

ENVIRONMENTAL AND SAFETY SERVICES INC.

December 18, 2013

Mr. Maurice Casey JCN Developers, LLC 630 Taraval Street San Francisco, CA 94116

RE: Demolition Asbestos Survey 490 South Van Ness Avenue, San Francisco, CA

Dear Mr. Casey,

ADVANTAGE Environmental and Safety Services, Inc. performed a survey to determine if the construction materials contain asbestos or lead. The survey was performed on December 11, 2013, at 490 South Van Ness Avenue, San Francisco, CA. During the survey samples were collected of various flooring materials, roofing, window putty, and seam sealant/putty on metal panels.

The structures at this site are constructed of metal and or concrete. These structures are slated to be demolished. Prior to collecting the bulk asbestos samples the area was inspected to group the materials that are same in color, texture and appearance. Samples are then collected of the materials suspected to contain asbestos.

#### ASBESTOS

The bulk asbestos samples were submitted to EMSL for analysis using Polarized Light Microscopy (PLM), EPA Method 600/R-93/116 or EPA 600/M4-82-020, which are the methods recommended by the Environmental Protection Agency (EPA) for determining asbestos in bulk materials. EMSL is ELAP, NVLAP, and AIHA accredited to perform the needed laboratory analysis.

Table 1 represents the asbestos results provided by the lab for building 1. Complete copies of the laboratory reports are attached.

Sample #	Sample Location	Material Sampled	Asbestos %	Condition
1	Lobby desk	12X12 floor tile and glue	None Detected	N/A
2	Office	12X12 floor tile	None Detected	N/A
3	Office	12X12 floor tile	None Detected	N/A
4	Bathroom	Ceramic tile grout	None Detected	N/A

**Table 1** 

Sample #	Sample Location	Material Sampled	Asbestos %	Condition
5	Bathroom	Window putty	<1% Chrysotile	Good
6	Lobby	Seam sealant on panels	<1% Chrysotile	Good
7	Shop	Seam sealant on panels	5% Chrysotile	Good
8	Storage	Seam sealant on panels	5% Chrysotile	Good
9	Roof	Field	None Detected	N/A
10	Roof	Flashing	None Detected	N/A
11	Roof	Field	None Detected	N/A
12	Roof	Flashing	None Detected	N/A
13	Roof	Wet patch	None Detected	N/A

Table 1Asbestos Results – Building 1

Based on the laboratory's analytical results, it is confirmed that asbestos is detected in the in the window and seam sealant putty. The following table (1.1) indicates which materials are known to contain asbestos and classification of the material(s) according to OSHA and EPA.

Table 1.1Material Quantities and Category

	OSHA			EPA			
Material	TSI	Surface	Misc.	RACM	Cat. I	Cat. II	Qnty.
Joint putty (pliable)			~		~		2,000 Lin. ft.
Window Putty			√1		√1		20 Lin. ft.

1 If point counted the category rating may change (if less than 1% then EPA does not regulate the material).

Table 2 provides the anticipated removal cost for the materials discovered to contain asbestos:

Table O

Abatement Costs						
Sample Location	Qnty. Cost Per Ft		Cost			
Joint Putty and window putty	~2,000 lin. ft.	\$6	\$12,000			

#### **RECOMMENDATIONS - Asbestos**

- If disturbing more than 100 square feet of material containing greater than 0.1% asbestos, a properly licensed, registered, and trained asbestos contractor is required to perform the removal.
- Asbestos should be abated prior to demolition, if you do not the regulators may require you to dispose of the entire waste stream as hazardous asbestos waste.
- All work must be performed in accordance with current Cal-OSHA and EPA/NESHAP/BAAQMD regulations.

- Materials containing less than 10% asbestos should be resubmitted for point count with gravimetric reduction as per NESHAP regulations. This method is more specific and can provide results less than one percent which would allow materials to be discarded as construction waste. If the materials are not point counted then the material, by regulation, is considered to contain greater than 1% asbestos.
- The local air quality management district must be notified if disturbing more than 100 square feet of friable material containing greater than 1% asbestos.
- The nearest Cal-OSHA office must be notified if disturbing more than 100 square feet of material containing greater than 1% asbestos.
- Do not drill, saw, scrape, abrade or otherwise disturb any material containing asbestos unless you have been properly trained and use the correct procedures as outlined by Cal-OSHA and EPA.
- Air sampling during the abatement should be performed by a certified asbestos consultant (CAC) to provide documentation that the work being performed is not adversely affecting the occupied spaces of the building.
- The CAC should perform post abatement inspections and air sampling to document the completeness of the abatement work.
- If other materials are discovered during the project that were not included as part of this report or inspection they must be sampled prior to disturbance or assumed to contain greater than one percent asbestos.

#### LEAD

The paint analysis was performed using an X-Ray Fluorescence (XRF) unit manufactured by Niton. This XRF is specifically designed for non-destructive paint sampling. This XRF unit uses a Cadmium 109 source. Lead based paint is defined as an amount of lead equal to or greater than 1.0 mg/cm<sup>2</sup> in the paint. The following components are coated with lead based paint:

- Exterior paint on building (7,300 ppm confirmed by AA)
- Ceramic tile in restroom

Other painted surfaces contain lead at levels below 1.0 mg/cm<sup>2</sup> that could create lead dust if the paint is disturbed by abrasion, scraping, or sanding. A full copy of the lead paint XRF spread sheet is attached to this report for reference.

In addition to the XRF assays that were collected, a bulk sample of the paint was collected and submitted to the laboratory for analysis by Flame Atomic Absorption (AA). This is the method recommended for determining lead in construction materials. Table 3 represents the sample results provided by the laboratory: Complete copies of laboratory reports are attached.

Lead Paint Results						
Sample #	Sample Location	Material Sampled	Lead - PPM			
Pb-1	Exterior of building	Paint on wall	7,300			

Table 3

The laboratory reports that the materials analyzed contain enough lead to categorize the paint as lead based paint.

#### **RECOMMENDATIONS** - Lead

- This inspection does not qualify as a HUD/CDPH lead paint inspection for the property. The data collected from this inspection can be used to conclude that there is lead based paint at this site.
- The sample results provided are specific to the materials sampled. If other materials are to be disturbed that were not sampled they must be assumed to be a lead based paint or sampled prior to disturbance.
- Cal-OSHA regulates lead at any detectable amount. When disturbing the paint the contractor must adhere to the requirements of Title 8 CCR 1532.1. Which include but are not limited to training, medical surveillance, respiratory protection, air monitoring, proper hygiene practices, etc.
- All work must be performed in accordance with the HUD and/or the California Department of Public Health (CDPH) Title 17, as applicable. Non-adherence to these standards may unduly expose the occupants and the workers to lead.
- All work must conform to the requirements of the City of San Francisco for lead based paint disturbance.
- Materials in good condition do not need to be removed unless the materials will be disturbed during renovation/demolition.
- Materials in poor condition may need to be abated or stabilized to prevent worker or occupant exposure.
- A scope of work should be written for the contractor to follow when disturbing lead containing materials
- If paint is discovered during the course of this project that was not included as part of the inspection, samples should be collected to verify lead content.
- Any flaking and peeling paint that contains lead must be removed and disposed of properly prior to demolition of the painted surface.
- The paint that was removed must be characterized to determine if this material is a California or Federal hazardous waste.
- All remaining paint (paint adhering to substrate) can be demolished and disposed of as regular construction debris assuming the demolition process does not affect the condition of the lead coating and the waste characterization results will allow it.

#### OSHA Lead Regulation Summary

The Federal Occupational Safety and Health Administration (OSHA) enacted an interim lead standard, which was adopted by Cal/OSHA as 8 CCR 1532.1. The purpose of both standards is to protect construction workers from exposure to lead. OSHA is primarily concerned with activities that disturb lead-containing paints. Lead was used in most paints until the mid 1950's and was banned in amounts in excess of 0.06% by weight in 1978 for most non-industrial paints by the Consumer Product Safety Commission (CPSC). OSHA does not accept negative XRF readings as conclusive for determining lead in construction materials. Therefore, prior to construction, bulk samples of the paint shall be collected and analyzed to determine lead content.

The new standard requires contractors and employers who perform paint removal activities to monitor their employees to determine whether they are being exposed in excess of the Action Level (AL) of 30 micrograms per cubic meter ( $\mu$ g/m<sup>3</sup>) over an eight-hour time weighted average (TWA) or the Permissible Exposure Limit (PEL) of 50  $\mu$ g/m<sup>3</sup> TWA. Monitoring is performed by personal exposure air sampling in controlled conditions.

Even when concentrations are below the AL, an employer must provide employees with High Efficiency Particulate Air (HEPA) filtered vacuums, wetting agents and hand-washing facilities. If the exposure exceeds the AL or the PEL, other procedures such as containing the area, decontamination facilities and medical monitoring are required.

OSHA has identified several activities that pose varying levels of potential lead exposure to laborers disturbing lead-containing paint. Estimated exposure levels of lead are founded on the activity itself, rather than the concentrations of lead present in paint. Therefore, as an example, paints that contain 0.5% versus 15% of lead by weight or 0.8 mg/cm<sup>2</sup> versus 3.5 mg/cm<sup>2</sup> of lead in paint could present the same levels of potential exposure to workers depending on the activities that cause the disturbance and the administrative and engineering controls that are followed.

DOSH 8 CCR 1532.1 requires that an initial exposure assessment be performed if workers will be performing any of the trigger tasks found in 1532.1(d) (2).The following is a summary of work activities that disturb paint, the expected exposures and the respiratory protection requirements as outlined in the OSHA standards:

#### Class I Activities:

Class I activities include:	Manual demolition, manual scraping, manual sanding, heat gun application, general cleanup, and power tool cleaning with dust collection systems and spray-painting activities.
Potential Exposure: Min. Respiratory Protection:	50 ug/m <sup>3</sup> to 500 ug/m <sup>3</sup> Half mask air-purifying respirator equipped with HEPA filters having a protections factor of 10.
<u>Class II Activities:</u> Class II activities include:	Using lead-containing mortars, lead burning, lead riveting, rivet busting, power tool cleaning without dust collection systems, cleanup of dry expendable abrasives and abrasive blasting.
Potential Exposure: Min. Respiratory Protection:	500 ug/m <sup>3</sup> to 2,500 ug/m <sup>3</sup> Full face powered air-purifying respirators equipped with HEPA filters having a protection factor of 100.
<u>Class III Activities:</u> Class III activities include:	Abrasive blasting, welding, cutting and torch burning on steel structures.
Potential Exposure: Min. Respiratory Protection:	Greater than 2,500 ug/m <sup>3</sup> . Full-face supplied air respirator operated in pressure demand mode or other positive pressure mode.

#### Asbestos & Lead Survey Report

490 S. Van Ness Avenue, San Francisco, CA December 18, 2013 13-176

#### Confidential

#### Exclusions

This project was limited to the inspection of asbestos and lead containing materials. Structural inspections are not part of this inspection. Material testing (other than asbestos/lead) is not part of this inspection. Pesticides or other chemical sampling and inspections are not part of this inspection. Subsurface or soil inspections, data review, and/or sampling are not part of this inspection. No other part of the building or site is included as part of this inspection. This report represents only the area sampled.

Advantage Environmental & Safety Services, Inc. warrants that the findings contained herein have been prepared with the level of care and skill exercised by experienced and knowledgeable environmental consultants who are appropriately licensed or otherwise trained to perform asbestos and lead inspections pursuant to the scope of work required on this project. The work included inspection of accessible materials.

Because the property was occupied at the time of the inspection, materials hidden within equipment, within walls, behind structures, in vertical shafts, on the exterior, in areas not included as part of this inspection or in areas that are not readily accessible to the inspector were not inspected or sampled. Any abatement activity must be in compliance with Local, State, and Federal regulations at all times, irrespective of the person performing the work. The inspection was limited to the materials sampled. It is the sole responsibility of the Owner to disseminate the information in this report to the site occupants/employees.

Please call me at (510) 507-6946 if there are any questions and/or clarifications regarding this report. ADVANTAGE Environmental takes great pride in offering our client consistent quality and full services from the first inspection throughout ongoing improvements. We look forward to working with you in the future.

Sincerely,

ADVANTAGE Environmental

Krís McGlothlín

Kristofer McGlothlin, Operations CAL-OSHA Certification #: 92-0324 DHS Certification #: 1141

Attachments: Asbestos Laboratory Report Lead Paint Assay Data Inspector Certifications



Attn: Kris McGlothlin	Phone: Fax:	(510) 507-6946
35621 Beeching Lane Fremont, CA 94536	Received: Analysis Date:	12/12/13 1:30 PM 12/16/2013
Project: 13-176 / 490 S VAN NESS AVENUE / SAN FRANCISCO CA	Collected:	12/11/2013

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

			Non-Asbestos		<u>Asbestos</u>
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
1-Floor Tile 1	LOBBY DESK	Black		100% Non-fibrous (other)	None Detected
091319671-0001		Non-Fibrous Homogeneous			
1-Glue	LOBBY DESK	Clear		100% Non-fibrous (other)	None Detected
091319671-0001A		Non-Fibrous Homogeneous			
1-Floor Tile 2	LOBBY DESK	Gray		100% Non-fibrous (other)	None Detected
091319671-0001B		Non-Fibrous Homogeneous			
2-Floor Tile	OFFICE	Red		100% Non-fibrous (other)	None Detected
091319671-0002		Non-Fibrous Homogeneous			
2-Mastic	OFFICE	Yellow		100% Non-fibrous (other)	None Detected
091319671-0002A		Non-Fibrous Homogeneous			
3-Floor Tile	OFFICE	Red		100% Non-fibrous (other)	None Detected
091319671-0003		Non-Fibrous Homogeneous			
3-Mastic	OFFICE	Yellow		100% Non-fibrous (other)	None Detected
091319671-0003A		Non-Fibrous Homogeneous			
4-Grout	BATHROOM	White		100% Non-fibrous (other)	None Detected
091319671-0004		Non-Fibrous Homogeneous			

Analyst(s)

Jorge Leon (24)

Baojia Ke, 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 EMSL Analytical, Inc San Leandro, CA NVLAP Lab Code 101048-3, WA C884

Initial report from 12/16/2013 16:50:01



Attn:	Kris McGlothlin Advantage Environmental	Phone: Fax: Received:	(510) 507-6946
	35621 Beeching Lane Fremont, CA 94536	Analysis Date: Collected:	12/16/2013 12/11/2013
Projec	ct: 13-176 / 490 S VAN NESS AVENUE / SAN FRANCISCO CA		

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

				Non-As	bestos	<u>A</u>	<u>sbestos</u>
Sample	Description	Appearance	%	Fibrous	% Non-Fibrous	%	Туре
5-Window Putty	BATHROOM	Gray			100% Non-fibrous (other)	<1%	Chrysotile
091319671-0005		Non-Fibrous Homogeneous					
6-Sealant	LOBBY	White			100% Non-fibrous (other)	<1%	Chrysotile
091319671-0006		Non-Fibrous Homogeneous					
7-Sealant	SHOP	White			95% Non-fibrous (other)	5%	Chrysotile
091319671-0007		Non-Fibrous Homogeneous					
8-Sealant	STORAGE	White			95% Non-fibrous (other)	5%	Chrysotile
091319671-0008		Non-Fibrous Homogeneous					
9-Field	ROOF	Black	30%	Cellulose	70% Non-fibrous (other)		None Detected
091319671-0009		Fibrous Homogeneous					
9-Tar	ROOF	Black			100% Non-fibrous (other)		None Detected
091319671-0009A		Non-Fibrous Homogeneous					
9-Felt	ROOF	Black	80%	Cellulose	20% Non-fibrous (other)		None Detected
091319671-0009B		Fibrous Homogeneous					
10-Flashing	ROOF	Black	30%	Synthetic	70% Non-fibrous (other)		None Detected
091319671-0010		Non-Fibrous Homogeneous					

Analyst(s)

Jorge Leon (24)

Baojia Ke, Laboratory Manager or other approved signatory

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Initial report from 12/16/2013 16:50:01



Attn:	Kris McGlothlin Advantage Environmental	Phone: Fax:	(510) 507-6946
	Advantage Environmental	Received:	12/12/13 1:30 PM
	35621 Beeching Lane	Analysis Date:	12/16/2013
	Fremont, CA 94536	Collected:	12/11/2013

Project: 13-176 / 490 S VAN NESS AVENUE / SAN FRANCISCO CA

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

			Non-As	sbestos	<u>Asbestos</u>
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре
10-Tar	ROOF	Black		100% Non-fibrous (other)	None Detected
091319671-0010A		Non-Fibrous Homogeneous			
11-Field	ROOF	Black		100% Non-fibrous (other)	None Detected
091319671-0011		Non-Fibrous Homogeneous			
11-Tar	ROOF	Black		100% Non-fibrous (other)	None Detected
091319671-0011A		Non-Fibrous Homogeneous			
11-Felt	ROOF	Black	80% Cellulose	20% Non-fibrous (other)	None Detected
091319671-0011B		Fibrous Homogeneous			
12-Flashing	ROOF	Black		100% Non-fibrous (other)	None Detected
091319671-0012		Non-Fibrous Homogeneous			
12-Tar	ROOF	Black		100% Non-fibrous (other)	None Detected
091319671-0012A		Non-Fibrous Homogeneous			
12-Felt	ROOF	Brown/Black	80% Cellulose	20% Non-fibrous (other)	None Detected
091319671-0012B		Fibrous Homogeneous			
13-Weat Patch	ROOF	Black		100% Non-fibrous (other)	None Detected
091319671-0013		Non-Fibrous Homogeneous			

Analyst(s)

Jorge Leon (24)

Baojia Ke, Laboratory Manager or other approved signatory

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Initial report from 12/16/2013 16:50:01

# ₩091319671



ENVIRONMENTAL AND SAFETY SERVICES INC.

Client: Mr. Kris McGlothlin ADVANTAGE Environmental 35621 Beeching Lane Fremont, CA 94536	Samples Collected By: Kris McGlothlin CAC #: 92-0324 CDPH #: I-1141	Phone #: (510) 507-6946			
LAB - TAT:	Fax Results To	Fax Number:			
EMSL – 48 Hour	Kris McGlothlin	kris_mcglothlin@sbcglobal.net			
Project Number:	Project:				
13-176	490 S. Van Ness Avenue, San Francisco, CA				

Sample #	Sample Location	Item Sampled	Sample type	Sample Date	Type of Analysis		
1	Lobby desk	12X12 floor tile and glue	Bulk	12-11-13	2-11-13 PLM		
2	Office	12X12 floor tile	Bulk	12-11-13	PLM		
3	Office	12X12 floor tile	Bulk	12-11-13	PLM		
4	Bathroom	Ceramic tile grout	Bulk	12-11-13	PLM		
5	Bathroom	Window putty	Bulk	12-11-13	PLM		
6	Lobby	Seam sealant on panels	Bulk	12-11-13	3 PLM		
7	Shop	Seam sealant on panels	Bulk	12-11-13	PLM		
8	Storage	Seam sealant on panels	Bulk	12-11-13	PLM		
9	Roof	Field	Bulk	12-11-13	PLM		
10	Roof	Flashing	Bulk	12-11-13	PLM		
11	Roof	Field	Bulk	12-11-13	PLM		
12	Roof	Flashing	Bulk	12-11-13	PLM		
13	Roof	Wet patch	Bulk	12-11-13	PLM		
Relinquished b	y Collector: Kris McGlothl	Date 12-12-13	3 Time 1	Time 13:00			
Received by	Lab: me	Date 12/12	Date 12/12 Time 1330				
(					00		

35621 Beeching Lane ● Fremont ● CA ● 94536 ● (510) 507-6946 Consulting ● Safety ● Asbestos/Lead Inspections ● Microbial ● Sample Analysis ● Air Monitoring

Reading No	Time	Room	Component	Substrate	Side	Condition	Color	Site	Floor	Results	PbL	PbL Error	PbK	PbK Error
1	12/11/13 9:26	Shutter Cal									0.11	0	0	0
2	12/11/13 9:29	Calibration	Calibration	Calibration						Positive	1	0.1	0.5	0.2
3	12/11/13 9:33	Calibration	Calibration	Calibration						Positive	1.1	0.1	0.4	0.2
4	12/11/13 9:34	Outside	Wall	Metal	Α	Fair	Blue	496 Van Ness	Canopy	Negative	0.1	0.21	-0.17	2.87
5	12/11/13 9:34	Outside	Wall	Metal	Α	Fair	Blue	496 Van Ness	Canopy	Negative	0.1	0.17	0.8	3.2
6	12/11/13 9:38	Outside	Wall	Metal	Α	Fair	White	496 Van Ness	Bldg.	Null	0.7	0.2	0.7	0.4
7	12/11/13 9:38	Outside	Door	Wood	Α	Fair	White	496 Van Ness	Bldg.	Negative	0	0.02	-0.14	0.71
8	12/11/13 9:39	Outside	Door	Metal	Α	Fair	White	496 Van Ness	Bldg.	Negative	0	0.02	-0.09	2.24
9	12/11/13 9:40	Lobby	Wall	Metal	Α	Intact	White	496 Van Ness	Bldg.	Negative	0.3	0.31	0.19	2.88
10	12/11/13 9:41	Shop	Wall	Metal	В	Intact	Blue	496 Van Ness	Bldg.	Negative	0.05	0.18	0.15	2.55
11	12/11/13 9:41	Shop	Wall	СМИ	С	Intact	White	496 Van Ness	Bldg.	Negative	0.6	0.3	0.6	0.9
12	12/11/13 9:42	Bath	Wall	Ceramic Tile	В	Intact	White	496 Van Ness	Bldg.	Positive	10.7	9.5	18.2	19.9
13	12/11/13 9:43	Outside	Door	Metal	В	Intact	Blue	496 Van Ness	Outside	Negative	0.07	0.22	-0.19	2.72
14	12/11/13 9:43	Outside	Wall	Metal	В	Intact	White	496 Van Ness	Outside	Null	0.7	0.4	0.5	1.8
77	12/11/13 11:20	Calibration	Calibration	Calibration	С	Poor	White	496 Van Ness		Positive	1	0.1	0.4	0.3
78	12/11/13 11:21	Calibration	Calibration	Calibration	С	Poor	White	496 Van Ness		Positive	1.1	0.1	0.4	0.2



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

Name

#### Kristofer Keli McGlothlin



Certification No. <u>92-0324</u> Expires on <u>08/21/14</u>

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