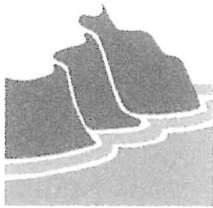


WEST COAST



S A F E T Y
CONSULTANTS

February 6, 2015

Daniel McCrain
Cambria Community Healthcare District
2535 Main Street
Cambria, CA 93428

RE: Asbestos Building Inspection - 2535 Main Street, Cambria, California

Dear Mr. McCrain:

West Coast Safety Consultants conducted an inspection of the asbestos containing building materials at the Cambria Community Healthcare District located at 2535 Main Street, Cambria, California on February 5, 2015. The inspection was conducted to evaluate the condition of previously identified asbestos containing building materials and determine if any asbestos hazards exist.

All the asbestos containing building materials were intact and in good condition. The asbestos containing spray-on acoustic material located in the crew quarters attic is effectively sealed off from the occupied space. No asbestos hazards were identified on the inspection.

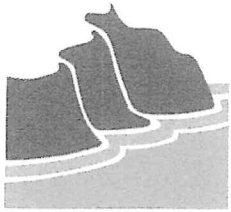
The asbestos containing building materials should be maintained in their current condition and removed prior to demolition, renovation or any activity which will disturb the material by a licensed asbestos abatement contractor. In addition, the building occupants should be notified the spray-on acoustic ceiling located in Suites A and B contains asbestos and the material should not be disturbed.

I appreciate this opportunity to be of service. Should you have any questions or comments regarding this report, please contact this office at your convenience.

Sincerely,

Michael Mc Guire, CSP
Certified Asbestos Consultant (#92-0534)

WEST COAST



SAFETY
CONSULTANTS

received
3-7-2000 CB

March 3, 2000

Dave Melendy
Cambria Community Healthcare District
2535 Main Street
Cambria, California 93428

RE: Asbestos Building Inspection - 2535 Main Street, Cambria, California

INTRODUCTION

This report presents the findings of West Coast Safety Consultants inspection for asbestos containing building materials at a residence and commercial structure located at 2535 Main Street, Cambria, California on February 22, 2000. All accessible areas were visibly inspected and samples of suspect material were obtained and analyzed.

Our survey involved sampling and analyzing suspect materials to test for the presence of asbestos. A detailed description of the work is outlined below.

1. Inspected all accessible areas of the building for Category I non-friable, Category II non-friable, and other Regulated Asbestos Containing Materials. Samples were collected recording:
 - a. Sample location
 - b. Sample description
 - c. Friability
 - d. Condition of the material
 - e. Potential for disturbance

2. Submitted samples to an EPA accredited laboratory which will provide a report containing the following:
 - a. West Coast Safety Consultants sample identification number
 - b. Laboratory sample identification number
 - c. Analytical technique
 - d. Quality control procedures
 - e. Type and percentage of asbestos in each material

- e. Sample Result Summary (Appendix A)
- f. Laboratory Report (Appendix B)
- g. Inspectors Credentials (Appendix C)

DEFINITIONS

Category I non-friable asbestos containing material (ACM). Asbestos containing packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM).

Category II non-friable ACM. Any non-friable material, excluding Category I non-friable ACM, containing more than 1% asbestos as determined using PLM.

Friable ACM. Any material containing more than 1% asbestos as determined using PLM that when dry can be crumbled, pulverized, or reduced to powder by hand pressure.

NESHAPS. The National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61).

Regulated Asbestos Containing Material (RACM). Any material containing more than 1% asbestos which is:

- a. Friable or;
- b. Category I non-friable ACM that has become friable or;
- c. Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, abrading or;
- d. Category II ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by the forces expected to act on the material in the course of demolition.

EXECUTIVE SUMMARY

MATERIALS WHICH CONTAIN ASBESTOS:

Drywall/Joint Compound located throughout Suites A and C contain a trace (<1%) chrysotile asbestos.

Floor Tile/Mastic located under the carpeting in Suites A and C contain 3-5% chrysotile asbestos.

Floor Tile located in the storage room in Suite C contains 3% chrysotile asbestos.

Black Mastic located under the under the floor tile and linoleum in throughout Suite B contains a 10% chrysotile asbestos.

Linoleum/Mastic located in Suite B Rest Room #15 contains 25% chrysotile asbestos.

Linoleum Backing/Mastic located in Suite B File/Storage room contains 67% chrysotile asbestos.

Spray-on Ceiling located throughout Suites A and B contain 10% chrysotile asbestos.

Spray-on Ceiling located in the attic of the Crew Quarters contains 10% chrysotile asbestos.

Transite Panels located on the exterior walls of Suite C were not sampled and therefore will be assumed to contain asbestos until sampling proves otherwise.

SUSPECT MATERIALS WHICH NO ASBESTOS WAS DETECTED:

Linoleum/Mastic located in the Suite C entryway and Suite B restrooms were sampled and no asbestos was detected in the sample.

Linoleum/Mastic located in the Suite B exam room # 20 and office #17 were sampled and no asbestos was detected in any of the samples.

Linoleum/Mastic located in the Suite A entryway, coffee area, and restroom were sampled and no asbestos was detected in any of the samples.

Plaster located on the interior walls of Suite B were sampled and no asbestos was detected in any of the samples.

Roofing Materials were sampled on Suite A, B, and C, and the Crew Quarters and no asbestos was detected in any of the samples.

Stucco located on the exterior walls of Suites A and B and the Crew Quarters were sampled and no asbestos was detected in any of the samples.

Linoleum/Mastic located in the Crew Quarters was sampled and no asbestos was detected in the sample.

Drywall/Joint Compound located on the interior walls in the Crew Quarters were sampled and no asbestos was detected in any of the samples.

FINDINGS

West Coast Safety Consultants collected samples of each suspect asbestos containing building material (ACBM) encountered at the specific site location. The Environmental Protection Agency (EPA) sampling protocol was utilized which requires multiple samples of suspect asbestos containing materials which are applied by spraying or troweling. A total of 48 samples were submitted to Forensic Analytical Services, Inc., an EPA accredited laboratory for analytical testing. Laboratory results are found in appendix B of this report. The asbestos samples were analyzed for the presence of asbestos by Polarized Light Microscopy (PLM) with dispersion staining in accordance with the EPA Method 600/M4-82-020.

Of the 48 samples that were analyzed for asbestos, 25 were found to contain asbestos. In addition, the transite panels located on the exterior walls of Suite C were not sampled and therefore will be assumed to contain asbestos. The location of these samples, their description, and our recommended solution to mitigate any potential hazards emanating from contact with these materials is as follows:

Sample Number: CH-01, CH-25, CH-26, CH-27
Sample Description: Drywall/Joint Compound
Location of Material: Suite A and C Interior Walls
Quantity of Material: Approximately 6,000 Square Feet
Type and % Asbestos: Trace (<1%) Chrysotile
NESHAP Classification: Not regulated because the material contains less than 1% asbestos.
Overall Condition: The material was intact and in good condition.
Disturbance Potential: Slight because the asbestos is only located in the joint compound which is covered by layers of paint.
Recommended Response: This material should be maintained in good condition, and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, saw, or abrade the material.

Sample Number: CH-02
Sample Description: Floor Tile/Mastic
Location of Material: Throughout Suite C (under carpet)
Quantity of Material: Approximately 600 Square Feet
Type and % Asbestos: 5% Chrysotile
NESHAP Classification: Category I Non-Friable Asbestos Containing Material
Overall Condition: The material is intact and in good condition.
Disturbance Potential: Slight, because the material is very resilient.
Recommended Response: This material should be maintained in good condition and removed prior to demolition, renovation, or any activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw or abrade the material.

Sample Number: CH-04
Sample Description: Floor Tile/Mastic (12x12)
Location of Material: Suite C Storage Room
Quantity of Material: Approximately 100 Square Feet
Type and % Asbestos: 3% Chrysotile (**floor tile only**)
NESHAP Classification: Category I Non-Friable Asbestos Containing Material
Overall Condition: The material is intact and in good condition.
Disturbance Potential: Slight, because the material is very resilient.
Recommended Response: This material should be maintained in good condition and removed prior to demolition, renovation, or any activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw or abrade the material.

Sample Number: CH-05
Sample Description: Floor Tile/Mastic (9x9)
Location of Material: Suite B Waiting Room, Hallway, and Exam Rooms #11 and 13
Quantity of Material: Approximately 100 Square Feet
Type and % Asbestos: 10% Chrysotile (**mastic only**)
NESHAP Classification: Category I Non-Friable Asbestos Containing Material
Overall Condition: The material is intact and in good condition.
Disturbance Potential: Slight, because the material is very resilient.
Recommended Response: This material should be maintained in good condition and removed prior to demolition, renovation, or any activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw or abrade the material.

Sample Number: CH-07

Sample Description: Linoleum/Mastic (gray)

Location of Material: Suite B Lab Room #18 and 19 (**bottom layer mastic only**)

Quantity of Material: Approximately 1,400 Square Feet

Type and % Asbestos: 10% Chrysotile (**in black mastic only**)

NESHAP Classification: Category I Non-friable Asbestos Containing Material

Overall Condition: The material was intact and in good condition.

Disturbance Potential: Slight, because the asbestos containing material is located in the black mastic which is covered several layers of very resilient material.

Recommended Response: This material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, saw, or abrade the material.

Sample Number: CH-09, CH-10

Sample Description: Linoleum/Mastic

Location of Material: Suite B Room 12

Quantity of Material: Approximately 120 Square Feet

Type and % Asbestos: Trace 5 - 10% Chrysotile (**mastic only**)

NESHAP Classification: Category I Non-Friable Asbestos Containing Material

Overall Condition: The material was intact and in good condition.

Disturbance Potential: Slight, because the material is covered by a very resilient material.

Recommended Response: The material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, saw, or abrade the material.

Sample Number: CH-11

Sample Description: Linoleum/Mastic

Location of Material: Suite B Rest Room #15

Quantity of Material: Approximately 50 Square Feet

Type and % Asbestos: 25% Chrysotile

NESHAP Classification: Category I Non-Friable Asbestos Containing Material

Overall Condition: The material was intact and in good condition.

Disturbance Potential: Slight, because the material is covered by a very resilient material.

Recommended Response: The material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, saw, or abrade the material.

Sample Number: CH-12

Sample Description: Linoleum Backing/Mastic

Location of Material: Suite B Storage Room #14

Quantity of Material: Approximately 50 Square Feet

Type and % Asbestos: 67% Chrysotile

NESHAP Classification: Regulated Asbestos Containing Material - Friable

Overall Condition: The material is significantly damaged from prior contact.

Disturbance Potential: Extremely High, because the material is exposed foot traffic and can easily be abraded by movement of supplies and files.

Recommended Response: A sign stating DANGER, ASBESTOS CANCER AND LUNG DISEASE HAZARD, AUTHORIZED PERSONAL ONLY should be posted on the entrance to the storage room. Any personnel entering the room should have appropriate asbestos training. The room should be sealed from the occupied areas of the building and have its access restricted to appropriately trained personnel until an asbestos abatement contractor that is licensed by the State of California can safely remove the material. Do not sand, cut, saw, abrade, or disturb the material.

Sample Number: CH-16, CH-17, CH-18, CH-19

Sample Description: Spray-on Acoustical Insulation (Beige Fibrous)

Location of Material: Ceilings Throughout Suite B

Quantity of Material: Approximately 1,400 Square Feet

Type and % Asbestos: 10% Chrysotile

NESHAP Classification: Regulated Asbestos Containing Material - Friable.

Overall Condition: The majority of material appeared intact and in good condition. There were however several areas where the material has separated due to cracks in the substrate.

Disturbance Potential: Moderate due to the materials location on the ceiling in an occupied space and the friable nature of the material which can easily be dislodged and become airborne.

Recommended Response: The damaged areas should be repaired by an asbestos abatement contractor and the remaining material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw, abrade or disturb the material.

Sample Number: CH-20, CH-21, CH-23

Sample Description: Floor Tile/Mastic

Location of Material: Throughout Suite A

Quantity of Material: Approximately 700 Square Feet

Type and % Asbestos: 3% Chrysotile (**floor tile only**)

NESHAP Classification: Category I Non-Friable Asbestos Containing Material

Overall Condition: The material is intact and in good condition.

Disturbance Potential: Slight, because the material is very resilient.

Recommended Response: This material should be maintained in good condition and removed prior to demolition, renovation, or any activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw or abrade the material.

Sample Number: CH-28, CH-29, CH-30

Sample Description: Spray-on

Location of Material: Ceilings Throughout Suite A

Quantity of Material: Approximately 700 Square Feet

Type and % Asbestos: 10% Chrysotile

NESHAP Classification: Regulated Asbestos Containing Material - Friable.

Overall Condition: The material is intact and in good condition.

Disturbance Potential: Moderate due to the materials location on the ceiling in an occupied space and the friable nature of the material which can easily be dislodged.

Recommended Response: The material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw, abrade or disturb the material.

Sample Number: CH-36, CH-37, CH-38

Sample Description: Spray-on

Location of Material: Crew Quarters Attic

Quantity of Material: Approximately 800 Square Feet

Type and % Asbestos: 10% Chrysotile

NESHAP Classification: Regulated Asbestos Containing Material - Friable.

Overall Condition: The material was significantly damaged. Damage and debris was evident throughout the attic space.

Disturbance Potential: Extremely high if the attic space is entered or breached due to the significant amount of damage and the friable nature of the material. Slight, if the attic space is not accessed or breached.

Recommended Response: A sign stating DANGER, ASBESTOS CANCER AND LUNG DISEASE HAZARD, AUTHORIZED PERSONAL ONLY, PERSONAL PROTECTIVE EQUIPMENT REQUIRED should be posted on all entrances to the attic space. Any personnel entering the attic space should have appropriate asbestos training, wear protective clothing and a respirator.

The attic space should be sealed from the occupied areas of the building and have its access restricted to appropriately trained personnel until an asbestos abatement contractor that is licensed by the State of California can safely remove the material. This material should be removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw, abrade or disturb the material.

Sample Number: None

Material Description: Transite Panels

Location of Material: Exterior Siding on Suite C

Quantity of Material: Approximately 400 Square Feet

Type and % Asbestos: Assumed

NESHAP Classification: Category II Non-Friable Asbestos Containing Material

Overall Condition: The material was intact and in good condition.

Disturbance Potential: Slight, because the material itself is very resilient.

Recommended Response: This material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, saw, or abrade the material.

CONCLUSIONS AND RECOMMENDATIONS

The majority of asbestos containing materials identified in this report are intact and in good condition. Intact and undisturbed asbestos materials do not pose a health risk to the building occupants. Asbestos containing material which is in good condition, and is not somehow damaged or disturbed, is not likely to release asbestos fibers into the air.

There were however, two areas where the asbestos containing material was significantly damaged and could easily release asbestos fibers into the air. The attic space in the crew quarters should be considered contaminated with asbestos and its access restricted to appropriately trained personnel. A sign stating DANGER, ASBESTOS CANCER AND LUNG DISEASE HAZARD, AUTHORIZED PERSONAL ONLY, PERSONAL PROTECTIVE EQUIPMENT REQUIRED should be posted on all entrances to the attic space. Any personnel entering the attic space should have appropriate asbestos training, wear protective clothing and a respirator. The attic space should be sealed from the occupied areas of the building and have its access restricted to appropriately trained personnel until an asbestos abatement contractor that is licensed by the State of California can safely remove the material and decontaminate the attic space.

The flooring material (linoleum backing) located in the suite B storage room contains a relatively high percentage of asbestos and can easily be disturbed because of its friability and location on the floor. A sign stating DANGER, ASBESTOS CANCER AND LUNG DISEASE HAZARD, AUTHORIZED PERSONAL ONLY should be posted on the entrance to the storage room. Any personnel entering the room should have appropriate asbestos training. The

room should be sealed from the occupied areas of the building and have its access restricted to appropriately trained personnel until an asbestos abatement contractor that is licensed by the State of California can safely remove the material.

The areas in suite B where the asbestos containing spray-on ceiling materials are damaged should be repaired by appropriately trained maintenance personnel or by an asbestos abatement contractor that is licensed by the State of California. The remaining material should be maintained in good condition and removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California.

Although the majority of the asbestos containing materials identified in this report are intact and in good condition, damaging or disturbing these materials could cause them to become friable and release asbestos fibers into the air. Precautions such as developing an Asbestos Operations and Maintenance Plan should be taken to ensure the asbestos containing materials remain in good condition, and if they are damaged, repairs are conducted properly by individuals who are qualified to make such repairs. Removal of asbestos containing materials identified in this report should only be conducted by licensed, registered, asbestos abatement contractors.

If additional suspect materials are discovered during demolition or renovation activities, the material should be assumed to contain asbestos until sampling proves otherwise.

The detection of asbestos containing material in the building creates certain notification and response requirements for the owner of the building, in accordance with the Asbestos Notification Act, which is contained in California Health and Safety Code. Among other things, the Act requires that the owner notify tenants of the location of asbestos containing building materials, and to take actions to minimize disturbance of the material. We recommend that the current or future owners of the property be informed of the findings of this assessment, so that they may take the appropriate steps to comply with the regulation.

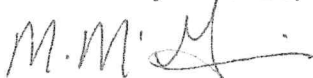
These conclusions and recommendations are based on the requirements set forth in 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP), and Title 8, Chapter 4, Paragraph 1529, the Asbestos Standard of the California Occupational Safety and Health Administration.

CLOSURE

The findings and conclusions rendered in this report are opinions based on the scope of work authorized by the client and laboratory analysis of building material samples collected during this inspection. This report does not reflect variations which may exist between sampling points. These variations can not be anticipated, nor could they be entirely accounted for, in spite of exhaustive additional testing. Our work has been performed in accordance with generally accepted practices in the field of asbestos consultation. No other warranty, either expressed or implied is made.

Enclosed with this report are copies of my credentials and a laboratory report from Forensic Analytical Services. We appreciate this opportunity to be of service. Should you have any questions or comments regarding this report, please contact this office at your convenience.

West Coast Safety Consultants,



Michael Mc Guire, CSP
Certified Asbestos Consultant (#92-0534)
Registered Environmental Assessor (REA-03321)

Cambria Community Healthcare District
 Professional Building and Crew Quarters
 Interior Layout 1/00

