

Ms. Lisa Waldez
City of Los Angeles Department of Recreations and Parks
221 North Figueroa Street, Suite 400
Los Angeles, California 90012

Submitted electronically: lisa.walldez@lacity.org

Subject:
Pre-Renovation Asbestos and Lead Survey
Encino Balboa Golf – Restaurant
16821 Burbank Boulevard
Encino, California 91436

Dear Ms. Waldez:

Arcadis U.S., Inc. (Arcadis) is pleased to provide the City of Los Angeles (LA) Department of Recreations and Parks (RAP) with this pre-renovation asbestos and lead survey report for the survey conducted at the above-referenced address located at Encino, California (the Site).

LA RAP requested the survey to inventory and sample building materials located at the Site that are suspected of containing asbestos and lead prior to building renovation.

LA RAP requested that Arcadis perform the inspection under the terms and conditions of the signed Contract No. 3745 between Arcadis and LA RAP, dated March 5, 2020.

Background information regarding Arcadis' investigation, observations, conclusions and recommendations is provided below.

ARCADIS INVESTIGATION

Mr. Hugo Good, an industrial hygienist with Arcadis, conducted the asbestos and lead survey on January 6, 2021 to survey any suspect asbestos and lead building materials that may be disturbed during renovation.

Mr. Good is a State of California Department of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (CSST), No.: 16-5643 and California Department of Public Health (CDPH) Lead Sampling Technician, No.: LRC-00008073. Mr. Good conducted this work under the supervision of Mrs. Gretchen Kunze-Fahrney, a DOSH Certified Asbestos Consultant (CAC), No.: 03-3270, CDPH Lead Inspector/Assessor, No.: LRC-00004849, and a

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ENVIRONMENT

Date:
January 19, 2021

Contact:
Gretchen Kunze-Fahrney

Phone:
909.615.7651

Email:
Gretchen.Kunze-
Fahrney@arcadis.com

Our ref:
30072810

CDPH Lead Project Monitor, No.: LRC 00004848. Inspector qualifications are provided in **Appendix A.**

SURVEY METHODOLOGY

This report focuses on suspect asbestos and lead building materials contained within the Restaurant within the Encino Balboa Golf property.

Asbestos-Containing Material

Arcadis inventoried and collected representative bulk samples from suspect homogeneous applications. A homogeneous application consists of a suspect ACM that is uniform in texture and appearance, is believed to have been installed at one time, and is not likely to consist of more than one type or formulation of material. This preliminary information was utilized to form a sampling strategy that would allow for a representative number of samples to be randomly collected from each observed suspect material (i.e., homogeneous application).

The ACM survey was conducted in general accordance with United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) Standard 40 CFR 61, Subpart M (Asbestos), USEPA Asbestos Hazard Emergency Response Act (AHERA) Standard 40 CFR 763, Subpart E, and California Division of Occupational Safety and Health (Cal/OSHA) asbestos survey and/or sampling regulations.

Bulk asbestos samples were placed in individual sealed plastic containers, each with a unique sample number. Sampling equipment was cleaned between samples to prevent cross contamination. The sampling was also conducted in a manner to minimize the potential for release of asbestos fibers.

Upon completion of the survey, chain-of-custody forms were filled out and the samples were sent to LA Testing, Inc. (LA Testing), of South Pasadena, California for bulk sampling analysis using polarized light microscopy (PLM), in accordance with the USEPA's "Method of Determination of Asbestos in Bulk Samples," EPA/600/R-93/116. The laboratory is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for asbestos analysis and the California Environmental Laboratory Accreditation Program (ELAP).

Federal regulations require that building materials containing greater than one percent (>1%) asbestos are considered as ACMs. However, Cal/OSHA considers building materials with greater than one-tenth of one percent (0.1%) to be classified as asbestos-containing construction materials (ACCMs). This Cal/OSHA regulation would include materials with laboratory results of one percent or less (i.e., "trace"). To determine if a "trace" material contains greater than 0.1% asbestos, analysis with a greater sensitivity, such as point counting, would be required.

Lead-Based Paint

The CDPH, the United States Department of Housing and Urban Development (HUD) and EPA define LBP as paint or other surface coating with lead content equal to or greater than 1.0 milligrams per

square centimeter (mg/cm²) of surface area or 5,000 parts per million (ppm) or 0.5 percent (%) by weight.

A lead-containing paint (LCP) is a paint or coating which contains any detectable quantity of lead but does not meet the definition of a LBP as described above. LCPs must be identified for OSHA compliance purposes. OSHA does not define a safe level of lead in paint and considers paint with any detectable lead to be a potential hazard. However, Cal/OSHA considers lead paint with a concentration of <0.06% or <600 ppm to represent a low exposure risk unless aggressively disturbed by a trigger task.

The paint chip samples collected on January 6, 2021 were transported under chain-of-custody protocol to LA Testing of Huntington Beach, California, a laboratory accredited by the California Environmental Laboratory Accreditation Program / Environmental Lead Laboratory Accreditation Program (ELAP / ELLAP) for Atomic Absorption Spectrometry (AAS) analysis by USEPA Method 3050/7420.

SUMMARY OF KEY FINDINGS

Asbestos-Containing Materials

Arcadis identified 13 homogenous materials for the components of the Restaurant that were suspected to contain asbestos.

Based on the laboratory analytical results, asbestos was identified in sampled materials. Table 1 summarizes the asbestos survey data and asbestos analytical results. The material identified during this survey that is listed below was reported by the laboratory as ACM, containing more than 1% asbestos.

Table 1: Asbestos Material

HA No.	Description	Location	Lab Result	Condition*	Approximate Quantity
Material Identified as Asbestos-Containing Material (>1% Asbestos)					
4	White Spray-On Acoustic Ceiling	Dining Area, Bar Area	5% Chrysotile	Good	2,000 Square Feet (SF)
6	White Joint Compound	Attic	2% Chrysotile	Significantly Damaged	700 SF
7	White Debris	Attic	2% Chrysotile	Significantly Damaged	20 SF
8	White Thermal Systems Insulation (TSI) Pipe Elbow	Attic	20% Chrysotile	Good	15 SF

*OSHA inspection protocols require a condition assessment of good, damaged, or significantly damaged

Generally, building and equipment materials suspected of containing asbestos were either assumed to contain asbestos or sampled. Building materials that are not suspected of containing asbestos were not sampled and not listed within this report. Assumed materials shall be treated as such until further testing is performed to prove otherwise.

Site plans with approximate sampling locations are presented in **Appendix B**. A photographic log of the materials sampled is included in **Appendix C**. The laboratory reports and chain-of-custody forms for the asbestos bulk samples are included in **Appendix D**. A complete list of the asbestos survey data and analytical results are provided in **Table 3**.

Lead Paint

Arcadis identified two different paint coatings and materials suspected of containing lead within the components of the Restaurant.

Based on the laboratory analytical results of paint chips sampled, lead was identified during the January 6, 2021 sampling event. Table 2 lists the materials identified to contain detectable concentrations of lead.

Table 2: Lead Paints

Color	Substrate	Lead Content (% WT) *	Area	Quantity	Condition **
Materials Identified as Lead-Containing Paint (<0.5 % WT)					
Off-White	Plaster Ceiling	0.013	Kitchen	190 SF	Intact
Light Blue	Plaster Wall	0.017	Bar Area	190 SF	Intact

* % WT = percent weight

** EPA inspection protocols require a condition assessment of intact, fair, or poor.

Lead-based paints (LBPs) and lead-containing paints (LCPs) must be identified for Occupational Safety and Health Administration (OSHA) compliance purposes. OSHA does not define a safe level of lead in paint and considers paint with any detectable lead to be a potential hazard. However, California OSHA (Cal/OSHA) considers lead paint with a concentration of <0.06% or <600 ppm to represent a low exposure risk unless aggressively disturbed by a trigger task.

A sample location diagram is provided in **Appendix B**. A photographic log is included as **Appendix C**. The lead laboratory analytical report is provided in **Appendix E**. The CDPH 8552 Form, Lead Hazard Evaluation Report, is provided in **Appendix F**. A complete list of the lead-paint survey data and analytical results is provided in **Table 4**.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the laboratory analytical reports results for the Encino Balboa Golf – Restaurant assessment on January 6, 2021, ACMs and LCPs were identified during this sampling event.

Arcadis recommends that any contractor who would disturb any ACMs and LCPs develop an abatement plan for approval by the City of Los Angeles Department of Recreations and Parks to comply with local, state, and federal regulations and be protective of persons and the environment.

General Asbestos Considerations

EPA Asbestos Categories

The current EPA regulation for the removal of asbestos in buildings, NESHAP, 40 CFR 61, Subpart M, requires that regulated ACMs (RACMs) be properly removed prior to performing renovation and demolition activities which would disturb them. RACM is generally defined as materials which contain greater than one-percent asbestos and are one of the following:

1. Friable materials.
2. Non-friable materials which have become friable.
3. Category I non-friable materials which have been sanded, ground, cut, or abraded.
4. Category II non-friable materials which are expected to become friable due to the forces expected to act on them during the course of demolition.

A friable ACM is defined as any material that contains more than one percent asbestos by weight that hand pressure can crumble, pulverize, or reduce to powder, when dry.

The USEPA categorizes non-friable materials into two categories. Category I non-friable materials are specifically defined as resilient floor coverings, asphalt-based bituminous roofing materials, packings material, construction mastics, and gaskets. Category II non-friable materials include all other non-friable materials such as asbestos cement products, vibration dampeners, caulks, putties, etc.

Category I non-friable materials may remain in place during the demolition of the building provided that they are not rendered friable in accord with Federal USEPA regulations. However, all ACMs (Category I and II) must be properly removed by a California-licensed abatement contractor prior to demolition in accord with South Coast Air Quality Management District (SCAQMD) Rule 1403.

Asbestos removal must be performed by a California-licensed/accredited asbestos abatement contractor in accordance with applicable USEPA, OSHA, and State regulations. Notification to the local air quality management district having jurisdiction over the Site (SCAQMD) is required at least 10 business days prior to any demolition activities. The employer or contractor must send Cal/OSHA notification 24 hours prior to each asbestos job, regardless of the amount of asbestos-containing material that is going to be disturbed.

In the event that additional suspect ACMs, not identified by this report, are uncovered during demolition or renovation activities, Arcadis recommends that the materials be investigated and sampled by a qualified, licensed inspector and analyzed for asbestos content prior to any disturbance.

OSHA Asbestos Categories

California OSHA specifies asbestos abatement methods within California Code of Regulations (CCR) Title 8 Section 1529. Arcadis summarizes the abatement methods applicable to this project below. This is not an inclusive description of all required procedures within a Cal/OSHA Class and abatement contractors must refer to the regulations for all requirements.

General Recommended Cal/OSHA Asbestos Abatement Methods Summary

Cal/OSHA Class	Method Descriptive Summary
Class I and II - Negative Pressure Enclosure	Friable and non-friable ACM materials such as acoustic ceiling, air cell ducting, floor tiles, wall board and stucco are removed by workers within a plastic negative pressure enclosure. HEPA filtration units are installed in the work area. Wastes are double-bagged for disposal.
Class II – Work Area Enclosure	Non-friable ACM materials such as floor tiles, duct caulking and mirror mastic are removed by using wet methods and hand tools. Mechanical means of removal, which can generate excessive dust, are not allowed under this method. Workers must place plastic-sheeting on the ground to catch debris. HEPA vacuums are used for cleaning purposes. Materials are removed intact where possible. Wastes are double-bagged for disposal.
Class II – Roofing	Non-friable roofing materials are removed outdoors by workers with wet methods and/or tools with High Efficiency Particulate Air (HEPA) dust collection. Wastes are collected in a double-lined and sealed container for disposal.
Class I – Glove Bag	Thermal System Insulation (TSI) materials are removed by workers enclosing the pipe in a glove bag. The glove bag is sealed, and the worker removes the ACM from outside the enclosure via installed glove inserts. HEPA vacuums and wet methods are used during removal.
Class II – Wet Methods	Non-friable window caulking, roof mastic and transite flues shall be removed intact by workers utilizing wet methods. Wastes are collected in a double-lined and sealed container for disposal.

Arcadis recommends that all trace asbestos-containing materials be abated in accordance with Cal-OSHA regulations Title 8 Sections 1529 and 5208 requirements. These include: (1) Proper training as required in applicable regulations which include California Code of Regulations, Title 8, Section 1529 (Asbestos in Construction), Section 5208 (General Industry Asbestos Standard), as well as Section 3203 (Injury and Illness Prevention); (2) Report of Carcinogen use with the DOSH; (3) Hazard Communication to employees (CCR Title 8, Section 5194); (4) Adhering to work practices outlined in Cal-OSHA, including regulated areas, prohibitive access to these areas, safe work practices, and wet methods.

All of the materials observed during the survey were reported to be in good condition. Asbestos-containing materials must be disposed in a California DTSC-approved landfill that may accept

asbestos-containing wastes. Additionally, any materials found during demolition and/or renovation activities which differ from materials sampled as part of this survey should be assumed to be asbestos-containing materials until inspected by a properly trained individual that is accredited by the USEPA and determined otherwise.

General Lead Considerations

Lead was identified in building surface coatings at the site. Arcadis recommends that any contractor who disturbs lead-containing surfaces be notified of the results and its requirement to comply with the OSHA Lead in Construction Standard, Code of Federal Regulations (CFR), Title 29, 1926.62 and Cal/OSHA Construction Safety Orders, Lead CCR, Title 8, Section 1532.1, effective November 4, 1993 (revised March 7, 1997); specifically, as related to requirements where there may be potential employee exposure.

The employer or contractor must send notification to Cal/OSHA prior to the start of a job disturbing lead unless the lead content of the material disturbed is less than 0.5 percent by weight, 5,000 parts per million or 1.0 mg/cm²; the amount of lead-containing material is less than 100 square feet or 100 linear feet; or the only task is torch cutting or welding for no longer than one hour per shift.

Painted surfaces listed at Fair and Poor should be stabilized prior to demolition. Properly protected workers are tasked to remove loose and flaky paint and containerize the waste for disposal. This is so that paint is not dislodged during demolition, which could potentially result in an exposure or environmental contamination. Typically, lead-trained workers wearing protective suits and respirators will scrape away delaminated paints using wet methods to control dusts. The paint chips are collected using HEPA-vacuums or are contained on polyethylene tarps until collection and disposal.

Waste characterization sampling and analysis should be performed for each representative waste stream. Waste stream analyses should include the total threshold limit concentration (TTLC), and if necessary, soluble threshold limit concentration (STLC), and toxicity characteristic leaching procedure (TCLP) analysis, as required.

Lead-coated materials must be disposed in accordance with California Code of Regulations (CCR) Title 22, Division 4.5. Materials to be disposed in a demolition landfill must be sampled and the sample results must meet California DTSC criteria. Lead-coated materials (i.e., scrap steel) must be recycled at a facility capable of recycling lead-coated wastes in accordance with applicable regulations.

In the event that additional suspect ACMs or lead containing materials, not identified by this report, are uncovered during renovation activities, Arcadis recommends that the materials be investigated and sampled by a qualified licensed inspector and analyzed for asbestos and lead content prior to any disturbance. Limitations and service complaints is provided in **Appendix G**.

Ms. Lisa Waldez
City of Los Angeles Department of Recreations and Parks
January 19, 2021

CLOSING

Thank you for your time and consideration on this project. Please do not hesitate to call if you have questions regarding the results of this survey or if you require additional information.

Sincerely,

Arcadis U.S., Inc.



Gretchen Kunze-Fahrney
Senior Scientist
DOSH Certified Asbestos Consultant No.: 03-3270
CDPH Lead Inspector/Risk Assessor No.: LRC-00004849
CDPH Lead Project Monitor No.: LRC-00004848

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- F CDPH 8552 Form
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Table 3 - Summary of Asbestos Survey Results
 City of Los Angeles Department of Recreations and Parks
 Encino Balboa Golf Restaurant
 16821 Burbank Boulevard
 Encino, California 91436

HA No.	Sample No.	Color	Description	Results	NESHAP Category	Sample Location	Material Location	Quantity	Friable / Non-Friable	Condition
1	1A	Gray	Plaster	NAD	NA	Kitchen Ceiling	Kitchen, Bar Area	2,000 SF	Non-Friable	Damaged
	1B					Kitchen Ceiling				
	1C					Bar Area Ceiling				
	1D					Bar Area Ceiling				
	1E					Kitchen Wall				
2	2A	White	Button Board associated with HA-1	NAD	NA	Kitchen Ceiling	Kitchen, Bar Area	2,000 SF	Non-Friable	Damaged
	2B					Kitchen Ceiling				
	2C					Bar Area Ceiling				
	2D					Bar Area Ceiling				
	2E					Kitchen Wall				
3	3A	White	Skimcoat associated with HA-1	NAD	NA	Kitchen Ceiling	Kitchen, Bar Area	2,000 SF	Non-Friable	Damaged
	3B					Kitchen Ceiling				
	3C					Bar Area Ceiling				
	3D					Bar Area Ceiling				
	3E					Kitchen Wall				
4	4A	White	Spray-On Acoustic Ceiling	5% Chrysotile	RACM	Dining Area Ceiling	Dining Area, Bar Area	2,000 SF	Friable	Good
	4B			Positive Stop, Not Analyzed		Dining Area Ceiling				
	4C			Positive Stop, Not Analyzed		Bar Area Ceiling				
	4D			Positive Stop, Not Analyzed		Bar Area Ceiling				
	4E			Positive Stop, Not Analyzed		Dining Area - Ceiling				
5	5A	White	Drywall	NAD	NA	Attic Space	Attic	700 SF	Friable	Significantly Damaged
	5B					Attic Space				
	5C					Attic Space				
6	6A	White	Joint Compound associated with HA-5	2% Chrysotile	RACM	Attic Space	Attic	700 SF	Friable	Significantly Damaged
	6B			Positive Stop, Not Analyzed		Attic Space				
	6C			Positive Stop, Not Analyzed		Attic Space				
7	7A	White	Debris	2% Chrysotile (Joint Compound)	RACM	Attic Space	Attic	20 SF	Friable	Significantly Damaged
	7B			Positive Stop, Not Analyzed		Attic Space				
	7C			NAD		Attic Space				
8	8A	White	Thermal Systems Insulation (TSI) Pipe Elbow associated with HA-9	20% Chrysotile	RACM	Attic Space	Attic	15 SF	Friable	Good
	8B			Positive Stop, Not Analyzed		Attic Space				
	8C			Positive Stop, Not Analyzed		Attic Space				
9	9A	Yellow	TSI Pipe Run	NAD	NA	Attic Space	Attic, Boiler Room	150 SF	Friable	Good
	9B					Attic Space				
	9C					Boiler Room				
10	10A	Yellow/Silver	Boiler Insulation	NAD	NA	Boiler Room	Boiler Room	70 SF	Friable	Good
	10B					Boiler Room				
	10C					Boiler Room				
11	11A	Tan	HVAC Duct Tape	NAD	NA	Boiler Room	Boiler Room	20 SF	Non-Friable	Good
	11B					Boiler Room				
	11C					Boiler Room				
12	12A	Silver/Black	HVAC Vibration Collar	NAD	NA	Boiler Room	Boiler Room	2 SF	Non-Friable	Good
	12B					Boiler Room				
	12C					Boiler Room				
13	13A	Black	TSI Pipe Run	NAD	NA	Boiler Room	Boiler Room	15 SF	Friable	Good
	13B					Boiler Room				
	13C					Boiler Room				

Results in Highlighted Red = Positive Results for Asbestos
 NESHAP = National Emissions Standards for Hazardous Air Pollutants
 ACM = Asbestos-Containing Material
 NAD = No Asbestos Detected
 NA = Not Applicable
 SF = Square Feet
 LF = Linear Feet

Table 4 - Summary of Lead Survey Results

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436

Sample No.	Material Location	Color	Substrate	Component	Results (% WT)	Estimated Quantity	Condition
PB-01	Kitchen	Off-White	Plaster	Ceiling	0.013	190 SF	Intact
PB-02	Bar Area	Light Blue	Plaster	Wall	0.017	190 SF	Intact

Results in Highlighted Blue = Positive Results for Lead-Containing Paint
% WT - Percent by weight

APPENDIX A

Inspector Qualifications



Appendix A - Inspector's Qualifications

Inspector	Gretchen Kunze-Fahrney
Certification	Certified Asbestos Consultant
Certified By	State of California - Division of Occupational Safety and Health
Certification Number	03-3270
Expiration Date	March 20, 2021



Inspector	Gretchen Kunze-Fahrney
Certification	Lead-Related Construction (Inspector/Assessor) Lead-Related Construction (Project Monitor)
Certified By	State of California – Department of Public Health
Certification Number	LRC-00004849 LRC-00004848
Expiration Date	January 18, 2022



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Gretchen Kunze-Fahrney	Lead Inspector/Assessor	LRC-00004849	1/18/2022
	Lead Project Monitor	LRC-00004848	1/18/2022

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

Appendix A - Inspector's Qualifications

Inspector	Hugo Good
Certification	Certified Site Surveillance Technician
Certified By	State of California - Division of Occupational Safety and Health
Certification Number	16-5643
Expiration Date	June 15, 2021



Inspector	Steven Sanchez
Certification	Lead-Related Construction (Sampling Technician)
Certified By	State of California – Department of Public Health
Certification Number	LRC-00008073
Expiration Date	January 8, 2022



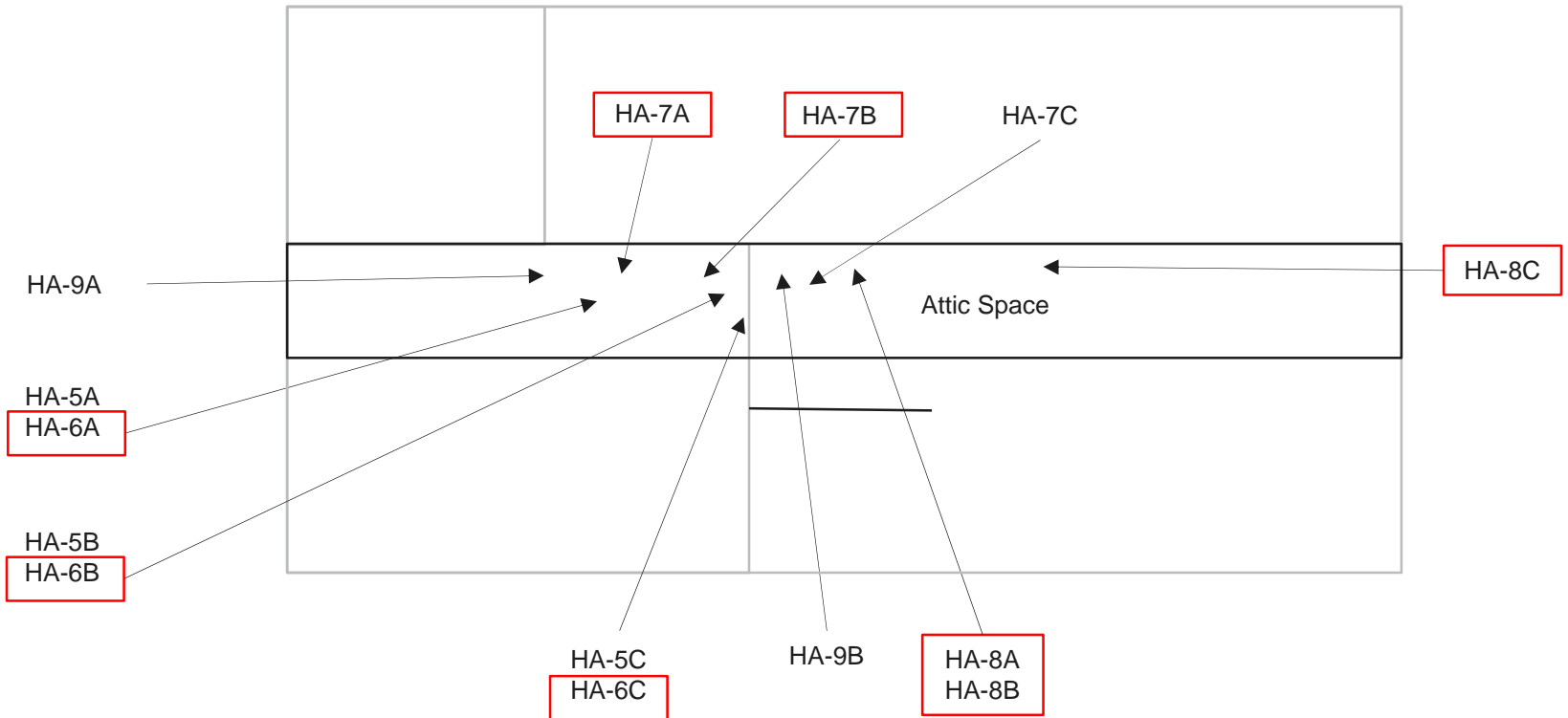
APPENDIX B

Sample Location Figures





Asbestos Sample Locations Figure

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant – Attic Space
16821 Burbank Boulevard, Encino, CA 91436



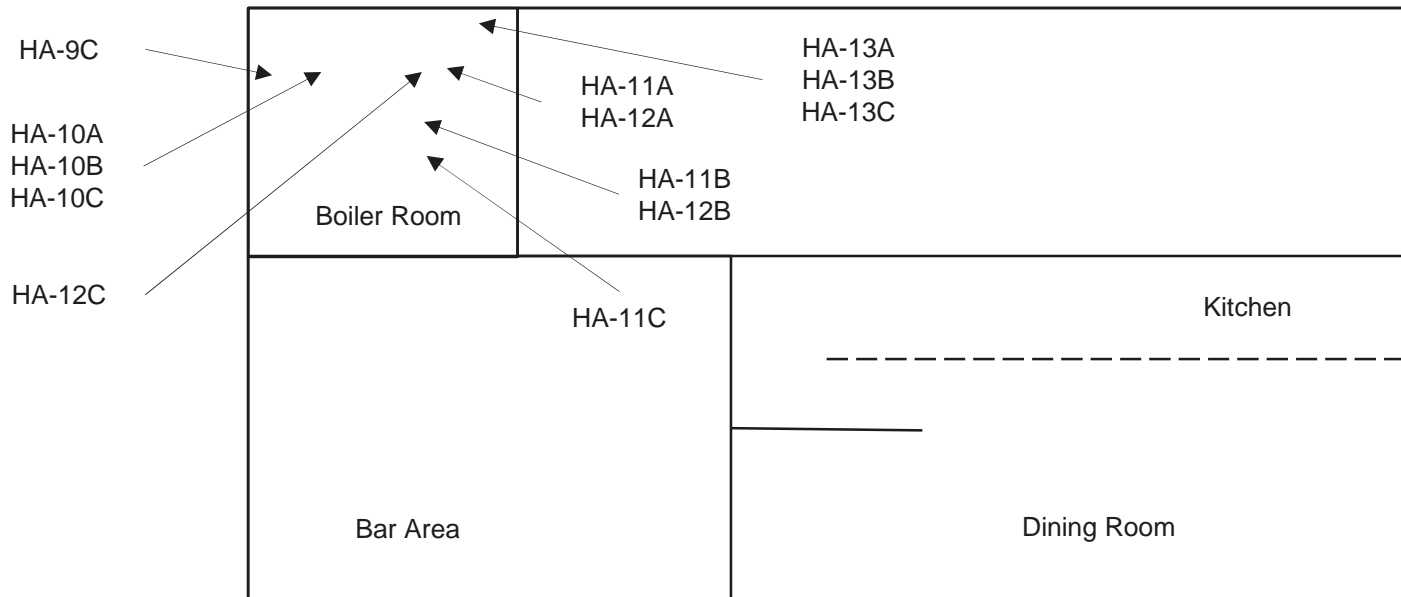
Legend

-  Asbestos-Containing Material (>1%)
-  Asbestos-Containing Construction Material (0.1% - 1%)





Asbestos Sample Locations Figure

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant – Boiler Room
16821 Burbank Boulevard, Encino, CA 91436



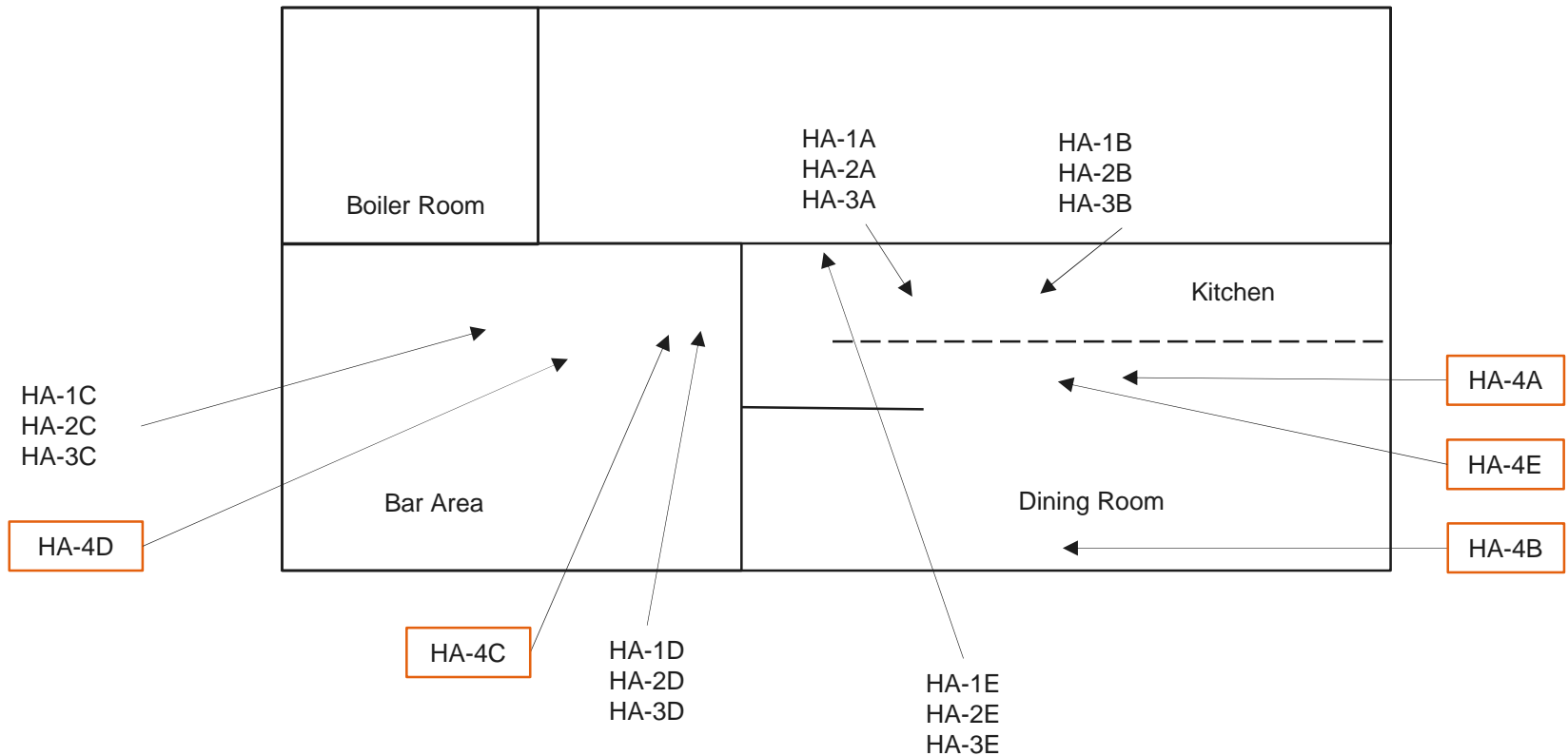
Legend

-  Asbestos-Containing Material (>1%)
-  Asbestos-Containing Construction Material (0.1% - 1%)





Asbestos Sample Locations Figure

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant – Restaurant
16821 Burbank Boulevard, Encino, CA 91436



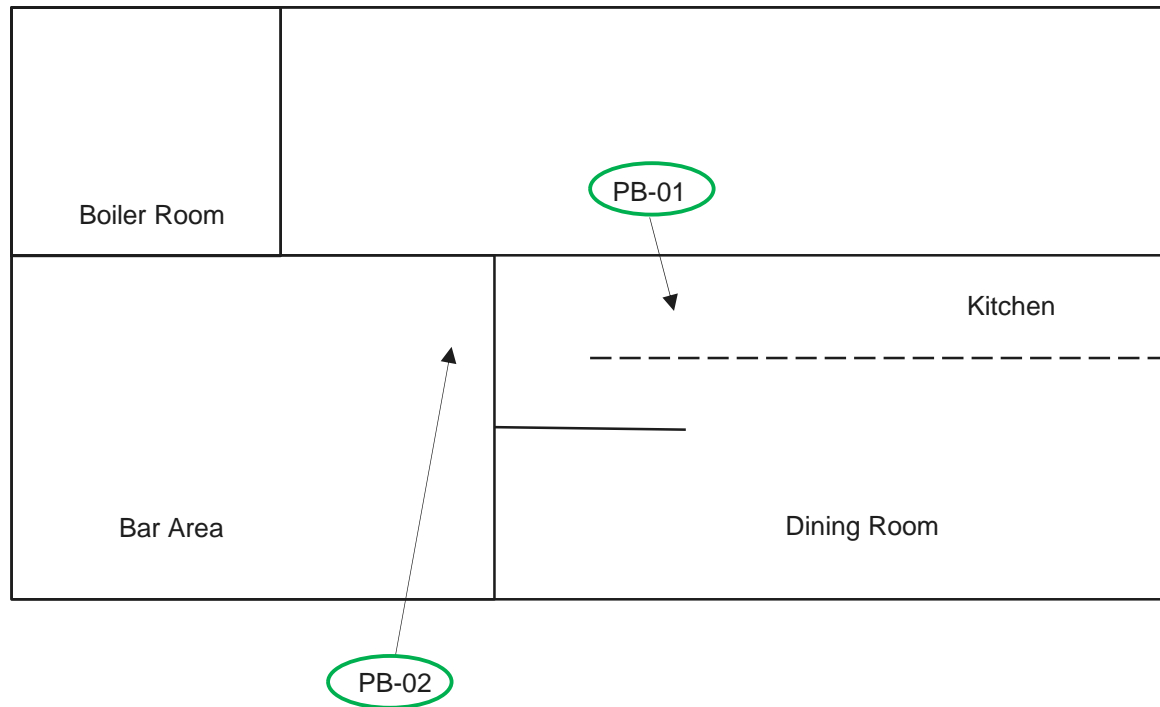
Legend



-  Asbestos-Containing Material (>1%)
-  Asbestos-Containing Construction Material (0.1% - 1%)



Lead Sample Locations Figure

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard, Encino, CA 91436



-  Lead-Based Paint (>0.5 percent weight)
-  Lead-Containing Paint (<0.5 percent weight)



APPENDIX C

Photographic Log



APPENDIX C1 – ASBESTOS PHOTOGRAPH LOG

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436



Photograph: 1

Description:

HA-1: Gray Plaster;
HA-2: White Button Board
associated with HA-1
HA-3: White Skimcoat
associated with HA-1

Location:

Kitchen

Photograph taken by:

Hugo Good

Date: 1/6/2021



Photograph: 2

Description:

HA-4: White Spray-On
Acoustic Ceiling

Location:

Dining Room

Photograph taken by:

Hugo Good

Date: 1/6/2021

APPENDIX C1 – ASBESTOS PHOTOGRAPH LOG

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436



Photograph: 3

Description:

HA-5: Drywall;
HA-6: Joint Compound
associated with HA-5

Location:

Attic Space

Photograph taken by:

Hugo Good

Date: 6/4/2020



Photograph: 4

Description:

HA-7: White Debris

Location:

Attic Space

Photograph taken by:

Hugo Good

Date: 1/6/2021

APPENDIX C1 – ASBESTOS PHOTOGRAPH LOG

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436



Photograph: 5

Description:

HA-8: White Thermal Systems Insulation (TSI) Pipe Elbow

Location:

Attic Space

Photograph taken by:

Hugo Good

Date: 1/6/2021



Photograph: 6

Description:

HA-9: Yellow TSI Pipe Run

Location:

Attic Space

Photograph taken by:

Hugo Good

Date: 1/6/2021

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436



Photograph: 7

Description:
HA-10: Yellow/Silver Boiler
Insulation

Location:
Boiler Room

Photograph taken by:
Hugo Good

Date: 1/6/2021



Photograph: 8

Description:
HA-11: Tan HVAC Duct
Tape;
HA-12: Silver/Black HVAC
Vibration Collar

Location:
Boiler Room

Photograph taken by:
Hugo Good

Date: 1/6/2021

APPENDIX C1 – ASBESTOS PHOTOGRAPH LOG

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436



Photograph: 9

Description:

HA-13: Black TSI Pipe Run

Location:

Boiler Room

Photograph taken by:

Hugo Good

Date: 1/6/2021

APPENDIX C2 – LEAD PHOTOGRAPH LOG

City of Los Angeles Department of Recreations and Parks
Encino Balboa Golf Restaurant
16821 Burbank Boulevard
Encino, California 91436



Photograph: 1

Description:
PB-01: Off-White Paint on
Plaster Ceiling

Location:
Kitchen

Photograph taken by:
Hugo Good

Date: 1/6/2021



Photograph: 2

Description:
PB-02: Light Blue Paint on
Plaster Wall

Location:
Bar Area

Photograph taken by:
Hugo Good

Date: 1/6/2021

APPENDIX D

Asbestos Laboratory Analytical Report





LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

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

LA Testing Order: 322100263

Customer ID: ACAD78AK

Customer PO: 30073810

Project ID:

Attention: Jeffery Johnson
ARCADIS U.S., Inc.
445 S. Figueroa Street
Suite 3650
Los Angeles, CA 90071

Project: 30073810

Phone: (714) 336-2745

Fax:

Received Date: 01/07/2021 9:15 AM

Analysis Date: 01/07/2021

Collected Date: 01/06/2021

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1A 322100263-0001	Kitchen - ceiling - S, gray, rough, plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1B 322100263-0002	Kitchen - ceiling - S, gray, rough, plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1C 322100263-0003	Bar area - ceiling - S, gray, rough, plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1D 322100263-0004	Bar area - ceiling - S, gray, rough, plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1E 322100263-0005	Kitchen - wall - S, gray, rough, plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2A 322100263-0006	Kitchen - ceiling - M, white, smooth, button board	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
2B 322100263-0007	Kitchen - ceiling - M, white, smooth, button board	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
2C 322100263-0008	Kitchen - ceiling - M, white, smooth, button board	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
2D 322100263-0009	Kitchen - ceiling - M, white, smooth, button board	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
2E 322100263-0010	Kitchen - wall - M, white, smooth, button board	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
3A 322100263-0011	Kitchen - ceiling - S, white, smooth, skim on plaster	White/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3B 322100263-0012	Kitchen - ceiling - S, white, smooth, skim on plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3C 322100263-0013	Bar area - ceiling - S, white, smooth, skim on plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3D 322100263-0014	Bar area - ceiling - S, white, smooth, skim on plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3E 322100263-0015	Kitchen - wall - S, white, smooth, skim on plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4A 322100263-0016	Dining area - ceiling - S, white, rough, spray on acoustic	White/Beige/Gold Non-Fibrous Homogeneous		10% Mica 85% Non-fibrous (Other)	5% Chrysotile

Initial report from: 01/07/2021 15:50:30



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

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

LA Testing Order: 322100263

Customer ID: ACAD78AK

Customer PO: 30073810

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
4B 322100263-0017	Dining area - ceiling - S, white, rough, spray on acoustic				Positive Stop (Not Analyzed)
4C 322100263-0018	Bar area - ceiling - S, white, rough, spray on acoustic				Positive Stop (Not Analyzed)
4D 322100263-0019	Bar area - ceiling - S, white, rough, spray on acoustic				Positive Stop (Not Analyzed)
4E 322100263-0020	Dining area - ceiling - S, white, rough, spray on acoustic				Positive Stop (Not Analyzed)
5A 322100263-0021	Attic space - M, white, smooth, drywall	Brown/White Fibrous Heterogeneous	3% Cellulose 2% Glass	95% Non-fibrous (Other)	None Detected
5B 322100263-0022	Attic space - M, white, smooth, drywall	Brown/White Fibrous Heterogeneous	15% Cellulose 2% Glass	83% Non-fibrous (Other)	None Detected
5C 322100263-0023	Attic space - M, white, smooth, drywall	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
6A 322100263-0024	Attic space - S, white, smooth, joint compound	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
6B 322100263-0025	Attic space - S, white, smooth, joint compound				Positive Stop (Not Analyzed)
6C 322100263-0026	Attic space - S, white, smooth, joint compound				Positive Stop (Not Analyzed)
7A-Drywall 322100263-0027	Attic space - M, white, rough, debris	Brown/White Fibrous Heterogeneous	20% Cellulose 3% Glass	77% Non-fibrous (Other)	None Detected
7A-Joint Compound 322100263-0027A	Attic space - M, white, rough, debris	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
7A-Plaster 322100263-0027B	Attic space - M, white, rough, debris	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7A-Mastic 1 322100263-0027C	Attic space - M, white, rough, debris	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7A-Mastic 2 322100263-0027D	Attic space - M, white, rough, debris	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7A-Insulation Like 322100263-0027E	Attic space - M, white, rough, debris	Pink Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
7B-Drywall 322100263-0028	Attic space - M, white, rough, debris	Brown/White Fibrous Heterogeneous	20% Cellulose 3% Glass	77% Non-fibrous (Other)	None Detected
7B-Joint Compound 322100263-0028A	Attic space - M, white, rough, debris				Positive Stop (Not Analyzed)
7B-Finish Coat 322100263-0028B	Attic space - M, white, rough, debris	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 01/07/2021 15:50:30



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

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

LA Testing Order: 322100263

Customer ID: ACAD78AK

Customer PO: 30073810

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
7B-Base Coat 322100263-0028C	Attic space - M, white, rough, debris	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7B-Mastic 1 322100263-0028D	Attic space - M, white, rough, debris	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7B-Mastic 2 322100263-0028E	Attic space - M, white, rough, debris	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7B-Insulation Like 322100263-0028F	Attic space - M, white, rough, debris	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
7C 322100263-0029	Attic space - M, white, rough, debris	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
8A 322100263-0030	Attic space - TSI, white, smooth, pipe elbow insulation	Gray Fibrous Homogeneous	10% Min. Wool	70% Non-fibrous (Other)	20% Chrysotile
8B 322100263-0031	Attic space - TSI, white, smooth, pipe elbow insulation				Positive Stop (Not Analyzed)
8C 322100263-0032	Attic space - TSI, white, smooth, pipe elbow insulation				Positive Stop (Not Analyzed)
9A 322100263-0033	Attic space - TSI, yellow, smooth, pipe run insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
9B 322100263-0034	Attic space - TSI, yellow, smooth, pipe run insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
9C 322100263-0035	Boiler room - TSI, yellow, smooth, pipe run insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
10A 322100263-0036	Boiler room - TSI, yellow/silver, smooth, boiler insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
10B 322100263-0037	Boiler room - TSI, yellow/silver, smooth, boiler insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
10C 322100263-0038	Boiler room - TSI, yellow/silver, smooth, boiler insulation	Yellow Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11A 322100263-0039	Boiler room - M, tan, smooth, A/C duct tape	Beige Non-Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
11B 322100263-0040	Boiler room - M, tan, smooth, A/C duct tape	Beige Non-Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
11C 322100263-0041	Boiler room - M, tan, smooth, A/C duct tape	Beige Non-Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
12A 322100263-0042	Boiler room - M, silver/black, woven, vibration collar	White/Black Fibrous Heterogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
12B 322100263-0043	Boiler room - M, silver/black, woven, vibration collar	White/Black Fibrous Heterogeneous	90% Glass	10% Non-fibrous (Other)	None Detected

Initial report from: 01/07/2021 15:50:30



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

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

LA Testing Order: 322100263

Customer ID: ACAD78AK

Customer PO: 30073810

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
12C 322100263-0044	Boiler room - M, silver/black, woven, vibration collar	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13A 322100263-0045	Boiler room - TSI, black, rough, pipe run insulation	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13B 322100263-0046	Boiler room - TSI, black, rough, pipe run insulation	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13C 322100263-0047	Boiler room - TSI, black, rough, pipe run insulation	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Danielle Brand (36)

David Flores (13)

Jerry Drapala Ph.D, Laboratory Manager
or Other Approved Signatory

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

Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Initial report from: 01/07/2021 15:50:30



Asbestos Bulk Building Material Chain of Custody

LA Testing Order Number (lab use only):

#322100263

PHONE:
FAX:

Company Name : <u>Arcadis</u>		LAT Customer ID:	
Street:		City:	State or Province:
Zip/Postal Code:	Country:	Telephone #: <u>714-336-2745</u>	Fax #:
Report To (Name): <u>Jeff Johnson</u>		Please Provide Results via: <input type="checkbox"/> Fax <input type="checkbox"/> Email	
email Address: <u>Jeffery.Johnson@Arcadis.com</u>		Purchase Order Number:	
Client Project ID: <u>30072810</u>		EMSL Project ID (internal use only):	
State or Province Collected: <u>CA</u>		CT only <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
LAT-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If bill to is different note instructions in comment. Third party billing requires written authorization from third party			
Turnaround Time (TAT) Options Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 32 Hour* <input checked="" type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*32 Hour TAT available for select tests only; samples must be submitted by 11:30am. Please call ahead for large projects and/or turnaround times 6 hours or less.			
PLM - Bulk (reporting limit)		TEM - Bulk	
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)		<input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1	
<input type="checkbox"/> PLM EPA NOB (<1%)		<input type="checkbox"/> NY ELAP Method 198.4 non-friable - NY	
Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)		<input type="checkbox"/> Chatfield Protocol (semi-quantitative)	
Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)		<input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2	
<input type="checkbox"/> NIOSH 9002 (<1%)		<input type="checkbox"/> TEM Qualitative via Filtration Prep Technique	
<input type="checkbox"/> NY ELAP Method 198.1- friable - NY		<input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique	
<input type="checkbox"/> NY ELAP Method 198.6 NOB- non-friable - NY		Other tests (please specify)	
<input type="checkbox"/> NY ELAP Method 198.8- Vermiculite Surfacing Material		<input type="checkbox"/>	
<input type="checkbox"/> OSHA ID-191 Modified			
<input type="checkbox"/> EMSL Standard Addition Method			
<input type="checkbox"/> Positive Stop - Clearly Identify Homogenous Areas (HA)		Date Sampled: <u>January 06, 2021</u>	
Sampler's Name: <u>Hugo Good</u>		Sampler's Signature:	
Sample #	HA #	Sample Location	Material Description
		<u>See Attachment</u>	
Client Sample # (s): <u>LA</u>		<u>- 13C</u>	Total # of Samples: <u>47</u>
Relinquished by (Client):		Date: <u>January 6, 2021</u>	Time:
Received by (Lab):		Date: <u>1/7/21</u>	Time: <u>9:15am</u>
Comments/Special Instructions: <u>Analyze to first positive</u>			



Client/Project _____, Property ID: _____
 Site Address: 16821 Burbank BLQ, Encino, CA 91436
 Project Number: 30072810

Survey Date: Jan 6, 2021
 Inspector: H. Good

HA / Sample Number	Material Type (M, TSI, S)	Color	Texture	Material Description	Floor	Sample Location	Condition (G, D, SD)	Friable Y/N	Approx Quantity Units (SF/LF)	Photo #
1	A	S	Gray	Rough			D	N	2,000 SF	
	B									
	CD									
	E									
Material Location(s) / Notes:										
2	A	M	White	Smooth			D	N	2,000 SF	
	B									
	CD									
	E									
Material Location(s) / Notes:										
3	A	S	White	Smooth			D	N	2,000 SF	
	B									
	CD									
	E									
Material Location(s) / Notes:										
4	A	S	White	Rough			G	Y	2,000 SF	
	B									
	CD									
	E									
Material Location(s) / Notes:										
Material Location(s) / Notes:										

Material Types:
 M = Miscellaneous
 TSI = Thermal Systems Insulation
 S = Surfacing

Condition:
 G = Good (Little or no visible damage)
 D = Damaged (localized damage is less than 25% of the material or evenly distributed damage is less than 10% of the material).
 SD = Significantly Damaged (localized damage is more than 25% of the material or evenly distributed damage is more than 10% of the material).

List Any Inaccessible Areas Here:

Page 2 of 4

Client/Project _____, Property ID: _____

Survey Date: Jan 6, 2021

Site Address: _____

Inspector: H. Good

Project Number: _____

HA / Sample Number	Material Type (M, TSI, S)	Color	Texture	Material Description	Floor	Sample Location	Condition (G, D, SD)	Friable Y/N	Approx Quantity Units (SF/LF)	Photo #
5	A	M	White	Smooth		Attic Space	G	N	700 SF	
	B									
	C									
Material Location(s) / Notes:										
6	A	S	White	Smooth		Attic Space	G	N	700 SF	
	B									
	C									
Material Location(s) / Notes:										
7	A	M	White	Rough		Attic Space	D	N	20 SF	
	B									
	C									
Material Location(s) / Notes:										
8	A	TSI	White	Smooth		Attic Space	G	Y	15 SF	
	B									
	C									
Material Location(s) / Notes:										
9	A	TSI	Yellow	Smooth		Attic Space Boiler Room	G D G	Y I	150 SF	
	B									
	C									
Material Location(s) / Notes:										

Material Types:
 M = Miscellaneous
 TSI = Thermal Systems Insulation
 S = Surfacing

Condition:
 G = Good (Little or no visible damage)
 D = Damaged (localized damage is less than 25% of the material or evenly distributed damage is less than 10% of the material).
 SD = Significantly Damaged (localized damage is more than 25% of the material or evenly distributed damage is more than 10% of the material).

List Any Inaccessible Areas Here:

Client/Project _____, Property ID: _____

Survey Date: Jan 6 2021

Site Address: _____

Inspector: H. Good

Project Number: _____

HA / Sample Number	Material Type (M, TSI, S)	Color	Texture	Material Description	Floor	Sample Location	Condition (G, D, SD)	Friable Y/N	Approx Quantity Units (SF/LF)	Photo #
10	A	TSI	Yellow / Silver	Boiler Insulation		Boiler Room	G	Y	70 SF	
	B	I					I	I		
	C	I					I	I		
Material Location(s) / Notes:										
11	A	M	Tan	A/C Duct Tape		Boiler Room	G	N	20 SF	
	B	I					I	I		
	C	I					I	I		
Material Location(s) / Notes:										
12	A	M	Silver / Black	Woven		Boiler Room	G	N	2 SF	
	B	I					I	I		
	C	I					I	I		
Material Location(s) / Notes:										
13	A	TSI	Black	Rough		Boiler Room	G	N	15 SF	
	B	I					I	I		
	C	I					I	I		
Material Location(s) / Notes:										
Material Location(s) / Notes:										

Material Types:
M = Miscellaneous
TSI = Thermal Systems Insulation
S = Surfacing

Condition:
G = Good (Little or no visible damage)
D = Damaged (localized damage is less than 25% of the material or evenly distributed damage is less than 10% of the material).
SD = Significantly Damaged (localized damage is more than 25% of the material or evenly distributed damage is more than 10% of the material).

List Any Inaccessible Areas Here:

APPENDIX E

Lead Laboratory Analytical Report





LA Testing

5431 Industrial Drive, Huntington Beach, CA 92649

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

<http://www.LATesting.com>

gardengrovelab@latesting.com

LA Testing Order:	332100282
CustomerID:	ACAD78AK
CustomerPO:	30072810
ProjectID:	

Attn: **Jeffery Johnson**
ARCADIS U.S., Inc.
445 S. Figueroa Street
Suite 3650
Los Angeles, CA 90071

Phone: (562) 496-3000
 Fax:
 Received: 1/7/2021 11:00 AM
 Collected: 1/6/2021

Project: 30072810

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

<i>Client SampleDescription</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
PB-01 332100282-0001	1/6/2021 Site: Plaster ceiling	1/8/2021	0.2637 g	0.0080 % wt	0.013 % wt
PB-02 332100282-0002	1/6/2021 Site: Plaster ceiling	1/8/2021	0.2685 g	0.0080 % wt	0.017 % wt

Michael Chapman, Laboratory Manager
or other approved signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

Analysis following Lead in Paint by LA Testing SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by LA Testing Huntington Beach, CA AIHA-LAP, LLC--ELLAP Accredited #101650, CA ELAP 1406

Initial report from 01/08/2021 17:24:45



Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

PHONE: ()

FAX: ()

#332100282

Company: <u>Aradis</u>		EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street:		Third Party Billing requires written authorization from third party	
City:	State/Province:	Zip/Postal Code:	Country:
Report To (Name): <u>Jeff Johnson</u>		Telephone #: <u>714-336-2745</u>	
Email Address: <u>Jeffery.Johnson@Aradis.com</u>		Fax #:	Purchase Order:
Project Name/Number: <u>30072810</u>		Please Provide Results: <input type="checkbox"/> Fax <input type="checkbox"/> Email	
U.S. State Samples Taken: <u>CA</u>		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

Turnaround Time (TAT) Options* - Please Check

3 Hour
 6 Hour
 24 Hour
 48 Hour
 72 Hour
 96 Hour
 1 Week
 2 Week

*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide

Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm ² <input type="checkbox"/> ppm (mg/kg)	SW846-7000B/7420	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7303	ICP-OES	0.5 µg/filter	<input type="checkbox"/>
Wipe* <input type="checkbox"/> ASTM non ASTM <input type="checkbox"/> <small>*if no box is checked, non-ASTM Wipe is assumed</small>	SW846-7000B/7420	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-OES	1.0 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1311/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
TTLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
STLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
Soil	SW846-7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO ₃ pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO ₃ pH < 2 <input type="checkbox"/>	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Name of Sampler: _____ Signature of Sampler: _____

Sample #	Location	Volume/Area	Date/Time Sampled
PB	See Attachment		

Client Sample #s: PB1 - PB2 Total # of Samples: 2

Relinquished (Client): [Signature] Date: January 06, 2021 Time: _____

Received (Lab): [Signature] Date: 1/7/21 Time: 9:15am

Comments:

EM(PU) 1/7/21
11AM

Site ID: _____
Site Address: 16821 Burbank Blvd, Encino, CA
Date: 01/06/2021
Sampled By: _____



Sample ID	Building Component and Substrate	Material Location	Color	Condition	Quantity of Loose/Flaking Paint	Total Quantity (Square Feet)	Sample Date
PB-01	Plaster Ceiling	Kitchen	offwhite	Damage	2 SF	190 SF	01/06/2021
PB-02	Plaster Ceiling	Bar Area	Light Blue	Intact	0	190 SF	01/06/2021

APPENDIX F

CDPH 8552 Form



LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation _____

Section 2 – Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 – Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]		City	County	Zip Code
Construction date (year) of structure	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know	


Section 4 – Owner of Structure (if business/agency, list contact person)

Name		Telephone number		
Address [number, street, apartment (if applicable)]		City	State	Zip Code

Section 5 – Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected
 Intact lead-based paint detected
 Deteriorated lead-based paint detected
 No lead hazards detected
 Lead-contaminated dust found
 Lead-contaminated soil found
 Other _____

Section 6 – Individual Conducting Lead Hazard Evaluation

Name		Telephone number		
Address [number, street, apartment (if applicable)]		City	State	Zip Code
CDPH certification number	Signature			Date

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 – Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
 Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:
 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

APPENDIX G

Limitations and Service Constraints



The opinions, conclusions and recommendations presented in this report are limited to the information obtained during the performance of the specific scope of service identified in the report. To the extent that Arcadis relied upon any information prepared by other parties not under direct contract to Arcadis, no representation as to the accuracy or completeness of such information is made. This report is an instrument of professional service and the services described in the report were performed in accordance with generally accepted standards and level of skill and care ordinarily exercised by members of the profession working under similar conditions including comparable budgetary and schedule constraints. No warranty, guarantee or certification express or implied, is intended or given with respect to Arcadis' services, opinions, conclusions or recommendations. This statement is in lieu of any other statement either expressed or implied.

Arcadis' observations, the results of testing and Arcadis' opinions, conclusions and recommendations apply solely to conditions existing at the specific times when and specific locations where Arcadis' investigative work was performed. Observation and testing activities such as those conducted by Arcadis are inherently limited and do not represent a conclusive or complete characterization. Conditions in other parts of the project site, building or area may vary from conditions at the specific locations where observations were made and where testing was performed by Arcadis. Additionally, other building material hazards which were not identified by Arcadis, such as asbestos, lead-based paint and unidentified microbial impacts, may also be present in the indoor air, un-accessed areas and in walls, ceilings, cavities and floors. Therefore, the extent of Arcadis' opinions, conclusions and recommendations are limited and 100% confidence in these opinions, conclusions and recommendations cannot reasonably be achieved. Nothing contained in this report shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards nor shall it be considered medical advice or consultation.

This report may document whether work conducted by Arcadis, under contract to Arcadis or under Arcadis' observation was done so in accordance with applicable regulatory standards. In the absence of standards such as is often the case for microbial assessment and abatement, this report may not be construed as providing clearance, approval, or authorization for use or re-occupancy of a given structure. Actual site conditions and quantities should be field verified and unless expressly stated, this report may not be used as a bid specification. Although an attempt may have been made to locate microbial growth (mold) and indoor air quality issues, in many cases only further investigation or full demolition procedures will reveal sources or impacted materials. In addition, the passage of time including the nominal passage of time may result in a change in the characteristics at the project site.

This report is expressly for the sole and exclusive use of the party for whom this report was originally prepared and for the particular purpose outlined in the report. Only the party for whom this report was originally prepared and/or other specifically named parties have the right to make use of and rely upon this report. Reuse of this report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties, shall be at the user's sole risk.