May 12, 2017 Project No. 209914004

Ms. Karen Domerchie City of Beverly Hills 345 Foothill Road Beverly Hills, California 90210

Subject: Asbestos Sampling of Roofing Areas Report

Roxbury Park Community Center

471 South Roxbury Drive Beverly Hills, California

Dear Ms. Domerchie:

In accordance with your request, Ninyo & Moore is pleased to submit this report summarizing our field activities for the Roxbury Park Community Center at 471 South Roxbury Drive, Beverly Hills, California (site). We understand replacement of the Community Center roof is planned. The roofing area has ceramic shingles on the sloped section and asphalt sheeting on the lower flat area.

On May 4, 2017, Mr. Peter Kelley, a California Division of Occupational Safety and Health Certified Asbestos Consultant (CAC #15-5463) performed asbestos sampling activities associated with the roofing area of the Community Center. Inspector certification is provided in Attachment A.

Laboratory analysis of the suspect asbestos samples was performed at LA Testing, Huntington Beach, California. LA Testing is a National Volunteer Laboratory Accreditation Program accredited laboratory. Samples were analyzed in accordance with the United States Environmental Protection Agency (EPA) recommended method of Polarized Light Microscopy in accordance with EPA Test Method 600/R-93/116 July 93. Table 1 represents a summary of the materials associated with the roofing area which were sampled and analyzed for asbestos content. Laboratory analysis and chain of custody documentation is provided in Attachment B.



Table 1 – Asbestos Containing Materials Summary

Material Location	Material Description	Condition	Result	Estimated Quantity
Roof parapet walls	Base flashing	Fair/Poor	None detected	N/A
Main roof	Capsheet	Fair/Poor	None detected	N/A
Main roof penetrations	Black penetration mastic	Fair/Poor	5% chrysotile	20 SF
Main roof	Black mastic	Fair/Poor	None detected	NA
Roof parapet walls	Gray/black mastic	Fair/Poor	5% chrysotile	25 SF
Clay tiles	Grout	Good	None detected	N/A
Roof	Can of mastic	Good	ASSUMED*	1 can

Legend:

N/A – not applicable

SF - square feet

% – percent

*Ninyo & Moore was instructed by the City of Beverly Hills to note the can of mastic as an assumed asbestos containing material.

The penetration mastic at the main roofing area and the parapet walls is found to be asbestos containing. General photographic documentation is provided in Attachment C.

We appreciate the opportunity to be of service to you on this important project. Should you have any questions regarding this letter report, please contact us at your convenience.

Sincerely,

NINYO & MOORE

Michael S. Cushner

Senior Project Environmental Scientist

Certified Asbestos Consultant No. 11-4711

Nancy Anglin

Principal Engineer

MSC/NA/gkj

Attachments: Attachment – Certification Documentation

Attachment B - Laboratory Data and Chain of Custody Documentation

Attachment C – Photographic Documentation

Distribution: (1) Addressee (via e-mail)

ATTACHMENT A CERTIFICATION DOCUMENTATION

State of California Division of Occupational Safety and Health **Certified Asbestos Consultant**

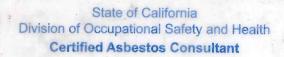
Michael S Cushner



Certification No. 11-4711

Expires on 07/20/17

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 at seq. of the Business and Professions Code.



Peter F Kelley

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Certification No. 15-5463

Expires on 07/14/17

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7130 at see, of the Business and Professions Code.

ATTACHMENT B LABORATORY DATA AND CHAIN OF CUSTODY DOCUMENTATION



LA Testing

Irvine, CA 92618

520 Mission Street South Pasadena, CA 91030

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

http://www.LATesting.com / pasadenalab@latesting.com

LA Testing Order: 321710979 Customer ID: 32ninm50

Customer PO: Project ID:

Collected Date:

Attention: Michael Cushner Phone: (949) 795-2599

Ninyo & Moore Fax:

475 Goddard Received Date: 05/05/2017 8:00 AM

Suite 200 Analysis Date: 05/09/2017

Project: 209914003 / Beverly Hills Roxbury Park 471 S. Roxbury Dr, Beverly Hills,CA

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

Sample			<u>Asbestos</u>		
	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
1 321710979-0001	East roof NW - Gray parapet roofing	White/Black Fibrous Heterogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
321710979-0002	West roof NE - Gray parapet roofing	White/Black Fibrous Heterogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
3	West roof S - Gray parapet roofing	Gray/Black Fibrous	20% Glass	80% Non-fibrous (Other)	None Detected
321710979-0003 4-Roofing 1	East roof SW - Gray roof capsheet	Homogeneous White/Black Non-Fibrous	30% Glass	70% Non-fibrous (Other)	None Detected
321710979-0004 4-Roofing 2	East roof SW - Gray	Homogeneous Black	30% Cellulose	70% Non-fibrous (Other)	None Detected
321710979-0004A	roof capsheet	Non-Fibrous Homogeneous			
4-Roofing 3	East roof SW - Gray roof capsheet	Black Non-Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
321710979-0004B		Homogeneous			
5-Roofing 1 321710979-0005	East roof NE - Gray roof capsheet	White/Black Fibrous Heterogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
5-Roofing 2	East roof NE - Gray roof capsheet	Black Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
321710979-0005A		Homogeneous			
5-Roofing 3	East roof NE - Gray roof capsheet	Black Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
321710979-0005B		Homogeneous			
6-Shingle 321710979-0006	West roof W - Gray roof capsheet	Gray/Black Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
6-Felt 1	West roof W - Gray roof capsheet	Black Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
321710979-0006A		Homogeneous			
6-Felt 2	West roof W - Gray roof capsheet	Black Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
321710979-0006B 7	East roof SW - Black penetration mastic	Homogeneous Black Non-Fibrous	10% Cellulose	85% Non-fibrous (Other)	5% Chrysotile
321710979-0007		Homogeneous			
8	East roof NW - Black penetration mastic	Black Non-Fibrous		95% Non-fibrous (Other)	5% Chrysotile
321710979-0008	Meet no SNE DI	Homogeneous		OFO/ Non-Shares (Ollins)	F0/ Observe #15
9 321710979-0009	West roof NE - Black penetration mastic	Gray Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
10	East roof SW - Black roof mastic	Black Non-Fibrous	10% Cellulose	90% Non-fibrous (Other)	None Detected
321710979-0010		Homogeneous			

Initial report from: 05/09/2017 16:05:26



LA Testing

520 Mission Street South Pasadena, CA 91030

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

http://www.LATesting.com / pasadenalab@latesting.com

LA Testing Order: 321710979 Customer ID: 32ninm50

> Customer PO: Project ID:

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

			<u>Asbestos</u>		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
11	West roof E - Black roof mastic	Black Non-Fibrous	10% Cellulose	90% Non-fibrous (Other)	None Detected
321710979-0011		Homogeneous			
12	West roof SW - Black roof mastic	Black Non-Fibrous		100% Non-fibrous (Other)	None Detected
321710979-0012		Homogeneous			
13	East roof - Gray black parapet mastic	Gray/Black Non-Fibrous	10% Cellulose	90% Non-fibrous (Other)	None Detected
321710979-0013		Heterogeneous			
14	West roof SE - Gray black parapet mastic	Gray/Black Non-Fibrous		95% Non-fibrous (Other)	5% Chrysotile
321710979-0014		Homogeneous			
15	West roof NW - Gray black parapet mastic	Gray/Black Fibrous		95% Non-fibrous (Other)	5% Chrysotile
321710979-0015		Homogeneous			
16	West roof SW - Clay tile grout	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
321710979-0016		Homogeneous			

Analyst(s)

Arturo Casas (7) Humberto Espinoza (15) Jerry Drapala Ph.D, Laboratory Manager or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. 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 EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

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

Initial report from: 05/09/2017 16:05:26

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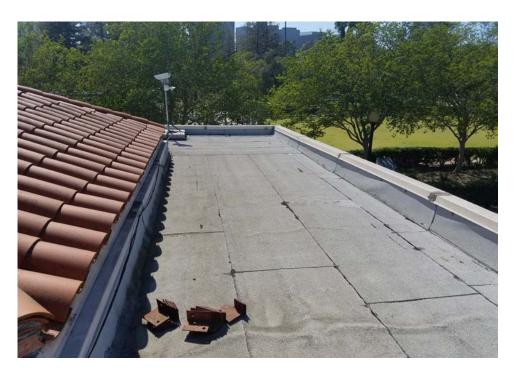
Project Name: Beverly Hills Roxbury Park Laboratory: Date Sampled: 5/4/17 Address: 471 S. Roxbury Dr. Beurly Hills, CA Sampled By: Peter Kelley 475 Goddard, Suite 200 Irvine, CA 92618 Sampled By: Project No: 209914003 Date Sampled: Tel: (949) 753-7070 Project Manager: Michael Cushner Fax: (949) 753-7071 Fax: Email: mcushner@ninyoandmoore.com, pkelley@ninyoandmoore.com CHAIN OF CUSTODY INFORMATION PLM EPA 600/R-93/116 TAT: Analysis: Laboratory Relinquished By: (sign/print) Company Date Time(24 hr.) 'Received By: (sign/print) 5/4/17 Ninyo & Moore 19:06 Friable Quantity Building Condition Sample ID Sample Location HA No. Sample Description (SF/LF/EA) (Y/N)Number Parapet vooling Brosch ool East roof - NW 700 Westroof - NE 2 East Roof. SW 1500 Gray Roof capshee+ East roof- SW Buck Penetration 20 SI - NW Black roof mastic 100 ST East roof West roct 5W 12 Black parapet mastif SF DF East roof-S

ASBESTOS BULK SAMPLE DATA SHEET

Ninyo & Moore

ASBESTOS BULK SA	AMPLE DATA	SHEET			# 3	21/109/9		Once	
Ninyo & Moore 475 Goddard, Suite 200 Irvine, CA 92618 Tel: (949) 753-7070 Fax: (949) 753-7071	Project Mai	oject Name: Bever by Hills Rox bury Park dress: 4715 Rox bury Dr Bever by Hills CA oject No: 2099 (4003)			Date Sampled: 5/4//7 Sampled By: Peter Kelley Sampled By: Date Sampled:		Laboratory LA Tes Tel: Fax:		
CHAIN OF CUSTODY INFORMATION:		shner@ninyoandm			oandmoore.con	n			
Analysis: PLM EPA	A 600/R-93/116		TAT: 7	2 hr			Control William		
Relinquished By: (sign/print)		Company Date Time(24 hr.)		'Received By: (sign/print)			Laboratory		
Pot 21' Deter Kelley		Ninyo & Moore			1				
1			100			1			
Sample ID	Building Number	Sample Location			HA No.	Sample Description	Quantity (SF/LF/EA)	Friable (Y/N)	Conditio
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	18 PAG								

ATTACHMENT C PHOTOGRAPHIC DOCUMENTATION



Photograph No. 1: General view of preschool roofing area.



Photograph No. 2: View of asbestos containing black penetration mastic at main roofing area.

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Photograph No. 3: View of gray/black mastic at parapet walls.



Photograph No. 4: View of assumed asbestos containing can of mastic.

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