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5830B Hannum Avenue, Culver City, CA 90230



December 8, 2016

Jo'l Chapman
Roux Associates, Inc.
5150 East Pacific Coast Highway, Suite 450
Long Beach, CA 90804

Re: **Comprehensive Asbestos Inspection**
1945 South La Cienega Boulevard Property
1945 South La Cienega Boulevard
Los Angeles, CA 90034

Roux Assoc. Project No: 2171.0021L000

Patriot Project No: LA92695

Dear Ms. Chapman,

On December 6 & 7, 2016, California DOSH Certified Site Surveillance Technician, Mr. Dennis Mahle (CSST 15-5582) of Patriot Environmental Laboratory Services, Inc. (Patriot) performed a comprehensive asbestos inspection at the above subject properties located in Los Angeles, California. **The purpose of the inspection was to determine if asbestos is present in any of the building materials soon to be disturbed by an upcoming renovation at the subject properties.**

Summary of Findings

The following asbestos containing materials were identified in the Main Building:

Material Description	Sample Number	Material Location	Material Condition	Estimated Percent Damaged	Approximate Quantity	Percent & Type of Asbestos
9"x9" Brown Vinyl Floor Tile with Black Mastic	1,2,3, 4,5,6	1 st Floor: Office #5, and Cubicle Area, and 2 nd Floor: Conference Room Floors	Good	0%	3,500 SF	2-4% Chrysotile
Black Mastic	7,8	2 nd Floor Office #13, and 1 st Floor Help Desk Room Floors	Good	0%	3,500 SF	5% Chrysotile
Black and Brown Mastic (Under	10,14	1 st Floor: Payroll Office and 2 nd	Good	0%	2,200 SF	3% Chrysotile

12"x12" Grey Vinyl Floor Tile)		Floor: Office #20 Floors				
Brown / Black Mastic (Under 12"x12" Pink Vinyl Floor Tile)	16,18,20	2 nd Floor: Water Heater Room Floors	Good	0%	175 SF	3% Chrysotile
Black Roof Mastic	77,78	Exterior Roof at Penetrations and Seams Throughout	Good	0%	65 SF	4% Chrysotile

The following asbestos containing materials were identified in the Auxiliary Building:

Material Description	Sample Number	Material Location	Material Condition	Estimated Percent Damaged	Approximate Quantity	Percent & Type of Asbestos
12"x12" Blue Vinyl Floor Tile	116,118, 121	2 nd Floor: Stair Landing Hallway, and Cubicle Area #4 Floors	Good	0%	475 SF	2% Chrysotile
Grey / Black Roof Mastic	140,141, 142	Exterior Roof at Penetrations Throughout	Good	0%	15 SF	4% Chrysotile
Transite Pipe	146	Exterior Roof Pipe	Good	0%	12 LF	3% Chrysotile, 2% Crocidolite

***Note: The quantities of asbestos containing material identified in this report are approximations. It is the responsibility of the abatement contractor to verify the actual quantities of materials to be abated during their job walk for preparation of their bid.**

***see attached drawing**

Property Description

The subject properties are commercial structures. The subject buildings are multi-story wood and concrete frame buildings set on cement slab foundations. At the time of this inspection, the identified asbestos-containing materials were in good condition.

Scope of Work

On December 6 & 7, 2016, Mr. Dennis Mahle (CSST 15-5582) of Patriot conducted a comprehensive asbestos inspection at the subject property. The interior and exterior of the buildings were visually inspected for the purpose of inventorying any suspect asbestos containing materials soon to be disturbed during an upcoming renovation at the subject property. Once the inventory of suspect materials was created, physical bulk samples were collected of the materials from representative locations. Samples were collected in airtight containers. Upon collection, sample numbers, descriptions, and collection locations were entered on to a chain of custody for transportation to Patriot's NVLAP accredited laboratory.

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Sampled Suspect Materials

Samples of the following suspect materials were collected in the Main Building:

9"x9" Brown Vinyl Floor Tile with Black Mastic	Black Mastic	12"x12" Grey Vinyl Floor Tile with Black and Brown Mastic
12"x12" Grey Vinyl Floor Tile with Brown Mastic	12"x12" Pink Vinyl Floor Tile with Brown / Black Mastic	4" White Base Cove with White Glue
6" Brown Base Cove with Brown Glue	4" Grey Base Cove with Yellow Glue	4" Black Base Cove with White Glue
Plaster	Drywall & Joint Compound	Acoustic
2'x4' White Ceiling Tile	2'x2' White Ceiling Tile	White Fiberglass Reinforced Panel Glue
Stucco	White Rolled Roofing	Black Roof Mastic
Grey Seam Putty	Brown / Grey Seam Putty	--

Samples of the following suspect materials were collected in the Auxiliary Building:

Drywall & Joint Compound	Plaster	4" Black Base Cove with Yellow Glue
4" Grey Base Cove with Yellow Glue	4" White Base Cove with Brown Glue	12"x12" Blue Vinyl Floor Tile with Brown Adhesive
12"x12" Blue Vinyl Floor Tile with Brown Adhesive and Black Felt Paper	Black Felt Paper	2'x2' White Ceiling Tile
Brown Roof Shingles with Felt Paper	Grey Rolled Roofing	Black Roof Mastic
Grey / Black Roof Mastic	Grey Seam Putty	Transite Pipe
Stucco	--	--

Sample Protocol/Analysis

Samples were collected in accordance with the Asbestos School Hazard Emergency Response Act (40 CFR 763 Subpart E) as mandated by Cal/OSHA (Title 8 Section 1529) and South Coast Air Quality Management District (Rule 1403).

Physical bulk samples were analyzed by Patriot. Patriot is accredited by the National Voluntary Laboratory Accreditation Program (200358-0). The method of analysis was Polarized Light Microscopy (EPA 600/M4-82-020).

Recommendations

If any of the asbestos containing materials identified in this report is scheduled to be impacted by renovation or demolition activities, an asbestos abatement contractor must remove them prior to disturbance. Asbestos abatement contractors must be registered with the Division of Occupational Safety and Health.

Disclaimer

Limited destructive sampling was conducted at the subject property. If additional suspect materials are discovered during renovation, all work should cease until a Certified Asbestos Consultant is contracted to ascertain the possibility of asbestos content. This inspection was performed in accordance with current regulations and state of the art practices. The inventory of asbestos containing materials and determination of their condition are based upon conditions observed at the time of inspection. Patriot does not assume responsibility for future regulatory changes or changes in the condition of the building.

Enclosed is the laboratory analysis report. Please contact our office if there are any questions regarding this inspection.

Sincerely,



Fernando Najera-Hernandez
Certified Asbestos Consultant No. 11-4771

Enclosure: Laboratory Results

Sample Location Drawing