

EXHIBIT A

LEASE AGREEMENT

This Residential Lease Agreement (hereinafter "Agreement" or "Lease") is entered into this 14th day of June, 2021, between Jeff Greenberg, as the authorized agent for the Owner of the Premises (hereinafter "Landlord") and the following individuals, jointly and severally: Mirian Llesenia Sanchez Portillo and Edith Yessenia Arevalo Sanchez, (hereinafter collectively "Resident(s)"). Together Resident(s) and Landlord are referred to herein as the "Parties."

1. **LEASED PREMISES:** Landlord rents to Resident(s) the premises located at 2371 Corby Ave, Apartment # 15, Santa Rosa, Sonoma County, California (hereinafter "Premises"), which is located within the Apartment Community, commonly known as Continental Apartments (hereinafter the "Apartment Community" or "Property") for use as a residence and for no other purpose.

2. **TERM:**

a. **Original Term.** This Lease shall be for thirteen months beginning July 1, 2021 through June 3, 2022 and shall continue to be month to month, unless sooner terminated as provided in this Lease or as allowed by applicable law

b. **Holding Over.** Any holding over by Resident(s) at the expiration of the Lease term with the consent of Landlord shall create a tenancy from month to month on the same terms and conditions set forth in this Lease, subject to amendment by Landlord as set forth in Civil Code Section 827 and terminable by either party on thirty days written notice in accordance with the provisions of California Civil Code Section 1946, unless a longer notice period is required by applicable law.

3. **RENT:**

a. Resident(s) shall pay to Landlord, as rent for the Premises, the sum of **\$2200** each month.

b. The name, telephone number and address of the person or entity to whom rent payments shall be made is: Cotati Apartments, 336 Bon Air Center #123, Greenbrae, CA 94904. Contact Jeff Greenberg 408-316-1015 or jeffsg@verizon.net.

c. Except as otherwise provided in this Lease, said sum shall be paid in full, in advance, on or before the first day of each month in the form of personal check, cashier's check or money order. If in any month the rent is paid after the fifth day of the month, payment must be in the form of cashier's check or money order. If Landlord serves Resident(s) with a three-day notice to pay rent or surrender possession, which Landlord may do on any date after the first day of the month, any payment tendered following service of said notice must be in the form of a cashier's check or money order. If any check given by a Resident(s) is, for any reason whatsoever, returned unpaid by the bank upon which it is drawn, all subsequent payments for the rest of Resident(s)'s occupancy of the Premises (including the payment necessary to replace the dishonored check) must be in the form of cashier's check or money order unless Landlord agrees, in writing, to waive this requirement.

4. **LATE CHARGE AND NSF CHARGE:** Landlord and Resident(s) agree that when Resident(s) fails to pay rent on time, or when Resident(s) pays rent by a check which is subsequently dishonored by the bank, the actual

cost to Landlord is difficult or impossible to ascertain, but the Parties agree that Landlord does, in the event of late payment or in the event of a dishonored check, incur certain costs, such as additional bookkeeping and administrative charges, bank charges, lost opportunity costs of the late payment, etc. After making a reasonable endeavor to estimate accurately the approximate costs associated with such a breach, which the Parties agree is difficult or impossible to ascertain, the Parties agree that, any time the rent for any given month is paid after the 5th day of such month, Resident(s) will in that month pay to Landlord, as additional rent due with the late payment, a late charge in the sum of \$100 and further agree that, in the event of a dishonored check, Resident(s) will pay to Landlord, as additional rent due with the payment required to replace the dishonored check, an NSF fee in the sum of \$25.00. The Parties agree that the payment of these sums does not constitute a license to pay rent late nor does it constitute a license to pay by dishonored check. Rent remains due on the first day of the month and there is no grace period for the payment of rent. A three-day notice to pay rent or quit may be served at any time after the first day of the month irrespective of the existence of the late charges as set forth in this paragraph. If such notice is served after the 5th day of the month, it may include the late charge and NSF charge, if applicable, which charges, as set forth above, are payable as additional rent.

5. SECURITY DEPOSIT:

a. Resident(s) have paid to Landlord, as security, the sum of **\$2200**, which sum has not exceed the maximum permitted by California Civil Code Section 1950.5. This sum shall be applied and accounted for in accordance with the provisions of California Civil Code Section 1950.5 and any other applicable statutes. Landlord shall not be obligated to pay Resident(s) interest in connection with such security deposit, unless specifically required by applicable law.

b. It is understood that the security deposit is applicable to all Residents jointly, and Landlord does not account for it until the passing of the permissible statutory period after all Residents have vacated the Premises. Any refund due may be made payable jointly to all Residents and it shall be the responsibility of all Residents to work out between themselves the manner of dividing said security deposit. If Landlord chooses to make the refund to any one of the Residents individually (which need not be done until the statutory time has elapsed after all Residents have vacated the Premises), in legal contemplation the payment shall be deemed to have been made to all Residents and Landlord shall have no liability to any one or group of Residents for failure of any Resident to divide such refund equitably.

c. If the security deposit is later increased by agreement of the Parties for any reason (such as the installation of a satellite dish, a waterbed or relating to a pet), the additional security deposit will be disbursed by Landlord in accordance with this paragraph at the end of the statutory period following the end of Resident(s)'s tenancy. Removal of the pet, satellite dish or waterbed, or whatever caused the increase in the deposit, will not be grounds for early disbursement of the security deposit.

6. UTILITIES: Unless a separate utility addendum is executed between the Parties modifying this paragraph, payment of all utilities charges shall be the responsibility of Resident(s), with the exception of: garbage, water and sewer, which shall be paid by Landlord. With respect to the utilities charges listed above to be paid by Landlord, Resident(s) shall not make excessive or unreasonable use of such utilities. If Resident(s) does make excessive or unreasonable use of such utilities, Landlord may bill Resident(s) for such excessive or unreasonable use and said billing shall become due and payable, in full, as additional rent together with the regular monthly rental payment on the first day of the month next following the date of such billing. In the event of a dispute as to any such charges, Resident(s) shall pay the disputed amount as required, but may file a

Small Claims Court action for a refund and, if such Court determines that the amount charged by Landlord is excessive, Landlord shall promptly refund any such overcharge. For any utility which Resident(s) is responsible for paying directly to the utility provider, Resident(s) must contact the utility company prior to move-in to have the services placed in Resident(s)'s name no later than ten (10) business days following move-in. If Resident(s) fails to pay any utility charges that are to be paid by Resident(s), Landlord may, at its option, pay such charges to retain continuing utilities service. If Landlord does so, any such charges may be billed to Resident(s) by Landlord and said billing shall become due and payable, in full, as additional rent together with the regular monthly rental payment on the first day of the month next following the date of such billing. Resident(s) shall not use any utilities in the common areas of the Property for their own personal use without written consent of Landlord.

7. RECYCLING: Landlord shall arrange for recycling services consistent with applicable law. Resident(s) agrees to cooperate in all recycling efforts and comply with applicable laws and Rules regarding recycling.

8. OCCUPANCY: The Premises shall be occupied only by the following persons:

Mirian Llesenia Sanchez Portillo and Edith Yessenia Arevalo Sanchez and Edwin Aquiles Arevalo Sanchez

No other persons have permission to occupy the Premises unless such permission is in writing and signed by Landlord or its authorized agent. Landlord's acceptance of rent from any other individual shall be deemed to be the payment of rent on behalf of the Resident(s) named above and shall not constitute permission for the person making the payment to occupy the Premises. Should any person not named above make any claim to right of possession of the Premises, any such person shall be deemed to be the guest or invitee of the named Resident(s) and their claim to right of possession shall be denied. Any person named above in this Paragraph who is not also named above as a Resident and/or who is not a signatory to this Lease shall be deemed to be invitees of the named Resident(s), who are signatories to this Lease. Accordingly, if any such individual is not named in any unlawful detainer action to regain possession of the Premises, and if any such individual thereafter makes a claim to right of possession of the Premises, that claim shall be denied on the basis that said individual is the invitee of the named Resident(s) and does not have an independent claim to right of possession of the Premises. Resident(s) understands that in no event shall more than two persons per bedroom plus one additional person occupy the Premises. If the household composition changes such that the number of occupants exceeds this occupancy standard, Resident(s) agrees that such over-utilization shall be grounds for Landlord to terminate this Agreement, solely at Landlord's option.

9. ASSIGNMENT AND SUBLETTING: Unless prohibited by local regulations, Resident(s) shall not assign this Lease nor sublet all or any part of the Premises. Permitting any person not named as an occupant or as a Resident in this Lease to occupy the Premises shall be deemed an improper subletting of the Premises and shall subject the tenancy to termination. Any attempted subletting or assignment in violation of this provision shall be void.

10. ACCESS TO PREMISES: The Parties agree that upon advance reasonable written notice to Resident(s), unless otherwise agreed to by Resident(s), Landlord shall have the right to enter the Premises during normal business hours for the purpose of: (a) making desired, necessary or agreed repairs, decorations, alterations, improvements, or renovations to the Premises, to an adjacent unit or for the benefit of the building in which the Premises is located; (b) supplying necessary or agreed services; (c) showing the unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors; or (d) for any other purposes permitted by California

Civil Code Section 1954 (and any other applicable statutes or amendments which might be enacted subsequent to the execution of this Lease). The Parties hereby agree that twenty-four (24) hours' notice is presumed reasonable, although the Parties acknowledge that a shorter time period may also be reasonable under some circumstances. In the case of an emergency, or Resident(s)'s abandonment or surrender of the Premises, Landlord or its agent may enter the Premises at any time without first securing Resident's prior permission. Resident(s) agrees to permit Landlord access to the Premises in accordance with this Paragraph. Resident(s) also agrees that if Resident(s) denies Landlord access to the Premises when Landlord is in compliance with statutory requirements and entitled to access, any such denial of access shall be deemed a material and incurable breach of this Lease and shall entitle Landlord to serve Resident(s) with a three-day notice to quit.

11. **RESIDENTIAL USE OF PREMISES:** Resident(s) agrees that the Premises is rented for residential use only. Resident(s) shall not use the Premises as a business address, nor shall Resident(s) conduct business activities on the Premises. Conducting business activities includes, without limitation, using the Premises as a mailing address for a business enterprise, having a business telephone line in the Premises, having business clients meet with Resident(s) at the Premises, having business stationery setting forth the address of the Premises as a business address, assembling or manufacturing any product upon the Premises, or otherwise holding out the Premises as the address of any business. Resident(s) may, however, insofar as it is consistent with the restrictions set forth in this section, and with the written consent of Landlord, use a portion of the Premises as a "home office." Nothing set forth herein shall be deemed as disallowing any use of the Premises that cannot be prohibited legally.

12. **COMPLIANCE WITH APPLICABLE LAWS:** Resident(s) agrees not to permit the Premises to be used for any purpose which violates local, state or federal law, or engage in any illegal acts upon the Premises or upon the grounds of the Apartment Community. Resident(s) further agrees to reimburse and indemnify Landlord for all fines or other penalties incurred by Landlord as a result of Resident(s)'s violation of any statute, ordinance, regulation or other governmental restriction. To the extent any lease provision is required by statute or local ordinance, but not set forth herein or in an addendum to this Lease, it is hereby inserted as an additional provision of this Lease, but only to the extent specifically required by applicable law interpreted as narrowly as possible and then only so long as the provision of the applicable law is not repealed or held invalid by a court of competent jurisdiction.

13. **COMPLIANCE WITH RULES:** Resident(s) acknowledges receipt of a copy of the Apartment Community Rules ("Rules"), which Rules are incorporated into and made a part of this Lease. Resident(s) agrees to abide by said Rules in all respects. Any Rules may be changed on thirty days' notice and Resident(s) agrees to abide by any such changes. Failure to comply with the Rules shall be deemed a breach of this Lease.

14. CONDUCT OF RESIDENT

a. Resident(s) agrees not to harass, annoy, or endanger any other Resident, neighbor or other person, or create or maintain a nuisance, or disturb the peace or solitude or quiet enjoyment of any other Resident, neighbor or other person, or commit waste in or about the Premises.

b. Resident(s) further agrees not to harass, verbally abuse, denigrate or otherwise disrespect Landlord's employees, agents and/or contractors or interfere with the operations of the Property or the work of Landlord's employees or agents.

c. Certain acts are considered to be contrary to the safety, well-being, peace, and enjoyment of the other Residents of the Property. These include, but are not limited to, the use, possession or sale of illegal drugs or controlled substances and the carrying or exhibiting of firearms on the Property. Such acts are prohibited. The carrying or exhibiting of firearms may be permitted with written consent of Landlord if doing so is required by law or job necessity.

d. Resident(s) additionally agrees not to deface or damage any part of the Premises or the Apartment Community or permit the same to be done or keep any flammable or explosive materials or any substance considered dangerous, hazardous or toxic under any governmental law or regulation in the Premises.

e. Resident(s) also agrees not to do or permit anything to be done in the Premises that may be deemed hazardous or which will cause a cancellation of or an increase in the premiums for any insurance for the Apartment Community.

f. Resident(s) is responsible for the conduct of his/her/their guests or invitees while they are on the Property as well as all household members (including minors). A Resident conducting any of the activities set forth hereinabove, or who allows his or her guests, invitees or household members (including minors) to conduct any of said activities shall be deemed in violation of this Agreement, and said activity shall be grounds for termination of this Agreement with a three-day notice to quit.

15. SMOKING:

a. Resident(s) must comply with all applicable laws and Rules regarding smoking on the Premises. Landlord may change its Rules regarding smoking at any time by providing Resident(s) with thirty (30) days' written notice. At the inception of this Agreement (*mark one of the following*):

Smoking is not permitted in any unit. It is a material breach of this rental agreement for tenant or any other person subject to the control of the tenant or present by invitation or permission of the tenant to engage in smoking in the unit or anywhere on the property as of January 1, 2017. Other occupants of the property are express third party beneficiaries of those provisions in this agreement that concern smoking. As such, other occupants of the property may seek to enforce such provisions by any lawful means, including by bringing a civil action in a court of law.

Smoking is not permitted anywhere in or on the property of the Apartment Community, which is designated as a non-smoking community.

b. Landlord is not required to advise Resident(s) of any changes in the law with respect to smoking on the Property. Resident(s) is responsible for complying with all laws relating to smoking and thirty days' notice is not required if a policy change is implemented to comply with a new statute, regulation or ordinance. The Parties agree to execute any addendum relating to smoking which may be required by law after the execution of this Agreement.

c. Although smoking may be prohibited at various locations at the Apartment Community, Landlord does not provide or guarantee a smoke-free environment and nothing in this paragraph or any smoking addendum, if any, shall be deemed a guarantee of any kind that Resident(s) will not be exposed to smoke while on the Property and Landlord expressly denies any such assertion.

d. To the extent smoking is allowed anywhere in the Apartment Community, Resident(s) who smoke, or allow smoking by their invitees or guests, must ensure the smoke does not disturb the quiet enjoyment of other residents. Secondhand smoke may seep and drift through open doors, windows, and ventilation ducts, which may constitute a disturbance to those residents who do not smoke, particularly those with health and allergy-related sensitivities. Pursuant to other provisions of this Agreement, Resident(s) agrees not to harass, annoy, or endanger any other resident or person, or create or maintain a nuisance, or disturb the peace or solitude of any other resident. Resident(s) is responsible for the conduct of guests and invitees while they are on the Property. Violation of this provision may result in the immediate termination of this Agreement as provided in this Lease and by law.

16. **MILITARY TRANSFER:** If Resident(s) is or becomes a member of the Armed Forces on extended active duty, a member of the State National Guard serving on full-time duty, or a civil service technician with a National Guard unit, and receives change-of-duty orders to depart from the local area for longer than ninety (90) days, or is relieved from such duty, Resident(s) may terminate this Lease by giving thirty (30) days prior written notice to Landlord, provided Resident(s) is not otherwise in default. As a condition to such termination, Resident(s) will furnish Landlord with a certified copy of the official orders which warrant termination of this Lease. Military orders authorizing base housing in the local area in which the Premises is located do not constitute change-of-duty under this paragraph.

17. **CONDITION OF PREMISES-ALTERATIONS:** Resident(s) has inspected the Premises and acknowledges that the Premises is in good and habitable order and repair at the time Resident(s) is given occupancy. Resident(s) agrees not to make any alterations or improvements to the Premises without the prior written consent of Landlord. All additions, fixtures and improvements shall be Landlord's property and shall remain upon the Premises after the termination of the Lease unless Landlord, as a condition to allowing Resident(s) to make such alteration, requires that the Premises be restored to the condition existing prior to such alteration or addition. Resident(s) agrees not to install additional or different locks or gates on any doors or windows of the Premises without written permission of Landlord. If Landlord approves Resident(s)'s request to install such locks, Resident(s) agrees to provide Landlord with a key for each lock.

18. **DUTY TO CLEAN AND VENTILATE:** Resident(s) hereby acknowledges that mold and mildew can grow in the Premises if the Premises is not properly maintained and ventilated. Resident(s) acknowledges that it is important that Resident(s) regularly allow air to circulate in the Premises. Resident(s) agrees to regularly allow air to circulate in the Premises by using bathroom fan(s), using ceiling fans, where available, and regularly opening the windows and/or sliding doors where available. Since it is common for mold and mildew to grow if even a small amount of moisture builds up, Resident(s) also agrees to clean all toilets, sinks, counter-tops, showers, bathtubs and tile or linoleum floors with a household cleaner on at least a bi-weekly basis. Resident(s) further agrees to notify Landlord immediately whenever Resident(s) learns of any condition which could lead to a build up of moisture in Resident(s)'s apartment, including, but not limited to plumbing leaks, broken window or door seals, accumulation of rainwater or other moisture around windows or doors, broken water lines or sprinklers, inoperable fans, doors or windows and/or any failure or malfunction in the heating, ventilation or air-conditioning system in the Premises. If Resident(s) notices mold, mildew or other organic growth in the Premises, Resident(s) agrees to notify Landlord, in writing, immediately. Any failure to comply with the requirements of this paragraph shall be deemed a material breach of this Lease. In addition, Resident(s) shall be liable to Landlord for any damage resulting from Resident(s)'s failure to comply with the requirements of this paragraph.

19. **PACKAGE RELEASE:** Resident(s) gives Landlord and its agents permission to sign for and accept any parcels or letters that may be sent to Resident(s), whether anticipated or unanticipated, through UPS, Federal Express, Airborne, United States Postal Service, hand deliveries, or the like. Landlord does not accept any responsibility or liability for any lost, damaged, or unordered deliveries and Resident(s) agrees to hold Landlord and Landlord's agents harmless from any loss or damage to any of Resident(s)'s packages. Nothing in this paragraph, however, obligates Landlord to accept any packages on behalf of Resident(s) and Landlord may choose not to do so.

20. **PARKING:** Landlord shall not be liable for any damage or loss to motor vehicles of, or the contents of motor vehicles of, Resident(s) and/or Resident(s)'s guests or invitees. Failure of Resident(s) or Resident(s)'s guests or invitees to follow Rules and/or posted signs relating to parking and operation of vehicles will result in the towing of the offending vehicle at the cost of the vehicle owner.

a. Each unit will be assigned **one parking space for a two bedroom apartment or two parking spaces for a three bedroom apartment**. The spaces will be numbered. Any additional cars or guests must park on the street or elsewhere. Cars parked in someone else's numbered spot will be towed at the owner of the car's expense. If this happens more than once, the tenant will be given a 3 day notice to vacate.

21. **PESTS AND PEST CONTROL:**

a. The Premises and/or the Property may be covered by a contract for regular pest control service. If so, pursuant to applicable law, concurrently with signing this lease, you are being provided with a copy of the legally required notice provided by the registered pest control company.

b. Resident(s) and Landlord both have inspected the Premises prior to leasing and acknowledge there is no visible evidence of the presence or infestation of insects or vermin including bedbugs in the Premises. Resident(s) agrees to inspect all personal belongings for signs of bedbugs and other insects or vermin prior to bringing personal belongings into the apartment and further agree not to bring into the Premises any belongings which Resident(s) suspects may be infested with bedbugs, insects or other vermin.

c. Resident(s) agrees to maintain the Premises in a manner that prevents the occurrence of an infestation of insects and vermin, including bedbugs, and comply with Rules and other policies relating to the prevention of infestations. Resident(s) further agrees to report any signs of bedbugs, ants, fleas, roaches, or other insects or vermin immediately to Landlord.

d. If Resident(s) allows individuals or items carrying bedbugs, fleas, roaches or other insects or vermin into the Premises, or has an infestation that cannot be traced to another source, such infestation will be deemed damage to the Premises and Resident(s) will be responsible for all costs of treatment to the Premises, their personal belongings and surrounding units as necessary to eradicate the infestation. The choice of treatment shall be at the discretion of Landlord in consultation with Landlord's pest control vendor.

e. Resident(s) agrees to cooperate with all pest control efforts at and within the Premises and the Property. Resident(s) shall follow all instructions from Landlord and/or Landlord's pest control company with respect to treatment and eradication whether infestation is in Resident(s)'s unit, another unit or elsewhere on the Property.

22. EMINENT DOMAIN OR CONDEMNATION: Should the land whereon the building containing the Premises is situated, or any part thereof, or any portion of the Apartment Community, be condemned or taken for public use, then, in that event, upon the taking of same for such public use, this Lease, at the option of Landlord, shall be deemed null and void, and the term shall cease and come to an end, notwithstanding anything to the contrary herein, and without apportionment of the award. Resident(s) shall not be entitled to receive any sum, or portion thereof, constituting any award arising out of any such eminent domain or condemnation.

23. SIGNIFICANT DAMAGE TO OR DESTRUCTION OF PREMISES:

a. If the Premises or Property are damaged by fire, flood or other casualty, necessitating repairs that require Resident(s) to vacate the Premises for any length of time, in the sole and absolute discretion of Landlord, Landlord shall have the option **either** (1) to repair the damage or otherwise restore the Premises, with this Agreement continuing in full force and effect, **or** (2) give notice to Resident(s), at any time after such damage occurs or repairs become necessary, terminating this Agreement as of a date to be specified in such notice. Landlord shall not be required to repair any damage by fire or other cause or to make any repairs of any property installed in the Premises by Resident(s).

b. If Landlord elects to terminate, this Agreement shall expire and all interest of the Resident(s) in the Premises shall terminate and Landlord shall have no obligation to pay lodging costs or other expenses to Resident(s) after the termination date. If Landlord elects to repair the damage and/or make the significant repairs and continue this Agreement in full force and effect, the "Duty to Cooperate" and "Significant Repairs" provisions of this Agreement shall apply.

24. SIGNIFICANT REPAIRS:

a. If the Premises requires significant renovations, improvements or repairs (such as, by way of example only and not by way of any limitation, tenting for termites, treating for pests or other vermin, replacing plumbing or electrical wiring, repairing fire damage, etc.) which require Resident(s) to vacate the Premises for any length of time, Resident(s) must vacate the Premises as needed and otherwise cooperate with Landlord in its efforts to perform the work. To the extent possible, Landlord shall give Resident(s) at least ten days written notice of the need to vacate the Premises, which notice shall include Landlord's best estimation of the length of time Landlord anticipates Resident(s) will need to be absent from the Premises.

b. Resident(s) agrees to vacate the Premises for the time necessary for the work to be completed and, if Resident(s) needs to be absent from the Premises for more than eight (8) hours in any twenty-four (24) hour period, relocate to alternative housing of the Landlord's choosing. Landlord shall be responsible to pay for the alternative housing; however, Resident(s) will remain responsible for all rent while Landlord is paying for alternative accommodations. If Resident(s) elects to relocate temporarily to lodging other than that designated by Landlord, then Landlord shall have no obligation to pay the cost of such housing, which shall be at Resident(s)'s sole cost and expense; although Resident(s) shall have no obligation to pay rent during the time the Premises is not available to Resident(s) during the repairs if Landlord is not paying for the alternative lodging, except as provided below.

c. If the work or repairs are required because of the conduct of Resident(s) or the conduct of Resident(s)'s household, invitees or guests (such as misuse of plumbing, causing a fire, etc.), then Landlord shall be relieved of its obligation to pay for alternative accommodations set forth above and Resident(s) shall remain responsible

for both rent and the cost of alternative lodging during the time when Resident(s) must vacate the Premises for any work to be completed.

25. DUTY TO COOPERATE: Failure to vacate the Premises or otherwise cooperate with Landlord's efforts to conduct repairs, renovations or other improvements at the Property is a material breach of this Lease and grounds for termination of this Agreement

26. SAFETY CONCERNS:

a. Landlord makes no representations or guarantees to Resident(s) concerning the security of the Premises or the Apartment Community. Landlord is under no obligation to Resident(s) to provide any security measure or take any action not required by statute. The presence of courtesy patrols, patrol cars, access gates, surveillance cameras or other deterrents do not guarantee that crime can or will be prevented. All such systems are subject to personnel absenteeism, human error, mechanical malfunctions and tampering. Resident(s) is responsible for planning and taking action with respect to the safety of Resident(s) and their property as if such systems and deterrents did not exist.

b. Landlord may install surveillance cameras in some of the common areas of the Property. These cameras may or may not be monitored and the footage recorded by these cameras may or may not be kept by Landlord for any length of time. Landlord may remove such cameras, or install additional cameras, at any time without notice to Resident(s).

c. Landlord has no obligation to obtain criminal background checks on any Resident(s) and bears no responsibility or liability related to the criminal background or actions (whether past, present or future) of any person, even if Landlord has actually run a criminal background check on applicants. Resident(s) shall not rely on the fact that Landlord may have run a criminal background check on Resident(s) or any other applicant when deciding whether to enter into this Agreement. Background checks are limited to the information actually reviewed and are not a guarantee that a person with a criminal background does not reside at the Apartment Community or that someone living on the Property will not commit a crime in the future. Landlord has not made and does not make any representations as to the background of any existing or future Resident and Landlord is under no obligation to run background checks on any existing Resident or future applicant.

d. Resident(s) agrees to report immediately all suspected or actual criminal activity to the appropriate local law enforcement agencies and, after doing so, to Landlord, and shall provide Landlord with such law enforcement agency's incident report number upon request. If Resident(s) receives a copy of any law enforcement agency's incident report for an incident that occurred on the Property and said incident impacted the Premises, the Property or other residents at the Property, Resident(s) shall provide a copy of said incident report to Landlord upon request.

27. MEGAN'S LAW DATABASE:

a. Notice: Pursuant to Section 290.46 of the Penal Code, information about specified **registered sex** offenders is made available to the public via an internet web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

b. Since the information is equally available to residents and Landlord, and Landlord cannot discriminate against registered sex offenders pursuant to Penal Code Section 290.46 *et seq.*, Landlord has not made any inquiry of any applicant or resident as to whether he or she is a registered sex offender. Resident(s) are advised to take whatever reasonable and lawful actions Resident(s) believes necessary to protect household members or guests against any potential harm. This includes talking to any children or individuals with a diminished capacity about how to deal with strangers and similar topics. Resident(s) is advised that Landlord may not notify Resident(s) if Landlord learns or is advised that a registered sex offender is living in the Apartment Community. The existence of registered sex offenders in the Apartment Community is not grounds for terminating this Agreement.

28. **LIABILITY:** Landlord shall not be liable to Resident(s) or to any guests or invitees of Resident (s) for any damage or losses to person or property arising from any cause including, but not limited to, theft, burglary, assault, vandalism, fire, flood, water leaks, rain, hail, ice, snow, smoke, lightning, wind, explosion, interruption of utilities, earthquake, or any other condition over which the Landlord has no control.

29. **RENTER'S INSURANCE:** Landlord does not provide insurance for Resident(s)'s personal property or automobile. Renter's insurance is designed to provide Resident(s) with reimbursement for loss, damage or destruction of their property, as well as coverage for additional living expenses incurred if the Premises, for example, become uninhabitable as the result of a fire. Such insurance can also protect Resident(s) from any liability claims resulting from their own personal activities. For example, if Resident(s)'s negligence causes a fire, Resident(s) may be held responsible for the damage of the property of others, including Landlord's property. Resident(s) is (*mark one of the following as applicable*):

_____ ***encouraged*** to obtain renter's insurance in an amount sufficient to cover any personal possessions of Resident(s) together with a reasonable level of liability coverage of the actions of Resident(s) or Resident(s)'s guests or invitees.

30. **PETS:** No pets are permitted without the prior written consent of the Landlord. Any such consent may be revoked at any time, with or without cause, by giving ten (10) days' written notice. Except to the extent written permission is given, pets may not be brought upon the Premises, whether such pets belong to Resident(s) or to any other person. The presence of any pets as to which written permission has not been given and is not currently in force, even if such pets are "just visiting," shall be deemed a material and incurable breach of this Lease and shall be cause for the service of a three-day notice terminating the tenancy. This policy does not apply to accommodation or service animals. A disabled individual who requires an animal in order to be able to use and enjoy the Premises or the Property should contact Landlord, before bringing the animal onto the Premises, and request an accommodation to this lease provision. All accommodation requests will be processed in accordance with applicable laws.

31. **SMOKE DETECTOR(S):** Resident(s) acknowledges that the Premises is equipped with operable smoke detector(s). Resident(s) agrees to not interfere with the presence or operability of such smoke detectors and to report immediately to Landlord, in writing, any defects in the condition of any smoke detectors. Resident(s) further agrees that, if the smoke detector(s) is battery operated, pursuant to California Civil Code Section 1942.1, as part of the consideration of the rental, Resident(s) assumes responsibility to: (a) ensure the battery is in operating condition at all times; and (b) replace the battery as needed. Under no circumstances shall Resident(s) remove the battery of a smoke detector without immediately replacing the battery with a new one.

32. CARBON-MONOXIDE DEVICES: If a carbon-monoxide device has been installed within the Premises, Resident(s) acknowledges that the carbon-monoxide device was operable at the time Resident(s) took possession of the Premises. Resident(s) is responsible for notifying Landlord if Resident(s) becomes aware of an inoperable or deficient carbon-monoxide device within the Premises. Landlord shall correct any reported deficiencies or inoperabilities in the carbon-monoxide device. Resident(s) agrees to not interfere with the presence or operability of any carbon-monoxide device. Resident(s) further agrees that, if the carbon-monoxide device(s) is battery operated, pursuant to California Civil Code Section 1942.1, as part of the consideration of the rental, Resident(s) assumes responsibility to: (a) ensure the battery is in operating condition at all times; and (b) replace the battery as needed. Under no circumstances shall Resident(s) remove the battery of a carbon-monoxide device without immediately replacing the battery with a new one.

33. SATELLITE DISHES: If Resident(s) chooses to install an individual satellite dish at the Premises, it must be one meter [approximately 3 feet, 3 inches] or less in diameter or a traditional stick type antenna. Resident(s) may not install a satellite dish or antenna in any common areas; drill holes through walls, roofs, railways or glass; or mount a satellite dish or antenna in a manner that will cause more than ordinary wear and tear to the Premises.

a. Assumption of the Risk. Resident(s) assumes all risk and responsibility for any injury or property damage caused by the installation, operation or removal of the dish or antenna, including any caused by a failure to securely attach the dish to the Premises.

b. Renter's Insurance. Resident(s) must have insurance that covers any and all losses from the installation, operation and removal of the dish. Resident(s) must provide Landlord with evidence of such coverage.

34. INDEMNITY/HOLD HARMLESS: Resident(s) agrees to indemnify and hold Landlord harmless, including costs of defense, from any claims arising out of any death or injury to any person, or any damage to property, if such injury or damage is caused directly or indirectly by the act, omission, negligence, or fault of Resident(s) or Resident(s)'s guests or invitee(s).

35. PROPOSITION 65 WARNING: The Premises as well as the common areas in and around the Apartment Community contain at least one chemical(s) known to the State of California to cause cancer or reproductive toxicity and for which warnings are now required. These chemicals include, but are not limited to: tobacco, smoke, lead and lead components, asbestos, carbon monoxide and gasoline components. More information on specified exposures is available at www.prop65apt.org. California Health & Safety Code Section 25249.

36. ASBESTOS DISCLOSURE, OPERATION AND MAINTENANCE PROGRAM:

Applicable only if checked here [x] (*must be checked if building is constructed prior to 1981 or if Landlord knows or believes there is asbestos on the Premises.*)

a. Asbestos is a mineral on the list of chemicals known to the State of California to cause cancer. Asbestos is present in the sprayed-on acoustic ceiling material (which has a "cottage cheese" appearance) in the Premises and in hallways and other areas in the building in which the Premises is located. Asbestos may also be present in other materials in the Premises and the building, including the insulation fireproofing and floor tiles.

b. Landlord has instituted operations and a maintenance program directed at maintaining the Premises in accordance with any applicable federal and state safety requirements regarding asbestos-containing material. This program is designed (among other things) to prevent release of asbestos fibers into the air; minimize disturbance of damage to asbestos-containing material; monitor the conditions of materials and air in the building; and regulate maintenance, renovation and construction activities. No matter how small the percentage of such material may be, Resident(s) and Resident(s)'s invitees shall comply with such rules and regulations as Landlord from time to time may prescribe in connection with Landlord's operations and maintenance program, including, without limitation the following:

i. Hazardous materials: Resident(s) shall not take or allow any action which in any way damages or disturbs all or part of the ceiling or floor tiles in the Premises, including, but not limited to: piercing the surface of the ceiling or floor tiles by drilling or any other method; hanging plants, mobiles or other objects from the ceiling; allowing any objects to come into contact with the ceiling; permitting water or other liquid to come into contact with the ceiling; painting or undertaking any repairs or improvements with respect to the ceiling;

ii. Resident(s) shall notify Landlord immediately in writing (a) if there is any damage to or deterioration of the ceiling or floor tiles in the Premises, including, without limitation, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling or floor tiles; or (b) upon the occurrence of any of the activities described in the preceding paragraph.

Signature of Resident(s)

Signature of Resident(s)

37. LEAD-BASED PAINT DISCLOSURE AND WARNING:

Applicable only if checked here [x] (must be checked if building is constructed prior to 1978 or if Landlord knows or believes there to be lead-based paint on the Premises.)

a. Lead Warning Statement. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead based paint hazards in the dwelling. Resident(s) must also receive a federally approved pamphlet on lead poisoning prevention.

b. Landlord's Disclosure (check appropriate box or boxes).

Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Premises.

Landlord has no reports or records pertaining to lead-based and/or lead-based paint hazards in the Premises.

c. Resident(s)'s Acknowledgment (check all that apply):

Copies of all information listed above, if any, have been made available to Resident(s) upon request.

- Resident(s) have received copies of all information listed above, if any.
- Resident(s) have received the pamphlet *Protect Your Family from Lead in Your Home*.

Signature of Resident(s)

Signature of Resident(s)

38. MISSTATEMENTS ON APPLICATION: Resident(s) has completed an application in connection with securing this Lease. Landlord has relied upon the statements set forth in said application in deciding to rent the Premises to Resident(s). It is agreed that, if Landlord subsequently discovers any misstatements of fact in the Resident(s)'s application, any such misstatements shall be deemed a material and incurable breach of this Lease and shall entitle Landlord to serve Resident(s) with a three-day notice terminating the tenancy.

39. EVENTS OF DEFAULT: Resident(s) shall be guilty of material breach of this Lease if Resident(s): (a) fails to pay any rent or other sums payable under this Lease on the date it becomes due; (b) defaults in the performance of or breach of any other provision, term, covenant or condition of this Lease; (c) vacates or abandons the Premises before expiration of the full term of this Lease, or any extension of the term; (d) permits the leasehold interest of Resident to be levied upon or attached by process of law; or (e) makes an assignment for the benefit of creditors.

40. WAIVER: Landlord's failure on any occasion to require strict compliance with any provision of this Lease or to exercise any rights arising under this Lease shall not be deemed a waiver of Landlord's right subsequently to enforce any such provision or to insist upon any such right. The fact that Landlord may have accepted late payment(s) on one or more occasions shall not be deemed a waiver of Landlord's right to insist upon timely payment of rent or to exercise any remedy available for late payment of rent. Acceptance of rent following a breach of this Agreement shall not be deemed to constitute a waiver of such breach. No custom or practice which may develop between the Parties in the course of the tenancy shall be construed to waive the right of Landlord to enforce any provision of this Lease.

41. TIME IS OF THE ESSENCE: Time is of the essence with respect to the provisions of this Lease. This provision shall be interpreted in its strictest sense irrespective of the relative hardship to the Parties.

42. DISCLOSURE REGARDING OWNER/MANAGEMENT: Pursuant to Civil Code Section 1962(a)(1), the current on-site manager (or Jeff Greenberg) is authorized to manage the Premises. The telephone number and street address at which personal service may be effected on this person is Continental Apartments, 336 Bon Air Center #123, Greenbrae, CA 94904. Contact Jeff Greenberg 408-316-1015.

The person designated above, so long as he/she is employed at the property, is also the person authorized by the Owner of the Premises (hereinafter "Owner") to act for and on behalf of the Owner for the purpose of service of process and for the purpose of receiving and giving receipts for all notices and demands unless another person is identified here, in which case (s)he is the person authorized to act for and on behalf of the Owner for the purpose of service of process and for the purpose of receiving and giving receipts for all notices and demands:

Continental Apartments, 336 Bon Air Center #123, Greenbrae, CA 94904. Contact Jeff Greenberg 408-316-1015

43. **NOTICES:** Any notice that Landlord gives to Resident(s) shall be deemed properly served (whether or not actually received by Resident(s)) if served in the manner prescribed in Code of Civil Procedure Section 1162. Except as prohibited by law, if Landlord fails to serve the notice in accordance with the provisions of Code of Civil Procedure Section 1162, but Resident(s) actually receives the notice, the actual receipt shall be deemed to cure any defects in the manner of service and the notice shall be deemed properly and personally served. Service upon any of the Residents of the Premises shall be deemed valid service upon all Residents - it is not necessary to serve each Resident individually unless otherwise required by law.

44. **JOINT AND SEVERAL LIABILITY AND AUTHORITY:** All persons signing this Agreement as Resident(s) shall remain jointly and severally liable for all obligations arising under it, whether or not they remain in actual possession of the Premises. The giving by any individual Resident of a notice of termination of tenancy shall not terminate the Lease as to that Resident unless all Residents vacate the Premises by the agreed date. Landlord may, however, treat any such notice as a notice binding against all Residents of the Premises, and may institute unlawful detainer proceedings against all Residents if they do not restore possession of the Premises to Landlord on or before the end of the notice period. Conversely, Landlord may, at its sole option, if one or more Resident gives notice, but all Residents do not return possession of the Premises to Landlord within the notice period, continue the tenancy in effect and, if Landlord does so, all Residents, including the Resident giving notice, shall remain fully liable for all obligations arising hereunder whether or not they remain in occupancy of the Premises.

45. **ENTIRE AGREEMENT:** This Agreement, including all addenda executed by both Parties, sets forth the entire agreement among the Parties with respect to the matters set forth in it. It shall not be altered nor modified unless such alteration or modification is in writing and signed by all signatories to this Lease. No verbal agreements or representations have been made or relied upon by either party or any agent or employee of either party, and neither party nor any agent or employee of either party is entitled to alter any provisions of this Lease by any verbal representations or agreements to be made subsequent to the execution of this Lease. The foregoing notwithstanding, if Resident(s) hold over after the expiration of the Lease term on a month-to-month holdover basis, Landlord may change any provision of this Lease without the consent of Resident(s) in the manner prescribed by California Civil Code Section 827.

46. **SECTION HEADINGS:** The section headings are inserted only for convenience and are not intended to define or limit the scope or intent of any clause.

47. **SEVERABILITY AND PROVISIONS REQUIRED BY LAW:** If a provision or paragraph of this Lease is legally invalid, or declared by a court to be unenforceable, such provision or paragraph will be deemed deleted and the rest of this Lease will remain in effect. To the extent any provision of this Agreement is in direct conflict with any provisions of applicable law, such provision is hereby deleted. Any provision specifically required by applicable law which is not included in this Lease is hereby inserted as an additional provision of this Lease, but only to the extent required by applicable law and then only so long as the provision of the applicable law is not repealed or held invalid by a court of competent jurisdiction.

48. **SUBORDINATION:** This Lease and all rights of Resident(s) arising under it are expressly agreed to be subject and subordinate in all respects to the lien of any present or future mortgages which are or may be placed

upon the Property and to all other rights acquired by the holder of any such mortgage(s). As used in this paragraph, the term "mortgage" shall include deeds of trust or any similar security interest.

49. SUCCESSORS IN INTEREST: If the Property is sold or the ownership interest otherwise transferred, the successor in interest of Landlord shall be deemed the assignee of all rights arising under this Lease, and shall be entitled to enforce the provisions of this Lease against Resident(s). Nothing in this provision shall be construed as conflicting or superseding the foregoing subordination or as requiring a continuation of the tenancy in the event of a foreclosure or other involuntary transfer of ownership.

50. CREDIT REPORTING: Resident(s) is notified that Resident(s)'s performance as a tenant of this property may be reported to credit reporting agencies.

51. NON-DISCRIMINATION: There shall be no discrimination against or segregation of, any persons on account of race, color, national origin, ancestry, creed, religion, gender, gender identity, gender expression, sexual orientation, genetic information, marital status, familial status, age, source of income, handicap, disability or any other protected classification under state or federal law, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Premises, nor shall the Landlord or any person claiming under or through Landlord, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, or vendees of the Premises.

52. REQUESTS FOR ACCOMMODATIONS OR MODIFICATIONS: A disabled person, for all purposes under this Lease, shall be provided reasonable accommodations or reasonable modifications to the extent necessary to provide the disabled person with an opportunity to use and occupy the Premises in a manner equal to that of a non-disabled person. If Resident(s) believes Resident(s) or a member of Resident(s)'s household requires an accommodation or modification as a result of a disability, Resident(s) should contact Landlord to begin the interactive process.

53. SIGNATORIES: The individuals signing below as "Resident," whether or not in actual possession of the Premises, are jointly and severally responsible for all obligations arising under this Lease. This Lease shall not be considered to be in full force and effect until signed by Landlord or Landlord's authorized agent. Landlord may, without liability, refuse to enter into this Lease and may refuse to allow Resident(s) to occupy the Premises at any time prior to Landlord signing this Lease. Resident(s) shall be fully liable for all obligations arising under this Lease, and Landlord may enforce the provisions of this Lease as against Resident(s) if, for any reason or by any means, Resident(s) obtains access to the Premises before such time as this Lease has been signed by Landlord or Landlord's authorized agent.

Resident

Resident

Resident

Resident

Resident

LANDLORD/AGENT

EXHIBIT B



APARTMENTS RESIDENTIAL COMMERCIAL

Service Report

Property Address: 2371 Corby Ave, Santa Rosa, CA 95407

Unit: #15

Service Provider: Rats to Roaches Pest Control

Initial Treatment – May 15, 2026

On May 15, 2026, Rats to Roaches Pest Control performed a cockroach treatment in Unit #15. At the time of service, the unit had recently become vacant and had been thoroughly cleaned in preparation for treatment.

During the inspection, cockroach activity was observed within the unit. A complete spray treatment was performed to address the infestation. The tenant and property management were advised that, now that the unit was vacant, cleaned, and treated, the cockroach population should begin to decline as the treatment takes effect.

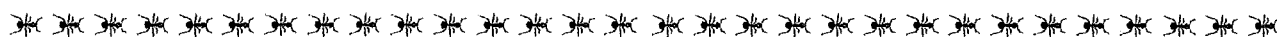
Due to the nature of cockroach infestations, it was recommended that a follow-up treatment be performed approximately two weeks later to eliminate any remaining activity and improve long-term control.

Follow-Up Treatment – May 29, 2026

A follow-up inspection and treatment were performed on May 29, 2026. During this service, the technician noted that there were no signs of live cockroach activity present within the unit.

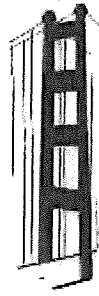
As a preventative measure, an additional spray treatment was applied. Based on the inspection findings and the effectiveness of the treatments performed, Unit #15 appears to be free of cockroach activity at this time.

If the unit is maintained in a clean and sanitary condition, it should remain free of pest activity going forward.



707-578-9913 • P.O. Box 6692 • Santa Rosa, California 95406

EXHIBIT C



**Bay Cities
Mold
Inspection
Services**

57 Greenbrae Boardwalk
Greenbrae, CA 94904
Marin Co: (415) 925-0801
Sonoma Co: (707) 824-0423

Mold Testing and Inspections
Residential & Commercial

Jeff Greenberg

March 6, 2026

Re: 2371 Corby Ave., Apt. #15
Santa Rosa, CA. 95407

Dear Mr. Greenberg,

Enclosed find our Mold Inspection Report for the limited inspection at the above captioned property (Site). Please read the entire report to aid in the understanding of the inspection process and the contents of this report.

Thank you,

Robert J. Minton, CIE
Dan Hofbauer, CET,



LIMITED VISUAL FUNGAL/MOLD
EVALUATION REPORT

2371 Corby Ave., Apt. #15
Santa Rosa, CA. 95407

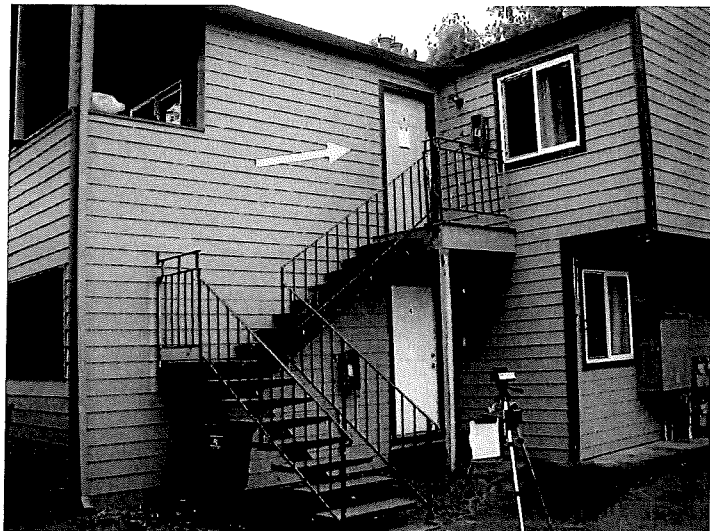
PROJECT NO. 6143

TESTING AND INSPECTION PERFORMED

February 25, 2026

PREPARED FOR

Mr. Jeff Greenberg



PREPARED BY:
Robert J. Minton, CIE
Dan Hofbauer, CET
BAY CITIES MOLD INSPECTION SERVICES INC.

PART ONE
EVALUATION SITE

2371 Corby Ave., Apt. #15

Santa Rosa, CA. 95407

Job #6143

At the request of Mr. Jeff Greenberg (Client), Bay Cities Mold Inspection Services Inc. (BCMIS) performed a limited indoor environmental microbial investigation at the above referenced site.

REPORTED HISTORY

- (Client) reports that 'the City of Santa Rosa (code enforcement) requested a Mold Inspection at the above referenced site'.

PART TWO
SCOPE OF EVALUATION

BCMIS performed the evaluation, which included a visual inspection and testing of the Evaluation Site for obvious signs of Mold growth and moisture sources.

A Total of Fifteen (15) Samples were collected and were approved by the (Client). They include, Two (2) Outside Baselines (required), Five (5) Interior Air Samples and Eight (8) Swab Samples, which were submitted to Eurofins EPK Built Environment Testing West, LLC ("Laboratory") for analysis.

RESULTS OF VISUAL INSPECTION

The site is an upstairs apartment located in a multi-apartment complex, with 1x8 horizontal exterior siding and composition roofing. The apartment complex is located on a level lot. The age of the building is unknown.

Interior & Exterior Observations:

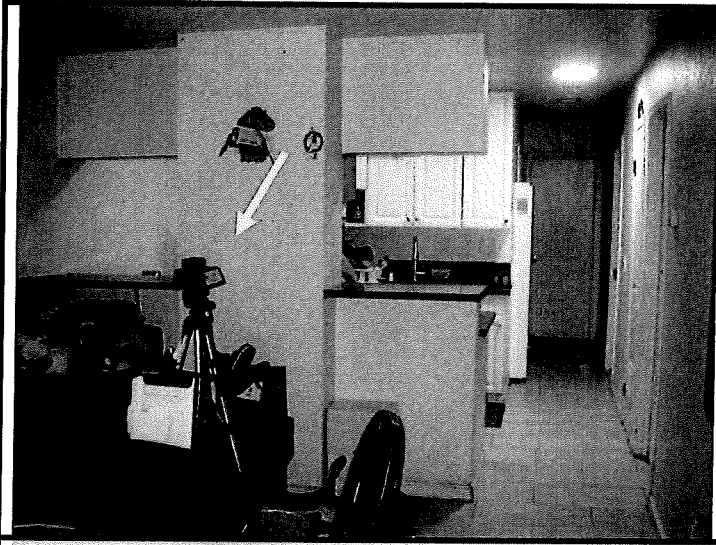


Figure 1. Air Sample taken in the main living space (living room/kitchen area).



Figure 2. The lower corner wall-to-baseboard transition to the left of the living room sliding glass door has discoloration and probable mold growth. (A Swab Sample was taken from this area-yellow arrow).

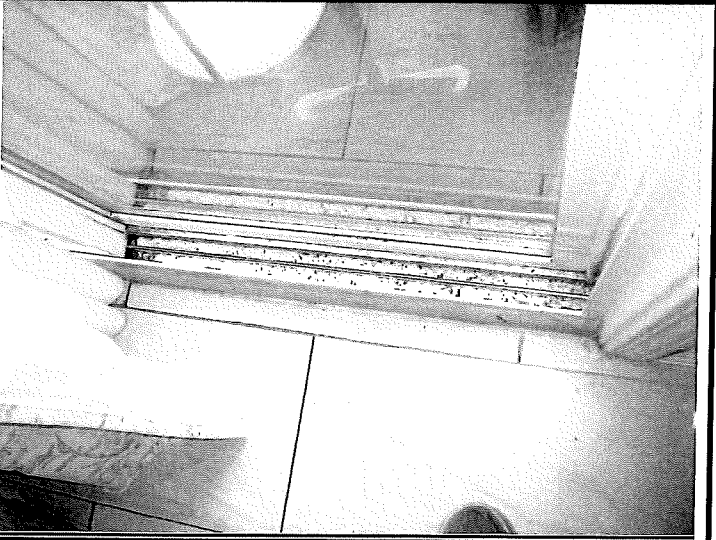


Figure 3. The sliding glass door track in the living room has dust/debris and possible mold growth.



Figure 4. The entry threshold-to-floor transition (on what appears to be caulking) has discoloration.

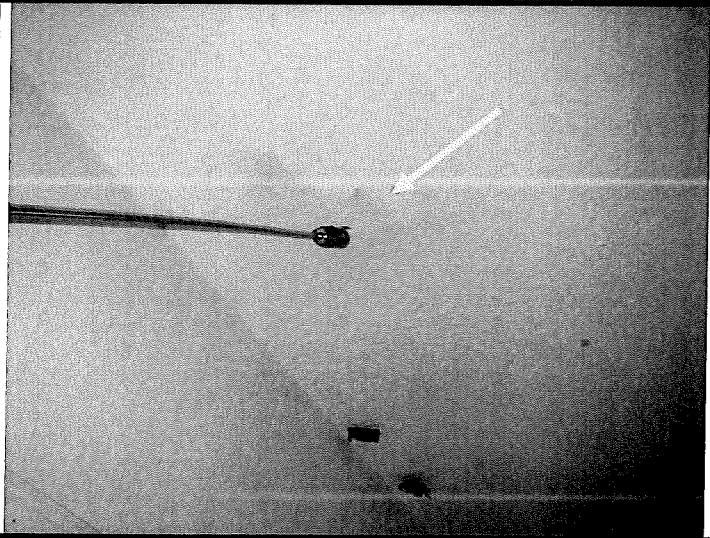


Figure 5. The ceiling above the entry door has discoloration. This condition was also observed in the hallway and kitchen area. (A Swab Sample was taken from this area - yellow arrow).

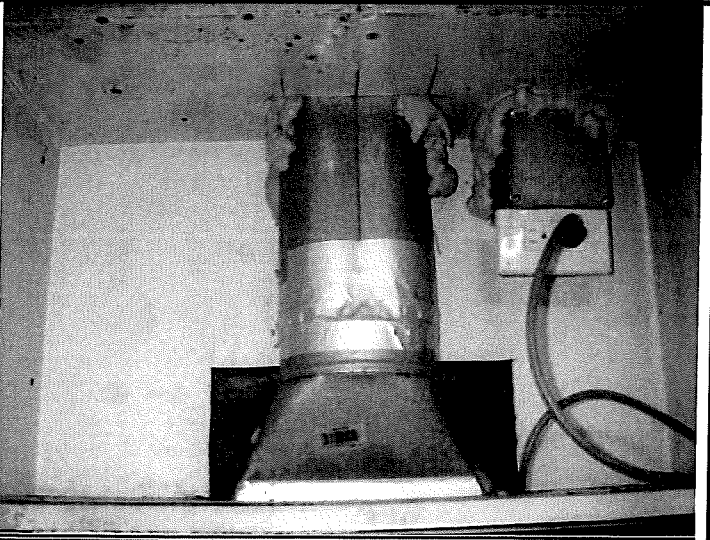


Figure 6. The inside of the cabinet above the microwave has discoloration. This appears to be an accumulation of cooking grease. As previously noted, discoloration was also present on the kitchen ceiling, hallway ceiling and the living room ceiling above the entry door.



Figure 7. The vent fins of the wall heater of the apartment have dust and possible mold growth. (A Swab Sample was taken from this area - yellow arrow).



Figure 8. Air Sample taken in bedroom #1.

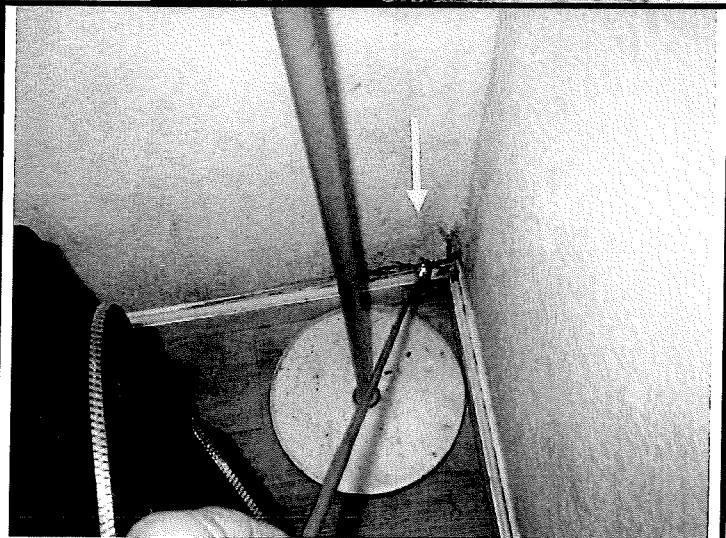


Figure 9. The lower corner wall and baseboard to the left of the window in bedroom #1 has probable mold growth. (A Swab Sample was taken from this area-yellow arrow).



Figure 10. The window sill in bedroom #1 has discoloration/possible mold growth.



Figure 11. The wall and baseboard behind the door in bedroom #1 has probable mold growth.

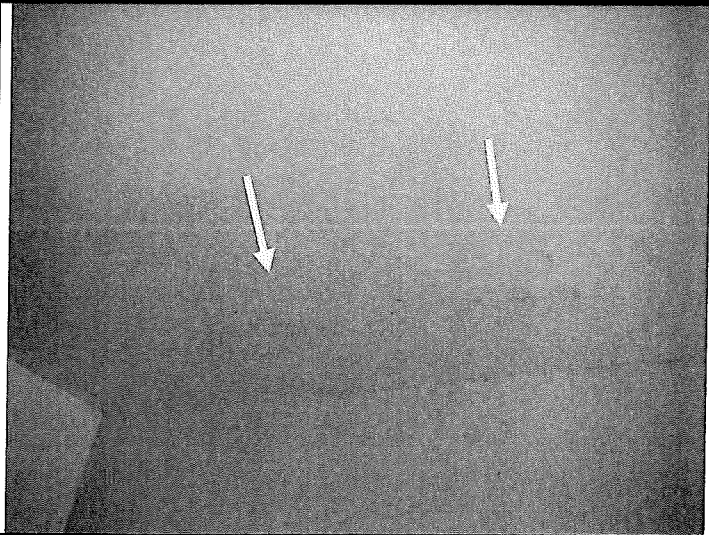


Figure 12. The ceiling by the closet door in bedroom #1 has possible mold growth-yellow arrows.



Figure 13. The lower wall and baseboard in the closet in bedroom #1 has probable mold growth.



Figure 14. Air Sample taken in bedroom #2.



Figure 15. The window sill in bedroom #2 has discoloration/possible mold growth. (A Swab Sample was taken from this area-yellow arrow).


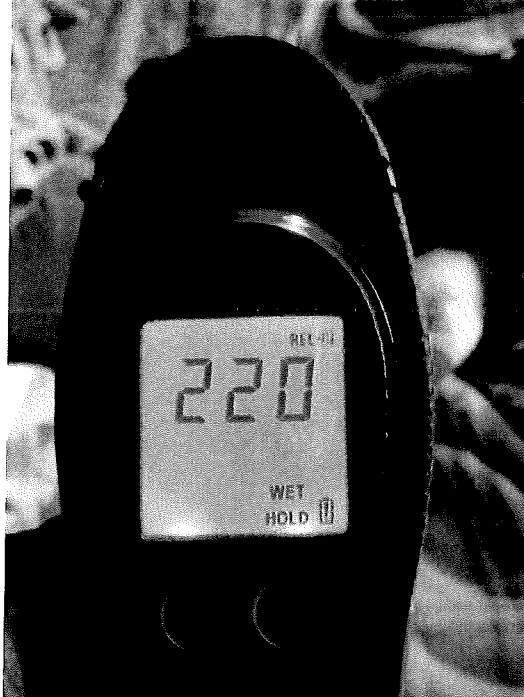
	<p>Figure 16. The lower wall and baseboard to the right of the bed in bedroom #2 has discoloration/probable mold growth and the wall had moisture at the time of the inspection. (See figure 17 for moisture reading).</p>
	<p>Figure 17. As noted in figure 16, the moisture reading of the lower corner wall showed (wet).</p> <p><u>Note:</u> All moisture readings were taken using the Protimeter BLD5365 Survey Master.</p>



Figure 18. Air Sample taken in bedroom #3.

Note: Bedroom #3 contained too many items for a full surface inspection.

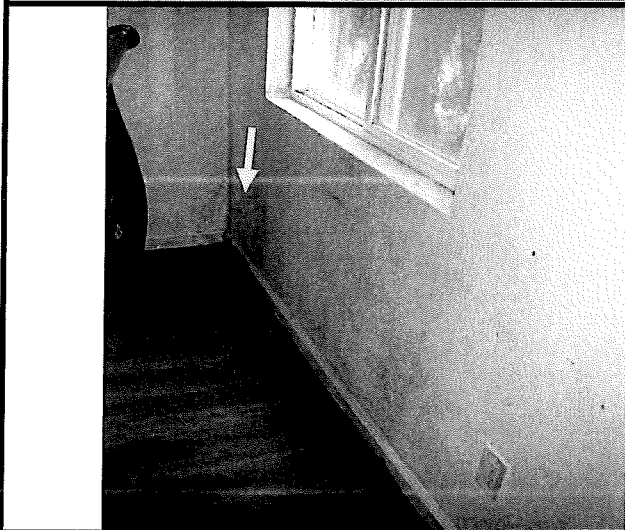


Figure 19. The wall under the window in bedroom #3 and to the left of the window have probable mold growth. (A Swab Sample was taken from this area-see figure 20).

Note: The lower corner wall (yellow arrow) had moisture at the time of the inspection. (See figure 19-A).



Figure 19-A. As noted in figure 19, the moisture reading of the lower corner wall showed (wet).



Figure 20. As noted in figure 19, a Swab Sample was taken from the wall in bedroom #3-yellow arrow.

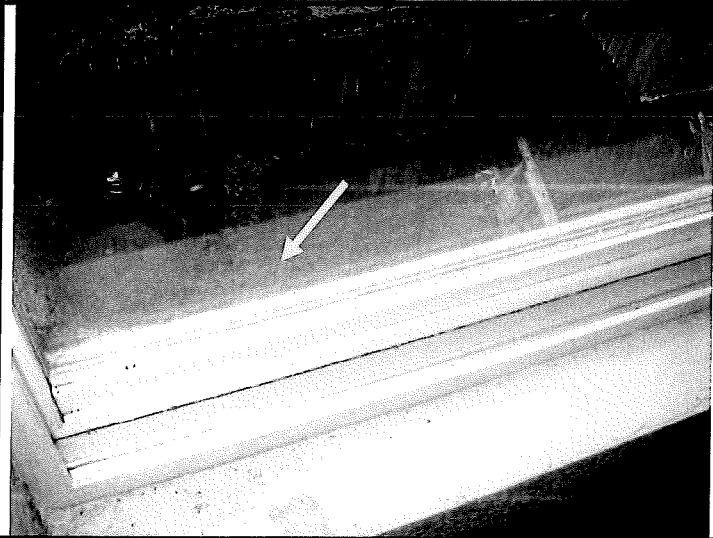


Figure 21. The window sill in bedroom #3 has discoloration and the window pane has condensation buildup-yellow arrow.

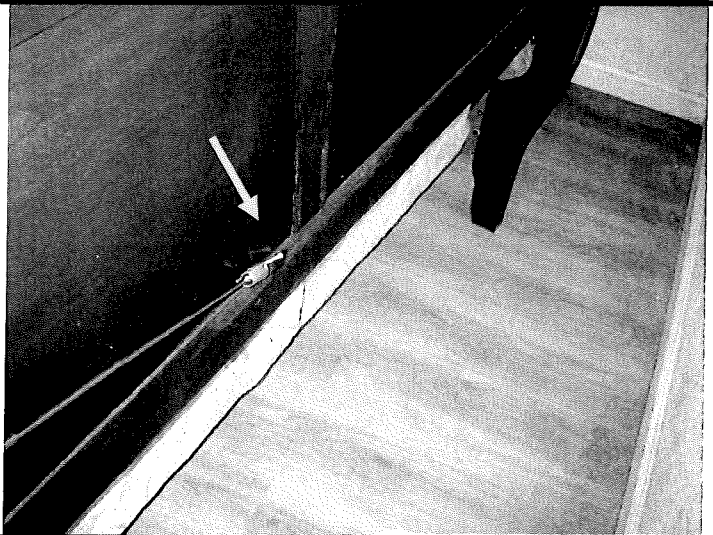
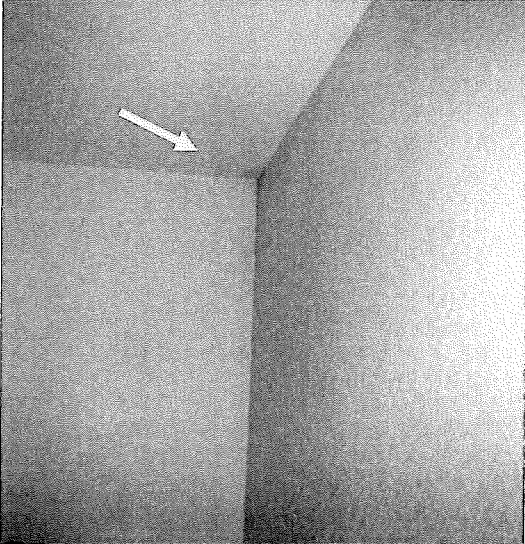
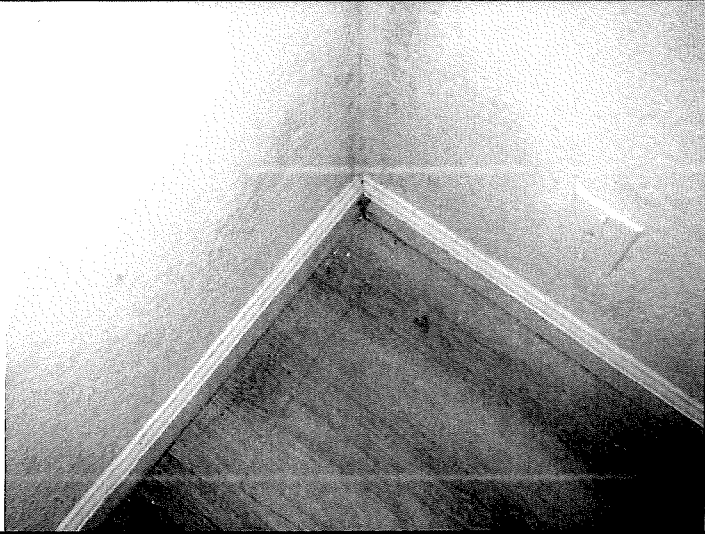



Figure 22. The back of the headboard in bedroom #3 has dust buildup/possible mold growth. (A Swab Sample was taken from this area-yellow arrow).

Note: Dust is often a food source for mold.

	<p>Figure 23. The right upper corner wall in bedroom #3 has discoloration and probable mold growth.</p>
	<p>Figure 24. The right corner wall in bedroom #3 has discoloration and probable mold growth. The area had moisture at the time of the inspection. (See figure 25 for moisture reading).</p>
	<p>Figure 25. As noted in figure 24, the moisture reading of the lower corner wall showed (wet).</p>

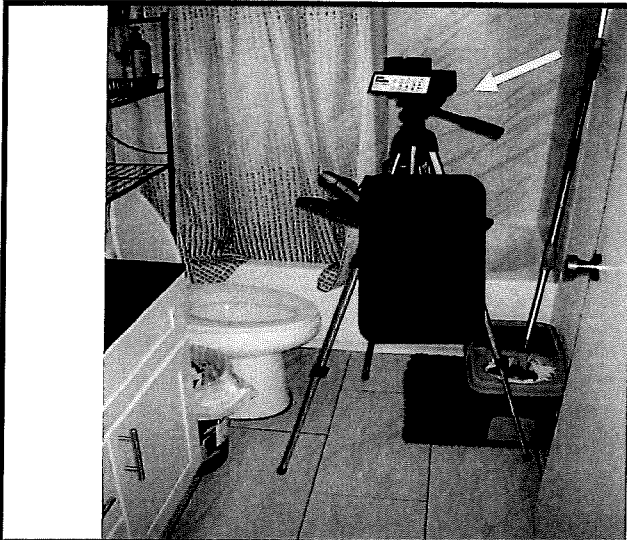


Figure 26. Air Sample taken in the hall bathroom.



Figure 27. The ceiling in the bathroom has discoloration/possible mold growth and dust buildup. (A Swab Sample was taken from this area).



Figure 28. The lower wall and baseboard by the bathtub has discoloration.

The flooring in this area had elevated moisture at the time of the inspection. (See figure 29 for moisture reading).

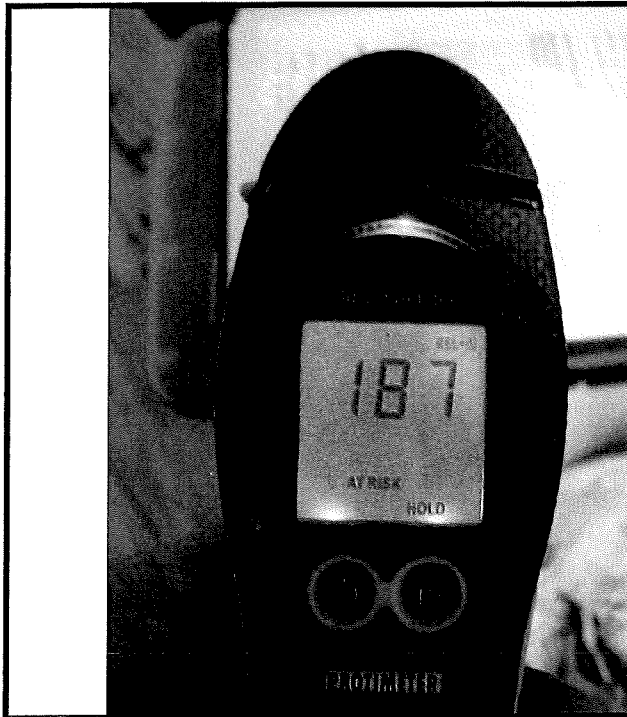


Figure 29. As noted in figure 28, the moisture reading of the flooring by the bathtub showed (at risk).



Figure 30. The underside of the toilet has discoloration/possible mold growth, as well as condensation and water drops – yellow arrows.

See results of testing in Laboratory Testing Results/Recommendations portion of this report.

Please note, that BCMIS has no knowledge of areas beneath recently patched or replaced surfaces e.g., new drywall replacement or patching. This same lack of knowledge exists for surfaces that have been recently painted or surfaces that appear to have been recently cleaned and/or areas with discoloration.

PART THREE
SAMPLE COLLECTION

Using the Eurofins EPK Built Environment Testing, LLC testing procedures, the following Samples were collected:

A Total of Seven (7) Air Samples were collected using 'Pre-Greased Slides'.

- See Spore Trap Report and the Direct Microscopic Examination on pg. 17 for Sample Locations and Analysis.

A Total of Eight (8) Swab Samples were collected using Liquid Swabs.

- See Direct Microscopic Examination Report and the Direct Microscopic Examination on pgs. 17 & 18 for Sample Locations and Analysis.

The limited inspection was conducted on February 25, 2026 at 11:55 am Pacific Standard Time. Weather conditions were overcast.

Exterior, Interior temperatures & Humidity levels:

Outside Front	63.6	78.0%
Outside Rear	64.8	77.0%
Kitchen/living room	68.7	87.0%
Bedroom #1	72.3	83.0%
Bedroom #2	73.2	82.0%
Bedroom #3	72.3	83.0%
Bathroom	73.5	87.0%

Indoor humidity levels over 55% are considered high and can increase mold growth.

*****Temperature and Humidity collected using: Traceable 98766-54**

Inside and outside air samples were collected at a flow rate of 15 liters per minute for 5 minutes each.

LABORATORY ANALYSIS

The laboratory performed a "direct exam" which involved a microscopic screening of the sampled material. The direct exam analysis is used in bulk, tape, swab and air sampling. It is a rapid analytical technique for confirming the presence and identity of mold on surfaces or in the air. The results are expressed as a range relative to the prevalence and concentration of mold in the sample. Samples were analyzed by light microscopy.

LABORATORY TESTING RESULTS

All collected Samples, with the approval of the (Client), are sent to the Laboratory for analysis. BCMIS are not medical professionals, and make no representations regarding the health of any past, present, or future occupants of the sites inspected. BCMIS does no analysis of collected Samples and does not comment on potential toxicity of microbial growth. BCMIS sends Samples to an independent Laboratory. The laboratory prepares and sends laboratory reports with the following information.

Swab Samples: "Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers".

Air Samples: Air Sample analysis are expressed as spores per cubic meter of air. The laboratory Spore Trap Report provides information that shows the Outside Airborne Mold spore levels (baseline levels) and the Inside locations that were tested at the Inspection Site. BCMIS notes the comparisons and other Site observations such as visible mold growth, trapped moisture, odors, standing water under the residence, etc. to formulate any recommendations.

The primary guideline used in determining whether mold is present in significant levels is comparing the mold level(s) of the outside Air Samples to the mold level(s) of the inside sample(s). Ideally the inside sample(s) are generally the same or lower than the outside Air Sample(s).

Direct Microscopic Examination revealed the following:

Air Samples:

- The Air Sample collected in the kitchen/living room area showed Penicillium/Aspergillus types at 2,500 vs. 0/0 (high) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).
- The Air Sample collected in bedroom #1 showed Penicillium/Aspergillus types at 1,100 vs. 0/0 (elevated) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).
- The Air Sample collected in bedroom #2 showed Penicillium/Aspergillus types at 2,400 vs. 0/0 (high) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).
- The Air Sample collected in bedroom #3 showed Penicillium/Aspergillus types at 160,000 vs. 0/0 (extremely high) and Cladosporium at 25,000 vs. 750/910 (very high) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).
- The Air Sample collected in bathroom showed Penicillium/Aspergillus types at 17,000 vs. 0/0 (very high) and Cladosporium at 1,900 vs. 750/910 (elevated) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).

Swab Samples:

- The Swab Sample A collected from the lower corner wall to the left of the living room sliding glass door showed Cladosporium species at 3+ (mold growth). (See lab results for mold counts and specific molds).
- The Swab Sample B collected from the ceiling above the entry door with discoloration showed (none).
- The Swab Sample C collected from the lower corner wall-to-baseboard transition in bedroom #1 showed Cladosporium species at 3+ (mold growth) and Ulocladium species at 1+ (mold growth). (See lab results for mold counts and specific molds).
- The Swab Sample D collected from the window sill in bedroom #2 showed Cladosporium species at 1+ (mold growth). (See lab results for mold counts and specific molds).

- The Swab Sample E collected from the lower corner wall to the left of the window showed Cladosporium species at 4+ (mold growth). (See lab results for mold counts and specific molds).
- The Swab Sample F collected from the backside of the headboard in bedroom #3 showed (none).
- The Swab Sample G collected from the ceiling in the bathroom showed (none).
- The Swab Sample H collected from the wall heater vent fin showed (none).

Note: Swab Samples taken only represent approx. one square-inch.

Please review the Spore Trap Report and the Direct Microscopic Examination Report, and we encourage you to consult websites that discuss mold and spore analysis as well as other professionals who have expertise in mold evaluation.

- For further information about specific molds please visit the web site @ [Http://www.eurofinsus.com/built](http://www.eurofinsus.com/built) (click on Technical Support then on Fungal library).

PART FOUR

General and Specific Site recommendations, remediation Guidelines and recommendations based on the Laboratory Report and the Visual Inspection are the following:

Mold Remediation and Cleaning is recommended for this site.

When Mold Remediation, Cleaning or removal of any materials is recommended, a licensed/Certified Mold Remediation Contractor should perform all Remediation and Professional cleaning that is outlined below utilizing when appropriate, the guidelines outlined in the publication: IICRC S520

All cleaning/remediation work and/or removal of any materials should be performed in containment, utilizing Negative Air Equipment and include at least

one DECON Chamber. An Air Scrubber should also be in place and in operation outside any DECON chamber.

The extent and method of any material removal, cleaning and procedures will be determined by the remediation contractor.

BCMIS's recommended removal of materials may go beyond the recommended areas as remediation progresses. This will be determined by a remediation contractor.

If you would like the names of remediation contractors who have been utilized by other Clients, please let us know.

RE: CONTENTS IN APARTMENT (e.g., personal items/furniture, etc.):

- BCMIS recommends that all contents in the apartment should be professionally cleaned. Any items that cannot be cleaned, should be discarded at the discretion of the remediation contractor and owner of personal items. Any soft personal items (e.g., clothes, blankets, etc. should be laundered or dry-cleaned).

Note: Contents may need to be taken off site to be cleaned. This to be determined by the remediation contractor.

LIVING ROOM/KITCHEN:

- The lower corner wall/baseboard with mold growth to the left of the living room sliding glass door (see figure 2; pg. 4) should be professionally remediated; including areas with similar conditions - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage and or moisture).
- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in caulking, the caulking should be removed and be replaced as needed.
- The ceilings with discoloration as noted in the visual inspection (e.g., above the entry door, kitchen and hallway) should be professional cleaned. The discolorations appear to be cooking grease stains; however, the source of the discolorations should be determined.

BEDROOM #1:

- The lower corner wall/baseboard to the left of the window in bedroom #1 with mold growth (see figure 9; pg. 6) should be professionally remediated; including areas with similar conditions (see figures 10-13; pgs. 7 & 8) - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage and or moisture).
- BCMIS recommends that the window sill in bedroom #1 should be professionally cleaned; however, if the mold growth has penetrated the surface area(s), additional remediation methods may need to be utilized. This to be determined by the remediation contractor.
- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

BEDROOM #2:

- The lower corner wall/baseboard to the right of the window in bedroom #2 with mold growth (see figure 15; pg. 8) should be professionally remediated; including areas with similar conditions (see figure 16; pg. 9) - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage). The source of the moisture should be determined and remedied). Possible causes can include water intrusion/leaks and high humidity levels.
- The window sill with mold growth should be remediated-(drywall removed and the framing inspected for any visible mold growth/water stains).
- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

BEDROOM #3:

- The wall(s) in bedroom #3 with mold growth (see figure 19; pg. 10) should be professionally remediated; including areas with similar conditions (see figures 23 & 24; pg. 12) - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage). The source of the moisture should be determined and

remedied). Possible causes can include water intrusion/leaks and high humidity levels.

- The window sill/jamb with mold growth should be remediated-(drywall removed and the framing inspected for any visible mold growth/water stains).
- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

BATHROOM:

Note: The Swab Sample taken from the bathroom ceiling as per the Direct Microscopic Examination Report showed no mold growth; however, based on the visual inspection BCMIS recommends the following:

- BCMIS recommends that the baseboard by the bathtub (left side) should be removed and the drywall behind inspected for any visible mold growth/water stains and/or damage.
- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.
- BCMIS recommends that the ceiling in the bathroom and corner areas by the tub/shower should be professionally cleaned; however, if the discoloration and/or possible growth has penetrated the surface area(s), additional remediation methods may need to be utilized. This to be determined by the remediation contractor.

NOTE: Once all of the above work is completed, BCMIS recommends that the entire unit should be professionally cleaned (e.g., all areas should be HEPA vacuumed, damp-wiped with an appropriate cleaning agent on all lateral surfaces-(including inside/outside of cabinets and bathroom components) and Air Scrubbers be placed throughout the unit and left in operation for a minimum of 48 hrs).

BCMIS recommends a PRI (Post Remediation Inspection) after any remediation/cleaning work has been performed.

The containment(s) should not be removed until after a successful PRI (Post Remediation Inspection) has been performed.

Note: It is also important that before any containments are removed and/or before any reconstruction begins, the following should be completed prior to a PRI (Post Remediation Inspection):

- All remediation and cleaning has been completed.
- Any areas that were wet are thoroughly dried.
- All moisture sources have been determined and remedied.

Note: The presence of ACM (Asbestos Containing Materials) and lead paint is often unknown. BCMIS recommends that the (Client) confer with a certified mold remediation company to determine if asbestos and/or lead testing should be performed prior to any remediation.

ADDITIONAL RECOMMENDATIONS FOR THIS SITE:

Note: The indoor humidity in this unit was exceptionally high at the time of the inspection.

- Mold needs a moisture source and a food source in order to be present. Dust is often a food source. Limiting dust and moisture will help contribute to a lower mold count in your home.
- Moisture sources can include; steam from showers and baths, condensation buildup, high humidity levels, as well as cooking condensation, water intrusion/leaks.
- It is important to keep humidity levels below 55% in your apartment to help minimize moisture buildup and mold growth. The humidity levels in the apartment ranged from 82.0% to 87.0% at the time of the inspection.
- High humidity can be contributed from some of the following: e.g., steam from showers and baths, as well as cooking condensation and water intrusion/leaks.
- It is important to have circulating air; fresh air and uniform heat to all areas of the unit, which will help facilitate air quality and minimize mold growth.
- BCMIS recommends that all items arranged in closets and storage rooms as well as all furniture and personal items should be arranged to provide adequate circulating air, heat, and fresh air to all wall surfaces. A minimum

of 2" should be kept between the wall and furniture pieces; including any personal items, etc.

- BCMIS recommends that the bathroom exhaust fan should be running at all times when the tub(s)/shower(s) are in use and should remain running for approx. 15 to 30 minutes after the tub(s)/shower(s) is used; this will help keep humidity levels down and help minimize mold growth.
- BCMIS recommends that the microwave exhaust fan above the range should be inspected to determine that it is in proper working order and that all connections (exhaust vent pipe) are well sealed and exhausts to the exterior of the apartment, and does not recycle back or partially back into the kitchen/living space area.
- BCMIS recommends that the microwave exhaust fan should be running at all times during cooking.
- BCMIS recommends that all tub(s)/shower(s) should have tub/shower doors installed to help prevent water spillage and damage to walls/floors and microbial growth. This work should be performed by a licensed tub/shower door contractor.

Please review the following Four (4) sections of this report that are offered for consideration when remediation and cleaning are going to be performed, for minimizing Indoor Mold Growth, and to help maintain 'healthy' Indoor Air Quality.

1. General information and procedures to be utilized during remediation/cleaning:

Recommendations and observational comments are based on the Laboratory Results and the visual Inspection. They are provided to help determine causes of any Indoor mold growth, help minimize future mold growth, provide guidelines for any mold removal, and facilitate optimum IAQ (Indoor Air Quality).

In addition to the recommendations, this report includes information that has been gleaned from other sources, some of which are available on our web site (www.baycitiesmold.com), and many other web sites. The comments that are included with the recommendations are provided for your contemplation only. They are not provided as scientific fact, nor should they **ever** be used as a substitute for professional medical advice.

The presence of ACM (Asbestos Containing Materials) and lead paint is often unknown. BCMIS recommends that the (Client) confer with a certified mold remediation company to determine if asbestos testing should be performed prior to any remediation.

A licensed/Certified Mold Remediation Contractor should perform all Remediation/Professional cleaning. Remediation should be performed in containment utilizing Negative Air equipment. All containments should have at least one Decontamination chamber. An Air Scrubber should also be in place and in operation outside any DECON chamber until after a successful PRI (Post Remediation Inspection) has been performed.

The Remediation Contractor will determine all remediation/cleaning procedures. BCMIS recommends a PRI (Post Remediation Inspection) after remediation/cleaning work is completed and before any containment(s) are removed.

Note: The exhausts on Air Scrubbers and Negative Air equipment should be immediately sealed at the time of shut down. Air scrubbing and Negative Air equipment should be in operation for a minimum of 48 hrs. after the completion of remediation/cleaning.

The Air Scrubber's exhaust should be sealed and shut down approximately 8 hrs. prior to a PRI (Post Remediation Inspection).

2. Additional information:

- Any remediation/cleaning work, removal of water stained/damaged drywall or wet drywall should be performed by a licensed/certified/insured/mold remediation contractor.
- All remediation/cleaning work should be performed in containment and under negative air pressure; including at least one DECON Chamber. An Air Scrubber should also be in place and in operation outside any DECON chamber until after a successful PRI (Post Remediation Inspection) has been performed.
- The extent and method of any material removal will be determined by the remediation contractor.
- The specific recommendations offered for this site include procedures that are normally utilized by remediation contractors; however, all specific remediation and cleaning procedures for this site will be determined by the remediation contractor. This includes personal items, furniture, etc. All questions regarding methods of cleaning personal items, furniture, etc.

should be directed to a remediation contractor who specializes in this type of work. Whenever possible contaminated personal items should be properly bagged before transporting through living spaces, or if possible removed through an exterior door or window. Note: BCMIS is a mold inspection and testing company only. BCMIS does not perform remediation or cleaning and does not recommend specific procedures on how remediation and cleaning should be performed at this site.

3. General remediation/cleaning requirements should include the following:

- Any drywall to be remediated should be remediated approx. 24" past the affected areas or beyond if additional hidden mold reservoirs are found (drywall removed).
- Minimum remediation requirements should include the following: All exposed framing should be wire brushed/sanded, all areas should be HEPA vacuumed, all hard surfaces should be wiped down with an appropriate cleaning agent and an air scrubber should be placed and left in operation for a minimum of 48 hours after the remediation work is completed. An Air Scrubber should also be in place and in operation outside any DECON chamber until after a successful PRI (Post Remediation Inspection) has been performed. All remediation work should be performed in containment and under negative air pressure, and include at least one DECON chamber with minimum interior dimensions of 36" x 36".
- Minimum cleaning requirements should include the following: All areas should be HEPA vacuumed. All hard surfaces should be wiped down with an appropriate cleaning agent. Air scrubbers should be placed and left in operation for a minimum of 48hrs. after the cleaning work is completed.
- An air scrubber should also be in operation outside any containment area when the remediation/cleaning work is performed.
- Containment provisions shall be designed to isolate areas of mold remediation for purposes of preventing the migration of microbial matter, dust, and debris from contaminated areas to uncontaminated areas. Remediation should only be performed once critical barriers have been put in place, negative air machine(s) have been installed, and makeup air is provided. There should be a minimum of four (4) air changes per hour (ACH). HEPA filtered negative air machines should be exhausted to the outdoors when possible. Air scrubber(s) should be used outside the Containment(s), and be in operation during remediation and until a successful PRI (Post Remediation Inspection) is achieved. The Air Scrubbers are to help eliminate airborne mold spores and dust that may

be generated during remediation.

- Entry through critical barriers shall consist of a zippered opening with covering flaps on each side. If contaminated materials are to be removed from the containment, it is recommended that a decontamination chamber, or vestibule, be erected at the entry for the purpose of cleaning and double bagging debris. Decontamination chambers should be sized to allow for equipment movement and removal of personal protective equipment – a minimum of 36”x36”.

4. General recommendations (If applicable):

- It is important to have circulating air; fresh air and uniform heat to all areas of the home which will help facilitate air quality and minimize mold growth.
- It is also important to keep humidity levels below 55% in your home/crawlspace/attic/building to help prevent moisture buildup and mold growth.
- Mold needs a moisture source and a food source in order to be present. Dust is often a food source. Limiting dust and moisture will help contribute to a lower mold count in your home.
- Moisture sources include dampness from crawlspaces, steam from showers and baths as well as cooking condensation.
- BCMIS recommends that all items arranged in closets and storage rooms as well as all furniture and personal items should be arranged to provide adequate circulating air, heat, and fresh air to all wall surfaces. A minimum of 2” should be kept between the wall and furniture pieces; including any personal items, etc.
- Window coverings should be periodically opened to allow proper air flow.
- BCMIS recommends that any single pane windows should be replaced with dual pane windows to help minimize condensation buildup and microbial growth.
- **Note:** Regarding carpets/pads on concrete slabs: BCMIS does not recommend these kinds of materials, such as (laminated wood flooring/plywood/carpets and pads) on concrete slabs due to possible moisture intrusion from subsurface water in the concrete, which can contribute to microbial growth. If it is determined that subsurface moisture is present in the concrete alternative floor coverings should be considered in the apt., such as tile and then should be closely monitored for any

moisture intrusion during the rainy season. The concrete slab surface area can have a sealer applied to help minimize moisture intrusion. This work should be performed by a licensed contractor specializing in moisture sealer applications.

- All mattresses/box springs should have bed frames underneath to allow proper airflow to the underside and to help minimize moisture buildup and microbial growth.
- All maintenance mold on and around windows should be cleaned and kept clean per the instructions in Addenda A “Most Frequently Asked Questions.”
- BCMIS recommends that all tub(s)/shower(s) should have tub/shower doors installed to help prevent water spillage and damage to walls/floors and microbial growth. This work should be performed by a licensed tub/shower door contractor.
- BCMIS recommends that all bathrooms, laundry facilities and kitchens (above ranges) should have exhaust fans installed and should be kept in proper working order and should exhaust to the exterior of the home. The fans should be periodically cleaned to maintain proper CFM air flow. The fan in the bathroom should be wired into the light switch or a timer and should be running at all times when the tub(s)/shower(s) are in use and should remain running for approx. 15 to 30 minutes after the tub(s)/shower(s) is used; this will help keep humidity levels down and help minimize mold growth. BCMIS recommends that any work to be contemplated should be performed by a licensed HVAC contractor.
- BCMIS recommends that any exterior unsealed through-wall penetrations such as; holes, light fixtures, electrical outlets, water faucets and PG & E supply lines, exhaust flues, etc. should be properly sealed around the perimeter(s) to help prevent water intrusion into the walls of the home.
- BCMIS recommends that all gutter downspouts should be tied into a drainage system that leads rain water away from the home.

BCMIS recommends all remediation work should be performed only by a Certified Mold Remediation Contractor utilizing the guidelines outlined in the publication: IICRC S520 Standard and Reference Guide for Professional Mold Remediation-2008.

There are many methods and techniques that are used to remediate mold and other IAQ concerns.

BCMIS does not endorse nor recommend any specific product(s) used by remediation contractors during the remediation process. BCMIS is not knowledgeable of possible chemical or health side effects, if any, of various remediation processes.

BCMIS feels all recommendations made in this report should be performed to aid in the prevention of mold growth.

See Laboratory Inspection and Identification Reports for specific testing results.

PART FIVE

MEDICAL, EXPOSURE, LIMITATIONS

The intent of this report is to identify by testing and inspection whether excessive mold growth is occurring within the evaluation site. It is beyond the scope and intent of this report, or any discussion engaged in with the Client(s) or any other written communication supplied by BCMIS to the Client(s), to advise the Client(s) regarding any medical concern or condition which the Client(s) may be experiencing.

It is BCMIS' position that any medical concerns, which the Client(s) may have and that they feel, may be related to mold should be discussed with a qualified medical professional.

By attempting to identify possible sources of excessive mold growth in the evaluation site, BCMIS cannot, and will not guarantee the suggested source(s) are the specific source of the excessive growth found. Specifically identifying a mold source may require destructive testing which is beyond the scope of this inspection.

Testing was performed in a limited area of the residence, the Laboratory Inspection and Identification Report can only address the areas where testing was performed. Additional testing may determine that there are excess levels of mold growth occurring in other areas of the residence.

The opinions we have expressed could be different with the introduction of additional information not considered in this report. We take no responsibility to investigate circumstances not communicated to us by the Evaluation Site occupants or others knowledgeable about the Evaluation Site. (See "Conditions and Limitations").

Based on our experience the recommendations suggested in this report should lower inside mold levels; however, BCMIS does not guarantee said results.

All work, which may result in the disturbance of mold contamination, should be performed by individuals with experience and training in microbial abatement in accordance with the guidelines contained in the EPA publication "Mold Remediation in Schools and commercial Buildings" (EPA 402-K-01-001, March 2001). Per these guidelines work practices should minimize the disturbance of mold-contaminated materials and adequately protect the individuals performing the work. If in the course of remediation, the causal moisture source is discovered to be contaminated with sewage or other biological pollutant, work should proceed in accordance with IICRC S500 "Standard and Reference Guide for Professional Water Damage Restoration."

EXPOSURE GUIDELINES

In the United States no federal agency has clear authority to regulate exposure to biological agents associated with Building Related Illnesses. Countable bioaerosols have no Permissible Exposure Limits (PELs) or Threshold Limit Values (TLVs) for the following reasons, the culturable/countable bioaerosols have no single entry, the human response range varies greatly from one individual to the next; it is not possible to collect and evaluate all bioaerosols components using a single sampling method; and the information relating bioaerosol concentrations to health effects is generally insufficient to describe exposure response.

Due to a wide variety of microorganisms found across different regions of the United States and the influence of normal humidity and temperature conditions, the concentrations of bioaerosols vary significantly from area to area. With the absence of exposure limits, it is common industry practice, as supported by the American Conference of Governmental Industrial Hygienist (ACGIH), the American Industrial Hygiene Association and the Environmental Protection Agency (EPA) guidelines, to compare outside bioaerosol concentrations and species to inside bioaerosol concentrations and species.

Generally speaking, the indoor air flora should be quantitatively lower than, but qualitatively similar (genus or species) to, that of outdoor air. All occupant health inquiries should be referred to a physician knowledgeable in the health effects of environmental mold exposures.

CONDITIONS AND LIMITATIONS

Air sampling results are limited as they represent airborne concentrations at the time of the sample collection only. Changes in operation procedures, ventilation, temperature, humidity, occupancy, equipment, sources, products used, and other conditions may cause variations in the anticipated airborne concentrations. BCMIS has performed the tasks set forth above in a professional manner, consistent with industry standards. BCMIS however, can neither guarantee and does not warrant, that this limited assessment has revealed all adverse

environmental conditions affecting Evaluation Site, nor can BCMIS warrant the assessment requested would satisfy the dictates of, or provide a legal defense in connection with environmental laws or regulations. This report must be read and considered in its entirety. It is the responsibility of the Evaluation Site residents to disclose all known issues of prior water intrusion events and/or microbial contaminations issues. BCMIS cannot assume responsibility for investigation of any unknown issues, which were not brought to our attention prior to the commencement of the survey.

The results reported and any opinions set forth herein are solely for the benefit of the Client and may not be used by third parties. The results and opinions set forth in this report will be valid as of the date of this report only and BCMIS assumes no obligation to advise the Client of any change that may later be brought to our attention.

**We at BAY CITIES MOLD INSPECTION SERVICES INC. appreciate the opportunity to provide you with this report. If you have any questions concerning the findings and information presented, please contact us at (415) 925-0801 (707) 824-0423.
Sincerely,**

**Robert J. Minton, CIE
Dan Hofbauer, CET
Bay Cities Mold Inspection Services Inc.**

'ADDENDA'

Frequently Asked Questions About Mold Testing

Addendum "A"

ADDENDA

FREQUENTLY ASKED QUESTIONS

In an attempt to assist our clients in better understanding the results of the Mold Inspection-Identification Report issued by Laboratories, LLC., we are providing some of the most frequently asked questions regarding the Report and answers provided by Laboratories, LLC.

Q. CAN MOLD MAKE ME SICK?

Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions) and in some cases, potentially toxic substances (mycotoxins). Touching mold or inhaling mold spores may cause allergic reactions in sensitive individuals. Allergic responses to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Research on mold and health effects are ongoing in medical schools, laboratories and research centers all over the world. For more information consult a health professional. You may also wish to consult your local health department.

Q. What do the answers 1+, 2+, 3+, 4+ mean on a tape or swab sample?

A. These are relative numbers of concentration of mold spores. If the answer 1+ appears it means the laboratory counted between 1 and 50 spores of the organism identified. If 2+ is reported it means between 50 and 150 spores were seen. If 3+ is reported it means 150 to 600 spores were seen. If 4+ is reported it means there were too many spores to count. Please keep in mind the swab was probably rubbed over a one square inch area and represents only that specific amount of area. If a whole wall is covered with the mold, obviously, greater spore counts are present in the room than what was reported.

Q. In an air sample, what are the normal number of spores taken from inside a room?

A. There are no established standards by State, or Federal governments, for what are considered a normal number of spores inside a room. All rooms have mold in them and the lab sees numbers as low as 20 spores per cubic meter of air to 50,000 spores per cubic meter of air. The lab receives air samples from all over the United States, and the numbers vary considerably in different climates. The more humidity that is in the air results in lower average numbers. The real question is, are there more spores inside the room than outside the building? If this is the case then it is a good indicator that mold is growing in your building.

Q. Is there mold growing inside my wall?

A. The only way to find out if mold is growing inside a wall is to take an air sample from the interior of the wall or remove the sheetrock and inspect inside where you can take a sample from the exposed interior wall. Mold can double in population every 8 to 16 hours if the conditions are right. The right conditions require moisture and cellulose, which are food for mold. You may notice mold growing on aluminum, or some other surface, that you feel does not have cellulose or moisture. This can be due to the fact that household dust can have enough cellulose and condensation on windows to provide the right conditions to support mold growth.

Q. What do I do to get rid of the mold?

Remediation contractors utilized the following guidelines.

All remediation work should be done by a licensed remediation contractor.

PPE (Personal Protective Equipment); use gloves and **Respiratory Protection** – Respirators protect cleanup workers from inhaling airborne mold, mold spores and dust.

Minimum: When cleaning up a small area affected by mold, use an N-95 or higher respirator. This device covers the nose and mouth, will filter out a minimum of 95 percent of the particulates in the air and is available in most hardware stores.

Damp Wipe – Whether dead or alive, mold is allergenic, and some molds may be toxic. Mold can generally be removed from nonporous (hard) surfaces by wiping or scrubbing with water or water and detergent. It is important to dry these surfaces quickly and thoroughly to discourage further mold growth. Instructions for cleaning surfaces, as listed on product labels, should always be read and followed. Porous materials that are wet and have mold growing on them may have to be discarded. Since molds will infiltrate porous substances and grow on or fill in empty spaces or crevices, the mold can be difficult or impossible to remove completely.

HEPA Vacuum – HEPA (High-Efficiency Particulate Air) vacuums are recommended for initial use prior to cleaning and for final cleanup of remediation areas after materials have been thoroughly dried and contaminated materials removed. HEPA vacuums are also recommended for cleanup of dust that may have settled on surfaces outside the remediation area. Care must be taken to assure that the filter is properly seated in the vacuum so that all the air must pass through the filter. When changing the vacuum filter, remediators should wear Personal Protective Equipment to prevent exposure to the mold that has been captured. The filter and contents of the HEPA vacuum must be disposed of in well-sealed plastic bags.

If the affected area is small; it can be cleaned by using a sponge that is soaked in either a 10% bleach solution or a liquid Lysol solution. The lab prefers Lysol because it kills the mold much faster and shouldn't hurt your carpet, wallpaper or paint. Do not spray the mold as this may cause the spores to disperse. Saturate a rag or sponge and make sure the treated area gets completely wet with the cleaner, as some contact time is needed to kill the mold. A good source for information on the health effects associated with different molds is the University of Minnesota's fungal glossary @ www.dehs.umn.edu/iaq_fib_fg_gloss.htm

Q. How much mold can make me sick, and who is the most susceptible?

A. The term "toxic mold" is sometimes misleading. Certain molds are toxigenic, meaning they can produce toxins (specifically mycotoxins). Hazards presented by molds that may produce mycotoxins should be considered the same as other common molds, which can grow in your house. Common health concerns from molds include hay fever-like allergic symptoms. Certain individuals with chronic respiratory disease (chronic obstructive pulmonary disorder, asthma) may experience difficulty breathing.

Children, elderly, and people with compromised immune systems appear to be the most susceptible. Mold spores will more easily affect people with asthma or other respiratory problems. The basic rule is: if you can smell it, or see it, take steps to eliminate it. Individuals with immune suppression may be at increased risk for infection from molds. If you or your family members have these conditions, a qualified medical clinician should be consulted for diagnosis and treatment. One should take routine measures to prevent mold growth in the home.

Q. Can cleaning up the mold be hazardous to your health?

A. Yes, mold counts can be 100 to 1000 times higher during clean up.

Q. I have Stachybotrys in my house analyzed from the swab (or tape) sample so why did it not show up on the air sample?

A. You have about a 10% chance of seeing Stachybotrys in an air sample. Part of the reason is that this mold does not give off spores unless it is losing its moisture source. The possibility exists that when an air sample is taken the mold may not be throwing off spores at the time.

Q. What are the most common molds found in buildings?

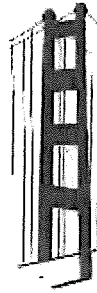
A. Some of the most common molds found in buildings are: Cladosporium, Aspergillus, Penicillium, and Alternaria. All of these are considered toxic. Other toxic molds that are frequently found are Stachybotrys, Fusarium, Trichoderma, and these molds produce mycotoxins that are easily absorbed into the skin,

intestinal lining, airways, and lungs. Other toxic molds include *Coccidioides*, *Histoplasma*, *Blastomyces*, and *Memnoniella*. It is important to realize that most molds have not yet been studied for toxicity, and not all species in a genus are toxic. According to Dr. Harriet Ammann senior toxicologist for the Washington State Health Department, even though not all species of mold are toxigenic, it is prudent to assume that when these organisms are found in excess indoors, that they are all treated as toxigenic.

CONCLUSION:

Numerous molds do not pose a health risk however, some molds produce chemicals called mycotoxins that can cause flu-like symptoms or other more severe health concerns. Health risk, or hazard, may be present at the sample collection site. Clean up of mold contamination may be required regardless of mold type and must include the elimination of moisture. An abatement specialist should be contacted for toxic mold cleanup and/or a doctor/allergist for health symptoms.

Please refer to the website presented in other sections of this Report.



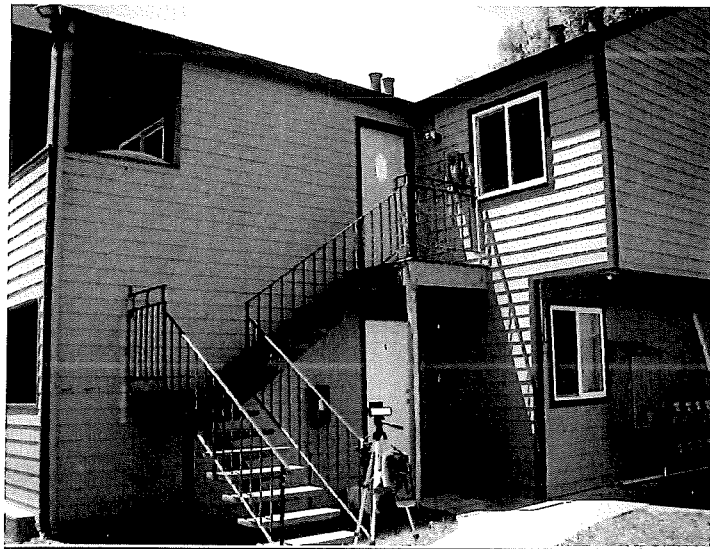
Bay Cities Mold Inspection Services

57 Greenbrae Boardwalk
Greenbrae, Ca 94904
Marin (415)308-0702 - Sonoma (707) 824-0423
Email: matrixdhc@sbcglobal.net

Post Remediation Inspection and Testing

PRI Report

Pro 6191



Performed for: Mr. Jeff Greenberg
Attention: Mr. Jeff Greenberg
From: Robert J. Minton & Dan Hofbauer
Date: 06/25/26
Subject: 2371 Corby Ave., Apt. #15, Santa Rosa, Ca. 95407

Bay Cities Mold Inspection Services was contacted by Mr. Jeff Greenberg (Client), who requested BCMIS to perform a PRI (Post remediation Inspection) at the above referenced address.

Date of testing: June 12, 2026

Location of testing:

- Outside Baseline Controls.
- Containment area – Entire apartment was contained, and Air Samples were collected in the following locations-(kitchen/living room, bedroom #1, bedroom #2, bedroom #3 and the hall bathroom).

Air Scrubber(s):

- Yes, and was off at time of testing.

Moisture and/or any trapped moisture found:

- No

Any visible mold observed:

- No

Any encapsulates observed:

- No

Below are the laboratory results of the Spore Trap Report and the Direct Microscopic Exam – Qualitative (ASTM D7658) dated 06-16-26 provided by Eurofins EPK Built Environment Testing, LLC prepared on 06-16-26.

Containment area (Air Samples)

- The Laboratory Report indicates the following for the Containment area (kitchen/living room): The level of Alternaria was 13 vs. 310/270 (outside baselines for the front and the rear of the building) at the time of testing. The level of Cladosporium was 430 vs. 12,000/9,200 (outside baselines for the front and the rear of the building) at the time of testing.
- The Laboratory Report indicates the following for the Containment area (bedroom #1): The level of Cladosporium was 910 vs. 12,000/9,200 (outside baselines for the front and the rear of the building) at the time of testing. The level of Smuts, Periconia, Myxomyetes was 27 vs. 190/470 (outside baselines for the front and the rear of the building) at the time of testing.

- The Laboratory Report indicates the following for the Containment area (Bedroom #2): The level of Cladosporium was 320 vs. 12,000/9,200 (outside baselines for the front and the rear of the building) at the time of testing.
- The Laboratory Report indicates the following for the Containment area (bedroom #3): The level of Alternaria was 67 vs. 310/270 (outside baselines for the front and the rear of the building) at the time of testing. The level of Basidiospores was 160 vs. 590/3,800 (outside baselines for the front and the rear of the building) at the time of testing. The level of Cladosporium was 3,600 vs. 12,000/9,200 (outside baselines for the front and the rear of the building) at the time of testing. The level of Odium was 13 vs. 53/0 (outside baselines for the front and the rear of the building) at the time of testing. The level of Penicillium/Aspergillus types was 53 vs. 0/0 (outside baselines for the front and the rear of the building) at the time of testing. The level of Rusts was 53 vs. 610/570 (outside baselines for the front and the rear of the building) at the time of testing. The level of Smuts, Periconia, Myxomyetes was 150 vs. 190/470 (outside baselines for the front and the rear of the building) at the time of testing.
- The Laboratory Report indicates the following for the Containment area (bathroom): The level of Basidiospores was 53 vs. 590/3,800 (outside baselines for the front and the rear of the building) at the time of testing. The level of Cladosporium was 160 vs. 12,000/9,200 (outside baselines for the front and the rear of the building) at the time of testing.

Containment area (Swab Samples)

The Direct Microscopic Exam indicated that the Qualitative (ASTMD 7658) dated 06-16-26 showed the following:

- The Swab Sample (A) taken from the lower corner wall framing to the left of the living room sliding glass door showed none-(No Mold Growth Detected).
- The Swab Sample (B) taken from the lower corner wall framing to the left of the window in bedroom #1 none-(No Mold Growth Detected).
- The Swab Sample (C) taken from the lower corner wall framing to the right of the window in bedroom #2 showed none-(No Mold Growth Detected).
- The Swab Sample (D) taken from the framing under the window in bedroom #3 none-(No Mold Growth Detected).

EVALUATION:

Based on the results of the Laboratory Reports and our Visual Inspection on the date indicated, BCMIS considers that the remediation/cleaning performed at the above location was successful within the 'Containment' area.

The primary guideline used in determining whether mold remediation is successful, is comparing the baseline/mold level(s) of the outside Air Samples to the mold level(s) inside. Swab Samples should show 'none', and Air Sample(s) should show generally the same or lower than the outside baseline Air Sample(s). The Laboratory Spore Trap Report and the Direct Microscopic Exam – Qualitative (ASTMD 7658) dated 06-16-26 showed that these conditions were attained.

If you have any questions, please give us a call.
Thank you.

Robert J. Minton, CIE
Dan Hofbauer, CET

Owners/Mold Test Technicians

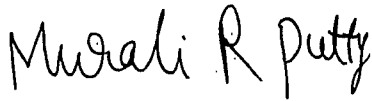
****Air Sampling results are limited as they represent airborne concentrations at the time of the sample collection only, and only in the area(s) tested. Changes in operation procedures, ventilation, temperature, humidity, occupancy, equipment, sources, products used, and other conditions may cause variation in the anticipated airborne concentrations. BCMIS has performed the tasks set forth above in a professional manner, consistent with industry standards. BCMIS however, can neither guarantee and does not warrant, that this limited assessment has revealed all adverse environmental conditions affecting Evaluation Site, nor can BCMIS warrant the assessment requested would satisfy the dictates of, or provide legal defense in connection with environmental laws or regulations.

Report for:

Mr. Dan Hofbauer
Bay Cities Mold Inspection Services
57 Greenbrae Boardwalk
Greenbrae, CA 94904

Regarding: Eurofins Built Environment Testing West, LLC
Project: 6191 Greenberg; 2371 Corby Ave #15
EML ID: 4579393

Approved by:



Technical Manager
Murali Putty

Dates of Analysis:
Spore trap analysis: 06-16-2026

Service SOPs: Spore trap analysis (EBET-DE-SOP89537(formerly EB-MY-S-1038))
AIHA LAP, LLC accredited service, Lab ID #102856

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

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

Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Bay Cities Mold Inspection Services
 C/O: Mr. Dan Hofbauer
 Re: 6191 Greenberg; 2371 Corby Ave #15

Date of Sampling: 06-12-2026
 Date of Receipt: 06-15-2026
 Date of Report: 06-16-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	O/F: Outside Front		O/R: Outside Rear		1: Con-Kitchen/L Room		2: Con-Bedroom #1	
Comments (see below)	None		None		None		None	
Lab ID-Version‡:	23076436-1		23076437-1		23076438-1		23076439-1	
Analysis Date:	06/16/2026		06/16/2026		06/16/2026		06/16/2026	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria	23	310	20	270	1	13		
Ascospores	4	210	6	320				
Basidiospores	11	590	72	3,800				
Botrytis	5	67						
Chaetomium								
Cladosporium	232	12,000	173	9,200	8	430	17	910
Epicoccum	2	27	4	53				
Fusarium								
Myrothecium								
Nigrospora								
Oidium	4	53						
Other colorless								
Penicillium/Aspergillus types†								
Pithomyces			1	13				
Rusts	46	610	43	570				
Smuts, Periconia, Myxomycetes	14	190	35	470			2	27
Stachybotrys								
Stemphylium	1	13						
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)	3+		3+		2+		3+	
Hyphal fragments/m3	350		67		< 13		13	
Pollen/m3	470		200		< 13		13	
Skin cells (1-4+)	< 1+		< 1+		1+		< 1+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		14,000		15,000		440		930

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

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

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

Client: Bay Cities Mold Inspection Services
 C/O: Mr. Dan Hofbauer
 Re: 6191 Greenberg; 2371 Corby Ave #15

Date of Sampling: 06-12-2026
 Date of Receipt: 06-15-2026
 Date of Report: 06-16-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	3: Con-Bedroom #2		4: Con-Bedroom #3		5: Con-Bathroom	
Comments (see below)	None		None		None	
Lab ID-Version‡:	23076440-1		23076441-1		23076442-1	
Analysis Date:	06/16/2026		06/16/2026		06/16/2026	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria			5	67		
Ascospores						
Basidiospores			3	160	1	53
Botrytis						
Chaetomium						
Cladosporium	6	320	68	3,600	3	160
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium			1	13		
Other colorless						
Penicillium/Aspergillus types†			1	53		
Pithomyces						
Rusts			4	53		
Smuts, Periconia, Myxomycetes			11	150		
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	2+		3+		2+	
Hyphal fragments/m3	13		13		< 13	
Pollen/m3	< 13		< 13		< 13	
Skin cells (1-4+)	< 1+		1+		< 1+	
Sample volume (liters)	75		75		75	
§ TOTAL SPORES/m3		320		4,100		210

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

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§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

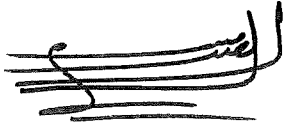
Client: Bay Cities Mold Inspection Services
C/O: Mr. Dan Hofbauer
Re: 6191 Greenberg; 2371 Corby Ave #15

Date of Sampling: 06-12-2026
Date of Receipt: 06-15-2026
Date of Report: 06-16-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Amin Suliman

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

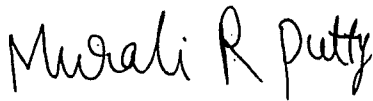
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Report for:

Mr. Dan Hofbauer
Bay Cities Mold Inspection Services
57 Greenbrae Boardwalk
Greenbrae, CA 94904

Regarding: Eurofins Built Environment Testing West, LLC
Project: 6191 Greenberg; 2371 Corby Ave #15
EML ID: 4579393

Approved by:



Technical Manager
Murali Putty

Dates of Analysis:

Direct microscopic exam - Qualitative (ASTM D7658): 06-16-2026

Service SOPs: Direct microscopic exam - Qualitative (ASTM D7658) (EBET-DE-SOP84326)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

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Client: Bay Cities Mold Inspection Services
 C/O: Mr. Dan Hofbauer
 Re: 6191 Greenberg; 2371 Corby Ave #15

Date of Sampling: 06-12-2026
 Date of Receipt: 06-15-2026
 Date of Report: 06-16-2026

Direct Microscopy of Surface Fungal Structures by ASTM D7658

Non-Fungal Background Debris †	Miscellaneous Spores Present*	Fungal Loading††	Other Comments	Notes
Lab ID-Version‡: 23076432-1, Analysis Date: 06/16/2026: Swab sample A: Con-Framing-C.W.L.O.S.6.D				
2	Very few	0 None	None	No Mold Growth Detected
Lab ID-Version: 23076433-1, Analysis Date: 06/16/2026: Swab sample B: Con-Bedr #1 F.C.W.L.O.W				
2	Very few	0 None	None	No Mold Growth Detected
Lab ID-Version: 23076434-1, Analysis Date: 06/16/2026: Swab sample C: Con-Bedr #2 F.C.W.R.O.W				
2	Very few	0 None	None	No Mold Growth Detected
Lab ID-Version: 23076435-1, Analysis Date: 06/16/2026: Swab sample D: Con-Bedr #3 F.O.W.				
2	Very few	0 None	None	No Mold Growth Detected

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

Client: Bay Cities Mold Inspection Services
C/O: Mr. Dan Hofbauer
Re: 6191 Greenberg; 2371 Corby Ave #15

Date of Sampling: 06-12-2026
Date of Receipt: 06-15-2026
Date of Report: 06-16-2026

Direct Microscopy of Surface Fungal Structures by ASTM D7658

†Non-Fungal Background Debris

The presence and relative amount of non-fungal background debris (e.g., skin cells, fibers, pollen, and dust) are documented in the Non-Fungal Background Debris section. Determination of the debris load is based on analytical judgment and reported using a semi-quantitative scale representing the relative abundance of observed material within the microscopic field of view.

- 0 No background debris is observed
- 1 ~< 5 % of a representative field of view
- 2 ~5 % and 25 % of a representative field of view
- 3 ~25 % and 75 % of a representative field of view
- 4 ~75 % and 90 % of a representative field of view
- 5 ~>90 % of a representative field of view

***Miscellaneous Spores**

Slides/specimens are examined for the presence, quantity, and distribution of mold spores. Under typical conditions, a mixture of spore types is observed with a distribution consistent with that commonly found in outdoor environments. In such cases, the biological component of the sampled surface reflects background environmental deposition rather than localized growth. Observed spores may include basidiospores, myxomycetes, plant-associated spores such as ascospores, rusts, and smuts, as well as a variety of saprophytic genera, with no single spore type predominating. Many of these spores are not associated with growth on indoor building materials, as they require living plants, decaying organic matter, or specific ecological associations for development. When this mixed spore population is observed in combination with pollen, the likely source is outdoor air rather than indoor mold growth. The relative abundance of miscellaneous spores is graded and reported as none, very few, few, variety, or wide variety.

- None – No miscellaneous spores detected
- Very Few – ~1-10 miscellaneous spores of the same spore type detected
- Few – ~>10 miscellaneous spores of the same spore type detected
- Variety – ~1-10 miscellaneous spores of 2 or more spore types detected
- Wide Variety – ~>10 miscellaneous spores of 2 or more spore types detected

††Fungal Loading

Quantities of molds observed with associated mycelial and/or sporulating structures are reported in the Fungal Loading section. Analytical judgement is applied to assess the level of fungal loading present in the sample. Results are expressed using a semi-quantitative rating scale that reflects the relative abundance of material observed within the examined microscopic field of view.

- 0 No fungal material is observed
- 1 ~< 5 % of a representative field of view
- 2 ~5 % and 25 % of a representative field of view
- 3 ~25 % and 75 % of a representative field of view
- 4 ~75 % and 90 % of a representative field of view
- 5 ~>90 % of a representative field of view

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

Client: Bay Cities Mold Inspection Services
C/O: Mr. Dan Hofbauer
Re: 6191 Greenberg; 2371 Corby Ave #15

Date of Sampling: 06-12-2026
Date of Receipt: 06-15-2026
Date of Report: 06-16-2026

Direct Microscopy of Surface Fungal Structures by ASTM D7658

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Amin Suliman

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CHAIN OF CUSTODY eurofins

www.eurofinsus.com/Built

Marlton, NJ: 3000 Lincoln Dr E. Ste. A Marlton, NJ 08053 * (866) 871-1984
 Phoenix, AZ: 1501 West Kautzen Drive, Phoenix, AZ 85027 * (800) 651-4802
 Burlingame, CA: 111 Anza Blvd, Suite 122, Burlingame, CA 94010 * (966) 888-9653

WEATHER	Fog Rain Snow Wind Clear
WEATHER	None
WEATHER	Light
WEATHER	Moderate
WEATHER	Heavy

CONTACT INFORMATION

Company: Bay Cities Mold Inspection Services (11611) Add
 Contact: Mr. Dan Hoffauer
 Phone: 707-824-0431
 Special Instructions:

PROJECT INFORMATION

Project ID: 6191 Greenberg #15
 Project Description: 3371 Greenberg Ave #15
 Project Zip Code: 95103
 PO Number: 6-12-28
 Sampling Date/Time: 6-12-28
 By: [Signature]

TURN AROUND TIME CODES - (TAT)

STD - Standard (Default)	Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.
ND - Next Business Day	
SD - Same Business Day	
WH - Weekend/Holiday/ASAP	

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
01	Outside front porch	ST	ND	75	
02	Kitchen/Bedroom	ST	ND		
03	Bedroom	ST	ND		
04	Bedroom	ST	ND		
05	Bedroom	ST	ND		
06	Bedroom	ST	ND		
07	Bedroom	ST	ND		
08	Bedroom	ST	ND		
09	Bedroom	ST	ND		
10	Bedroom	ST	ND		
11	Bedroom	ST	ND		
12	Bedroom	ST	ND		
13	Bedroom	ST	ND		
14	Bedroom	ST	ND		
15	Bedroom	ST	ND		
16	Bedroom	ST	ND		
17	Bedroom	ST	ND		
18	Bedroom	ST	ND		
19	Bedroom	ST	ND		
20	Bedroom	ST	ND		
21	Bedroom	ST	ND		
22	Bedroom	ST	ND		
23	Bedroom	ST	ND		
24	Bedroom	ST	ND		
25	Bedroom	ST	ND		
26	Bedroom	ST	ND		
27	Bedroom	ST	ND		
28	Bedroom	ST	ND		
29	Bedroom	ST	ND		
30	Bedroom	ST	ND		
31	Bedroom	ST	ND		
32	Bedroom	ST	ND		
33	Bedroom	ST	ND		
34	Bedroom	ST	ND		
35	Bedroom	ST	ND		
36	Bedroom	ST	ND		
37	Bedroom	ST	ND		
38	Bedroom	ST	ND		
39	Bedroom	ST	ND		
40	Bedroom	ST	ND		
41	Bedroom	ST	ND		
42	Bedroom	ST	ND		
43	Bedroom	ST	ND		
44	Bedroom	ST	ND		
45	Bedroom	ST	ND		
46	Bedroom	ST	ND		
47	Bedroom	ST	ND		
48	Bedroom	ST	ND		
49	Bedroom	ST	ND		
50	Bedroom	ST	ND		
51	Bedroom	ST	ND		
52	Bedroom	ST	ND		
53	Bedroom	ST	ND		
54	Bedroom	ST	ND		
55	Bedroom	ST	ND		
56	Bedroom	ST	ND		
57	Bedroom	ST	ND		
58	Bedroom	ST	ND		
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62	Bedroom	ST	ND		
63	Bedroom	ST	ND		
64	Bedroom	ST	ND		
65	Bedroom	ST	ND		
66	Bedroom	ST	ND		
67	Bedroom	ST	ND		
68	Bedroom	ST	ND		
69	Bedroom	ST	ND		
70	Bedroom	ST	ND		
71	Bedroom	ST	ND		
72	Bedroom	ST	ND		
73	Bedroom	ST	ND		
74	Bedroom	ST	ND		
75	Bedroom	ST	ND		
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77	Bedroom	ST	ND		
78	Bedroom	ST	ND		
79	Bedroom	ST	ND		
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81	Bedroom	ST	ND		
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89	Bedroom	ST	ND		
90	Bedroom	ST	ND		
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92	Bedroom	ST	ND		
93	Bedroom	ST	ND		
94	Bedroom	ST	ND		
95	Bedroom	ST	ND		
96	Bedroom	ST	ND		
97	Bedroom	ST	ND		
98	Bedroom	ST	ND		
99	Bedroom	ST	ND		
100	Bedroom	ST	ND		

SAMPLE TYPE CODES

BC - Biocassette™ CP - Contact Plate T - Tape O - Other
 A1S - Andersen ST - Spore Trap SW - Swab
 SAS - Surface Air Sampler B - Bulk SO - Soil
 NP - Non-potable Water P - Potable Water D - Dust

REMOVED BY

DATE & TIME

RECEIVED BY

DATE & TIME

REQUESTED SERVICES

Non-Culturable	Spore Trap Trap
Culturable	Biocassette™ Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate
Other Requests	

Spore Trap Analysis	Other biological particles - supplement	Direct Microscopic Exam (Qualitative)	Quantitative spore count direct exam	Dust Characterization
1-Media Surface Fungi (Genus ID + Asp. spp.)	Culturable Air Fungi (Genus ID + Asp. spp.)	Gram Stain and Counts (Culturable Air and Surface Bacteria)	Legionella culture	Total Coliform, E. coli (Presence/Absence)
Quantitray-Sewage Screen	OTHER. (please specify test)			
Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)	Asbestos Bulk - PLM	Lead (Pb) - Flame AA	PCR (please specify test)	Allergens (please specify test)

Original COC Received 6/15/26 at 11:55 AM
 Revised COC Received 6/26/26 at 9:01 AM
 Angela Hetherington

Angela

Hetherington

EXHIBIT D

**THREE-DAY NOTICE TO PERFORM COVENANTS OR QUIT
(Code of Civil Procedure section 1161(3))**

To: Mirian Llesenia Sanchez Portillo, Edith Yessenia Arevalo Sanchez, Carmen Sanchez, Joel Lara Rodriguez, and all other Tenants, Subtenants and Occupants in Possession:

PLEASE TAKE NOTICE that you have violated the following covenants of the June 14, 2021 Lease Agreement ("Your Rental Agreement") for the premises located at 2371 Corby Avenue, #15, Santa Rosa, California 95407, Sonoma County (hereinafter referred to as the "Premises") as follows:

On February 13, 2026, your landlord, Jeff Greenberg, who was out of the country at the time, received an e-mail from Jenny Marquez, Code Enforcement Officer at the City of Santa Rosa. In that e-mail, Ms. Marquez enclosed a copy of her February 13, 2026 Notice of Violation and her prior February 6, 2026 Notice and Order – Notice to Vacate. These Notices listed items of which Mr. Greenberg was previously unaware, having received no notice of any of these issues from you.

Nevertheless, Mr. Greenberg immediately began calling potential testing companies until he located one that could perform the work on the earliest possible date. On February 15, he booked two rooms at the Extended Stay South Santa Rosa, which is just down the street from the Premises. He reserved those rooms from February 16 – February 25. Both rooms had kitchens, a workspace, two beds each, free wi-fi, and "grab and go" breakfast. Only two rooms were available at the time, and Mr. Greenberg reserved them so that you could move out immediately. However, you refused to move.

Mr. Greenberg then reserved an entire house for you on Airbnb on February 17, 2026. Still out of the country, he searched online and found the closest three-bedroom house available, which was only six miles away from the Premises. The onsite manager even offered to drive you over to view the house. You declined this offer, so he met you at the house so that you could view the house. You indicated to the onsite manager your acceptance of the house. Subsequently, you changed your mind and indicated your refusal of the house. Mr. Greenberg had to pay in full for the house, which he did; yet when you reneged on your acceptance, he lost the \$2,269.00 he spent to reserve you the closest house available at that time.

On February 25, 2026, the tenants in 2371 Corby Avenue, #13, Santa Rosa, California 95407 moved out of that unit. Mr. Greenberg offered Unit #13 to you to temporarily move into while the work on the Premises was being performed. You refused his offer of Unit #13.

On March 5, 2026, your attorney sent an e-mail to Mr. Greenberg about the Notices from the City of Santa Rosa.

On March 9, 2026, Mr. Greenberg's attorney notified your attorney via e-mail and voice mail that Mr. Greenberg was already working with the City, and that he had arranged for the tenants in 2371 Corby Avenue, #2, Santa Rosa, California 95407 to move out of that unit so

that you could temporarily move to that unit while work was being performed at the Premises. His attorney requested that you move to Unit #2. You refused to move to Unit #2.

On March 12, 2026, Mr. Greenberg's attorney informed your attorney in an e-mail that your reasons for not moving were unsupported by the facts. That e-mail stated that Mr. Greenberg had visited Unit #2 that day and confirmed that there was no fresh paint in the unit, and that no "cover up" painting or patching had been done by management or maintenance. That e-mail stated that management had coordinated Unit #2 to be ready for you to move into on March 10, which it was.

On March 13, 2026, Mr. Greenberg's attorney sent your attorney a lengthy e-mail reciting the history of the events that had occurred since the time of his receipt of the e-mail from Ms. Marquez. That e-mail informed your attorney that Mr. Greenberg would be obtaining a permit and starting work on the Premises forthwith. That e-mail requested your attorney's cooperation with facilitating your move out of the Premises. That e-mail stated in part, "By way of brief background, these tenants never previously notified Mr. Greenberg or his onsite manager about the issues of which they complained to the City. Moreover, they have not utilized the monthly pest inspections and treatments that are scheduled on a regular basis for this apartment complex. They have not allowed the pest company technicians to enter the property and treat the conditions about which they now complain. They have not complied with the landlord's written requests not to leave out food. They did not advise him about the heater issue, which took minimal time (approximately five minutes) to fix. They kept their beds on the floor and against the wall. Finally, there was in the apartment an extremely high level of humidity caused and contributed by the tenants' own conduct. Interior condensation was observed, and there is no evidence of any roof leak or other issue of that nature which caused or contributed to the condition of the apartment. Mr. Greenberg is taking the necessary steps to comply with the City's Notice; however, in the future, we expect the tenants to maintain basic housekeeping standards and follow the provisions of their rental agreement and instructions from their landlord with respect to cleaning and ventilation. This property was upgraded in 2020 with the installation of a new roof, siding, and windows. The building envelope is in very good shape. Again, there is no evidence of any exterior leaks." That e-mail closed with, "Following receipt of your e-mail, he has devoted significant time and energy to coordinating the move-out of the tenants in Apartment #2 so that your clients can temporarily move there. They need to immediately vacate #15 and cooperate with the repairs and with the remediation company's instructions. The personal property will be handled per the instructions from the company."

You still did not move out of the Premises as requested.

On March 25, 2026, Mr. Greenberg's attorney sent your attorney another e-mail reiterating that your claims that "cover-up painting" at Unit #2 had occurred were unfounded and that you needed to move out of Unit #15 and into Unit #2 immediately. That e-mail informed your attorney that Mr. Greenberg had paid for the permit to start working on the Premises, expected that the permit would be issued soon, and intended to start work the following

week. That e-mail stated that pursuant to Paragraph 24 of Your Rental Agreement, you must cooperate with Mr. Greenberg's efforts to repair the Premises.

On March 27, 2026, Mr. Greenberg's attorney sent your attorney another e-mail reiterating that you needed to move out of Unit #15 and into Unit #2 without further delay. That e-mail informed your attorney that Mr. Greenberg had obtained the permit and was ready to commence work on the Premises the following week. That e-mail offered your attorney an opportunity to personally view Unit #2 to confirm its condition to confirm that no "cover up" painting had occurred. That e-mail advised your attorney that Mr. Greenberg was prepared to move forward and needed you to cooperate with your obligations under Your Rental Agreement.

On March 30, 2026, Mr. Greenberg's attorney Kimberly Ecklund went to Unit #2 and met Cenaida Guzman, a paralegal at your attorney's office, to show Ms. Guzman that there are no issues at Unit #2 that would prevent your moving there.

You did not move out of the Premises as requested.

On Monday, April 6, 2026, at 2:15 p.m., Mr. Greenberg's attorney Michelle Zyromski sent an e-mail to your attorney stating the following: "We write yet again to request that your clients vacate their unit #15 forthwith. As your office's visit to Unit #2 last week confirmed, no painting occurred to "cover up" any conditions of uninhabitability in that unit. Based upon Cenaida's comments to Kim at the visit, the landlord is arranging for Unit #2 to be professionally cleaned today. Your clients should be prepared to move there tomorrow on a temporary basis. Please be advised that as an alternative, Unit #18 should be vacant no later than Thursday, April 9. The landlord expects to have the normal turnover work done on Friday and over the weekend. Your clients could transfer to Unit #18 next week and enter into a written rental agreement for that unit on a more long-term basis. We are providing here two alternatives for your clients (which brings the total options offered to your clients thus far to four). As you know, the landlord has obtained the permits from the City and is prepared to commence work on Unit #15 as soon as your clients vacate. Please let us know as soon as possible which of the options in this e-mail they prefer. We are at the point that we will need to take more formal action if your clients do not cooperate. Thank you for your prompt attention to the above."

On Tuesday morning, April 7, 2026, your attorney sent an e-mail to Ms. Zyromski stating, "I'll check with my clients and get back to you."

On Thursday, April 9, 2026, at 12:17 p.m., Ms. Zyromski sent another e-mail to your attorney stating, "The tenants in Unit #18 have vacated. Please respond as soon as possible to let us know which option your clients prefer - temporarily staying in #2 or moving to #18 and entering into a written rental agreement for that unit."

On Thursday, April 16, 2026, at 3:15 p.m., Ms. Zyromski sent another e-mail to your attorney stating, "As we previously informed you, Unit #2 is ready now for your clients to move into

on a temporary basis. We understand that Unit #18 should be ready next Wednesday, and (as we also previously indicated) your clients can transfer there and enter into a written rental agreement. Please let us know which option they prefer. The landlord is prepared to commence work on Unit #15 as soon as your clients move out.”

Your landlord has offered you five options of alternative housing and you have not accepted any of them.

The aforementioned conduct breaches and violates the following covenants of Your Rental Agreement, Paragraph 24, which states as follows:

SIGNIFICANT REPAIRS:

a. If the Premises requires significant renovations, improvements or repairs (such as, by way of example only and not by way of any limitation, tenting for termites, treating for pests or other vermin, replacing plumbing or electrical wiring, repairing fire damage, etc.) which require Resident(s) to vacate the Premises for any length of time, Resident(s) must vacate the Premises as needed and otherwise cooperate with Landlord in its efforts to perform the work. To the extent possible, Landlord shall give Resident(s) at least ten days written notice of the need to vacate the Premises, which notice shall include Landlord's best estimation of the length of time Landlord anticipates Resident(s) will need to be absent from the Premises.

b. Resident(s) agrees to vacate the Premises for the time necessary for the work to be completed and, if Resident(s) needs to be absent from the Premises for more than eight (8) hours in any twenty-four (24) hour period, relocate to alternative housing of the Landlord's choosing. Landlord shall be responsible to pay for the alternative housing; however, Resident(s) will remain responsible for all rent while Landlord is paying for alternative accommodations. If Resident(s) elects to relocate temporarily to lodging other than that designated by Landlord, then Landlord shall have no obligation to pay the cost of such housing, which shall be at Resident(s)'s sole cost and expense; although Resident(s) shall have no obligation to pay rent during the time the Premises is not available to Resident(s) during the repairs if Landlord is not paying for the alternative lodging, except as provided below.

c. If the work or repairs are required because of the conduct of Resident(s) or the conduct of Resident(s)'s household, invitees or guests (such as misuse of plumbing, causing a fire, etc.), then Landlord shall be relieved of its obligation to pay for alternative accommodations set forth above and Resident(s) shall remain responsible for both rent and the cost of alternative lodging during the time when Resident(s) must vacate the Premises for any work to be completed.

The aforementioned conduct breaches and violates the following covenants of Your Rental Agreement, Paragraph 25, which states as follows:

DUTY TO COOPERATE: Failure to vacate the Premises or otherwise cooperate with Landlord's efforts to conduct repairs, renovations or other improvements at the Property is a material breach of this Lease and grounds for termination of this Agreement

PLEASE TAKE NOTICE that you are in material non-compliance with Your Rental Agreement. PLEASE TAKE NOTICE that you must cure the above-referenced breaches of covenants within three days after service of this notice upon you, Saturdays, Sundays, and judicial holidays excepted, by moving to 2371 Corby Avenue, #18, Santa Rosa, California 95407, Sonoma County. The move can either (a) be temporary -- until the work on #15 is completed -- or (b) you can enter into a one-year fixed term lease with your landlord within seven days of moving to Unit #18, but you have to move to Unit #18 within three days after service of this notice upon you, Saturdays, Sundays, and judicial holidays excepted.

If you do not cure these breaches of covenants, you must quit and deliver the possession of the Premises to your landlord, Jeff Greenberg, within three days after the service on you of this Notice, Saturdays, Sundays, and judicial holidays excepted, as follows: return the keys to the Premises to attorney Michelle V. Zyromski or paralegal Elizabeth Arballo at Zyromski Konicek, LLP, 613 Fourth Street, Suite 203, Santa Rosa, California 95404, (707) 542-1393, and move out of the Premises.

Your failure to either to cure the breach of covenants within the designated three-day period or to vacate the Premises within the designated three-day period may result in legal action being taken against you wherein a declaration of forfeiture of the Rental Agreement and possession of the subject Premises will be sought, and wherein damages for such things as rent, daily holdover damages, court costs, etc. may also be sought.

IMPORTANT – CALCULATING YOUR DEADLINE TO COMPLY

THIS NOTICE WAS SERVED ON APRIL 22, 2026. To calculate the time that you have to comply with this notice:

- **Do not** count the day it was served.
- **The first day you count is the next day** that is not a Saturday, Sunday, or judicial holiday.
- **Continue counting only days that are not Saturdays, Sundays, or judicial holidays** until you reach the number of days stated in this notice.

Date: April 22, 2026

By: _____

JEFF GREENBERG