



2603 Camino Ramon, Suite 200
San Ramon, CA 94583
877.285.8450 877.285.1445 fax

January 6, 2023

Sunny Glen Senior Community

Limited Asbestos Survey

RE: Sunny Glen Senior Community - 9000 Crayton Cir, San Ramon CA 94583
Lab No. 23A87820

Introduction

This letter report presents the results of the limited asbestos-containing material (ACM) survey conducted by Protera Inc. for the potential abatement at the above referenced site.

Methods

The asbestos survey was restricted to the materials to be disturbed by the demolition of the the direction of claims adjuster and/or contractor. The following materials were sampled:

- 1 Gym - Drywall/joint compound composite**
- 2 Auditorium - Drywall/joint compound composite**
- 3 Men's bathroom - Drywall/joint compound composite**
- 4 Electric closet - Drywall/joint compound composite**
- 5 Ceramics - Drywall/joint compound composite**
- 6 Auditorium - Skim coat**
- 7 Library - Skim coat**
- 8 Electric closet - Skim coat**
- 9 Lobby - Skim coat**
- 10 Lawn bowling - Skim coat**
- 11 Bowling - Basecove/mastic**
- 12 Library - Basecove/mastic**
- 13 Sewing - Vinyl tile/mastic 1 layer**
- 14 Games - Vinyl tile/black mastic, 1 layer**
- 15 Office - Vinyl tile/black mastic, 1 layer**
- 16 Auditorium - Vinyl tile/mastic, 2 layers**

Other areas or materials at the site were not surveyed.

Materials suspected of containing asbestos and scheduled to be disturbed by possible appear in the attached Limited Asbestos Survey Summary Table. Since the asbestos survey was based upon the possible abatement, if revisions to the anticipated abatement are made that impact materials or areas, it is important that Protera Inc. be contacted to review the changes and/or

additional asbestos survey work to address potential impacts to untested materials. No previous reports were provided for review.

Materials to be disturbed by possible repairs and suspected of containing asbestos were sampled in with the federal EPA AHERA protocols. Suspect materials were grouped and classified as materials based on their color, texture and time of construction (i.e., similar appearing materials in construction phases of a building are classified as separate materials) and samples representative of materials were collected. Materials determined by the inspector to be non-suspect, such as wood, and fiberglass insulation, were not sampled. Because destructive investigation was not conducted, untested materials may be present behind walls, column enclosures or similar areas, or in such as locked rooms.

Samples were collected in such a manner as to minimize release of the material into the Material type, sample number, sample location and other pertinent information were recorded at sampling. Each sample was placed in an airtight polyethylene bag labeled with a unique sample submitted to an accredited laboratory for analysis. Samples were analyzed in accordance with EPA 600/R-93-116, using polarized light microscopy (PLM) with dispersion staining and using visual estimation to determine percent asbestos content. This method allows for the identification of the types of asbestos used in building materials.

Findings

Asbestos was identified in the following materials and/or areas:

- **Joint compound throughout building**
- **Skim coat throughout building**
- **Games - Vinyl tile/black mastic, 1 layer**
- **Office - Vinyl tile/black mastic, 1 layer**
- **Black flooring mastic throughout building**

Approximate measurements only, not for bidding purposes. Laboratory reports are attached

Conclusion

Materials for which sample analysis by PLM resulted in greater than one percent asbestos (for any collected from a homogeneous material) are classified as ACM under regulations promulgated by limited to) the following agencies: federal EPA, California EPA (Cal-EPA), federal OSHA and These materials are also classified as asbestos-containing construction material (ACCM) under California Contractor Licensing Board (CCLB) regulations.

The agencies use the following definitions:

Federal EPA: materials containment greater that one percent asbestos are ACM
Cal/OSHA: materials containing greater than 0.1% asbestos by weight are ACCM
CCLB: materials containing greater than 0.1% asbestos by weight are ACCM

Materials shown in the table as containing more than one percent asbestos are regulated materials Cal/OSHA regulations, and numerous additional regulations. Some of the regulatory requirements significant logistical impacts on building owners and contractors include, but are certainly not appearing below. Materials containing more than one-tenth of one percent asbestos also require asbestos with the CCLB and registration with Cal/OSHA. Certain Cal/OSHA requirements apply to containing any level of asbestos, including exposure assessments and wet work methods.

Under the California Health and Safety Code Section 25915 et. seq., notification about asbestos

construction materials must be provided initially by the building owner within 15 days of receipt of information to co-owners, tenants, employees, contract workers, or others who may encounter the and the notification must be provided annually thereafter. Notification of new asbestos any ACM or ACCM identified in this report) must be provided within 15 days of the end of each period. Under Cal/OSHA regulation, this information must also be provided to contractors, sub- or others whose work may disturb ACM or ACCM, prior to submission of bids and performance of For detailed regulatory requirements in specific situations, Protera Inc. should be consulted, or the regulations should be examined.

Limitations

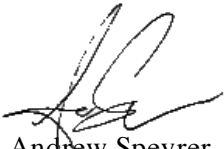
The survey was conducted by personnel accredited as an asbestos building inspector under the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act and work direction of a Certified Asbestos Consultant (CAC) certified by the California Division of Industrial Department of Occupational Safety and Health Administration (Cal/OSHA)

Protera Inc. did not disassemble building equipment; such as fans, ducts, and electrical equipment. Consequently, equipment may contain untested gaskets, packings, internal components, overspray materials and the like. If the aforementioned materials or any other untested suspect materials are during abatement, they should be treated as ACM and not disturbed, unless sampling and analysis materials proves otherwise. If revisions to the renovation project are made that impact additional areas, it is important that Protera Inc. be contacted to review the changes and/or conduct additional survey work to address potential impacts to untested materials.

Protera Inc. has performed this asbestos sampling in a substantial and workmanlike manner, in with generally accepted methods and practices of the profession, and consistent with that level of ordinarily exercised by reputable environmental consultants under similar conditions and other representation, guarantee or warranty, express or implied, is included or intended in the report.

If you have any questions please call at your earliest convenience.

Thank You,



Andrew Speyrer

Certified Asbestos Consultant # 13-5041

Project Manager

Report for:

Mr. Joe Rotondo
Protera
8909 Complex Dr. Ste A
San Diego, CA 92123

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: 23A87820; Sunny Glen
EML ID: 3124607

Approved by:

Dates of Analysis:
Asbestos PLM: 01-06-2023



Approved Signatory
Marisa Braziel

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 600266-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Protera
 C/O: Mr. Joe Rotondo
 Re: 23A87820; Sunny Glen

Date of Sampling: 01-04-2023
 Date of Receipt: 01-04-2023
 Date of Report: 01-06-2023

ASBESTOS PLM REPORT

Total Samples Submitted: 17
Total Samples Analyzed: 17
Total Samples with Layer Asbestos Content > 1%: 9

Location: 1, DW/JC-gym

Lab ID-Version‡: 15105578-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Cream Tape	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 2, DW/JC-auditorium

Lab ID-Version‡: 15105579-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Off-White Joint Compound	2% Chrysotile
Cream Tape	ND
Off-White Texture with Paint	2% Chrysotile
Composite Asbestos Fibrous Content:	< 1% Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: 3, DW/JC-men's bath

Lab ID-Version‡: 15105580-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Cream Tape	ND
White Tape (Mesh)	ND
White Texture	ND
Cream Tape with Paint	ND
Composite Non-Asbestos Content:	20% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Protera
 C/O: Mr. Joe Rotondo
 Re: 23A87820; Sunny Glen

Date of Sampling: 01-04-2023
 Date of Receipt: 01-04-2023
 Date of Report: 01-06-2023

ASBESTOS PLM REPORT

Location: 4, DW/JC-electric closet

Lab ID-Version‡: 15105581-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Off-White Joint Compound	2% Chrysotile
Cream Tape	ND
Off-White Texture with Paint	2% Chrysotile
Composite Asbestos Fibrous Content:	< 1% Asbestos
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: 5, DW/JC-ceremics

Lab ID-Version‡: 15105582-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Off-White Joint Compound with Paint (Trace)	2% Chrysotile
Composite Asbestos Fibrous Content:	< 1% Asbestos
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Comments: Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Protera
 C/O: Mr. Joe Rotondo
 Re: 23A87820; Sunny Glen

Date of Sampling: 01-04-2023
 Date of Receipt: 01-04-2023
 Date of Report: 01-06-2023

ASBESTOS PLM REPORT

Location: 6, Skim coat-auditorium

Lab ID-Version‡: 15105583-1

Sample Layers	Asbestos Content
Off-White Skim Coat with Paint	2% Chrysotile
Sample Composite Homogeneity: Good	

Location: 7, Skim coat-library

Lab ID-Version‡: 15105584-1

Sample Layers	Asbestos Content
Off-White Skim Coat with Paint	2% Chrysotile
Sample Composite Homogeneity: Good	

Location: 8, Skim coat-electric

Lab ID-Version‡: 15105585-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Off-White Skim Coat with Paint	2% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose 2% Glass Fibers
Sample Composite Homogeneity: Moderate	

Location: 9, Skim coat-lobby

Lab ID-Version‡: 15105586-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Off-White Skim Coat with Paint	2% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose 2% Glass Fibers
Sample Composite Homogeneity: Moderate	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Protera
 C/O: Mr. Joe Rotondo
 Re: 23A87820; Sunny Glen

Date of Sampling: 01-04-2023
 Date of Receipt: 01-04-2023
 Date of Report: 01-06-2023

ASBESTOS PLM REPORT

Location: 10, Skim coat-lawn bowling

Lab ID-Version‡: 15105587-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Joint Compound	ND
Cream Tape	ND
White Skim Coat with Paint	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 11, Cove base and mastic-bowling

Lab ID-Version‡: 15105588-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 12, Cove base and mastic-library

Lab ID-Version‡: 15105589-1

Sample Layers	Asbestos Content
Tan Baseboard	ND
White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 13, 12x12 tile-sewing

Lab ID-Version‡: 15105590-1

Sample Layers	Asbestos Content
Off-White Floor Tile	ND
Yellow Mastic	ND
Black Mastic	ND
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Protera
 C/O: Mr. Joe Rotondo
 Re: 23A87820; Sunny Glen

Date of Sampling: 01-04-2023
 Date of Receipt: 01-04-2023
 Date of Report: 01-06-2023

ASBESTOS PLM REPORT

Location: 14, 12x12 tile-games

Lab ID-Version‡: 15105591-1

Sample Layers	Asbestos Content
Orange Mastic	ND
Off-White Floor Tile	ND
Yellow Mastic	ND
Black Mastic	3% Chrysotile
Sample Composite Homogeneity: Good	

Location: 15, 9x9 tile-office

Lab ID-Version‡: 15105592-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Tan Floor Tile	5% Chrysotile
Black Mastic	2% Chrysotile
Sample Composite Homogeneity: Good	

Location: 16, 9x9 tile-auditorium

Lab ID-Version‡: 15105593-1

Sample Layers	Asbestos Content
Black Mastic	ND
White Floor Tile	ND
Orange Mastic	ND
Off-White Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Protera
 C/O: Mr. Joe Rotondo
 Re: 23A87820; Sunny Glen

Date of Sampling: 01-04-2023
 Date of Receipt: 01-04-2023
 Date of Report: 01-06-2023

ASBESTOS PLM REPORT

Location: 17, 9x9 tile-auditorium

Lab ID-Version‡: 15105594-1

Sample Layers	Asbestos Content
Black Mastic	ND
White Floor Tile	ND
Orange Mastic	ND
Off-White Floor Tile	ND
Yellow Mastic	ND
Brown Sheet Flooring	ND
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



2603 Camino Ramon, Suite 200
 San Ramon, CA 94583
 877.285.8450 877.285.1445 fax

January 5, 2023

Sunny Glen Senior Community

RE: Sunny Glen Senior Community - 9000 Crayton Cir, San Ramon CA 94583
 Lab No. 23A87820

On January 4, 2023 a site technician used a Niton XLp X-ray fluorescence (XRF) lead paint analyzer to sample paint for lead.

The lead based paint survey was conducted only in areas scheduled for demo/renovations due to loss. This survey is intended to give representative information regarding lead based paint.

	Location	Component	Substrate	Color	Condition	Reading mg/cm2
1	Calibration					1.10
2	Calibration					1.10
3	Calibration					1.10
4	Auditorium	Wall	Drywall	White	Intact	0.00
5	Gym	Wall	Drywall	White	Intact	0.00
6	Sewing room	Wall	Drywall	White	Intact	0.00
7	Electrical	Wall	Drywall	White	Intact	0.00
8	Game room	Wall	Drywall	White	Intact	0.00
9	Mens bathroom	Wall	Drywall	White	Intact	0.00
10	Calibration					1.10
11	Calibration					1.10
12	Calibration					1.10
13	Calibration					0.00

No Detectable lead was found. Samples were found to be below detection limit of the instrument.

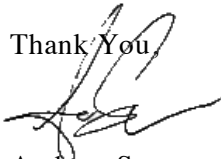
Protera Inc. has performed representative sampling of identified painted surfaces scheduled for remodel/renovation.

Definition of Lead Based Paint

EPA/HUD/DHS: 1.0mg/cm²; 5000 PPM; .5% by weight

OSHA/CalOSHA: Any detectable lead

If you have any questions please call at your earliest convenience.

Thank You


Andrew Speyrer

CDPH Inspector/Assessor # 21789

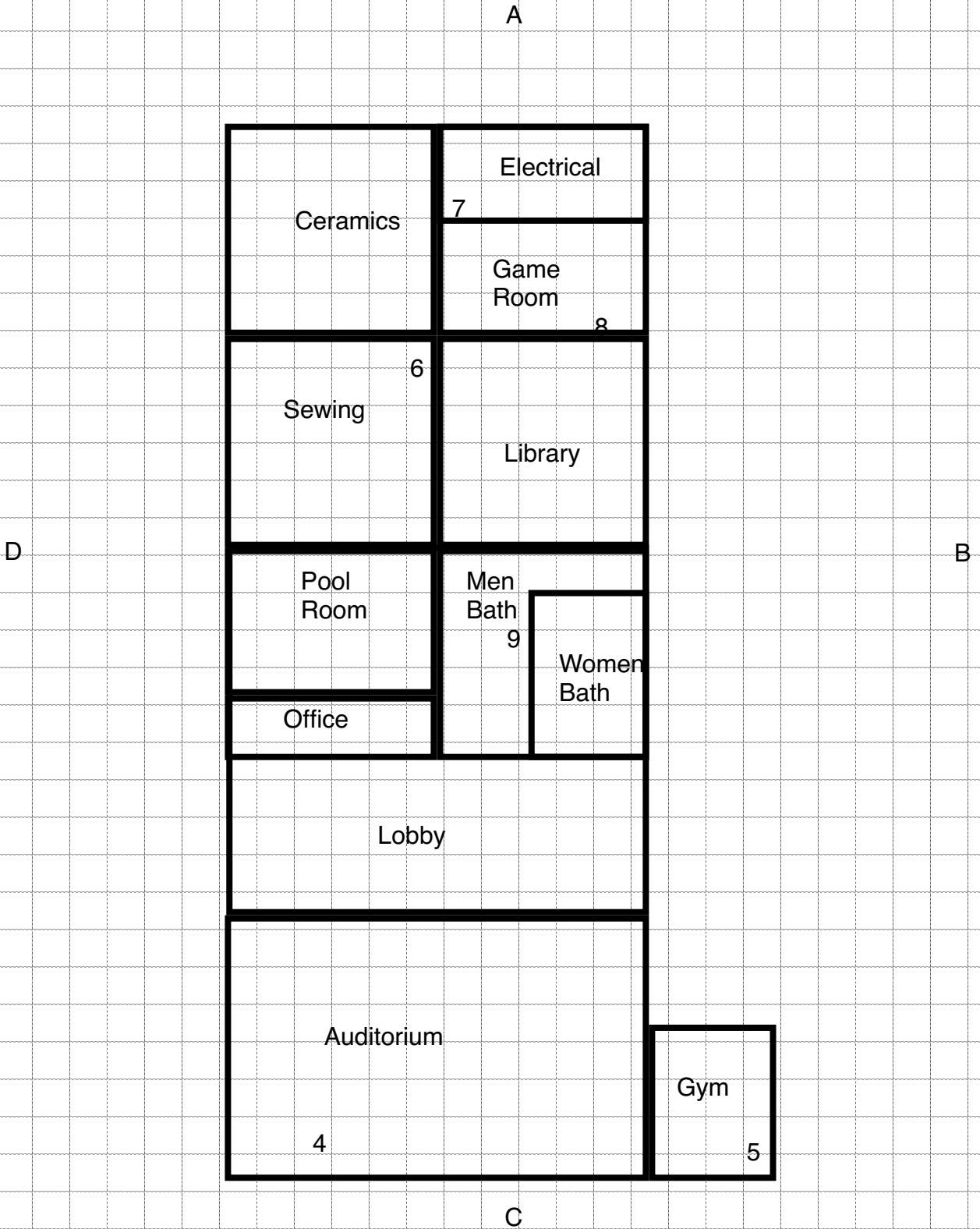
Project Manager

Limitations:

This report is not to be considered a Lead Hazard Assessment. Protera Inc. has performed representative sampling of identified painted surfaces scheduled for remodel/renovation. Should any additional painted surfaces not covered or listed in this report, be identified at the jobsite, said painted surfaces must be assumed to contain lead.

These recommendations/findings are based upon visual inspection and/or samples taken and are limited to the time, place and manner of the samples collected at the Property and are further limited by the variability associated with the inspection methodology established by industry guidelines. These results/report are not to be considered a guarantee as to health or habitability. The results reported by Protera Inc. cannot be interpreted in any way as an indication that the Property is, or is not, free from conditions that could pose a risk to human health or safety, nor of the suitability of the Property for any purpose whatsoever. No other representation, guarantee or warranty, express or implied, is

Sunny Glen
9000 Craydon Cir. San Ramon, CA 94583
23A87820



LEAD HAZARD EVALUATION REPORT

Section 1 - Date of Lead Hazard Evaluation 1/4/23

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

Lead inspection
 Risk assessment
 Clearance Inspection
 Other (specify) Limited LBP Screen

Section 3 - Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]		City	County	Zip code
9000 Crayton Cir		San Ramon	Contra Costa	94583
Construction date (year) of structure	Type of structure		Children living in structure?	
	<input checked="" type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know		
Unknown				

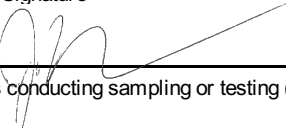
Section 4 - Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Sunny Glen Senior Community		925.998.2924	
Address [number, street, apartment (if applicable)]		City	State Zip code
9000 Crayton Cir		San Ramon	CA 94583

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	
Joe Rotondo		877.285.8450	
Address [number, street, apartment (if applicable)]		City	State Zip code
2603 Camino Ramon Ste 200		San Ramon	CA 94583
CDPH certification number	Signature		Date
LRC-00004991			1/4/23

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