3911 Cleveland Ave, Unit 635104, San Diego, CA 92103

MOLD INSPECTION REPORT

February 12, 2026

ATTN: Kevin Kasperian
801 A St unit 722,
San Diego, CA 92101, USA

SD Mold Inspection
Project No. 021226-03

On February 12, 2026 Joshua Leviton (CMI) of SD Mold Inspection, Inc, performed airborne mold spore sampling of the property identified above. Based on the visual inspection, and the information provided by the client, 2 air mold samples were collected: one (1) in the bedroom and one (1) outdoor reference. A swab sample was also collected from the bedroom - HVAC closet swab. Air samples were collected using a Buck Bio Air Pump (Calibrated to collect air at 15L/min using a Buck bio flowmeter on February 12, 2026 at 7:00 am) and Allergenco D air monitoring Cassettes. These samples, along with a "chain of custody" form were submitted to the EM Lab P&K for microscopic evaluation of fungal identification and quantification. The survey master protimeter (Calibrated February 12, 2026, at 7:00 am) and the HTI HT-18 thermal imaging camera were used for moisture assessment. The lab report for the samples is included in this report. (Attachment A)

SAMPLES COLLECTED

Sample A: Bedroom
Sample B: Bedroom - HVAC closet swab swab
Sample OR: Outdoor reference

DISCUSSION

SD Mold Inspection was contracted by Kevin Kasperian to perform mold testing in the residence.

VISUAL OBSERVATIONS

IR thermal camera and moisture meter readings showed no indication any active leaks existed at the time of the inspection.

There was what appeared to be visible mold growth present on the window framing of the bedroom as well as on the walls and ceiling of the HVAC closet. Individual clothing and furniture items were not inspected visually.

Relative humidity levels were elevated when compared to the outdoor air.

Note: This report contains CONFIDENTIAL INFORMATION and cannot be duplicated or copied under any circumstances without the express permission of SD Mold Inspection or the client. The purpose of the report is to allow the CLIENT(s) listed above to evaluate the potential environmental liabilities at the Subject Residence. Any unauthorized reuse of SD Mold Inspection's reports or data will be at the unauthorized user's sole risk and liability.

SAMPLE RESULTS AND ANALYSIS

Analysis of the air sample collected in the bedroom showed elevated Penicillium/Aspergillus levels

Analysis of the swab sample collected from the bedroom - HVAC closet swab showed Aspergillus species (spores, hyphae, conidiophores) detected.

Specific mold levels are shown in the summary table of the attached lab report. (Attachment A).

CONCLUSIONS

Based on the sample analysis, mold levels were elevated in the bedroom tested. Penicillium/Aspergillus levels were elevated. The swab sample collected in the bedroom and from the walls/ceiling of the HVAC closet showed Penicillium/Aspergillus detected.

The mold growth detected can likely be attributed to elevated relative humidity levels. Penicillium/Aspergillus is known to produce mycotoxins and warrants professional mold remediation.

Additionally, when relative humidity levels are elevated and remain above 70%, moisture from the air can condense on surfaces and mold growth can occur on furniture and clothing items as well.

Further visual investigation is warranted to identify and dispose of any clothing or furniture items containing mold growth.

RECOMMENDATIONS

Professional mold remediation is warranted in the residence. The affected drywall in the HVAC closet should be removed and replaced. Mold remediation should be performed in compliance with the IICRC S520 standard for mold remediation. Containment areas should first be established and all affected building materials should be removed and replaced 2 feet in each direction beyond where mold growth can be seen. HEPA air filters should be run for 48 hours before clearance testing is performed.

Any mold containing items and furniture should be disposed of or cleaned if possible. Porous items containing mold growth should be disposed of and non porous items can be treated with vinegar or an antimicrobial spray. Items that do not contain mold growth can be cleaned to remove any spores that are sticking to the surface of the material. A HEPA vaccuum should be used to remove spores from large items that do not contain mold growth in order to remove any spores that have settled on the surface of the item.

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Additionally, the residence appears to trap humidity, so to be proactive and prevent humidity related mold growth from occurring in the future, I recommend utilizing a dehumidifier or humidity regulating product such as "DampRid" throughout the residence to keep humidity levels low. Ideally, relative humidity levels should stay within the 40%-50% range or at least below 70%. Above 70% is the range at which mold growth can begin to grow. “DampRid” should be placed in closets and under sinks. Keeping humidity low is a good preventative measure to prevent mold growth from occurring on walls or items like clothing and furniture.

ADDITIONAL INFORMATION

SD Mold Inspection Inc. appreciates the opportunity to provide you with this report.

SINCERELY,
SD MOLD INSPECTION INC.
Written and Reviewed by:



Joshua Leviton
Forensic Scientist and Certified mold Inspector (CMI)
Certified by the Mold Inspection, Consulting, and Remediation Organization
Certified Mold Inspector (CMI) – Certificate #82587

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RELEVANT PHOTOS AND APPENDIX

Bedroom:











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Bedroom - HVAC closet swab:










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Outdoor reference:





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ATTACHMENT A
LABORATORY RESULTS

Note: This report contains CONFIDENTIAL INFORMATION and cannot be duplicated or copied under any circumstances without the express permission of SD Mold Inspection or the client. The purpose of the report is to allow the CLIENT(s) listed above to evaluate the potential environmental liabilities at the Subject Residence. Any unauthorized reuse of SD Mold Inspection's reports or data will be at the unauthorized user's sole risk and liability.

eurofins | Built Environment Testing

Report for:

Joshua Leviton
SD Mold Inspection
1214 Sunrise VW
#103
San Marcos, CA 92078

Regarding: Eurofins Built Environment Testing West, LLC
Project: 021226-03; 801 A St, Unit 722, San Diego, CA
EML ID: 4413976

Approved by:



Technical Manager
Carlos Rivadeneyra

Dates of Analysis:
Spore trap analysis: 02-13-2026

Service SOPs: Spore trap analysis (EBET-DE-SOP89537(formerly EB-MY-S-1038))
AIHA LAP, LLC accredited service, Lab ID #160266

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.

KEVIN 9

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Client: SD Mold Inspection
C/O: Joshua Leviton
Re: 021226-03; 801 A St, Unit 722, San Diego, CA

Date of Sampling: 02-12-2026
Date of Receipt: 02-12-2026
Date of Report: 02-13-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	021226-03A: Bedroom			021226-03OR: Outdoor reference		
Comments (see below)	None			None		
Lab ID-Version‡:	22144574-1			22144575-1		
Analysis Date:	02/13/2026			02/13/2026		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores				12	25	640
Basidiospores	1	100	13	18	25	960
Bipolaris/Drechslera group	1	100	13			
Chaetomium						
Cladosporium				10	25	530
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†	110	3.7	40,000	1	25	53
Pithomyces				1	100	13
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	3+			2+		
Hyphal fragments/m3	< 13			< 13		
Pollen/m3	< 13			170		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			40,000			2,200

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/m^3 divided by the raw count, expressed in spores/m^3, 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.

KEVIN 10

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

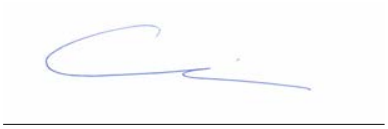
Client: SD Mold Inspection
C/O: Joshua Leviton
Re: 021226-03; 801 A St, Unit 722, San Diego, CA

Date of Sampling: 02-12-2026
Date of Receipt: 02-12-2026
Date of Report: 02-13-2026

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Carlos Rivadeneyra

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

KEVIN 11

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Report for:

Joshua Leviton
SD Mold Inspection
1214 Sunrise VW
#103
San Marcos, CA 92078

Regarding: Eurofins Built Environment Testing West, LLC
Project: 021226-03; 801 A St, Unit 722, San Diego, CA
EML ID: 4413976

Approved by:



Technical Manager
Carlos Rivadeneyra

Dates of Analysis:
Direct microscopic exam (Qualitative): 02-13-2026

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)
AIHA LAP, LLC accredited service, Lab ID #160266

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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KEVIN 12

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Client: SD Mold Inspection
C/O: Joshua Leviton
Re: 021226-03; 801 A St, Unit 722, San Diego, CA

Date of Sampling: 02-12-2026
Date of Receipt: 02-12-2026
Date of Report: 02-13-2026

DIRECT MICROSCOPIC EXAMINATION REPORT

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 22144576-1, Analysis Date: 02/13/2026: Swab sample 021226-03B: Bedroom HVAC closet swab				
Light	Very few	4+ *Aspergillus* species (spores, hyphae, conidiophores)	None	Mold growth

* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

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

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ 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".
The limit of detection is < 1+ when mold growth is detected.

KEVIN 13

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

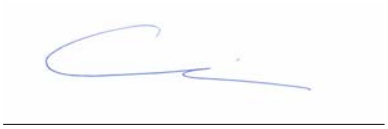
Client: SD Mold Inspection
C/O: Joshua Leviton
Re: 021226-03; 801 A St, Unit 722, San Diego, CA

Date of Sampling: 02-12-2026
Date of Receipt: 02-12-2026
Date of Report: 02-13-2026

DIRECT MICROSCOPIC EXAMINATION REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Carlos Rivadeneyra

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

KEVIN 14

CHAIN OF CUSTODY

www.eurofinsus.com/Built

New Jersey: 3000 Lincoln Drive East, Suite A, Marlton, NJ 08053 * **(866) 871-1984**
Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 * **(800) 651-4802**
Burlingame, CA: 111 Anza Blvd., Suite 122, Burlingame, CA 94010 * **(833) 465-5857**

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

EMLab ID
4413976

KEVIN 15

CONTACT INFORMATION

Company:	SD Mold Inspection (36339)	Address:	1214 Sunrise VW #103 San Marcos, CA 92078
Contact:	Joshua Leviton	Special Instructions:	
Phone:	6194897684		

PROJECT INFORMATION

Project ID:	021226-03		
Project Description:	801 A St, Unit 722, San Diego, CA		
Project Zip Code:	92101	Sampling Date & Time:	02/12/2026 12:51 PM
PO Number:		Sampled By:	Joshua Leviton

TURN AROUND TIME CODES (TAT)

STD – Standard (DEFAULT)
ND – Next Business Day
SD –Same Business Day Rush
WH – Weekend / Holiday

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERVICES

(Use checkboxes below)

Sample ID	Description	Sample Type (Below)	TAT (Above)	Volume / Area (as applicable)	ISO Class (as applicable)	Notes (Time of day, Temp, RH, etc.)	Spore trap analysis	Direct microscopic exam (Qualitative)				
021226-03A	Bedroom	A	ND	75 liter			☒	☐	☐	☐	☐	☐
021226-03OR	Outdoor reference	A	ND	75 liter			☒	☐	☐	☐	☐	☐
021226-03B	Bedroom HVAC closet swab	E	ND	N/A			☐	☒	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐
							☐	☐	☐	☐	☐	☐

SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
A - Spore Trap: Cassette	E - Swab sample	Joshua Leviton	02/12/2026 01:51 PM	Stephanie Gonzalez, Laboratory Support	2/12/2026 1:56 PM

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at:
https://www.eurofinsus.com/environment-testing/built-environment/resources/sampling-guides-and-forms/

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Gmail

Kevin Kasperian <kkasperian42@gmail.com>

KEVIN 16

URGENT - mold

14 messages

Kevin Kasperian <kkasperian42@gmail.com> Tue, Dec 2, 2025 at 12:25 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi

I found visible mold growth inside my HVAC closet on multiple surfaces, including behind and underneath the HVAC equipment (photos attached). Because this area involves building systems and moisture issues that are not tenant-caused, I'm requesting an inspection and proper remediation.

Please have maintenance or a qualified technician identify the moisture source (such as condensation, leaks, or improper drainage) and remove the mold safely.

Since this is in the HVAC area, I'm worried about air circulation spreading it into my living space. Please let me know when this can be scheduled.

-I have more photos of behind the machine

Kindly,
Kevin unit 722

2 attachments



IMG_2896.jpeg
315K



IMG_2895.jpeg
307K

KEVIN 17

Kevin Kasperian <kkasperian42@gmail.com> Sun, Dec 14, 2025 at 3:23 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi

I just want to inform you that I have discovered MORE mold in my bedroom this time all up on my walls from the window side of my bedroom, both corners from left to right.

- this is VERY ridiculous and very unprofessional how mold just grows overtime. As I have properly lean and air out my apartment.
-also the last visit from the maintenance person coming and spraying bleach tries to lecture me how to clean and air out my apartment. Which that is common to do… and as I have been

-I just find it ridiculous on how much I pay and how I pay on time for this expensive rent and experience mold under the liability of this building. Due to many negligence here

I'm just emailing you to let you know that I have experienced the worst possible outcome in this apartment building. With all of the toilet issues at first, (4 months of proper notice) and mold on my second time around, this time in my bedroom.

-all with no compensation. With on the behalf of this company, and its negligence. Sadly I have until April with my lease agreement

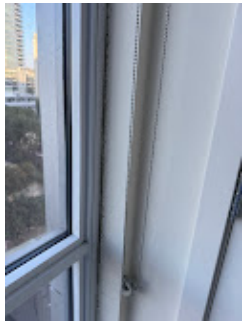
Hence, I have cleaned this matter. Due to future improper lectures I'll receive once I call maintenance to come and take care of it.

Please view the pictures with all the mold in my bedroom this time. Also, keep record of this.

Best,
Kevin
[Quoted text hidden]

---

5 attachments



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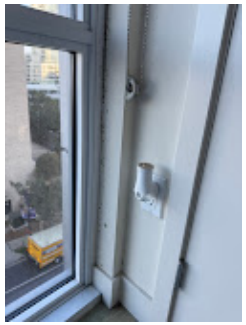
2832K



IMG_2942.jpeg
2788K



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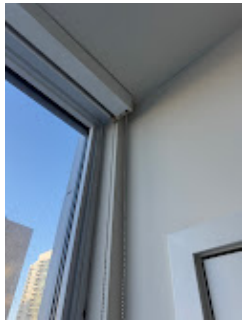
3066K



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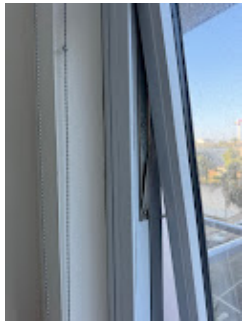
2783K

KEVIN 18



IMG_2943.jpeg
2650K

KEVIN 19

Kevin Kasperian <kkasperian42@gmail.com> Tue, Dec 16, 2025 at 12:26 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi

Here’s another update on mold found in my bathroom under the sink cabinets. 12-16-2025

-Total of three mold inquires.



KEVIN 20

Kindly,
Kevin
[Quoted text hidden]

Richardson, Kandi <krichardson@berkshireresi.com> Tue, Dec 16, 2025 at 1:51 PM
To: Kevin Kasperian <kkasperian42@gmail.com>

Hi Kevin,

I just wanted to let you know I received your emails. I passed it along to my property manager as he will be able to better assist you.

If you have any questions or need anything in the meantime, feel free to email me.

Kindly,

Kandi Richardson (She, Her, Hers)
Leasing Consultant| The REY
Berkshire
Creating Thriving Communities
801 A st, San Diego, CA 92101
T: 619.693.2902
krichardson@berkshireresi.com½www.thereysandiego.com

From: Kevin Kasperian <kkasperian42@gmail.com>
Sent: Tuesday, December 16, 2025 12:26 PM
To: Richardson, Kandi <krichardson@berkshireresi.com>
Subject: Re: URGENT - mold

CAUTION! External Sender

[Quoted text hidden]

Kevin Kasperian <kkasperian42@gmail.com> Tue, Dec 16, 2025 at 2:00 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi,

Thank you for getting back to me! And is it okay if you can provide me who he is, or will I hear from him soon

Thanks

Kind Regards
Kevin
[Quoted text hidden]

KEVIN 21

Richardson, Kandi <krichardson@berkshireresi.com> Tue, Dec 16, 2025 at 3:16 PM
To: Kevin Kasperian <kkasperian42@gmail.com>

Hi Kevin,

His name is Jose Trujillo. I know he has alot of back to back meetings this week. But he assured me he would reach out to you!

Kindly,

Kandi Richardson (She, Her, Hers)
Leasing Consultant| The REY
Berkshire
Creating Thriving Communities
801 A st, San Diego, CA 92101
T: 619.693.2902
krichardson@berkshireresi.com½www.thereysandiego.com

From: Kevin Kasperian <kkasperian42@gmail.com>
Sent: Tuesday, December 16, 2025 2:00 PM
[Quoted text hidden]

[Quoted text hidden]

Kevin Kasperian <kkasperian42@gmail.com> Thu, Dec 18, 2025 at 11:02 AM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello,

Thank you for your help! And I'll be waiting for his email.

Kindly
Kevin
[Quoted text hidden]

Kevin Kasperian <kkasperian42@gmail.com> Mon, Dec 29, 2025 at 3:44 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello,

Still waiting to hear from him. Kind of sad how long I've been waiting. Even before the holiday this was sent as a notice

Best,
Kevin
[Quoted text hidden]

KEVIN 22

Kevin Kasperian <kkasperian42@gmail.com> Fri, Jan 2, 2026 at 2:28 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

KEVIN 23

Hello Kandi,

Thank you for sending me to the property manager, and I hope you had a great new years. I just discovered more mold, this time hidden behind the window curtains (top part). I'm sending them here for our records of conversations. Please view attachment. Also forward it to Jose, thank you.

Kindly,
Kevin
[Quoted text hidden]

---

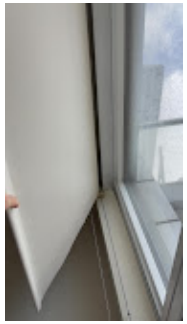
3 attachments



IMG_0209.jpeg
221K



IMG_0208.jpeg
251K



IMG_0210.jpeg
403K

KEVIN 24

Kevin Kasperian <kkasperian42@gmail.com> Sun, Jan 18, 2026 at 1:11 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi,

I'm sending this to keep a record of the ongoing mold and issues with this unit. Forward it to Jose the property manager as well, thanks.

View attachments.
[Quoted text hidden]

---

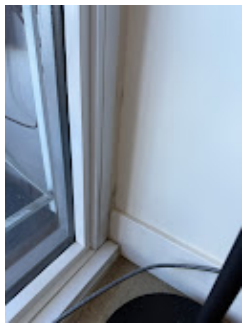
4 attachments



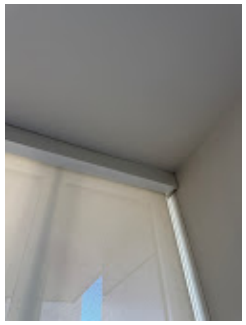
IMG_0362.jpeg
346K



IMG_0361.jpeg
985K



IMG_0317.jpeg
2702K



IMG_0316.jpeg
4261K

Kevin Kasperian <kkasperian42@gmail.com> Mon, Jan 19, 2026 at 2:41 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi,

I'm sending another Mold/ Mildew on the continue growth in my bathroom mirror on the lower piece of the mirror. Kindly also send this to Jose as soon as possible as well with my previous emails for continuous records. Thanks

Kindly,
Kevin

KEVIN 25



[Quoted text hidden]

Richardson, Kandi <krichardson@berkshireresi.com> Tue, Jan 20, 2026 at 9:40 AM
To: Kevin Kasperian <kkasperian42@gmail.com>

Hi Kevin,

I have CCed Jose in this email thread. You can reply all to make sure we both receive them.

Let me know if you need anything else.

KEVIN 26

Kandi Richardson
Sales & Resident Experience Consultant | The Rey
Berkshire
Creating Thriving Communities
801 A ST, San Diego, CA 92101
T. 619.693.2902
Krichardson@berkshireresi.com | www.thereysandiego.com

KEVIN 27

From: Kevin Kasperian <kkasperian42@gmail.com>
Sent: Monday, January 19, 2026 2:41 PM
[Quoted text hidden]

[Quoted text hidden]

Kevin Kasperian <kkasperian42@gmail.com> Tue, Jan 20, 2026 at 11:14 AM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi

Yes, thank you for having Jose here. I just want to have this all recorded in our email thread! Sorry for the spam, I just want to spread awareness from this unit.

Kind regards
Kevin
[Quoted text hidden]

Richardson, Kandi <krichardson@berkshireresi.com> Tue, Jan 20, 2026 at 11:18 AM
To: Kevin Kasperian <kkasperian42@gmail.com>

Hi Kevin,

I understand. Thank you.

Kandi Richardson
Sales & Resident Experience Consultant | The Rey
Berkshire
Creating Thriving Communities
801 A ST, San Diego, CA 92101
T. 619.693.2902
Krichardson@berkshireresi.com | www.thereysandiego.com

From: Kevin Kasperian <kkasperian42@gmail.com>
Sent: Tuesday, January 20, 2026 11:14 AM
[Quoted text hidden]

[Quoted text hidden]

KEVIN 28

Gmail

Kevin Kasperian <kkasperian42@gmail.com>

KEVIN 29

Concerns about toilet

5 messages

SuperiorSwifty <kkasperian42@gmail.com> Mon, Mar 31, 2025 at 1:34 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi,

I know this is a silly question, but I'm noticing black spots around the toilet bowl (upper bowl). And I even bought some cleaners for the water to turn blue for better results

But I've noticed it's not going away, i don't know if this is a maintenance issue?

View image please and let me know what you think. Thank you

Kindly
Kevin

2 attachments



IMG_0865.jpeg
975K



IMG_0866.jpeg
2005K

KEVIN 30

Richardson, Kandi <krichardson@berkshireresi.com> Mon, Mar 31, 2025 at 4:12 PM
To: SuperiorSwifty <kkasperian42@gmail.com>

Hi Kevin,

No silly questions.

This would not be a maintenance issue. You just gotta scrub the rim part real good.

What I usually do in my own home is use one of the toilet brushes and toilet cleaner (I use comment.) I will put some cleaner in, scrub under that lip part real good then let it sit for a few minutes. Then I will flush and scrub one more time. If you do it about every two weeks you shouldn't have an issue. Just make sure whatever cleaner you're using doesn't interfere with blue chemical you're using. You don't want to accidentally make mustard gas in your bathroom lol!

Hope this helps. 🙂

Kindly,

Kandi Richardson (She, Her, Hers)
Leasing Consultant| The REY
Berkshire
Creating Thriving Communities
801 A st, San Diego, CA 92101
T: 619.693.2902
krichardson@berkshireresi.com½www.thereysandiego.com

From: SuperiorSwifty <kkasperian42@gmail.com>
Sent: Monday, March 31, 2025 1:34 PM
To: Richardson, Kandi <krichardson@berkshireresi.com>
Subject: Concerns about toilet

CAUTION! External Sender

[Quoted text hidden]

SuperiorSwifty <kkasperian42@gmail.com> Mon, Mar 31, 2025 at 4:32 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Awesome, thank you so much! Yeah I figured I need to clean it but it's just something I haven't seen before my apologies 😂

That's an embarrassing question, thank you for also being helpful

Kindly
Kevin
[Quoted text hidden]

Richardson, Kandi <krichardson@berkshireresi.com> Mon, Mar 31, 2025 at 4:35 PM
To: SuperiorSwifty <kkasperian42@gmail.com>

No biggie! Once upon a time I was in my first place too asking the same questions lol.

Kindly,

Kandi Richardson (She, Her, Hers)
Leasing Consultant| The REY
Berkshire
Creating Thriving Communities
801 A st, San Diego, CA 92101
T: 619.693.2902
krichardson@berkshireresi.com½www.thereysandiego.com

From: SuperiorSwifty <kkasperian42@gmail.com>
Sent: Monday, March 31, 2025 4:32 PM
To: Richardson, Kandi <krichardson@berkshireresi.com>
Subject: Re: Concerns about toilet

[Quoted text hidden]

SuperiorSwifty <kkasperian42@gmail.com> Mon, Mar 31, 2025 at 4:51 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Thank you for understanding. And your kindness!

Kindly
Kevin
[Quoted text hidden]

KEVIN 31

Gmail

Kevin Kasperian <kkasperian42@gmail.com>

KEVIN 32

Toilet problem again

3 messages

SuperiorSwifty <kkasperian42@gmail.com> Sat, Jun 14, 2025 at 1:25 PM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi

I know we have talk about my issue here with this unit and its toilet. But it's always filthy every week, and managing to clean it every week is absurd. Along with me talking to my sister who also resides here. She said she's never seen this problem for both of her bathrooms. (And we're the type of people to keep things clean)

Also the amount of times I have mentioned about the filth it's recycling up it's water, it's beyond how we haven't gotten a solution here

Maybe replacing the whole toilet? Maybe looking into the pipelines?

This matter shouldn't be my concern at all, especially with how many times I have informed you about this situation on its filth.

-I mean no disrespect, but is concerning when I have to clean and scrub this matter every week. Under the apartments behalf of not replacing this toilet or along the lines of.

Advice Tina as well with this email, let her also know on how many times I have informed this matter in our previous emails.

Thank you.

Best,
Kevin Kasperian

See attachment



KEVIN 33



KEVIN 34

Richardson, Kandi <krichardson@berkshireresi.com> Sat, Jun 14, 2025 at 2:33 PM
To: SuperiorSwifty <kkasperian42@gmail.com>

Hi Kevin

Thanks for your message. I understand this has been frustrating, and I appreciate you continuing to communicate your concerns.

That said, regular toilet cleaning (about once a week) is standard in most households, and what you're describing sounds consistent with normal use and upkeep. There haven't been similar reports from other residents in your unit type, and there's currently no indication of a plumbing issue or defect with the toilet itself. The type of buildup I am seeing (with the exception of last time, that was due to the water being off then being turned back on) particularly dark streaks or discoloration under the rim, is commonly caused by mildew that forming in areas that are not properly cleaned.

Of course, if you believe something more serious is happening-like water backup or persistent mechanical issues—please submit a maintenance request, and we'll have our team inspect it thoroughly.

I'll also forward this message to Tina so she's aware of the ongoing discussion.

Kindly,

Kandi Richardson (She, Her, Hers)
Leasing Consultant| The REY
Berkshire
Creating Thriving Communities
801 A st, San Diego, CA 92101
T: 619.693.2902
krichardson@berkshireresi.com½www.thereysandiego.com

From: SuperiorSwifty <kkasperian42@gmail.com>
Sent: Saturday, June 14, 2025 1:25 PM
To: Richardson, Kandi <krichardson@berkshireresi.com>
Subject: Toilet problem again

CAUTION! External Sender

[Quoted text hidden]

SuperiorSwifty <kkasperian42@gmail.com> Sat, Jun 14, 2025 at 3:28 PM

To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello,

Yeah it's been very annoying to take the time to write several inquiries about this matter

I have been properly cleaning, and have been doing it weekly. Like I have said, my sister who also resides her never seen this discoloration or dark streaks. Very unprofessional, and I'm very unpleased to always needing to clean it weekly. And it's just filthy as is.

Seems like you're not providing any solutions? As far as I'm reading this email?

Kevin

[Quoted text hidden]

KEVIN 35

Gmail

Kevin Kasperian <kkasperian42@gmail.com>

KEVIN 36

Toilet complaint

2 messages

SuperiorSwifty <kkasperian42@gmail.com> Tue, Jun 24, 2025 at 10:55 AM
To: "Richardson, Kandi" <krichardson@berkshireresi.com>

Hello Kandi

Since no one here can help me with my toilet situation on how it looks extremely terrible every 3 days

I would like to speak to corporate about this ridiculous issue

Kevin



KEVIN 37



KEVIN 38

Richardson, Kandi <krichardson@berkshireresi.com> Tue, Jun 24, 2025 at 11:41 AM
To: SuperiorSwifty <kkasperian42@gmail.com>

Hi Kevin,

Our maintenance team has inspected your toilet and confirmed that there are no plumbing-related issues present. Based on their assessment, it's likely that the issue is due to mildew buildup under the rim of the bowl — an area that can be difficult to reach. We recommend using a bleach-based cleaner to thoroughly clean under the rim, as mildew can return quickly if not fully removed.

This is not an issue that requires corporate attention, but rather one that can be resolved with thorough cleaning. If needed, you may also consider hiring a professional cleaning service for additional support.

Lastly, I kindly ask that you refrain from sending photos of your toilet in future communications. If you have further questions, please direct them to TheReySanDiego@berkshireresi.com, and for any future maintenance needs, we encourage you to submit a request through the resident portal so our team can address it promptly.

Kindly,

Kandi Richardson (She, Her, Hers)
Leasing Consultant| The REY
Berkshire
Creating Thriving Communities
801 A st, San Diego, CA 92101
T: 619.693.2902
krichardson@berkshireresi.com½www.thereysandiego.com

From: SuperiorSwifty <kkasperian42@gmail.com>
Sent: Tuesday, June 24, 2025 10:55 AM
To: Richardson, Kandi <krichardson@berkshireresi.com>
Subject: Toilet complaint

CAUTION! External Sender

[Quoted text hidden]

KEVIN 39

Gmail

Kevin Kasperian <kkasperian42@gmail.com>

KEVIN 40

Toilet problem, Unit 722

3 messages

SuperiorSwifty <kkasperian42@gmail.com> Wed, Jul 16, 2025 at 11:53 AM
To: "Younan, Tina" <TYounan@berkshireresi.com>

Hey Tina.

I remember the last phone call we had about my toilet problem and that if keep cleaning, it isn't helping the problem. You said the last option would be replacing the toilet. When can we do that because I'm still having this random problem after using several cleaning products.

Thanks for everything

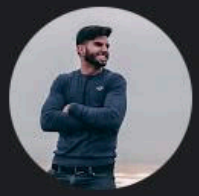
Kindly,
Kevin Kasperian

SuperiorSwifty <kkasperian42@gmail.com> Thu, Jul 17, 2025 at 1:53 PM
To: "Younan, Tina" <TYounan@berkshireresi.com>

KEVIN 41

KEVIN 42

Toilet problem, Unit 722



me Jul 16

to Tina

From SuperiorSwifty kkasperian42@gmail.com

To Younan, Tina TYounan@berkshireresi.com

Date Jul 16, 2025 at 11:53 AM

Hey Tina.

I remember the last phone call we had about my toilet problem and that if keep cleaning, it isn't helping the problem. You said the last option would be replacing the toilet. When can we do that because I'm still having this random problem after using several cleaning products.

Thanks for everything

Kindly,
Kevin Kasperian

KEVIN 43

[redacted]

KEVIN 44

[Quoted text hidden]

Younan, Tina <TYounan@berkshireresi.com> Thu, Jul 17, 2025 at 1:59 PM
To: SuperiorSwifty <kkasperian42@gmail.com>

Hi there,

Just got this email!

Kindly,

Tina Younan

Property Manager | The REY

Berkshire

Creating Thriving Communities

801 A Street, San Diego, CA 92101

T: 619.693.2902

tyounan@berkshireresi.com ½www.thereysandiego.com

From: SuperiorSwifty <kkasperian42@gmail.com>
Sent: Thursday, July 17, 2025 1:54 PM
To: Younan, Tina <TYounan@berkshireresi.com>
Subject: Re: Toilet problem, Unit 722

CAUTION! External Sender

[Quoted text hidden]

KEVIN 45

Back

Prescription Details

Azelastine (ASTELIN) 137 mcg (0.1 %) Nasl Spray

Also known as: ASTELIN

Prescription Details

For: KEVIN KASPERIAN

Prescribed By: SARKIS YARWANT MALKHASSIAN MD

Prescribed On: 11/05/2025

Refills Remaining: 3

Fluticasone (FLONASE ALLERGY RELIEF) 50 mcg/actuation Nasl SpSn

Also known as: FLONASE ALLERGY RELIEF

Prescription Details

For: KEVIN KASPERIAN
Prescribed By: ELLEN DAILY STEPHEN MD
Prescribed On: 12/31/2025
Refills Remaining: 3

Montelukast (SINGULAIR) 10 mg Oral Tab

Also known as: SINGULAIR

Prescription Details

For: KEVIN KASPERIAN

Prescribed By: SARKIS YARWANT MALKHASSIAN MD

Prescribed On: 11/05/2025

Refills Remaining: 3

Back

Prescription Details

Sodium Chloride (Saline Mist) 0.65 % Nasl Aero Spray

Prescription Details

For: KEVIN KASPERIAN

Prescribed By: SARKIS YARWANT MALKHASSIAN MD

Prescribed On: 05/28/2025

Refills Remaining: 0

KEVIN 50

Date printed: 5/29/2026

Kaiser Permanente Member name: Kevin Kasperian

Date of birth: 7/9/1999

MRN: 110011310273

Telephone Appointment Visit - Apr 16, 2026

with MALLORY JANE MITCHELL DO at Family Medicine

Notes from Care Team

Progress Notes by MALLORY JANE MITCHELL DO at 4/16/2026 11:23 AM

TAV

Recurrent postnasal drip and throat irritation since suspected mold exposure in prior apartment living situation. Reports allergy testing completed and nothing was abnormal, but that environmental testing was done on the apartment and confirmed presence of 40 thousand plus spores of mold. No improvement in symptoms with previously prescribed montelukast.

POSTNASAL DRIP
Continue steroid nasal spray- Flonase.
Remove- trigger. Patient reports living in new environment now.
Cetirizine sent to pharmacy for further symptomatic relief. Start with once daily use and

increase to BID if inadequate improvement. Follow-up as needed.

KEVIN 52

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AFTER VISIT SUMMARY

KAISER PERMANENTE

Kevin Kasperian MRN: 110011310273 CEID: K15-64QX-78SX-SPSP

4/16/2026 11:30 AM FAMILY MEDICINE 209-735-5000

Instructions from MALLORY JANE MITCHELL DO

Your medications have changed today

See your updated medication list below for details.

These Medications can be picked up at any KP Pharmacy:

Your provider has added a prescription(s) to your medication profile. Your prescription(s) can be ordered by going to a local KP pharmacy CHECK IN line or via kp.org or by mobile app to have the medication(s) mailed to you.

Cetirizine

Today's Visit

You spoke with MALLORY JANE MITCHELL DO on Thursday April 16, 2026. The following issue was addressed: POSTNASAL DRIP.

What's Next

You currently have no upcoming appointments scheduled.

Stay Connected!

Download KP apps for your smartphone free from your favorite App Store.
My Doctor Online - get advice, preventive services alerts, email your doctor, video visits, schedule appointments, including lab tests
KP - refill prescriptions, check lab results, and review hospital or Emergency Department discharge instructions
My KP Meds - schedule reminders to take your medications or order refills

Today's Medication Changes

Accurate as of April 16, 2026 4:02 PM.
If you have any questions, ask your nurse or doctor.

Today's Medication Changes (continued)

Start taking these medications

Cetirizine 10 mg Tab
Commonly known as: ZyrTEC
Take 1 tablet by mouth daily

Medications Marked As Taking

Medication	Sig
Cetirizine (ZyrTEC) 10 mg Oral Tab	Take 1 tablet by mouth daily

For informational purpose:
The Open Payments database is a federal tool used to search payments made by drug and device companies to physicians and teaching hospitals. It can be found at https://openpaymentsdata.cms.gov

Move Out Statement

Date: 03/10/2026

Code	t0410097	Property	be01m007	Lease From	01/30/2025
Name	Kevin Kasperian	Unit	722	Lease To	04/27/2026
Address	4216 Blake Dr	Status	Past	Move In	01/30/2025
		Rent	2,564.00	Move Out	02/20/2026
City	Modesto, CA 95356			Notice	02/18/2026
Telephone	(O)-(209) 534-2712 (H)-(209) 534-2712				
Roommates	Eddie Kasperian				
Guarantors	None				

You will have access to the resident portal for 40 days from the date of your move out. Please log onto your payment portal to pay your balance due. If no payment is received within this timeframe, the account will be submitted to collections. If you have any questions, please contact the office at 619-693-2902 or email at TheReySanDiego@berkshireresi.com.

Date	Description	Charge	Payment	Balance	Chg/Rec
	Balance as of 2/01/2026			0.00	
02/01/2026	Exterminating Recovery - 11/25/25-12/25/25	4.00	0.00	4.00	23921053
02/01/2026	Trash Removal Fee - 11/25/25-12/25/25	30.00	0.00	34.00	23921054
02/01/2026	Utility Billing fee - 11/25/25-12/25/25	5.80	0.00	39.80	23921055
02/01/2026	Water and Sewer to Tenant - 11/25/25-12/25/25	58.72	0.00	98.52	23921056
02/01/2026	Water Heating to Tenant - 11/25/25-12/25/25	8.73	0.00	107.25	23921057
02/01/2026	Rent (02/2026)	2,564.00	0.00	2,671.25	23953451
02/01/2026	Parking Fee (02/2026)	100.00	0.00	2,771.25	23954008
02/01/2026	Insurance Premium (Coverage 12/20/25 - 1/19/26)	21.00	0.00	2,792.25	24125686
02/03/2026	Chk# BL50395390 BILT;BL50395390;CC 3rd;t0410097	0.00	2,792.25	0.00	8167703
02/18/2026	Final Exterminating Recovery - 01/26/26-02/20/26	3.25	0.00	3.25	24158582
02/18/2026	Exterminating Recovery - 12/25/25-01/25/26	4.00	0.00	7.25	24158583
02/18/2026	Final Trash Removal Fee - 01/26/26-02/20/26	24.38	0.00	31.63	24158584
02/18/2026	Trash Removal Fee - 12/25/25-01/25/26	30.00	0.00	61.63	24158585
02/18/2026	Final Utility Billing fee	5.50	0.00	67.13	24158586
02/18/2026	Utility Billing fee - 12/25/25-01/25/26	5.80	0.00	72.93	24158587
02/18/2026	Final Water and Sewer to Tenant - 01/26/26-02/20/26	47.38	0.00	120.31	24158588
02/18/2026	Water and Sewer to Tenant - 12/25/25-01/25/26	68.27	0.00	188.58	24158589
02/18/2026	Final Water Heating to Tenant - 01/26/26-02/20/26	8.34	0.00	196.92	24158590
02/18/2026	Water Heating to Tenant - 12/25/25-01/25/26	10.26	0.00	207.18	24158591
03/10/2026	:Deposit Security credit	-2,564.00	0.00	(2,356.82)	24511145
03/10/2026	Rent (02/2026) Credit 8 days	-732.57	0.00	(3,089.39)	24511146
03/10/2026	Parking Fee (02/2026) Credit 8 days	-28.57	0.00	(3,117.96)	24511147
03/10/2026	Apartment Cleaning (Cj Services)	190.00	0.00	(2,927.96)	24511148
03/10/2026	Reverse 8 Day Rent Credit and bill through lease end. Resident is rent responsible through lease end date of 4/27/2026 or until new tenant moves into the apartment (whichever comes first)	5,604.17	0.00	2,676.21	24511149
			Amount Owed:	2,676.21	

KEVIN 55

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www.BerkshireCommunities.com

Customer Service
Toll Free: 1-866-947-7379
www.utilitiesinfo.com

Service Problems with Utilities
Leasing Office: 1-619-678-1778

Account #:	**40144863**
Account Name:	**Kevin Kasperian**
Statement Date:	**02/18/2026**
Total Charges:	**$207.18**
Service Address:	**801 A St # 722 San Diego, CA 92101**

Final Bill

This bill is not from your utility provider. It is being sent on behalf of The Rey.
For any billing disputes, contact Conservice at 1-866-947-7379.

Final Bill Statement for The Rey

METER READS & USAGE

UTILITY	DATES	START READ/END READ	CONSUMPTION
Hot Water	01/26/2026-02/20/2026	54610 - 55440	830.00 Gal
Cold Water	01/26/2026-02/20/2026	97170 - 98720	1550.00 Gal

CURRENT UTILITY CHARGES

SERVICE TYPE	SERVICE PERIOD	CHARGES
Sewer	01/26/2026-02/20/2026	$17.16
Trash	01/26/2026-02/20/2026	$24.38
Service Fee	Conservice is a service provider contracted to prepare monthly statements and provide conservation resources.	$5.50
Water Heating	01/26/2026-02/20/2026	$8.34
Water Base Charge	01/26/2026-02/20/2026	$1.98
Pest Control	01/26/2026-02/20/2026	$3.25
Sewer Base	01/26/2026-02/20/2026	$0.82
Hot Water	01/26/2026-02/20/2026	$9.56
Cold Water	01/26/2026-02/20/2026	$17.86
Current Utility Charges Subtotal:		**$88.85**

PRIOR UTILITY CHARGES

SERVICE TYPE	SERVICE PERIOD	CHARGES
Sewer	12/25/2025-01/25/2026	$24.95
Trash	12/25/2025-01/25/2026	$30.00
Service Fee	Conservice is a service provider contracted to prepare monthly statements and provide conservation resources.	$5.80
Water Heating	12/25/2025-01/25/2026	$10.26
Water Base Charge	12/25/2025-01/25/2026	$2.44
Pest Control	12/25/2025-01/25/2026	$4.00
Sewer Base	12/25/2025-01/25/2026	$1.01
Hot Water	12/25/2025-01/25/2026	$13.48
Cold Water	12/25/2025-01/25/2026	$26.39
Prior Utility Charges Subtotal:		**$118.33**
Final Utility Charges Due To Community:		**$207.18**

All amounts are due and payable at move-out, including any prior bill amounts listed above that were not yet due.

Message Center

FINAL BILL PAYMENT

All final payments should be made to: **The Rey**, 801 A St, San Diego CA 92101

KEVIN 56

To:
CJ SERVICES
P.O. BOX 460274
ESCONDIDO CA 92046
7608847758
karinagarcia832@gmail.com

Description: 722 1x1
turnover paint and cleaning

Approved

Purchase Order No.:	398360
Date Ordered:	2/23/2026
Date Required:	2/23/2026
Date Payment Due:	
PO Closed:	No

Bill To	**Ship To**
	The Rey 801 A Street San Diego, CA 92101

Description	Qty	Unit Price	Total Cost	Property
partial paint	1.0000	$ 350.00	$ 350.00	be01m007
regular cleaning	1.0000	$ 190.00	$ 190.00	be01m007
		Total	$ 540.00	

KEVIN 57


KEVIN_58


KEVIN 59



KEVIN 60



KEVIN 61



KEVIN 62



KEVIN 63


KEVIN 64


KEVIN 65



KEVIN 66


KEVIN 67


KEVIN 68

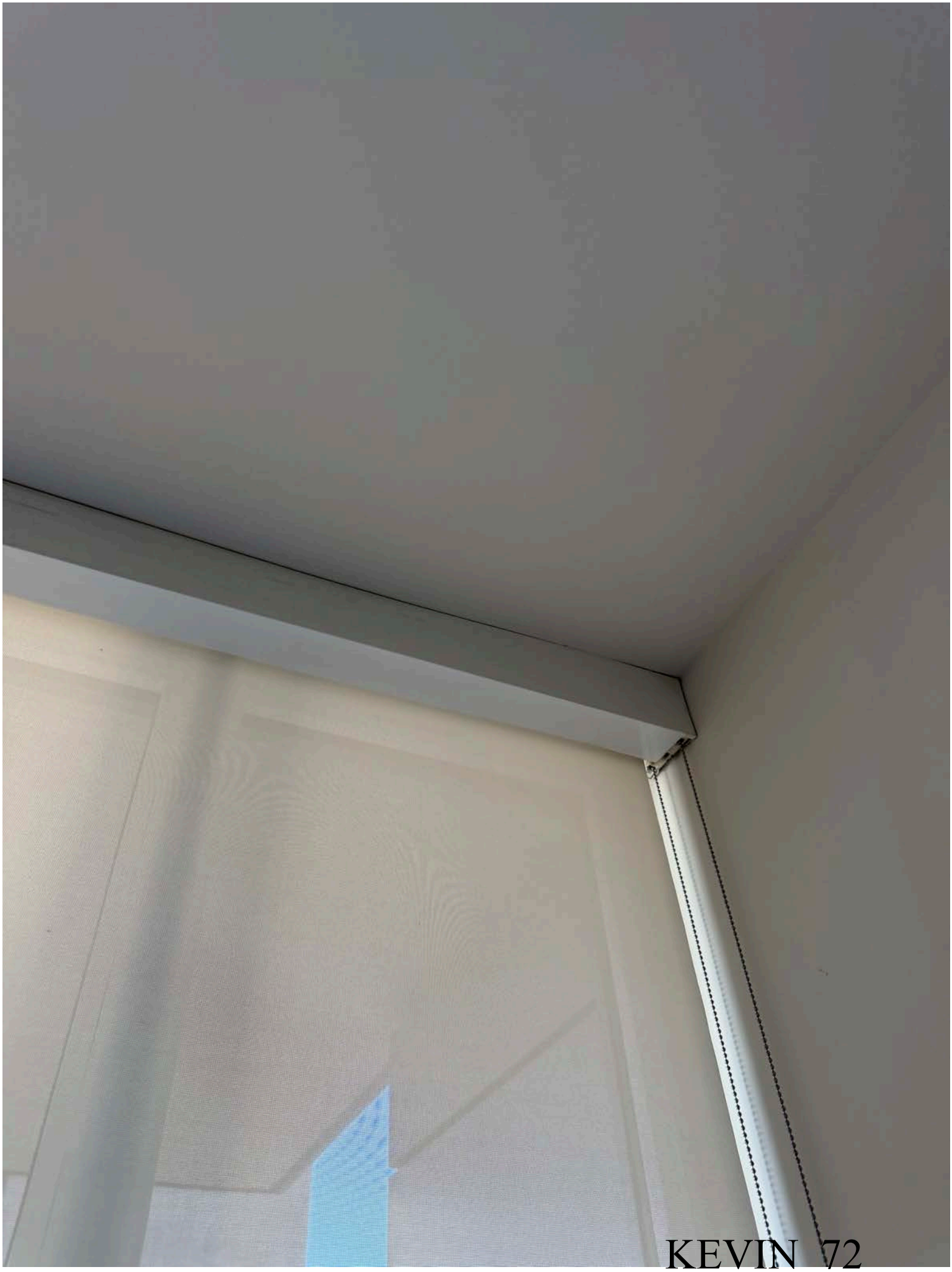


KEVIN 69



KEVIN 70


KEVIN 71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KEVIN 73



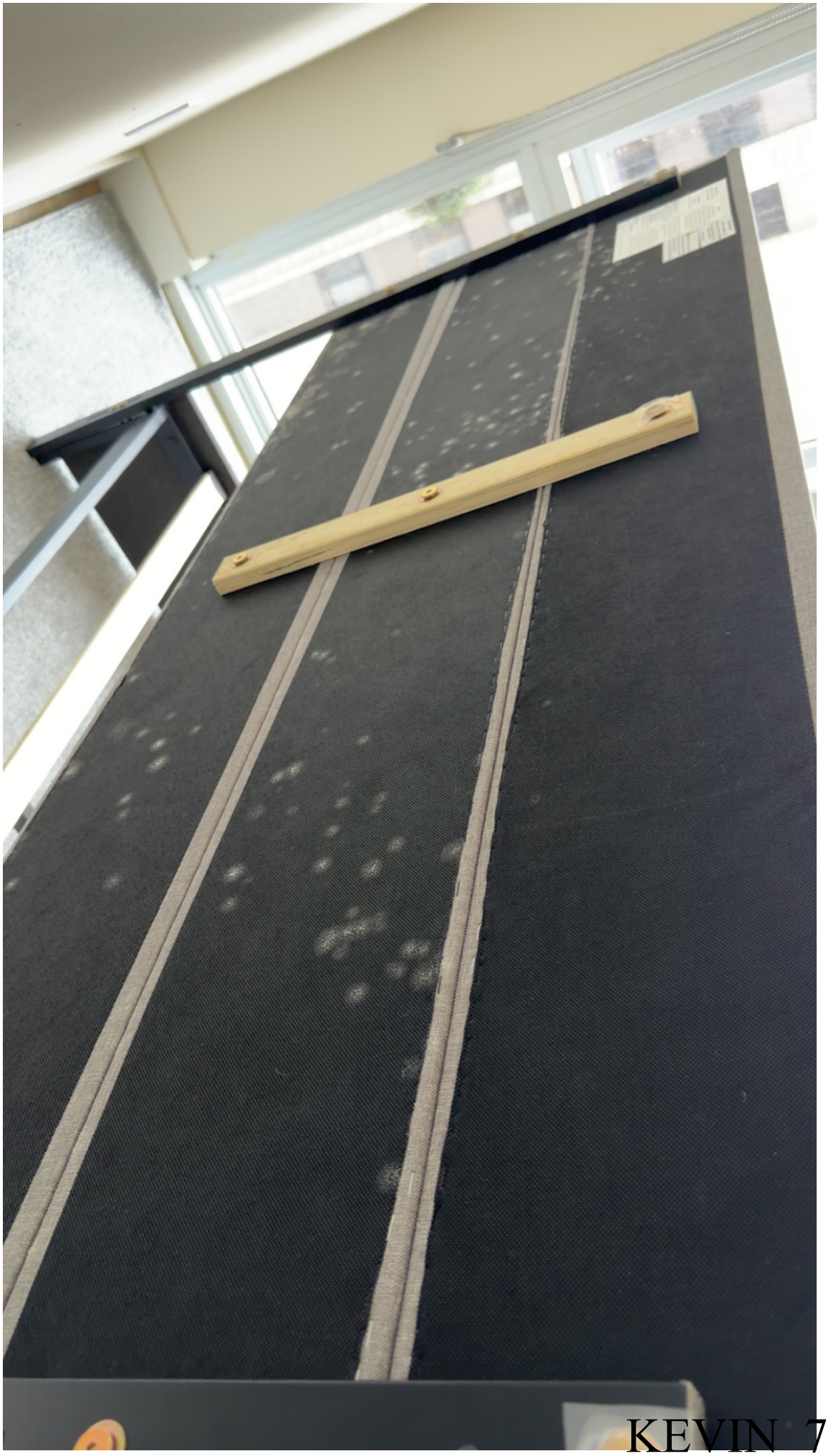
KEVIN 74



KEVIN 76


KEVIN 77


KEVIN 78




KEVIN 80


KEVIN 81





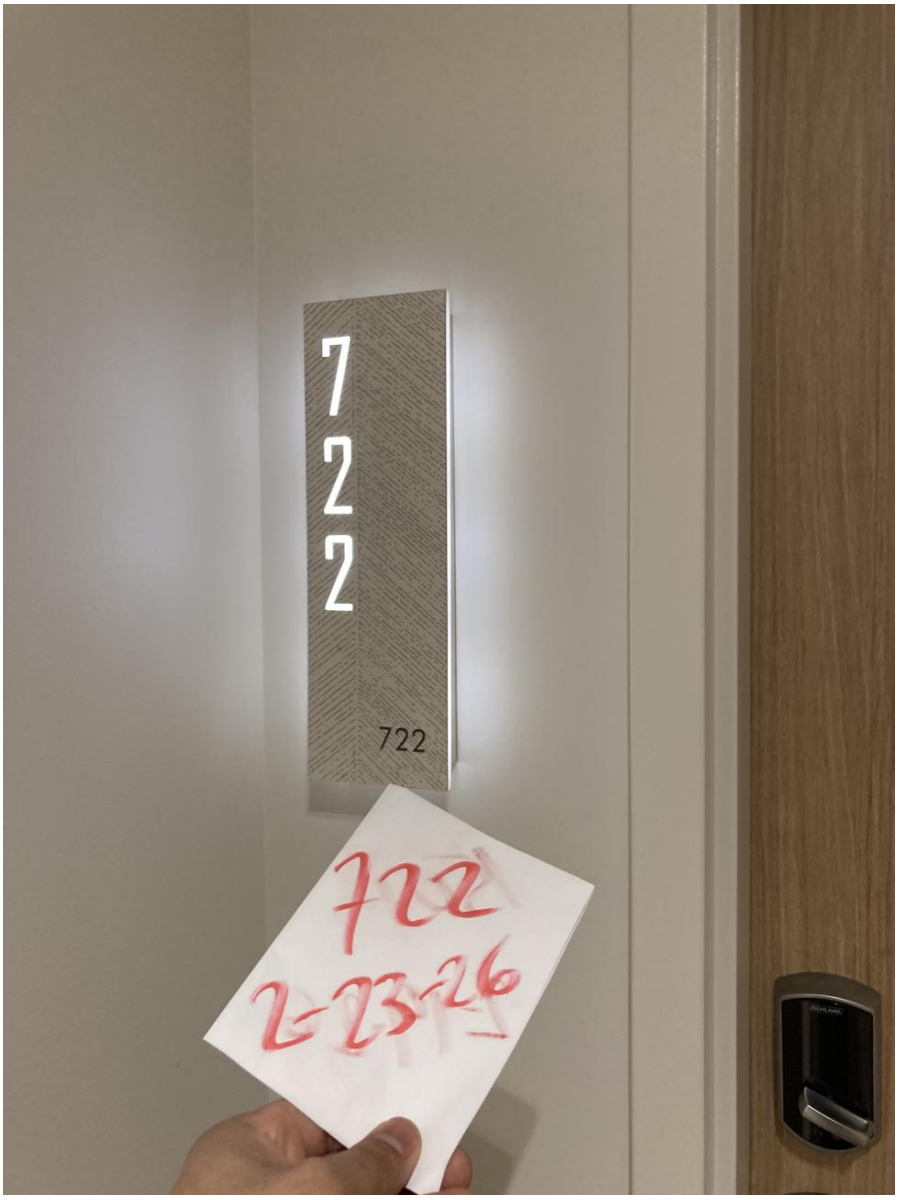
KEVIN 83


722
2-23-26



KEVIN 85


badger
722
2-23-26



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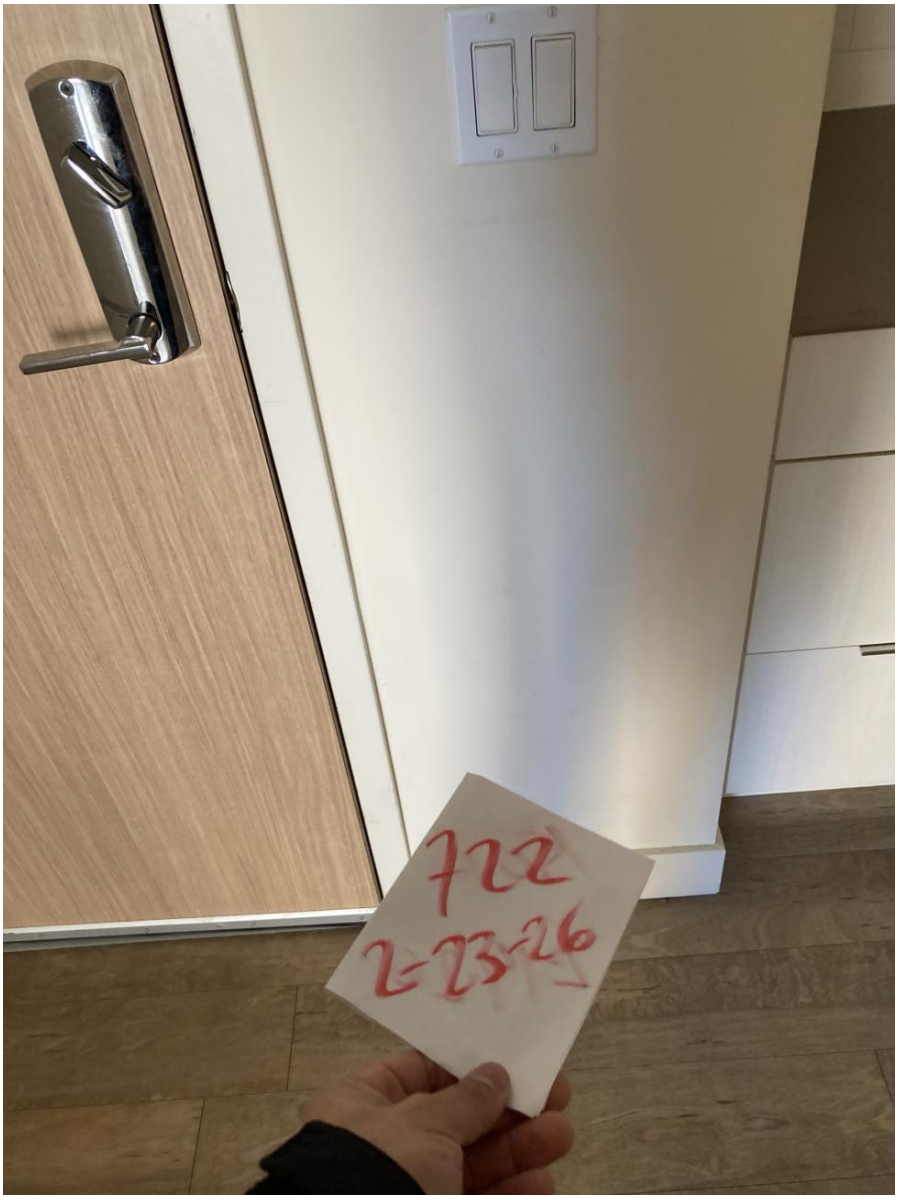
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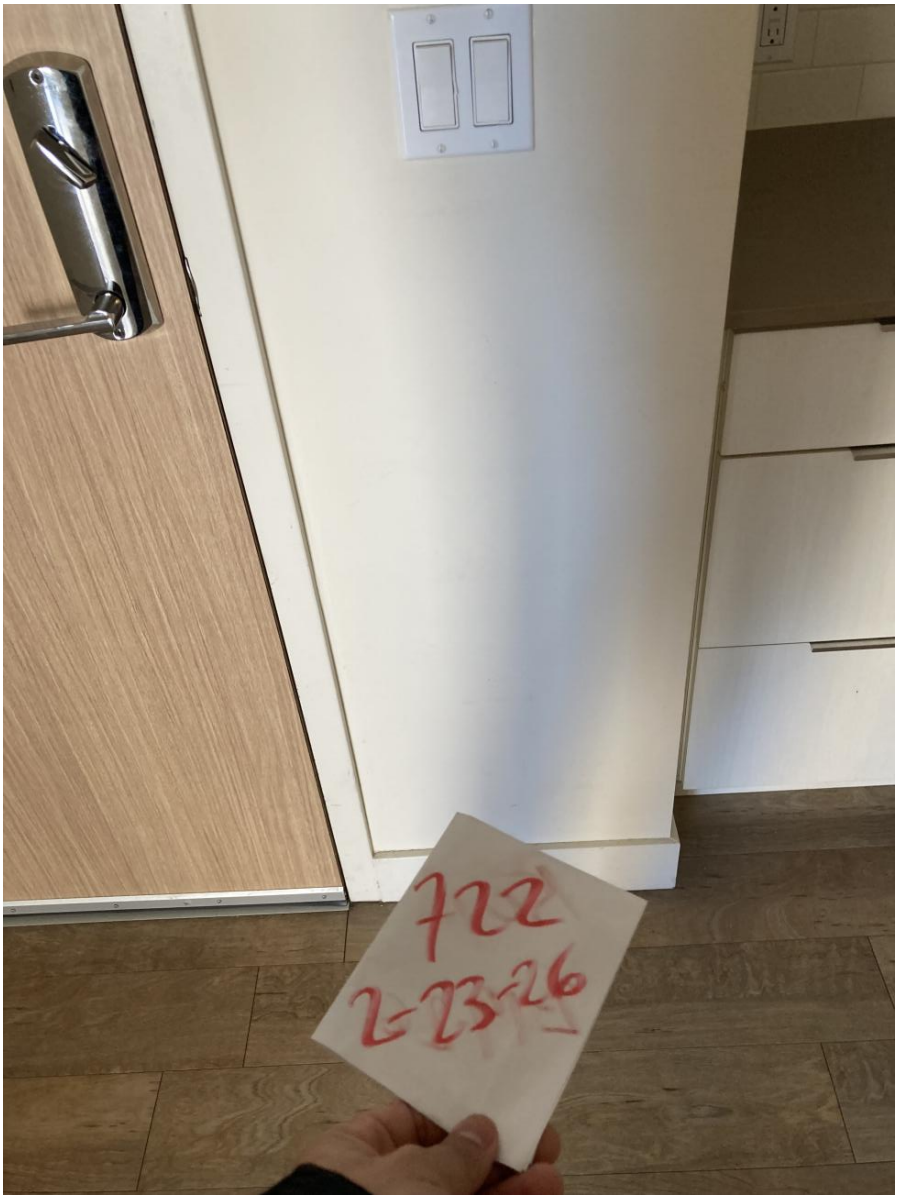
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KEVIN 90



KEVIN 91



KEVIN 92


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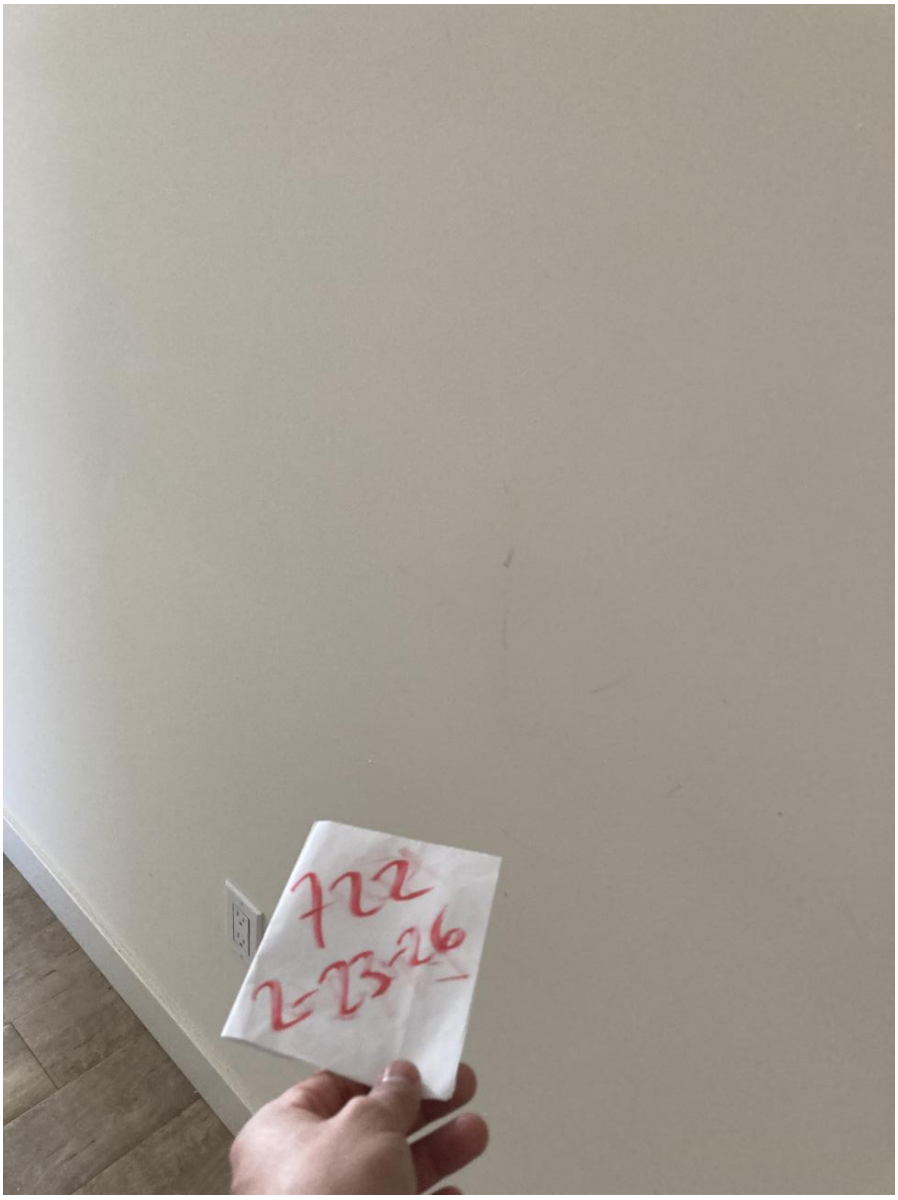
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KEVIN 95


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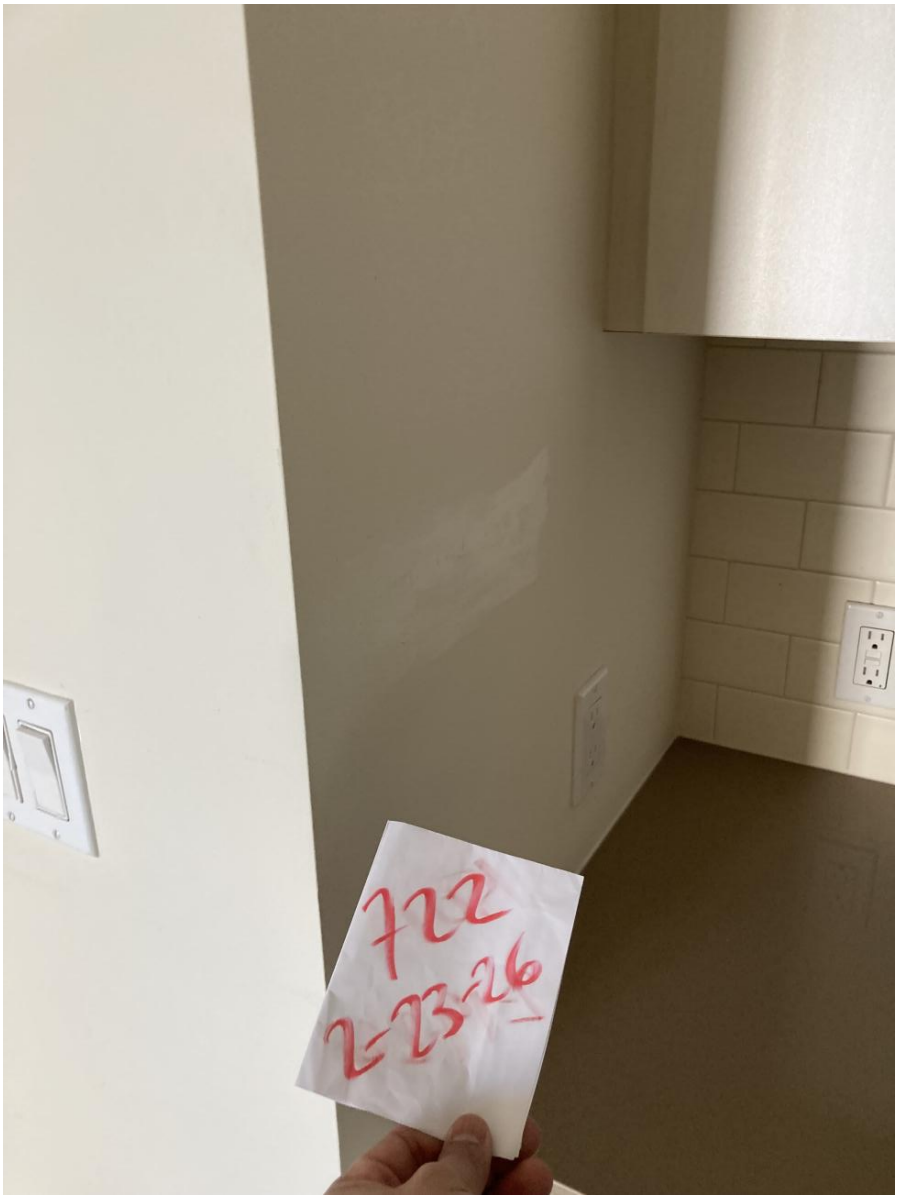

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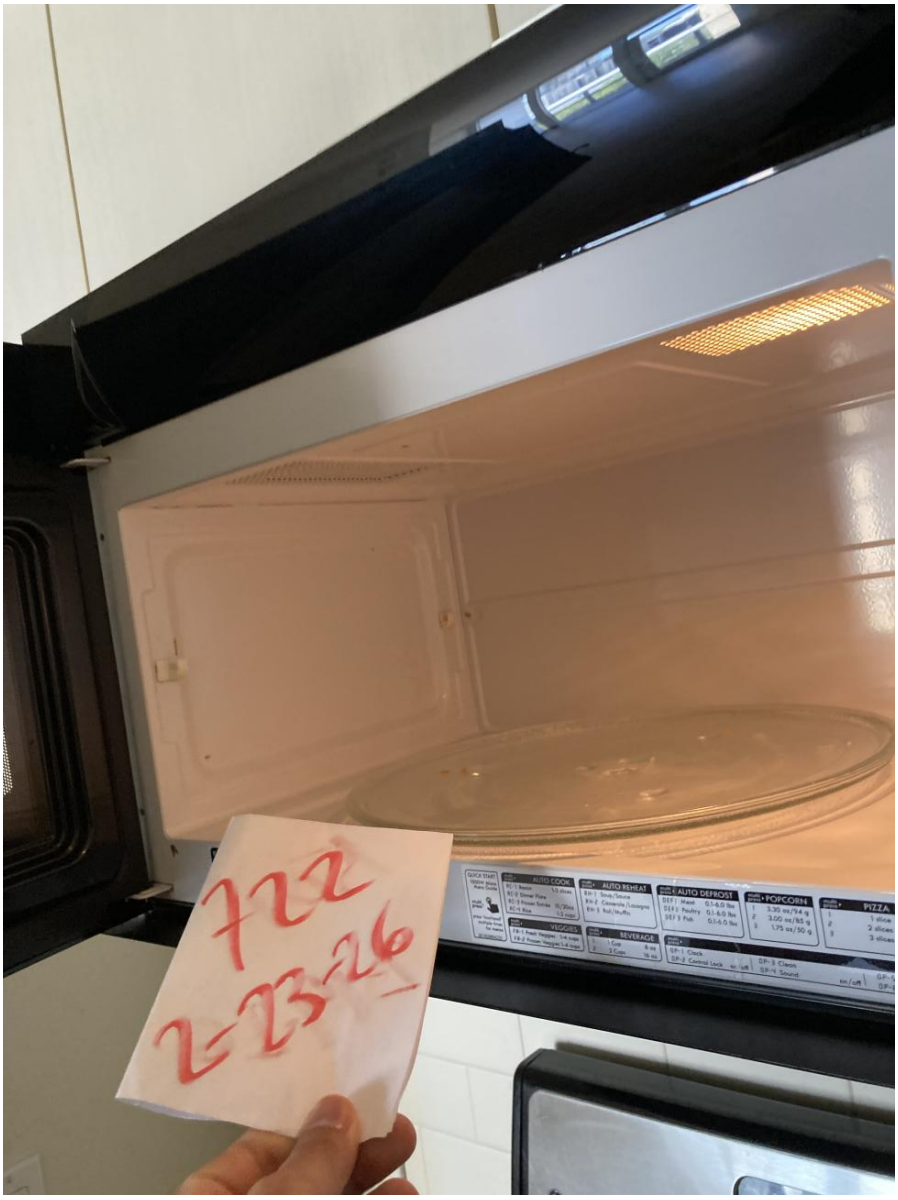

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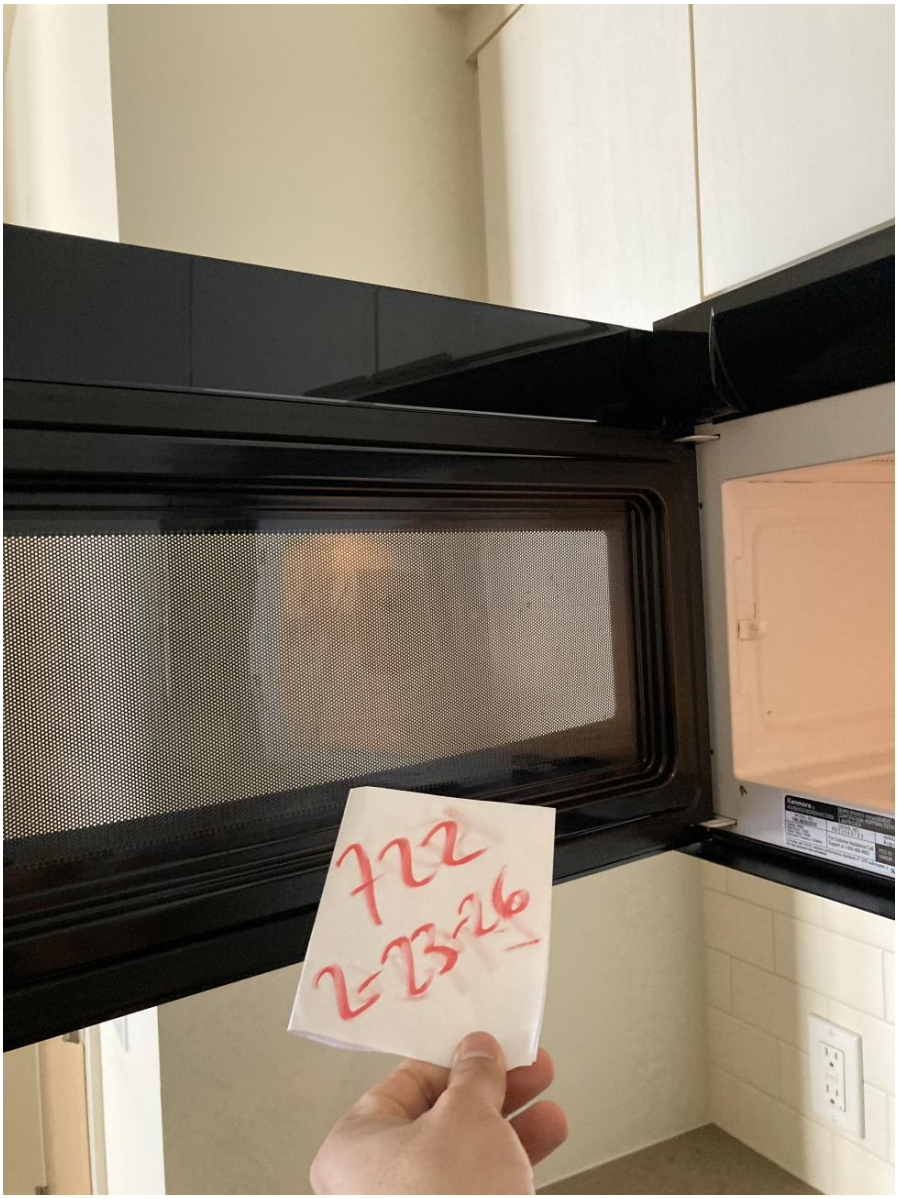

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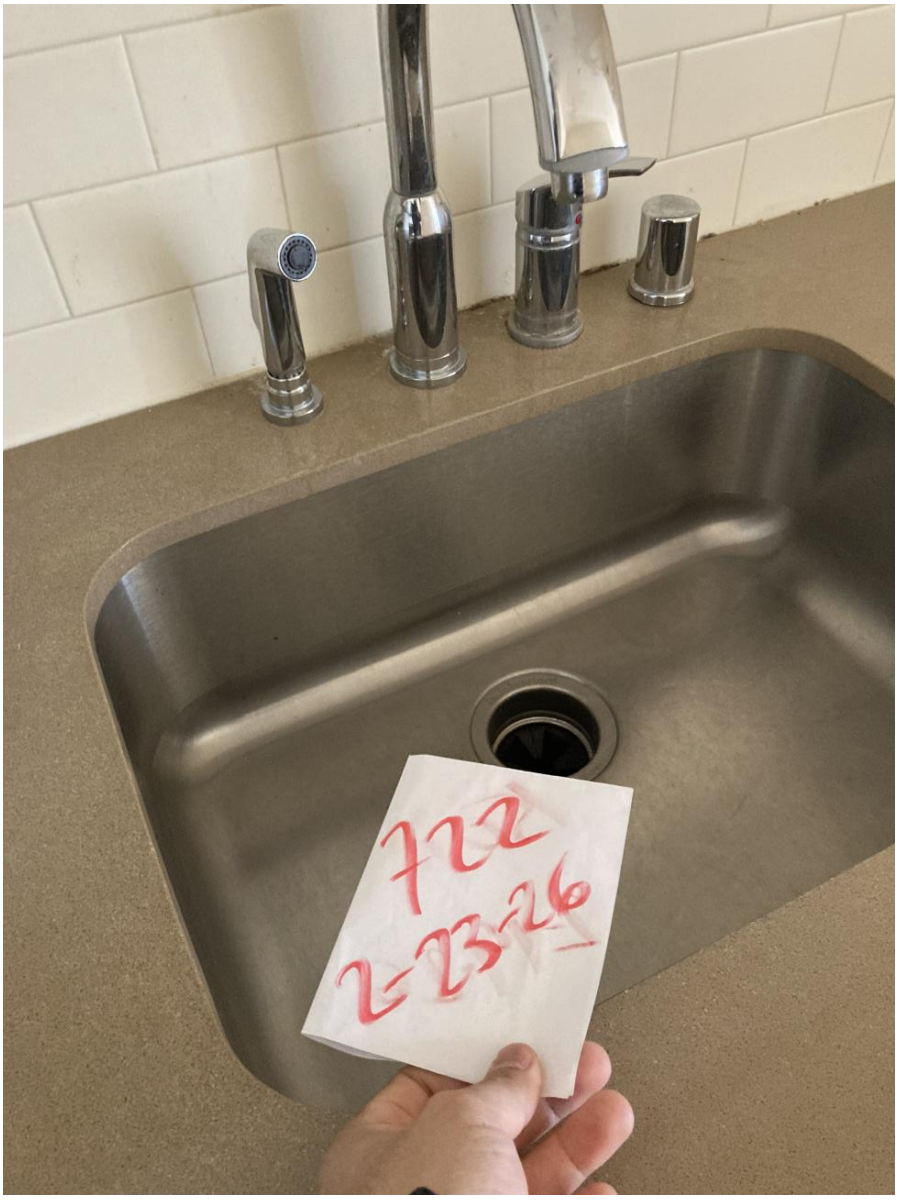
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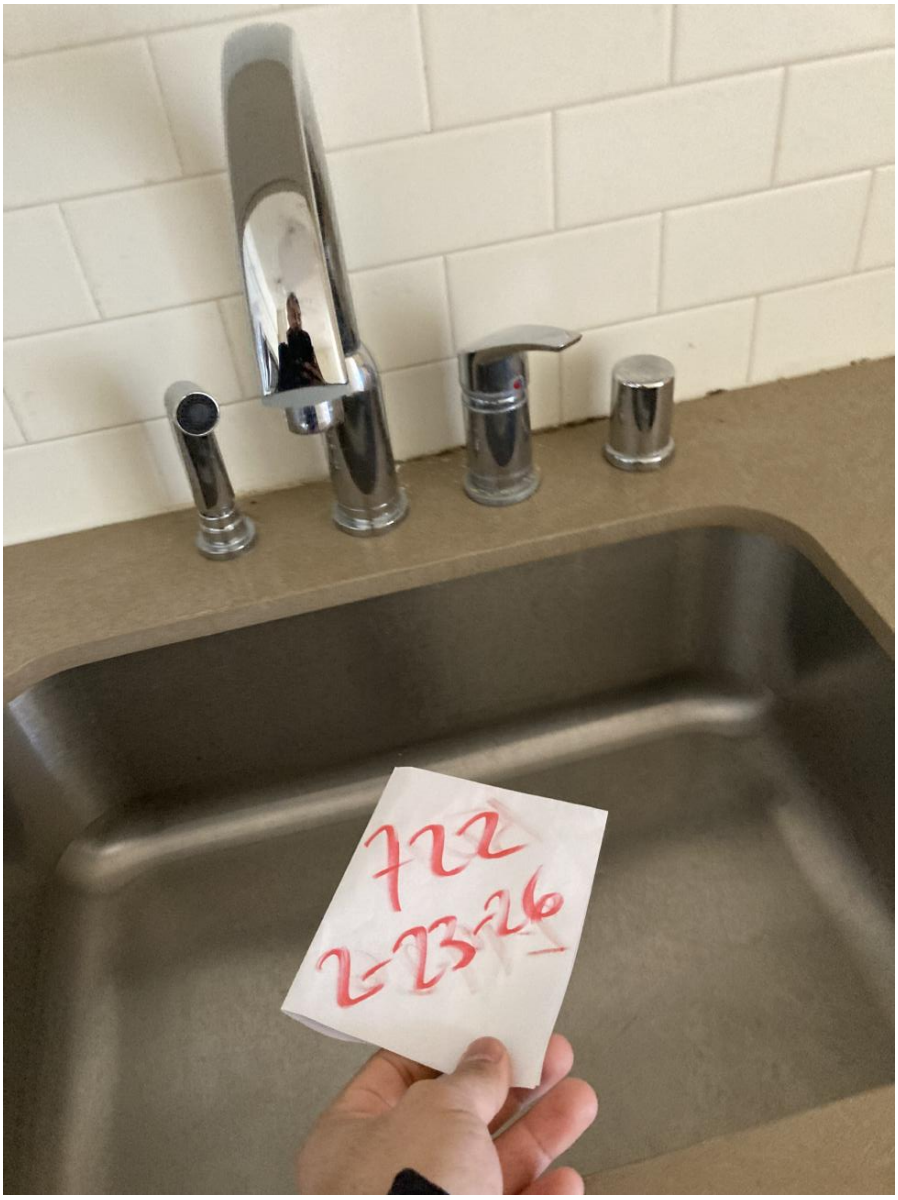

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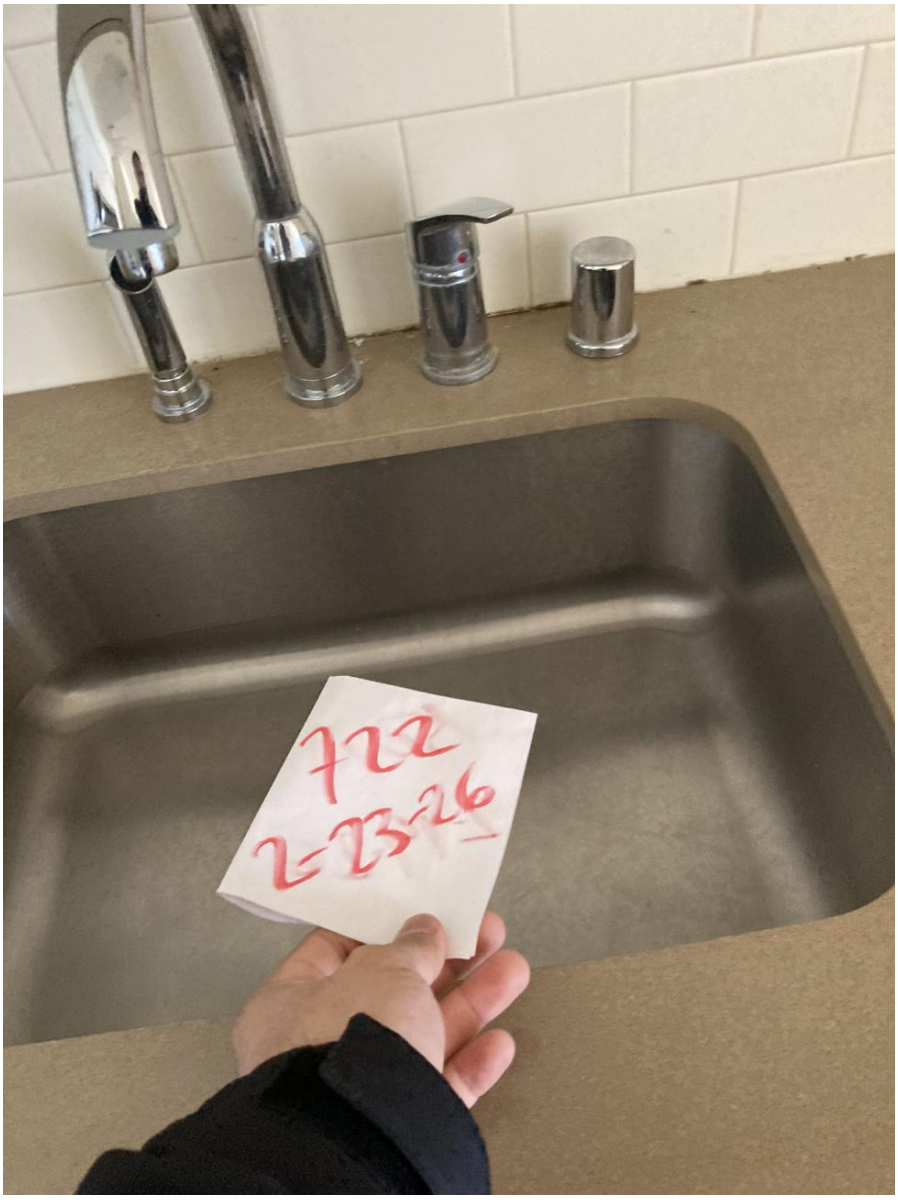
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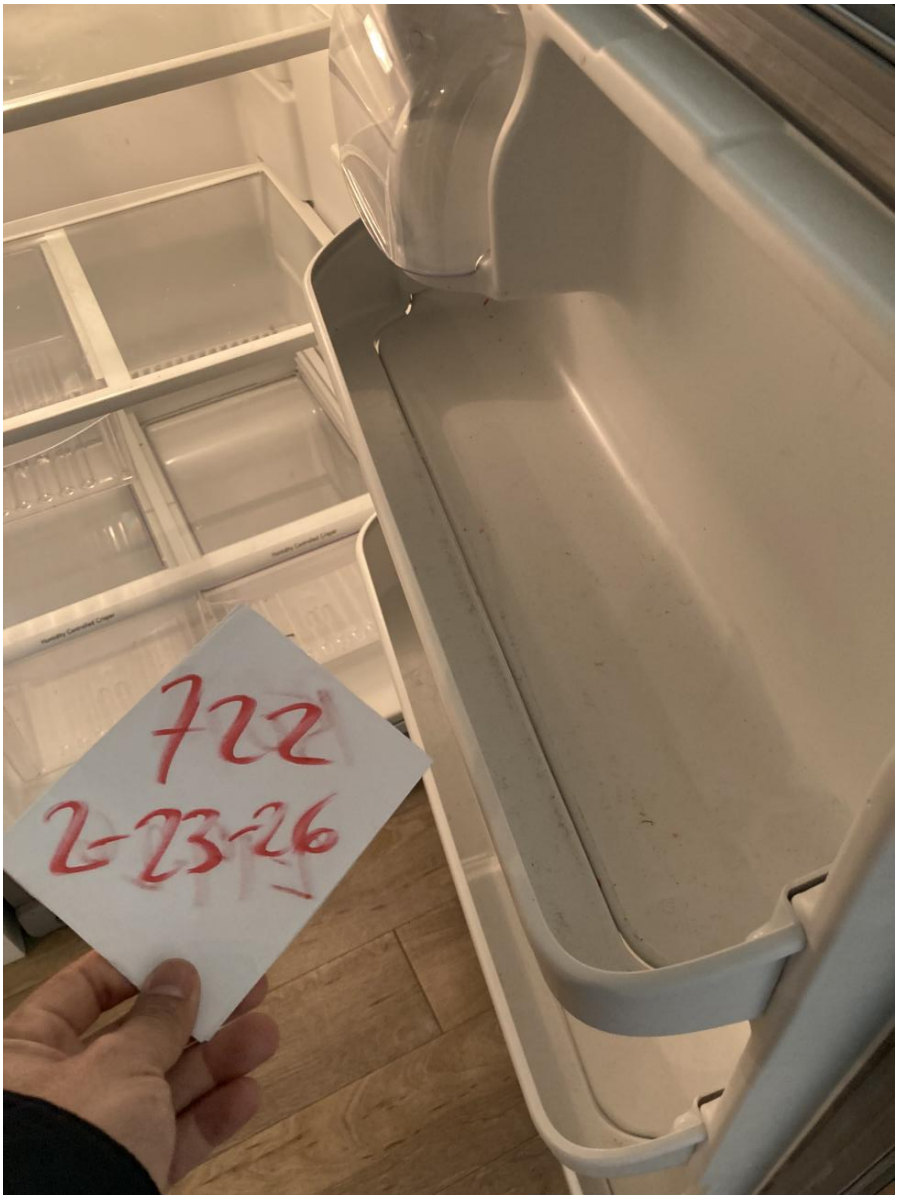

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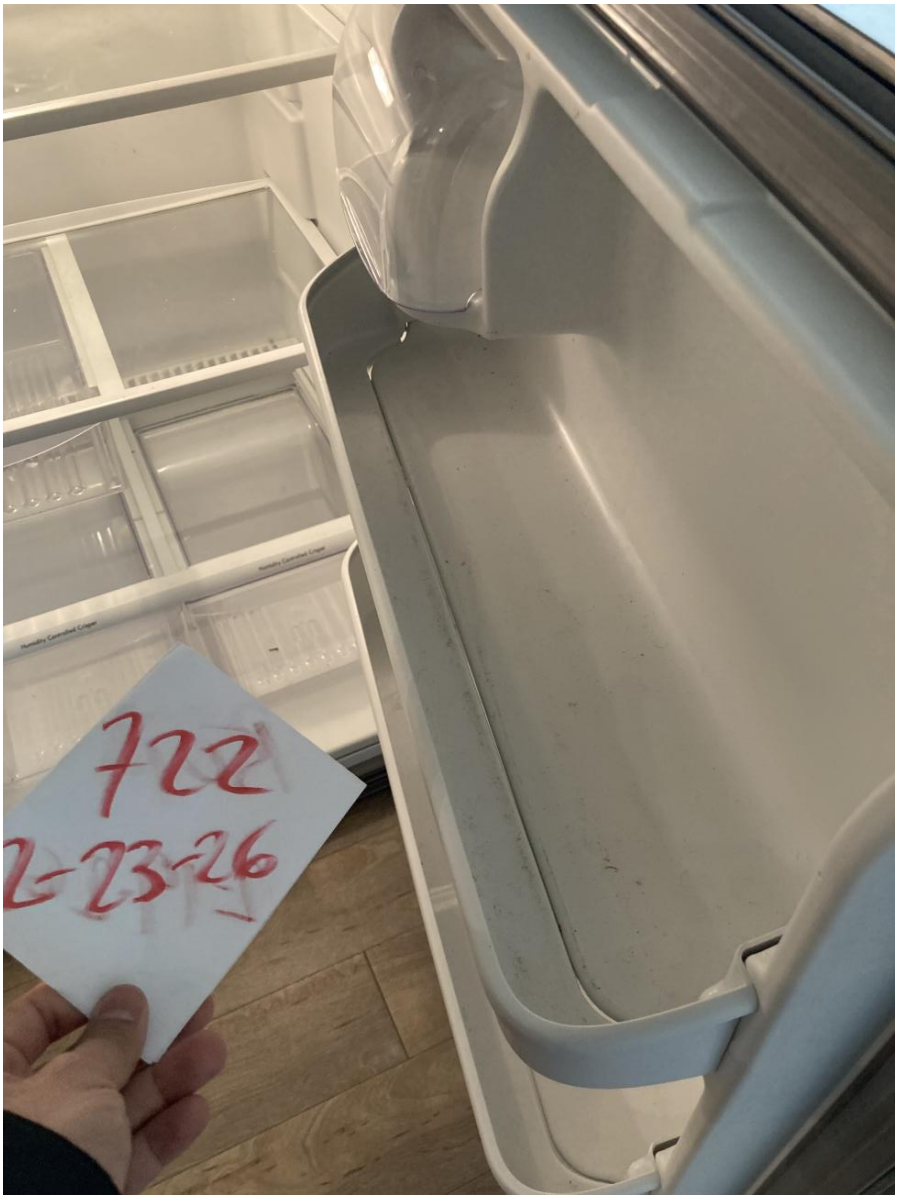
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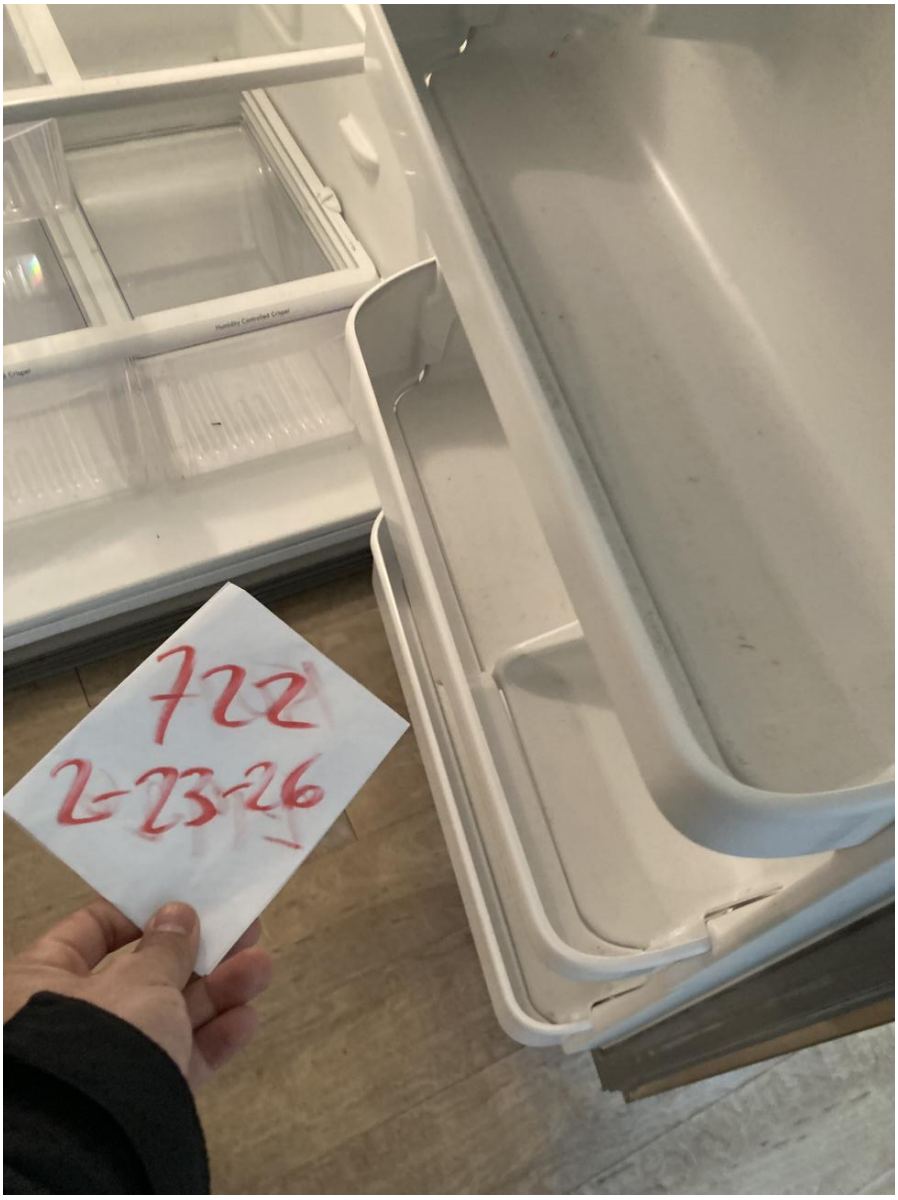

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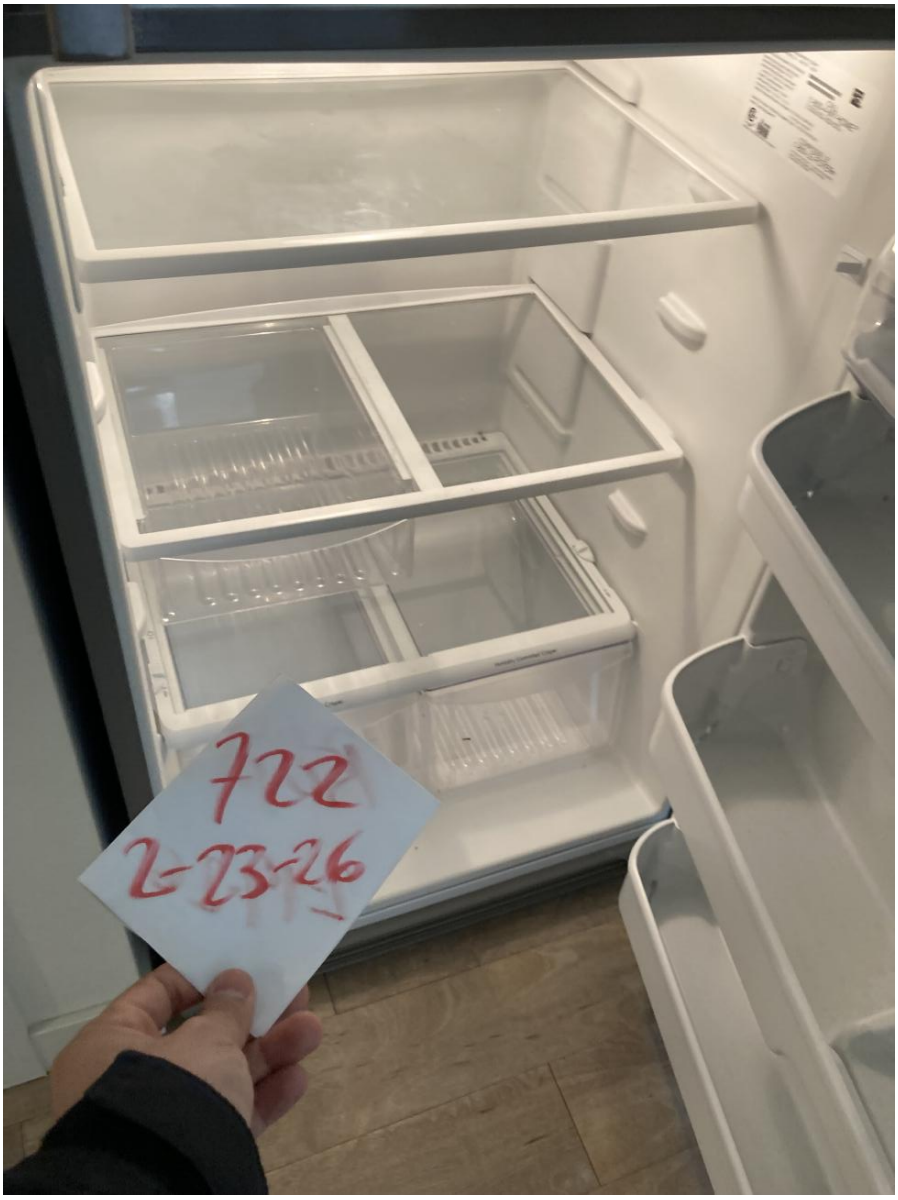
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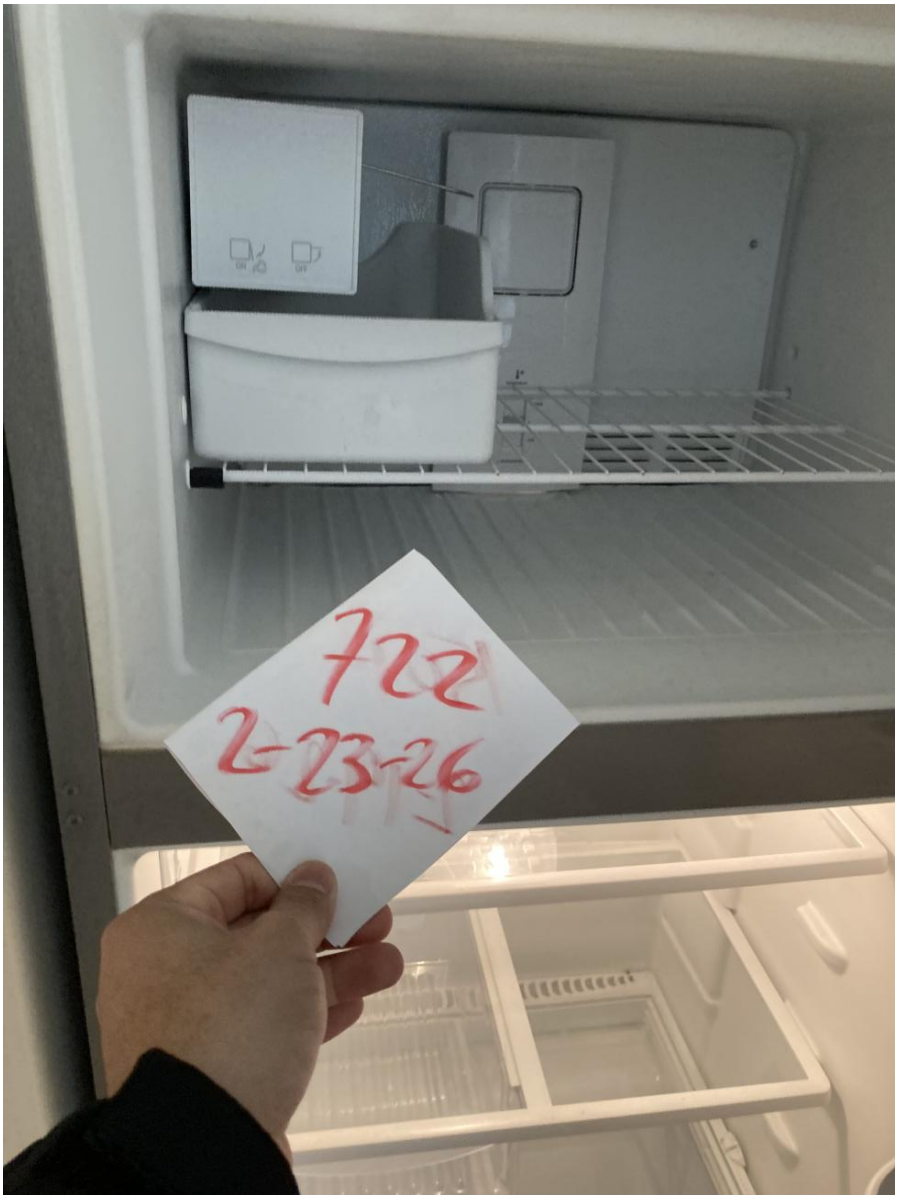

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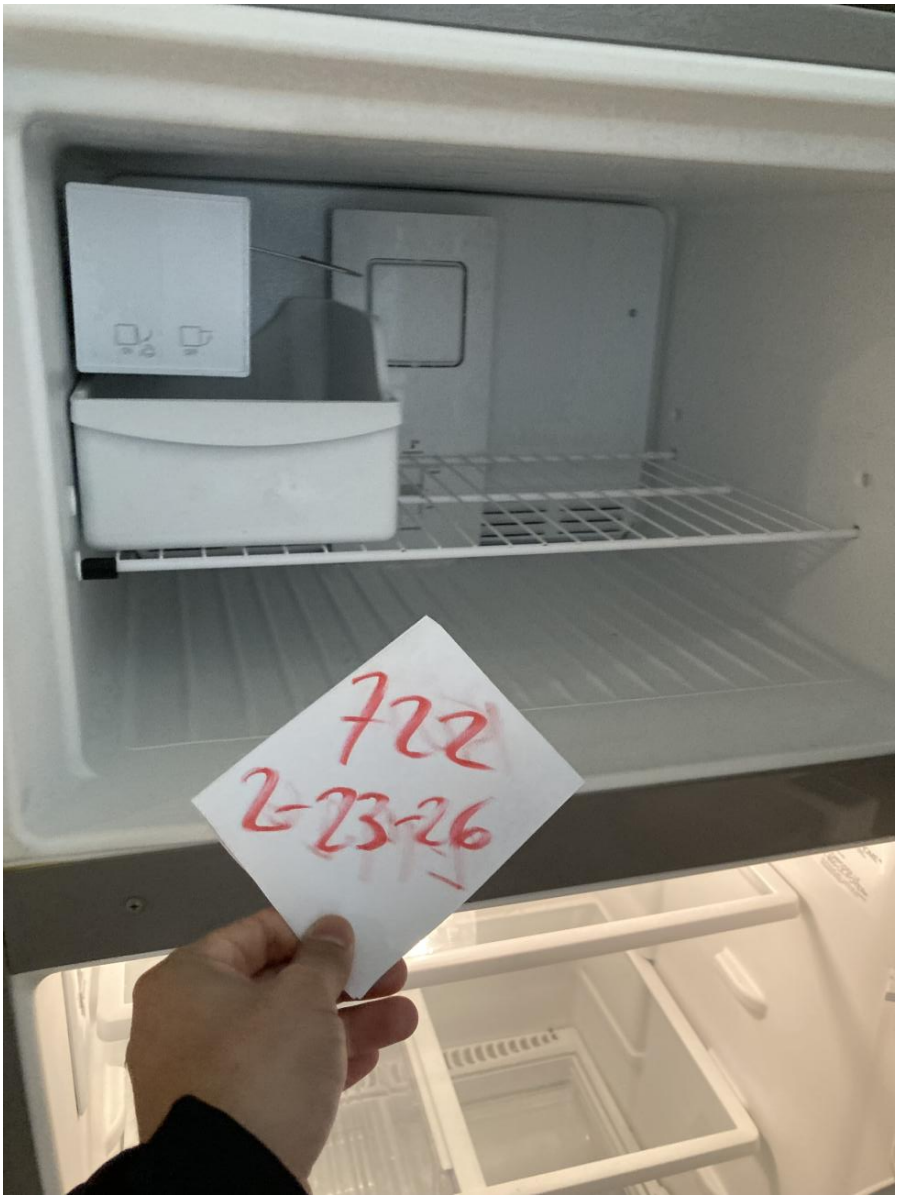

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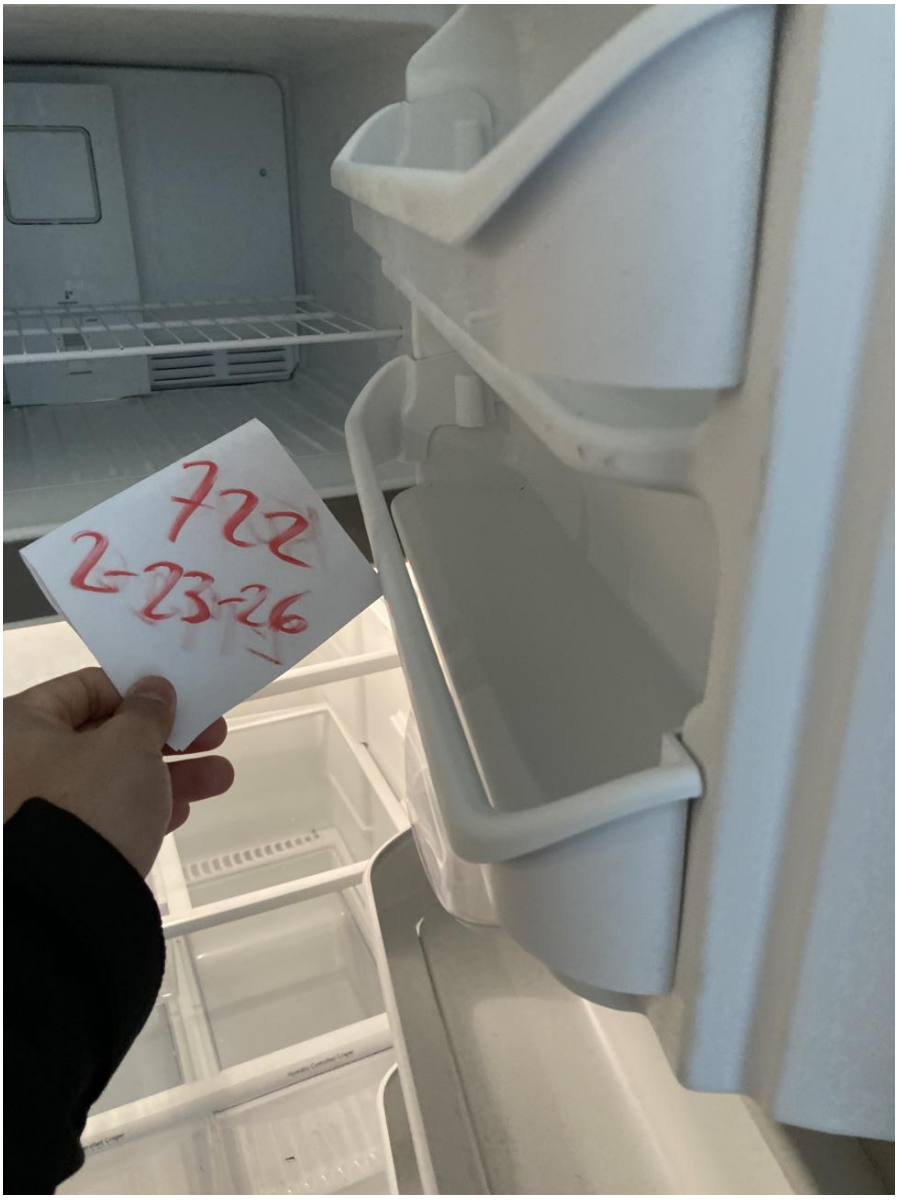

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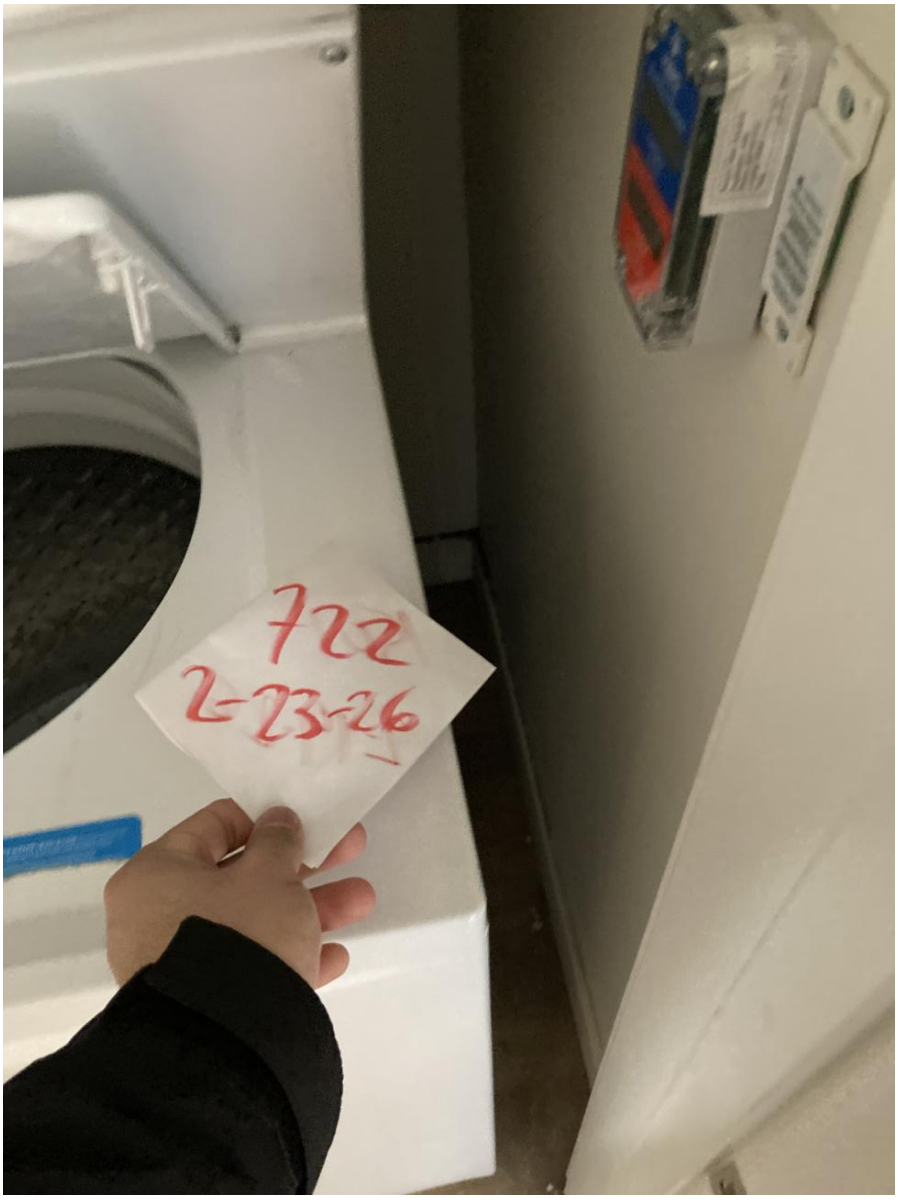
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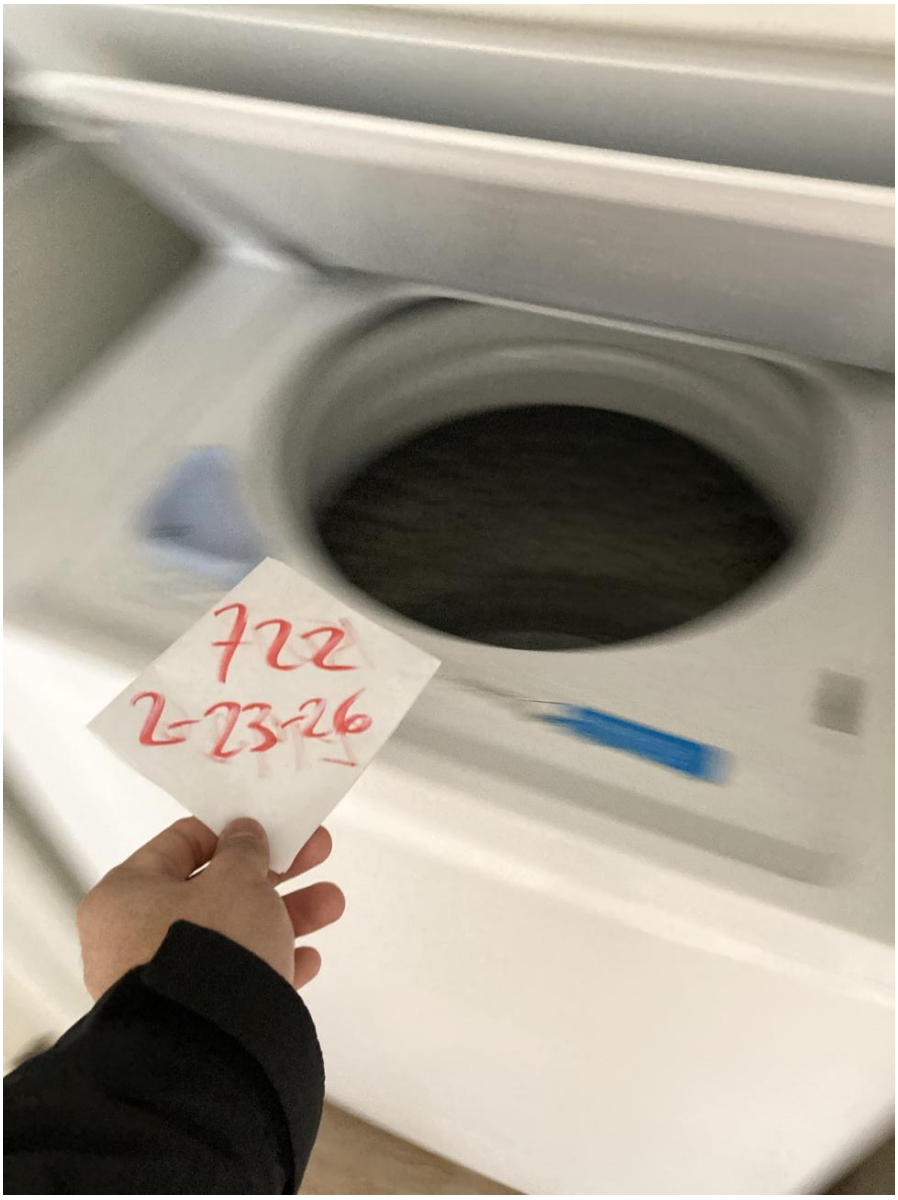
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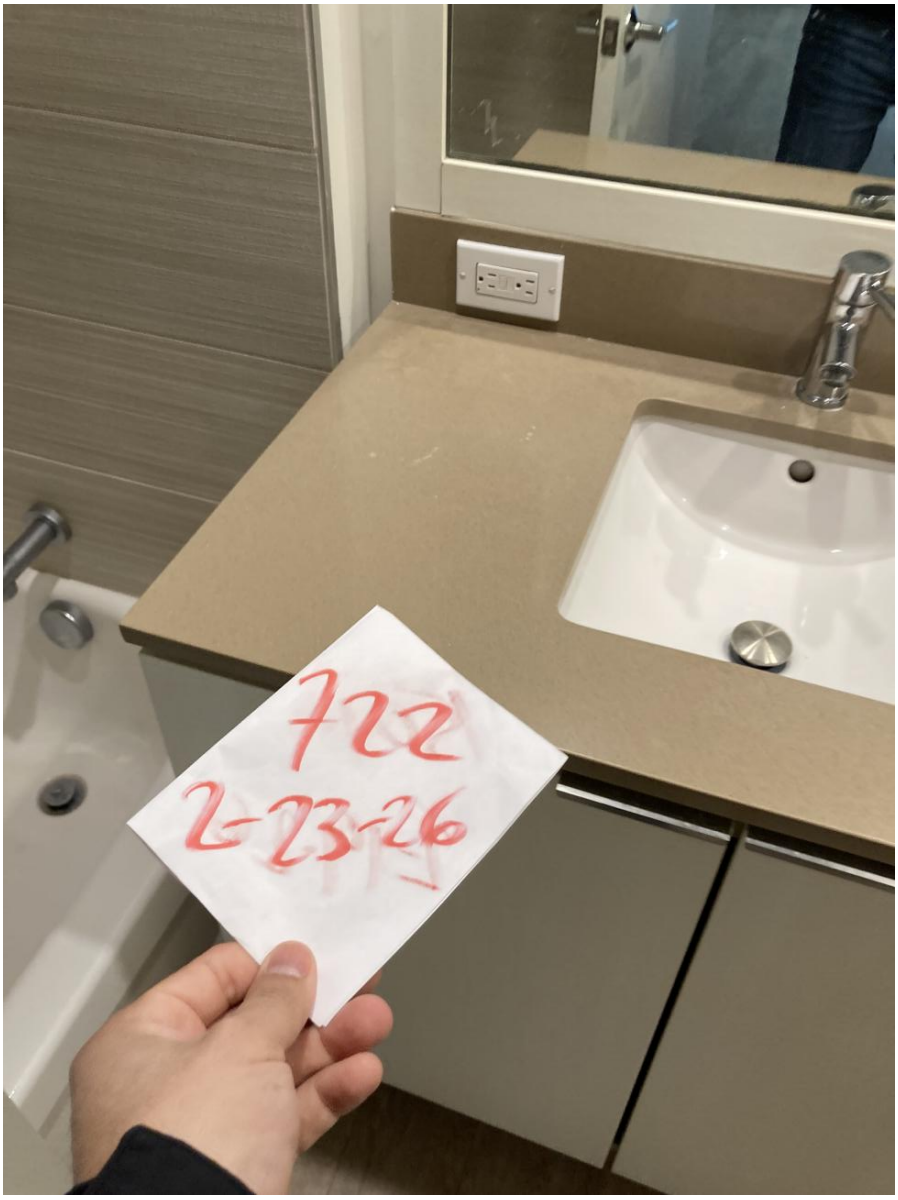
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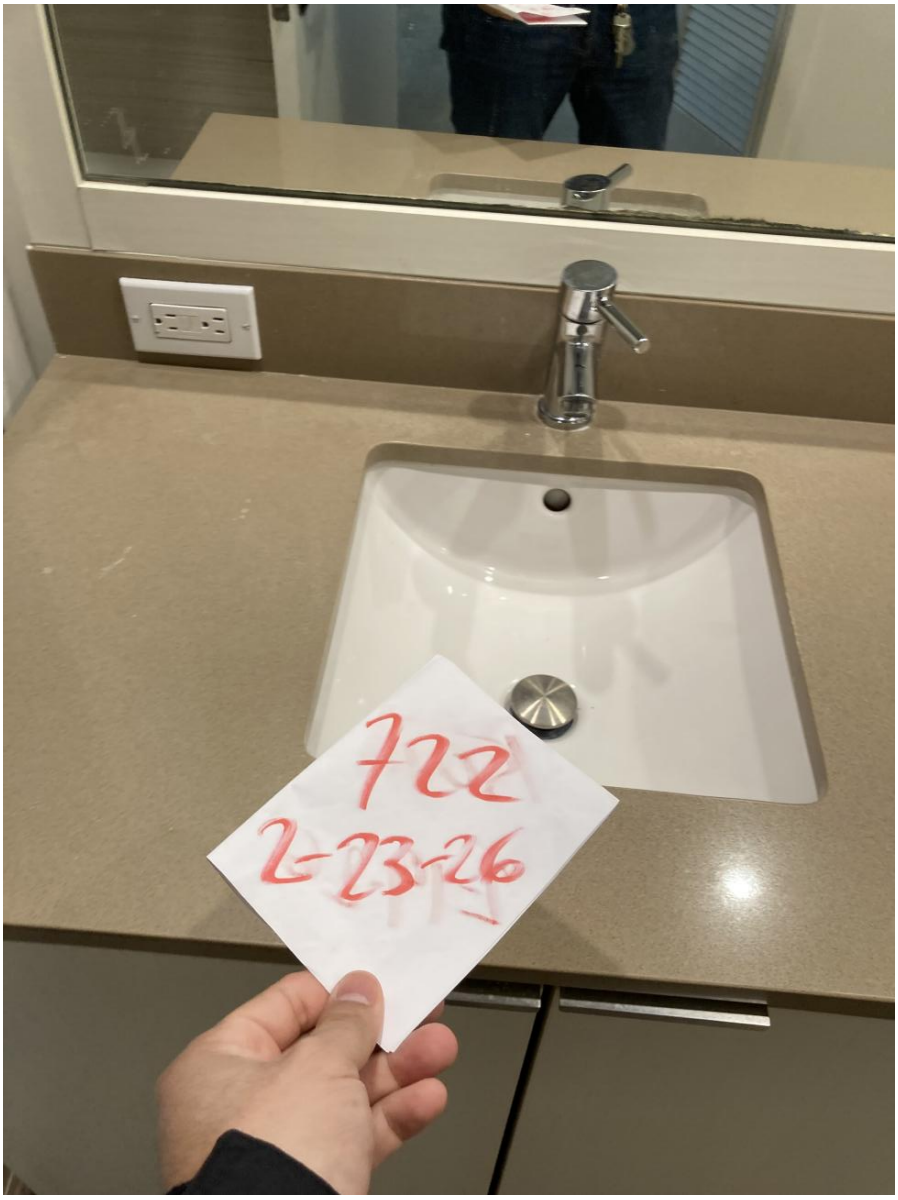
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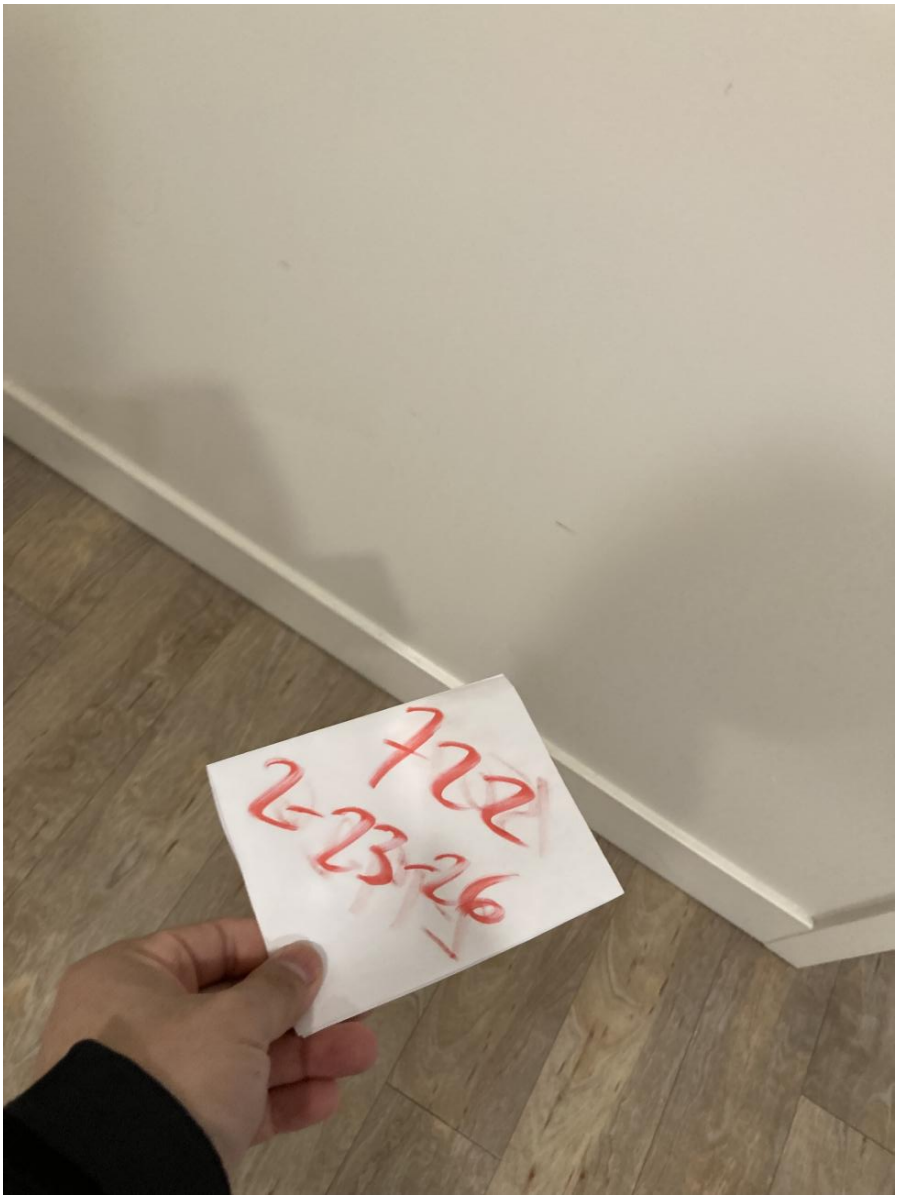
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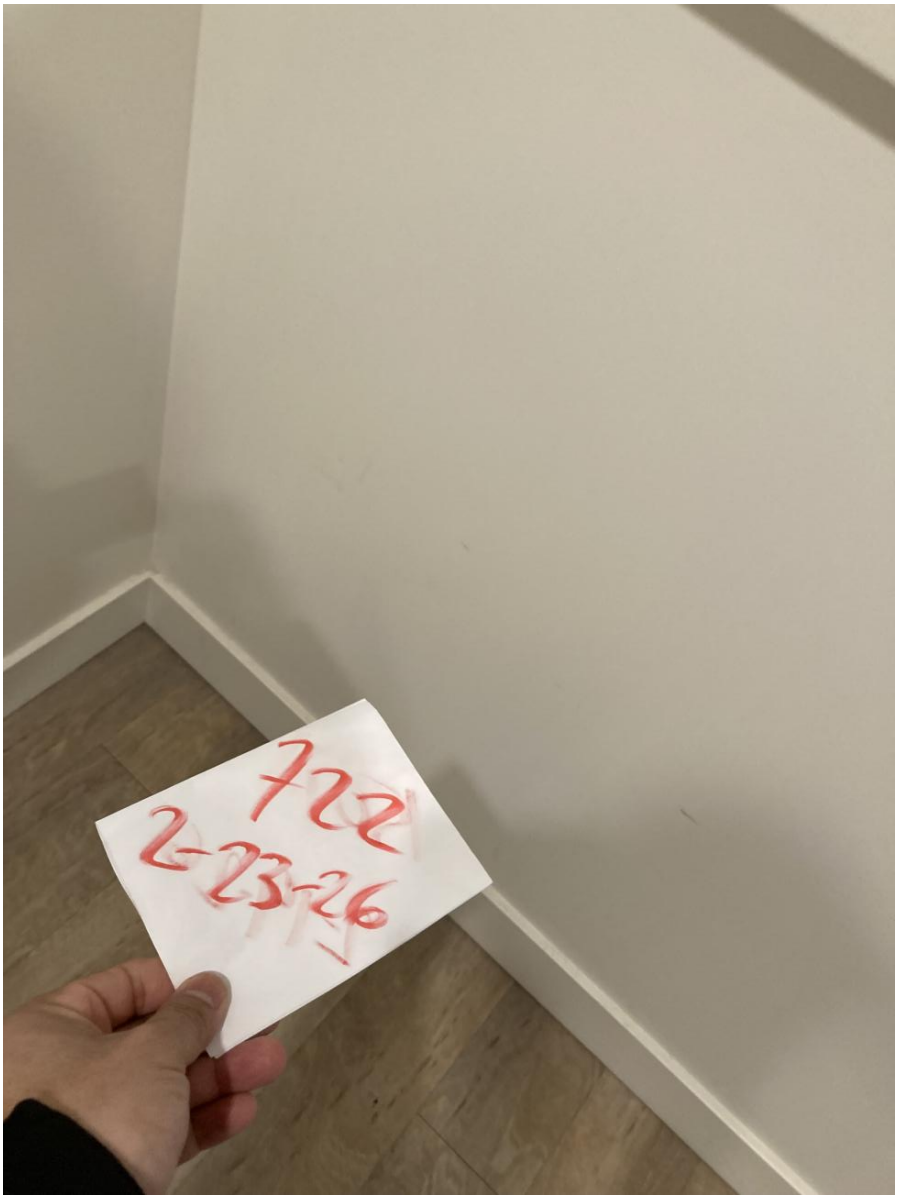
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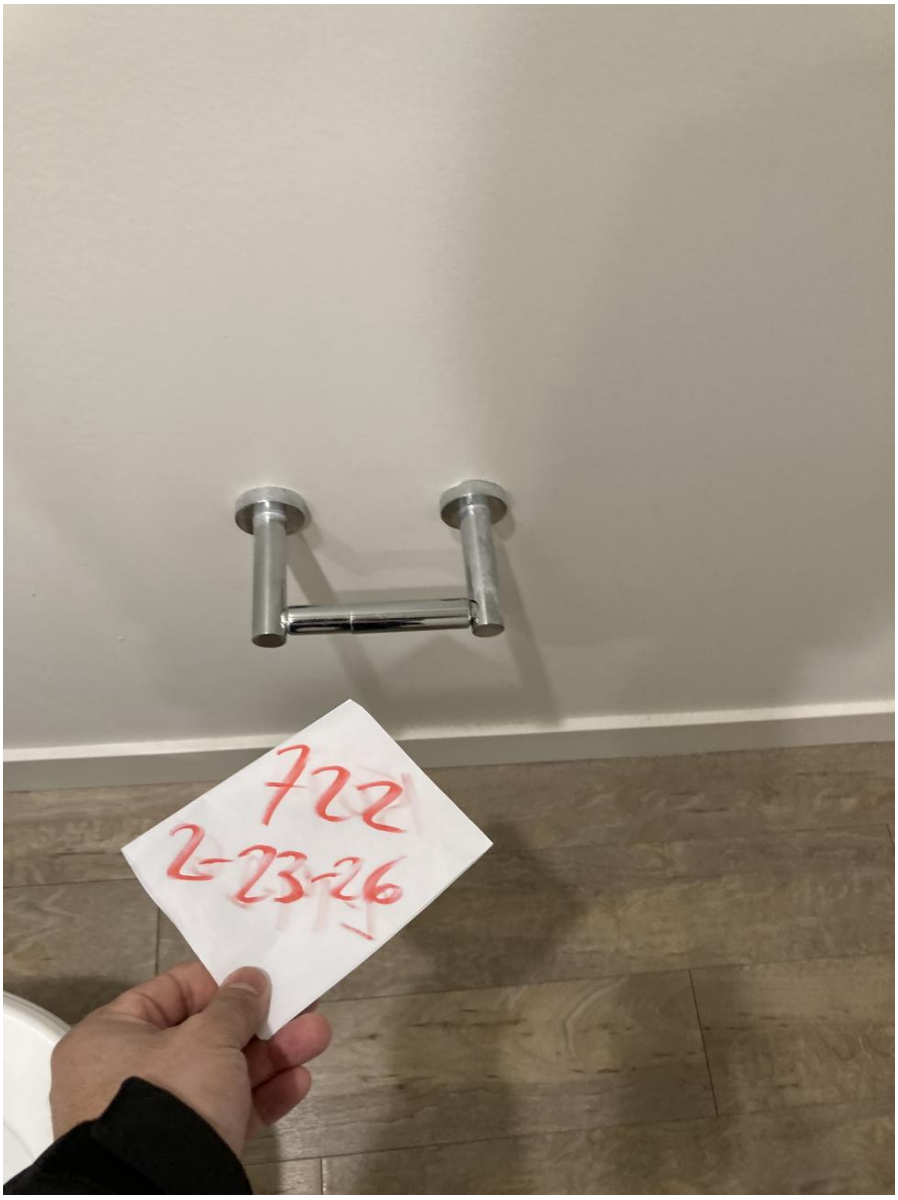
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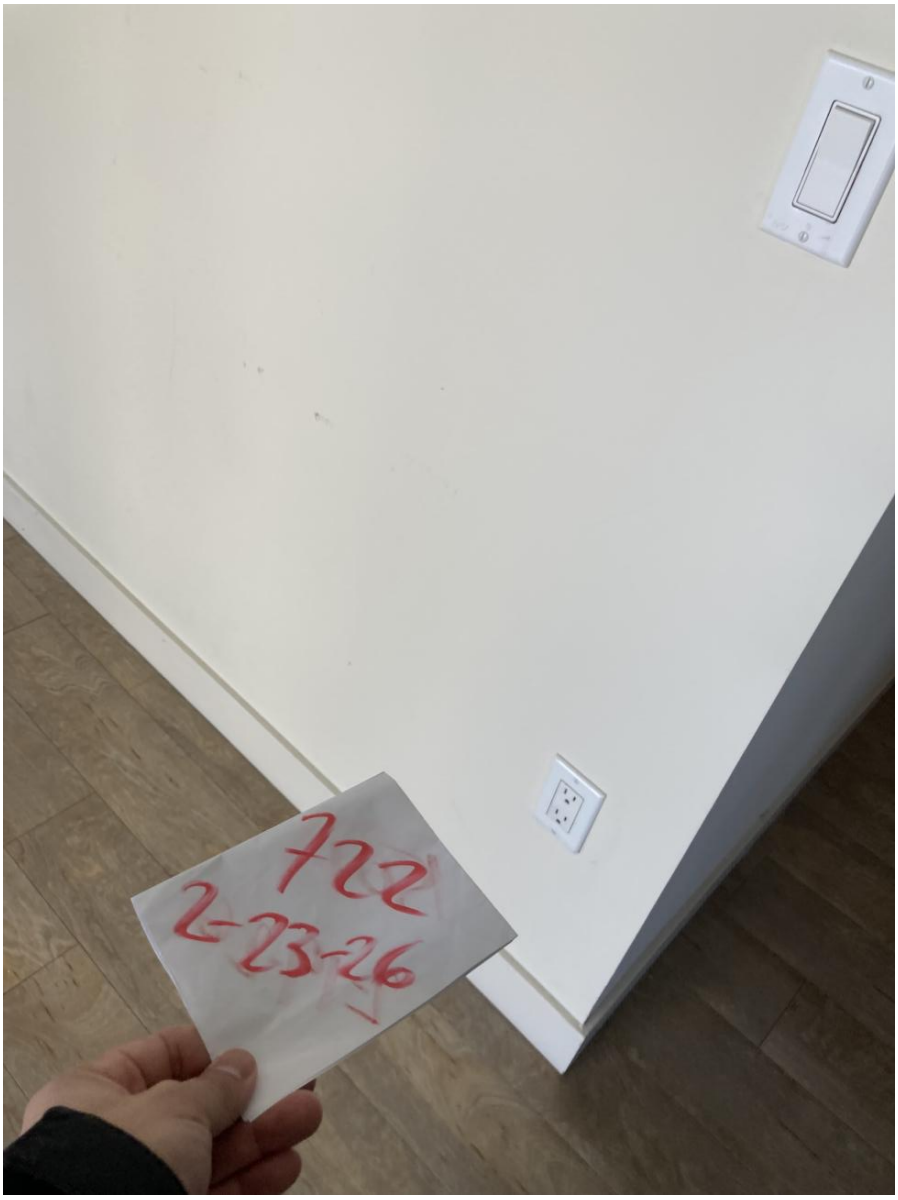
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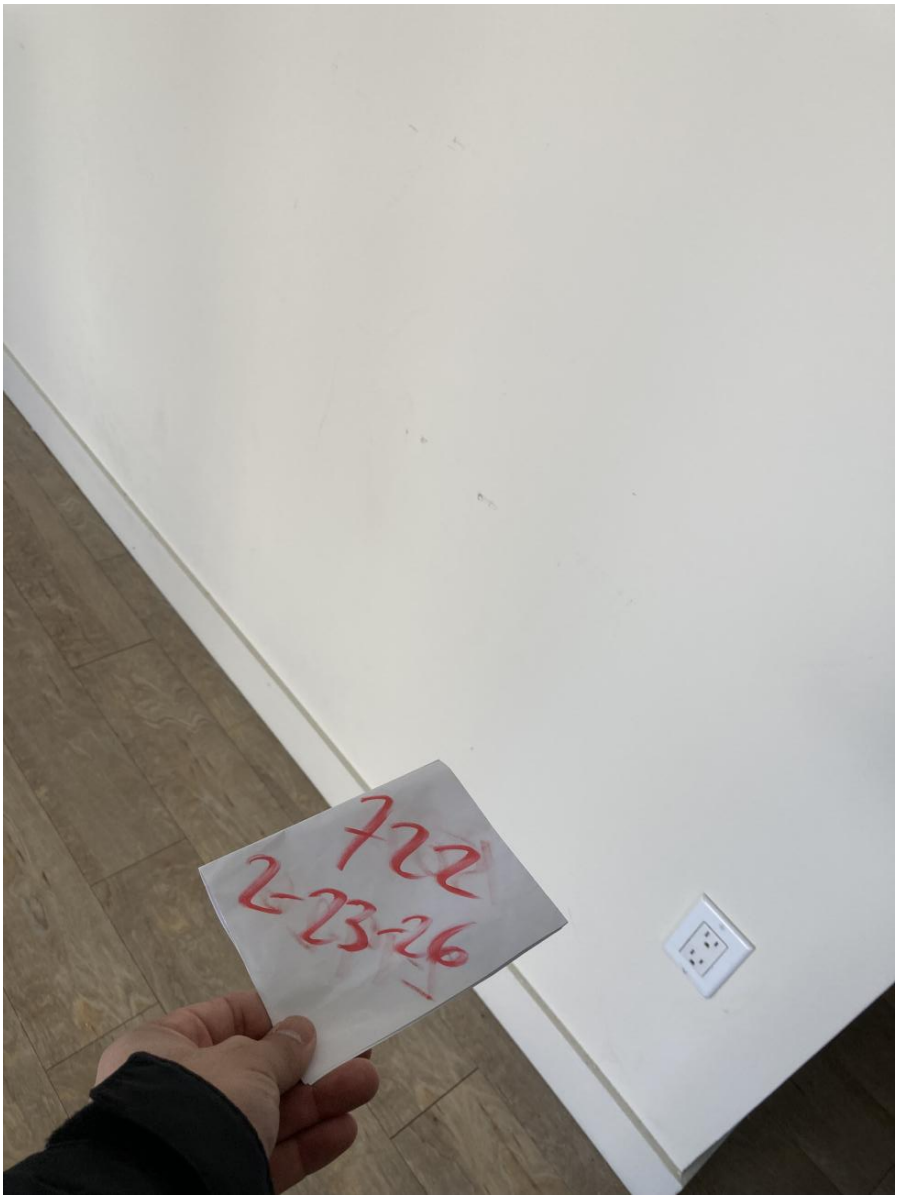

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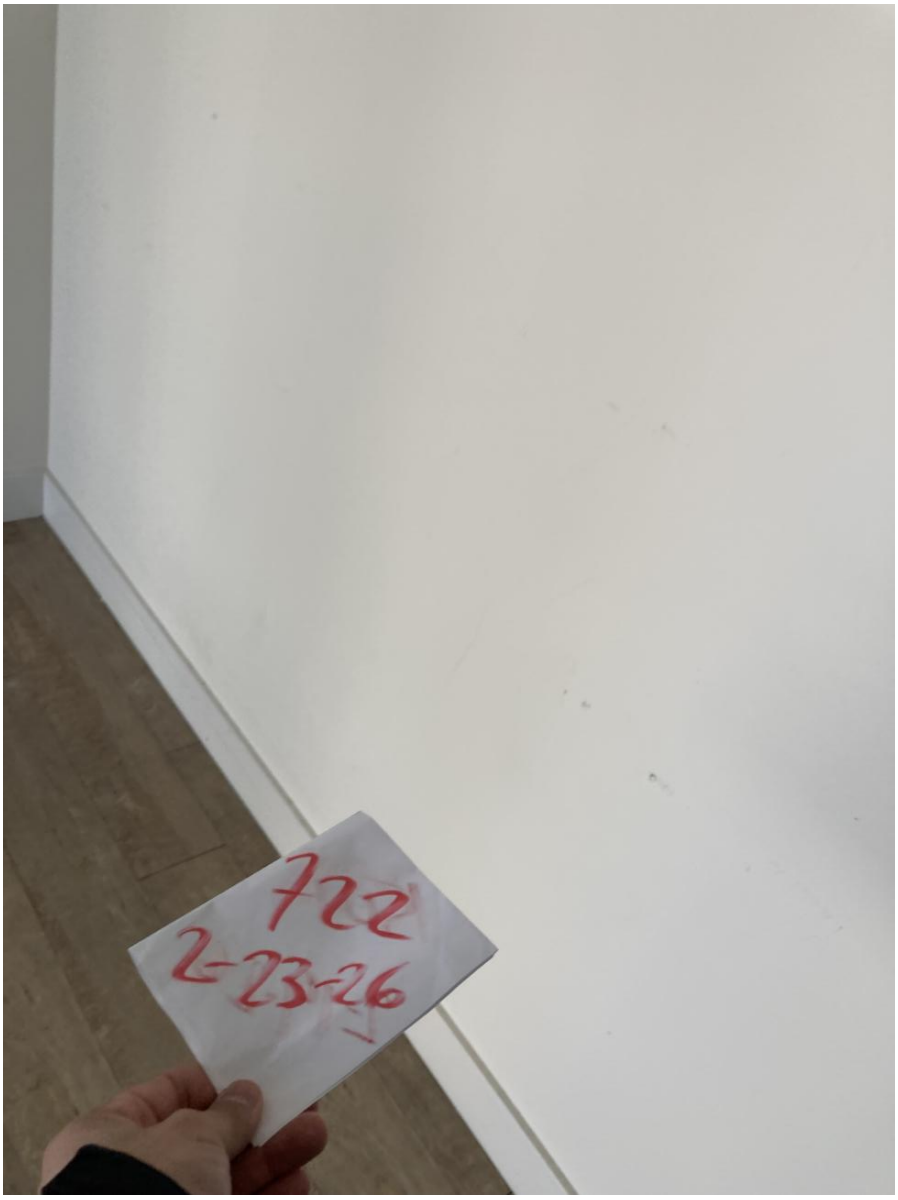
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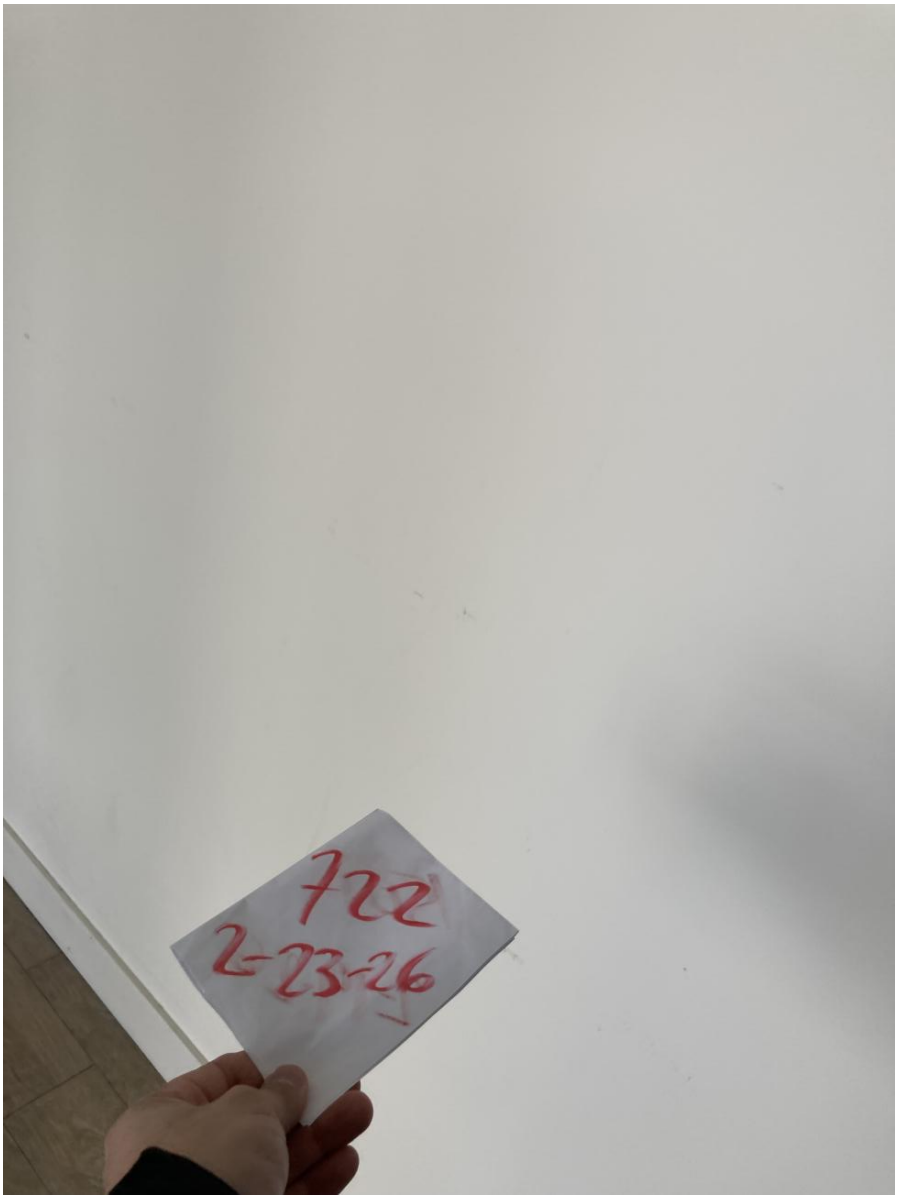

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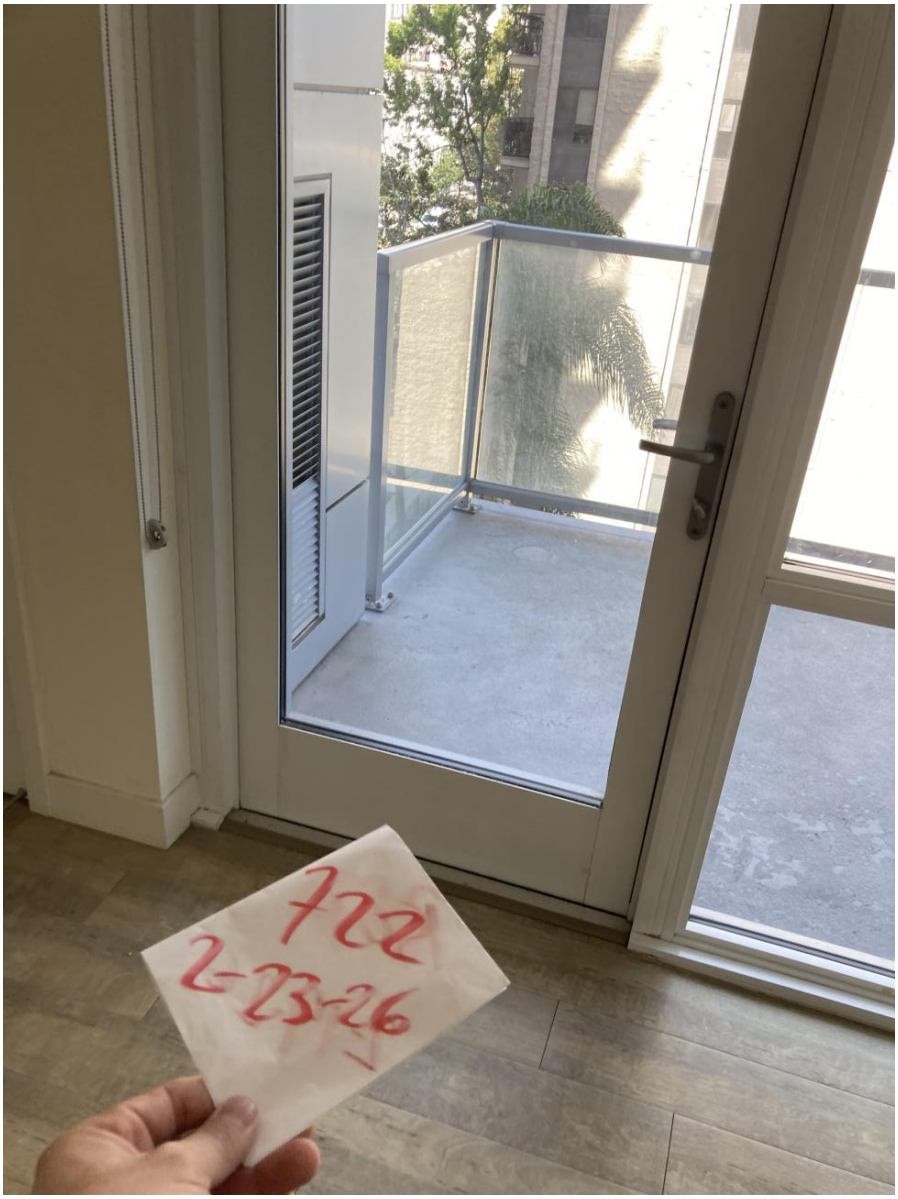

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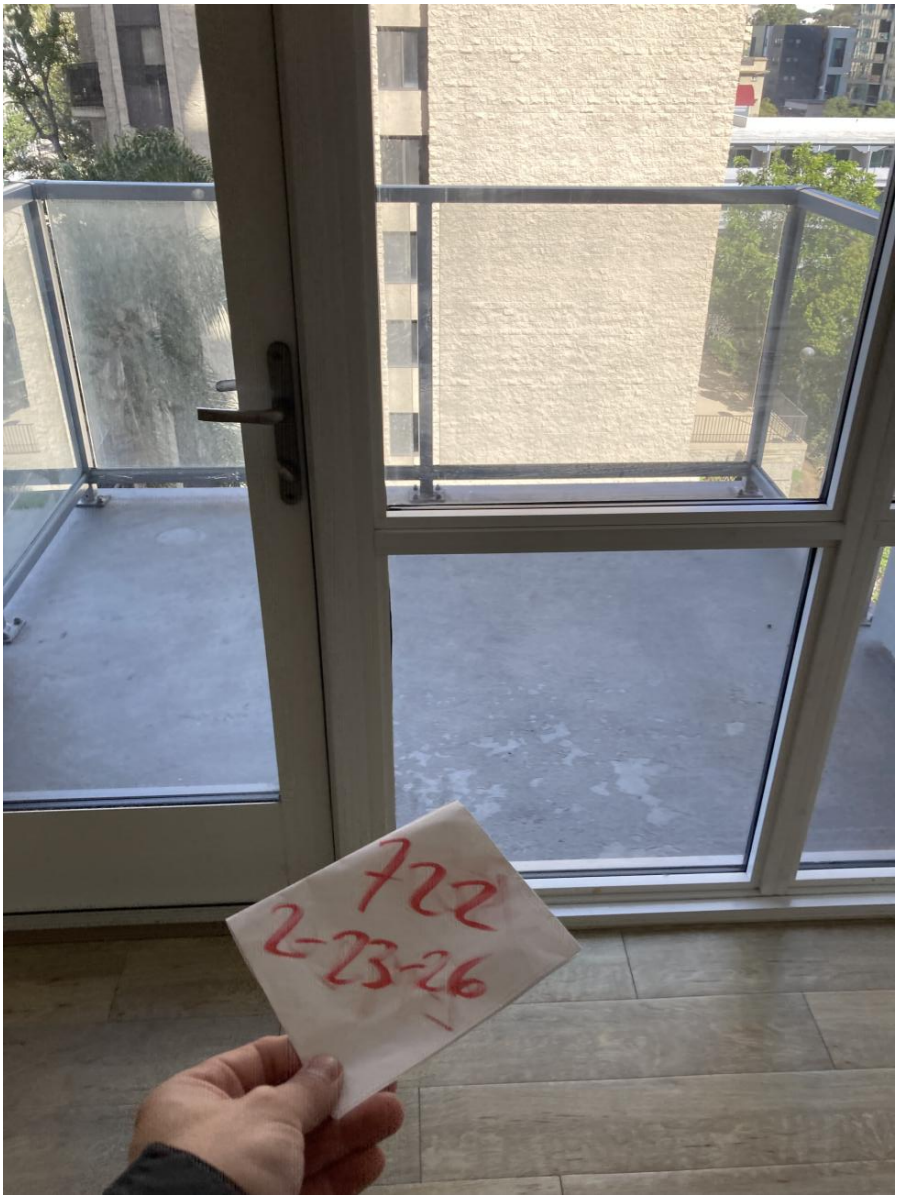

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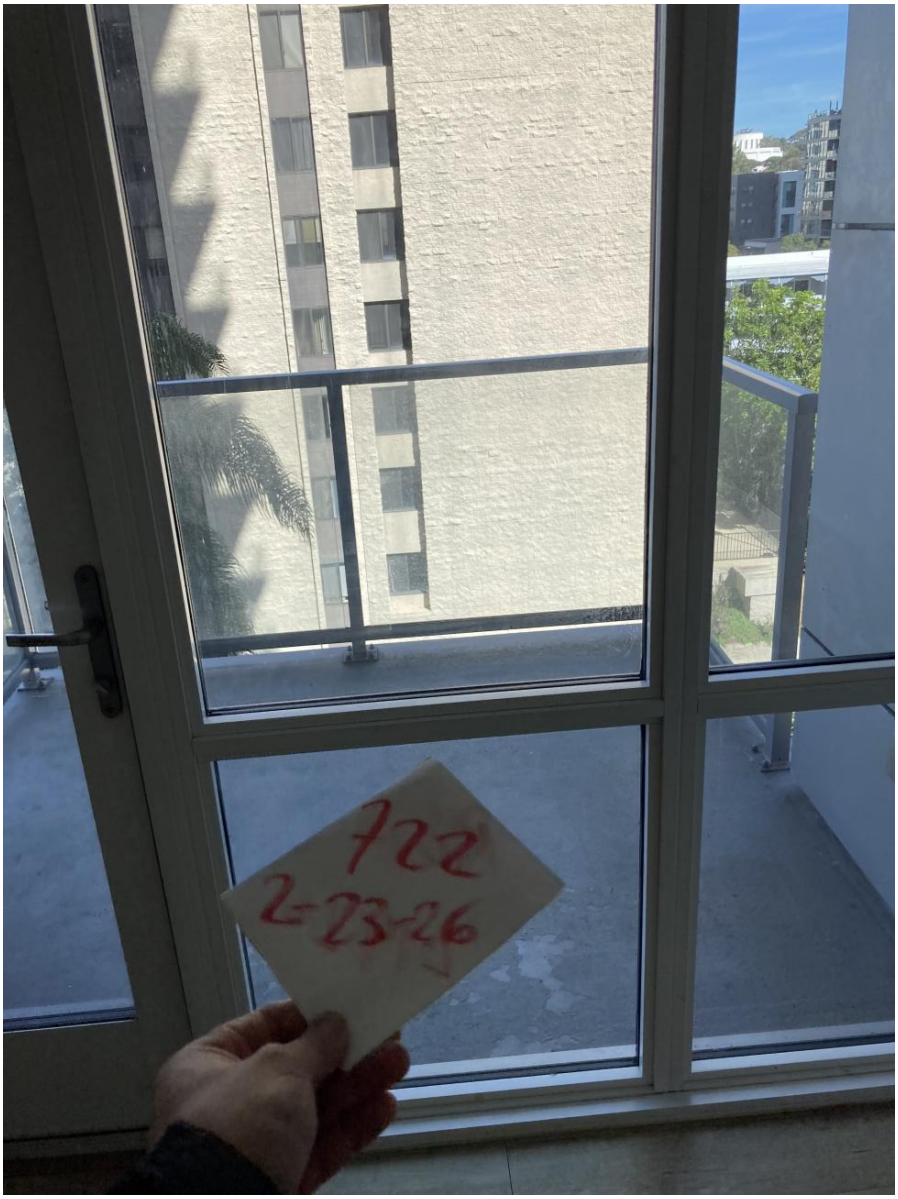
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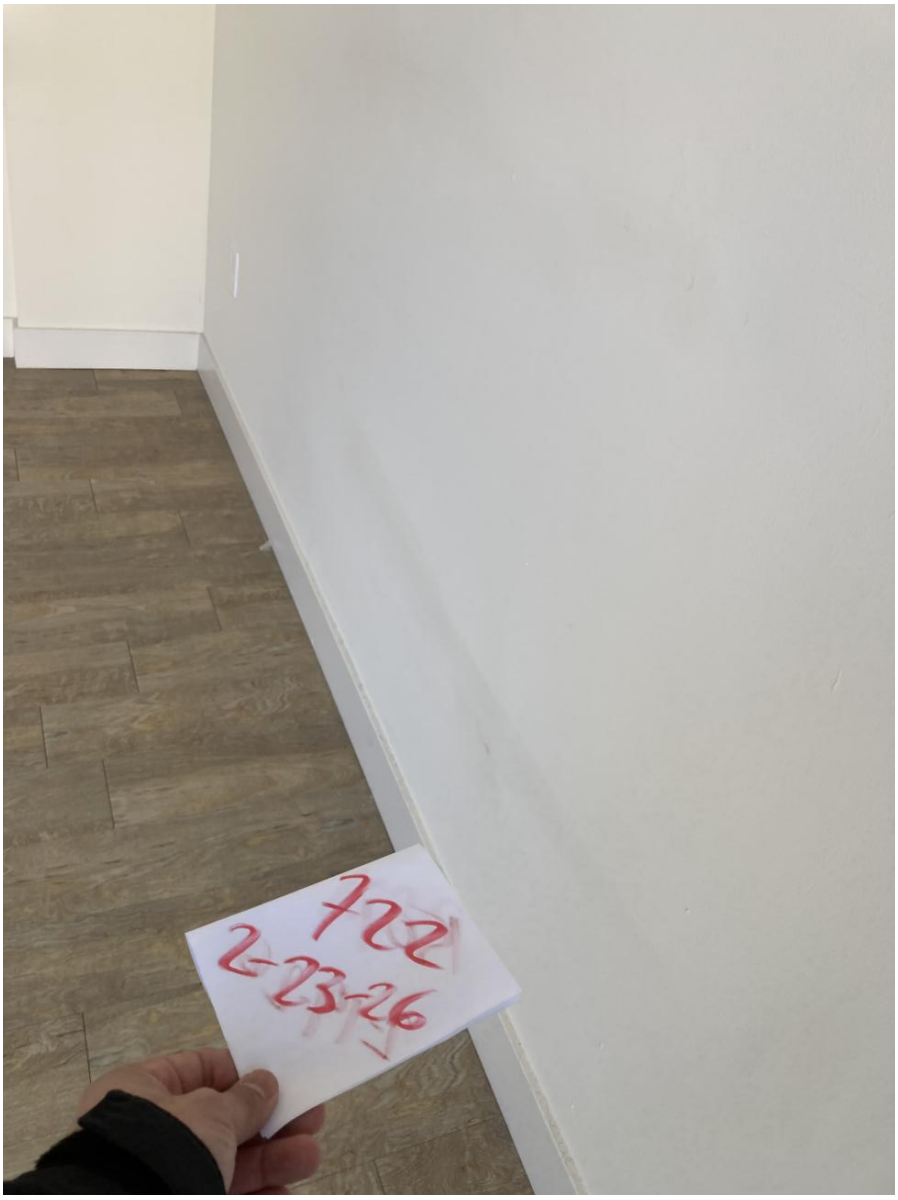
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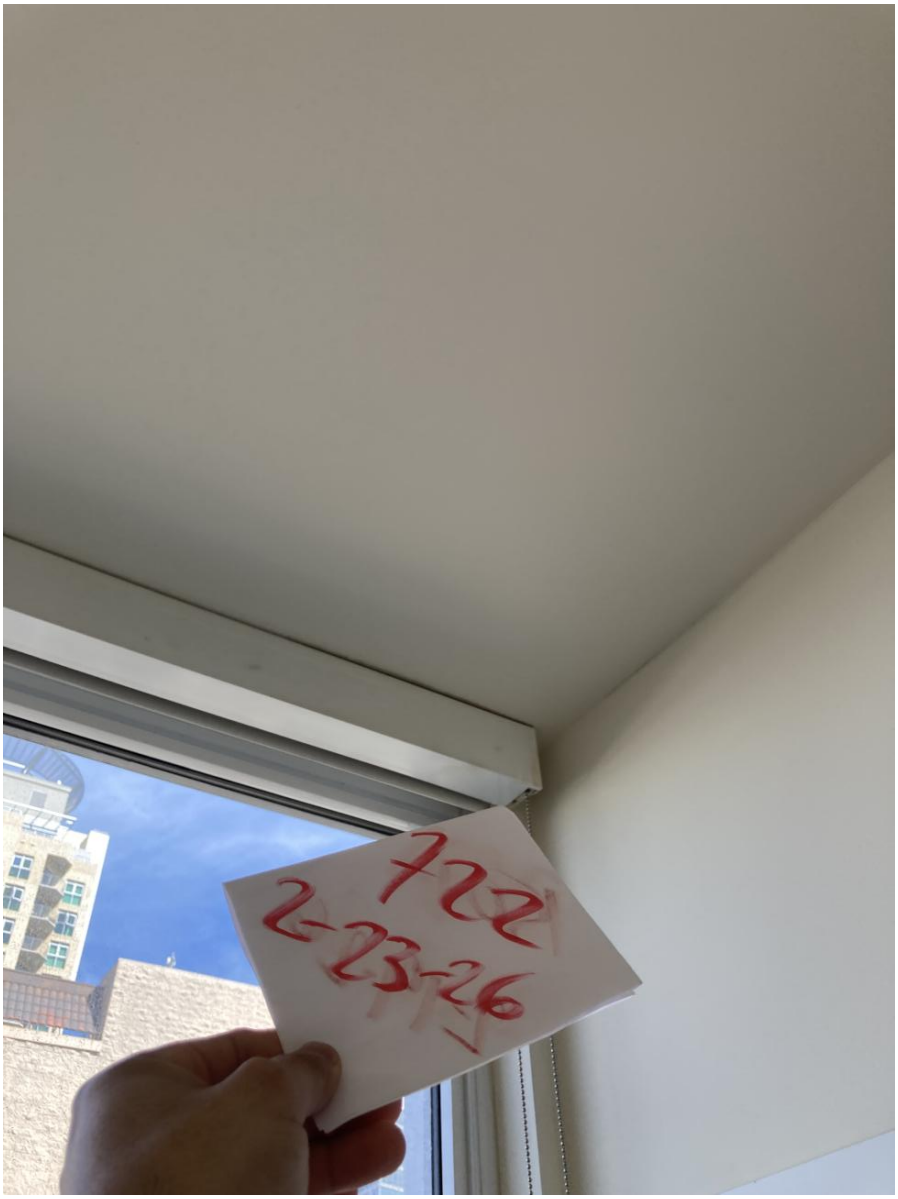
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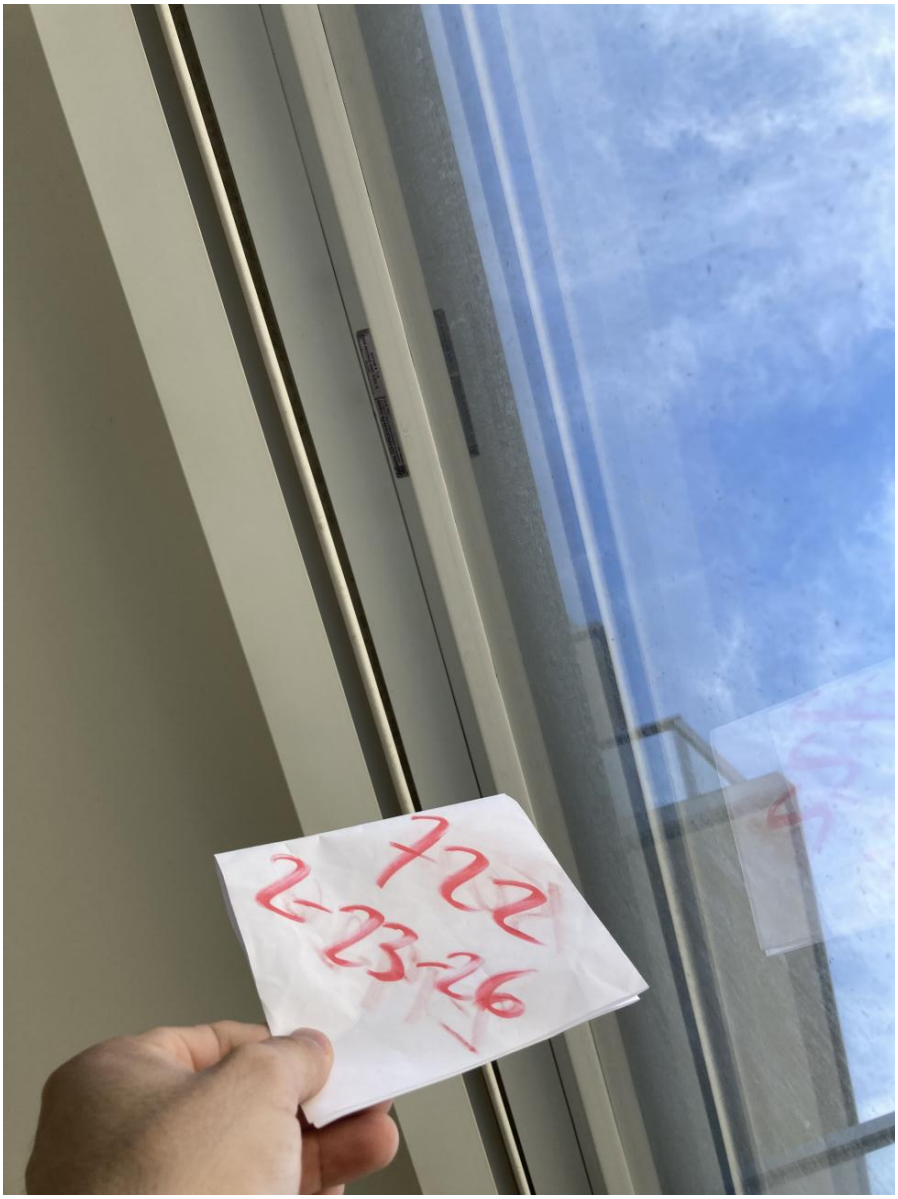
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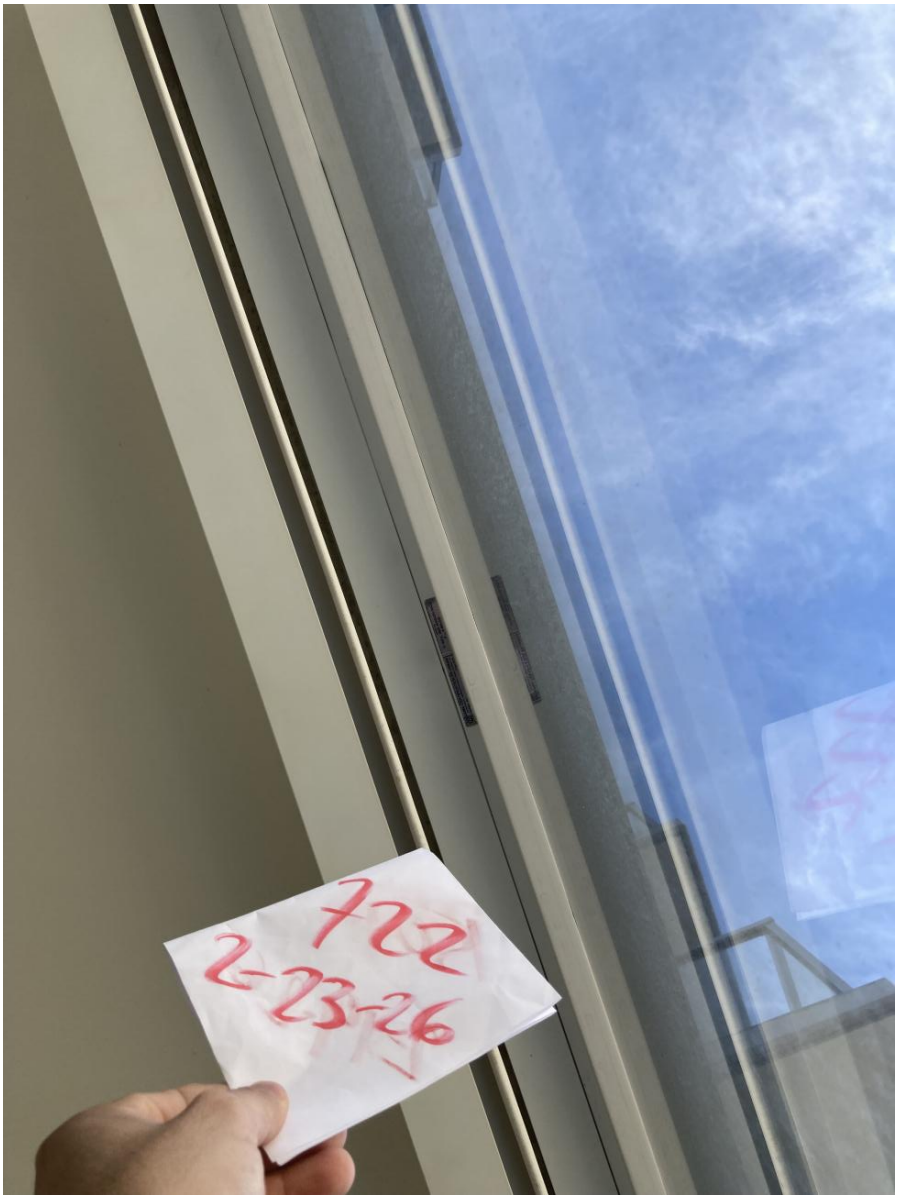
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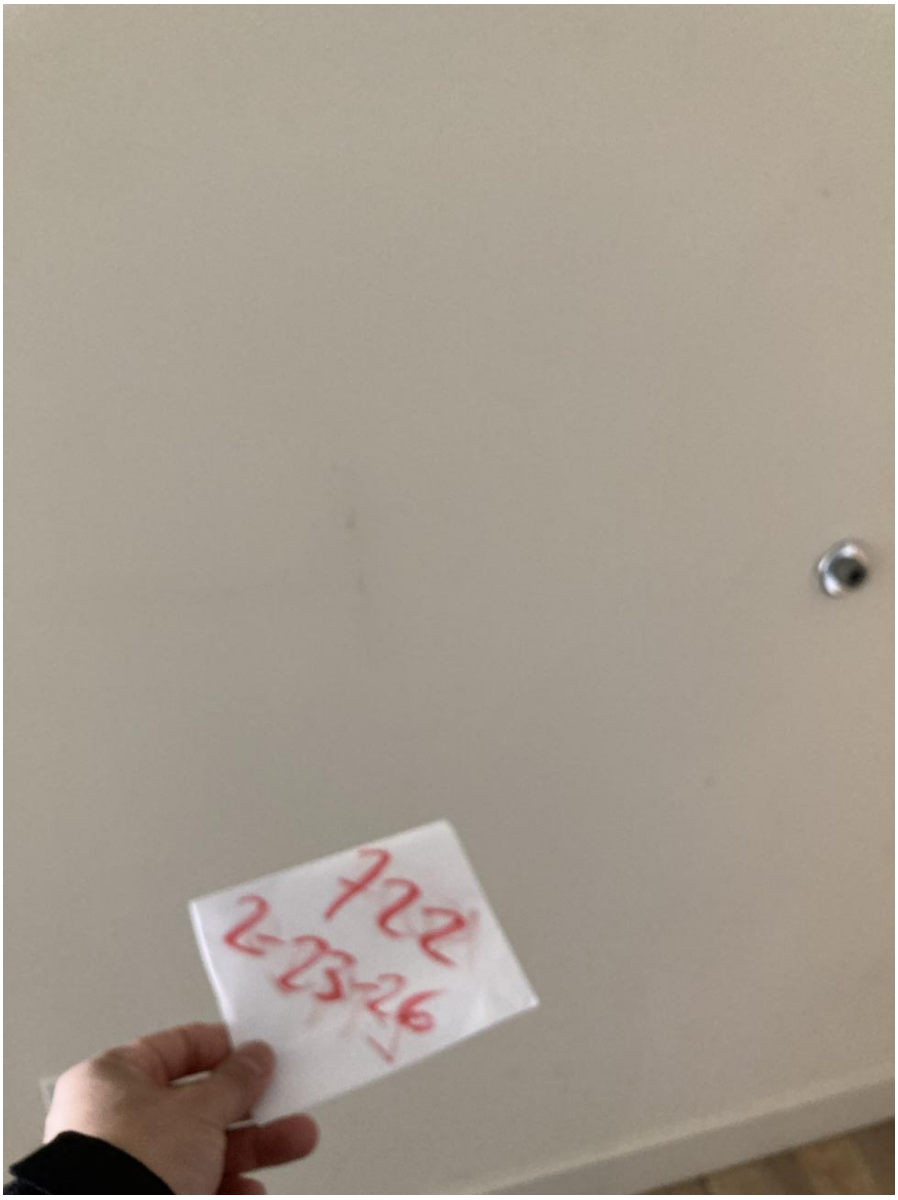
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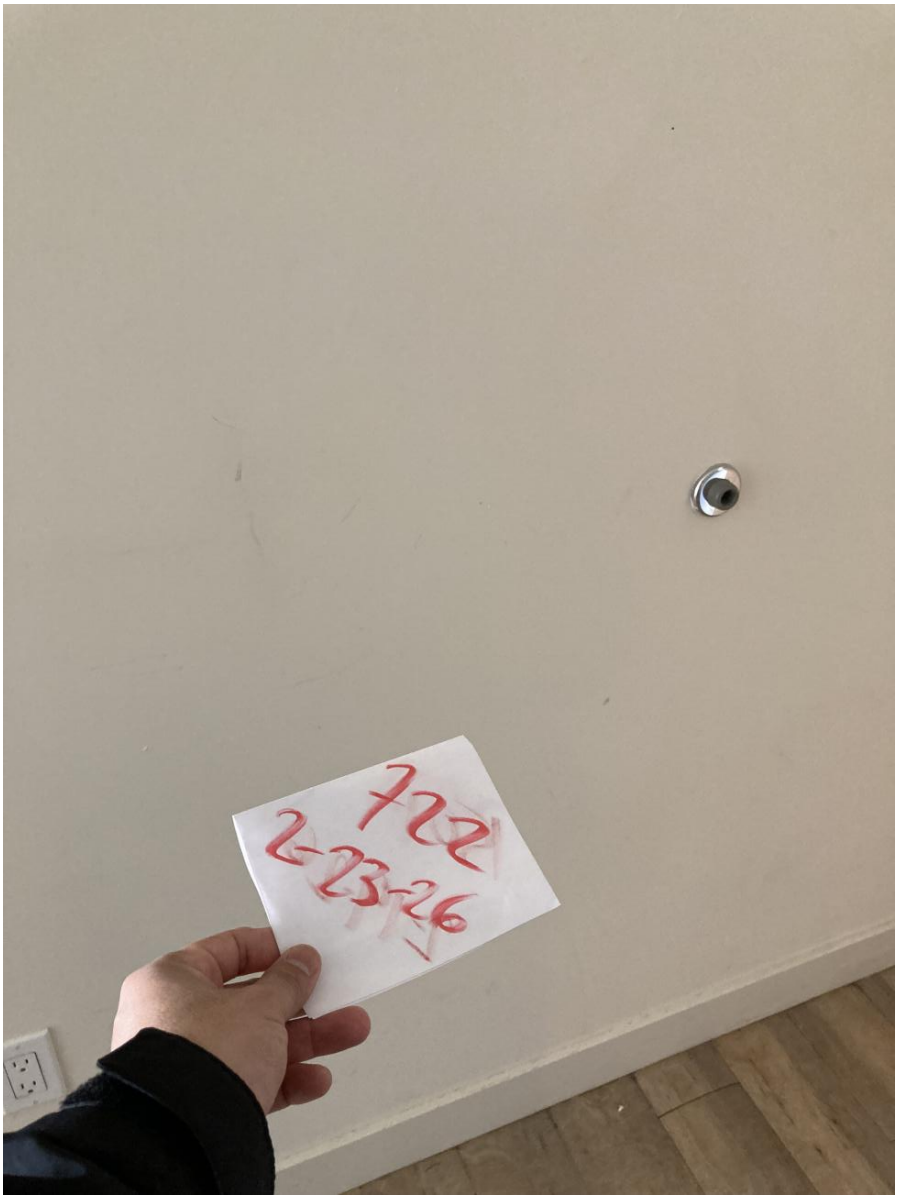
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