.00
Four bedroom	\$3,160.00

**FURTHER RESOLVED** the Board of Commissioners authorizes the updated payment standard schedule, effective July 1, 2021 for all renewing and annual reexaminations.

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

**AYES, NOES, ABSENT, ABSTAINED**

The foregoing Resolution was duly adopted and passed this 20<sup>th</sup> day of May, 2021.

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**JAY BECK, CHAIRMAN**

**SEAL, ATTESTS:**

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**SCOTT SMITH, SECRETARY**

- Emergency Housing Vouchers – PIH Notice 2021-15
  - \$5 billion in funding has been approved for new vouchers at the national level under the American Rescue Plan. The allocation of vouchers is 70,000 nationwide. While we expected to receive ~70 vouchers, we have received 156 vouchers at HASLO! This appears to be in recognition of the homeless need in our county and the success of HASLO in leasing up our vouchers.
  - Purpose of these vouchers
    - to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability
  - Up to September 30, 2023, a PHA may reissue any previously leased EHV when the assistance for the formerly assisted family ends or ended.
  - The Payment Standard can go to 120% of FMR for only these EHV's. Under this guidance, we could propose the following payment standards, which should significantly improve the ability of applicants to find housing

	Oct 2020	proposed June/21	7/1/2021 proposed
<u>beds</u>	<u>fmr</u>	<u>pay std</u>	<u>EHV</u>
0	1,166	1,280	1,399
1	1,263	1,389	1,515
2	1,665	1,830	1,998
3	2,383	2,300	2,859
4	2,877	3,160	3,452
5	3,309	3,635	3,969

- For the first time, HUD is providing financial support for the issuance of vouchers. Admin Fees Associated with these vouchers is comprised of several fees:
  - Single, one-time preliminary fee of \$400 per EHV
  - Placement Fee/Expedited - \$100 for each EHV that is initially leased upon the effective leasing date
  - Additional placement fee of \$500 for each EHV family placed under a HAP contract that is effective no later than four months after the effective date
  - \$250 for each EHV family placed under a HAP contract with an effective date that is after 4 months but no later than six months after the effective date
  - On-going admin fee- full admin fee for every voucher on first of the month (not pro-rated)

- In addition to the Admin Fees, the program includes a services fee:

- Services Fee- one-time fee of \$3500 for each voucher allocated to PHA – total combined services we can use to design to entice LL to improve success rate
  - Security Deposit assistance
  - Owner recruitment, incentive, retention
  - Moving expenses, renter’s insurance
  - These can be customized to meet the needs of our county
- The effective date of this award is July 1<sup>st</sup>
- This award of vouchers requires this PHA and/or CoC to provide housing search assistant to the applicant.
- The PHA may choose to apply any of the COVID Waivers for the remaining period of availability (through the end of 2021)
- HUD is offering several webinars for the PHA and CoC to learn more about this program, to ensure we meet the needs of our county.
- We have been in communication with the CoC to organize the partnerships required to issue these vouchers

**RESOLUTION NO. 8 (2021 SERIES)**

**RESOLUTION AUTHORIZING A CHANGE IN THE  
HOUSING AUTHORITY OF SAN LUIS OBISPO'S  
PAYMENT STANDARD FOR  
EMERGENCY HOUSING VOUCHERS**

**WHEREAS**, HUD has issued Emergency Housing Vouchers (EHV) under the American Rescue Plan effective July 1, 2021 and HASLO has been awarded 156 Vouchers; and

**WHEREAS**, PIH Notice 2021-15 "Emergency Housing Vouchers – Operating Requirements" has provided a waiver to enable receiving PHA's to set the payment standard for the Emergency Housing Vouchers up to 120% of Fair Market Rent's (FMR's) without advance approval from HUD; and

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners authorizes the resulting payment standard schedule, restricted to Emergency Housing Vouchers, effective July 1, 2021:

Studio	\$1,399.00
One bedroom	\$1,515.00
Two bedroom	\$1,998.00
Three bedroom	\$2,859.00
Four bedroom	\$3,452.00

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_,  
and on the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

The foregoing Resolution was duly adopted and passed this 20<sup>th</sup> day of May, 2021.

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**JAY C. BECK, CHAIRMAN**

**SEAL:**

**ATTESTS:**

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**SCOTT SMITH, SECRETARY**