



SECTION F

TECHNICAL SPECIFICATIONS

**BIG BEAR RANCH COURT
REMOVAL/RENOVATION
PROJECT**

FOR

**(BIG BEAR VALLEY RECREATION/PARKS DISTRICT)
BIG BEAR, CALIFORNIA**

PROJECT NO.: 30.30.0107

L.Y. Environmental, Inc.

1050 Nevada Street, Suite# 403, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

August 18, 2020

Bear Valley Paving
Attn: JP Montero & Michelle
Ph: 951-202-3112
Ph: 909-866-4746
Ph: 909-965-8621
E: bearvalley@ymail.com

Summary Report: Limited Asbestos Survey

**Client: San Bernardino County
Special District, Parks and Recreation
2050 Erwin Ranch Rd, Big Bear Lake, CA 92314
Buildings 6a & 6b**

I. Introduction

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos Survey for the Buildings 6a & 6b of the property located at 2050 Erwin Ranch Rd, Big Bear Lake, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos containing materials and to provide a written report of findings.

II. Background

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on August 14, 2020. The report was reviewed and completed by Yonan Benjamin, a California Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure is slated for demolition and appears to be intact and in fair condition. The samples of the Wall, Floor, and Roofing Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Phone: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (ASHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA ASHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

III. Findings/Conclusions

Asbestos

Results of the bulk sample analysis are attached to this report and showed **positive concentrations of asbestos in the linoleum material in Bathroom 6b downstairs (approx. <30ft²)**. However, there were no concentrations of asbestos in the other structural material collected and tested in Buildings 6a & 6b. See attached, Asbestos Sampling Field Log for the results and locations.

1-Results Table Summary

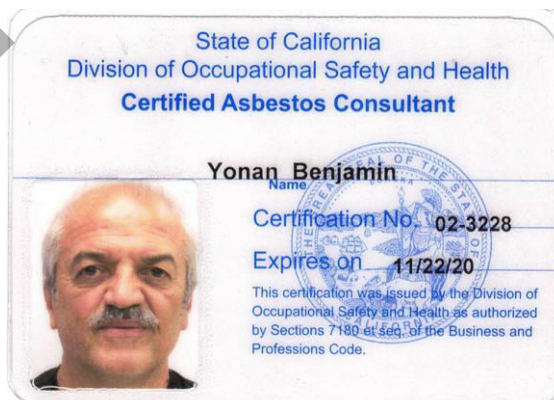
Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Percent Damaged
WS-1	Drywall	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-1	Joint Compound	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Drywall	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Joint Compound	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Drywall	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Joint Compound	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-4	Drywall	Kitchen 6b (downstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-4	Joint Compound	Kitchen 6b (downstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-5	Drywall	Bathroom 6b (downstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-5	Joint Compound	Bathroom 6b (downstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
L-1	Linoleum (white)	Bathroom 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-1	Adhesive	Bathroom 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-2	Linoleum (white)	Bathroom 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-2	Adhesive	Bathroom 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-3	Linoleum (white)	Bathroom 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-3	Adhesive	Bathroom 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-4	Linoleum (white/blue/tan)	Bathroom 6a (downstairs)	<30 ft ²	20% Chrysotile	Non Friable	Good	0%
L-4	Adhesive	Bathroom 6a (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
L-5	Linoleum (white/blue/tan)	Bathroom 6a (downstairs)	<30 ft ²	20% Chrysotile	Non Friable	Good	0%
L-5	Adhesive	Bathroom 6a (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%

L-6	Linoleum (white/blue/tan)	Bathroom 6a (downstairs)	<30 ft ²	20% Chrysotile	Non Friable	Good	0%
L-6	Adhesive	Bathroom 6a (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
FT-1	Floor Tile	At entry in 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
FT-1	Mastic	At entry in 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
FT-2	Floor Tile	At entry in 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
FT-2	Mastic	At entry in 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
FT-3	Floor Tile	At entry in 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
FT-3	Mastic	At entry in 6b (downstairs)	<30 ft ²	Non Detected	Non Friable	Good	0%
R-1	Roofing	Building 6a & 6b (large bldg.)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
R-2	Roofing	Building 6a & 6b (large bldg.)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
R-3	Roofing	Building 6a & 6b (large bldg.)	<1,000 ft ²	Non Detected	Non Friable	Good	0%

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.

Yonan Benjamin



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
California Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (DHS# 13360)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

CONDITIONS AND LIMITATIONS

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

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City of Redlands Business License # 1007671
NVLAP Lab Code: 201000-0

Page 1 of 3



Analytical Method: EPA 600/R-93/116

[illegible]

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080915 Samples Analyzed: 31 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Bldg. 6a & 6b)		Asbestos Type, %							Non-Asbestos Constituents, %				QC
Client Sample ID Inland Sample ID	Sample Description - Color Comment	Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
L-3 0915-08	Linoleum - white	No							5	10		85	
L-3 0915-08-1	Adhesive - off-white	No										100	
L-4 0915-09	Linoleum - white / blue / tan	Yes	20						5			75	
L-4 0915-09-1	Adhesive - off-white	No										100	
L-5 0915-10	Linoleum - white / blue / tan	Yes	20						5			75	X
L-5 0915-10-1	Adhesive - off-white	No										100	
L-6 0915-11	Linoleum - white / blue / tan	Yes	20						5			75	
L-6 0915-11-1	Adhesive - off-white	No										100	
FT-1 0915-12	Floor Tile - brown	No										100	
FT-1 0915-12-1	Mastic - transparent	No										100	
FT-2 0915-13	Floor Tile - brown	No										100	
FT-2 0915-13-1	Mastic - transparent	No										100	
FT-3 0915-14	Floor Tile - brown	No										100	
FT-3 0915-14-1	Mastic - transparent	No										100	
R-1 0915-15	Roofing - black / beige / red	No							10	5		85	X
R-2 0915-16	Roofing - black / beige / red	No							10	5		85	

August 17, 2020

Page 3 of 3

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080915 Samples Analyzed: 31 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Bldg. 6a & 6b)		Asbestos Type, %						Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
R-3 0915-17	Roofing - black / beige / red	No							10	5		85	

Analyzed by: Julia Benjamin 

The analysis of the samples are visually estimated and expressed as percent area using the EPA method 600/R-93/116. Inland Asbestos Lab is Accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. Inland Asbestos Lab will retain samples for a period of six months unless otherwise specified. Please feel free to contact Inland Asbestos Lab regarding any questions about this report.

20080915

L.Y. ENVIRONMENTAL

Date:	8-14-2020
Client:	Bear Valley Paving
Site:	2050 Erwin Ranch Rd, Big Bear City, CA. BLDG 6a & 6b
Project No:	
Inspector(s):	YONAN BENJAMIN, CAC, 02-3228

Pg. 6 of 6

ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity ft ²	Analytical Results	Friability	Condition	Damaged %
WS-1	Drywall & Joint Compd.	Bathroom 6a (Downstairs)	<1000		N	G	0
WS-2	"	Bathroom a living RM. 6a Dwt.	<1000		N	G	0
WS-3	"	Living Room 6a upstairs	<1000		N	G	0
WS-4	"	Kitchen 6b Downstairs	<1000		N	G	0
WS-5	"	Bathroom 6b Downstairs	<1000		N	G	0
L-1,2,3	LINOUEM	Bathroom 6b Downstairs	<30		N	G	0
L-4,5,6	"	Bathroom 6b Downstairs	<30		N	G	0
FT-1,2,3	Floor tile & Mastic	Entrg 6b Downstairs	<30		N	G	0
R-1	Roofing	Building 6a & 6b (large Bldg)	<1000		N	G	0
R-2	"	"	<1000		N	G	0
R-3	"	"	<1000		N	G	0

NA = Not Analyzed
 ND = Not Detected
 N = Negative

Friable: Friability Codes
 Cond: Condition Codes

N = Non-Friable; F = Friable
 G = Good; F = Fair; P = Poor

RELINQUISHED BY

DATE

Yonan Benjamin

8/14/2020

R-3 Lab: Benjamin 8/10/20

L.Y. Environmental, Inc.

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August 18, 2020

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Ph: 909-866-4746
Ph: 909-965-8621
E: bearvalley@ymail.com

Summary Report: Limited Asbestos Survey

**Client: San Bernardino County
Special District, Parks and Recreation
2050 Erwin Ranch Rd, Big Bear Lake, CA 92314
Building 4**

I. Introduction

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos Survey for the Building 4 of the property located at 2050 Erwin Ranch Rd, Big Bear Lake, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos containing materials and to provide a written report of findings.

II. Background

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on August 14, 2020. The report was reviewed and completed by Yonan Benjamin, a California Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure is slated for demolition and appears to be intact and in fair condition. The samples of the Wall, Floor, and Roofing Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Phone: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA AHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

III. Findings/Conclusions

Asbestos

Results of the bulk sample analysis are attached to this report and showed no concentrations of asbestos in the structural material collected and tested in Building 4. See attached, Asbestos Sampling Field Log for the results and locations.

1-Results Table Summary

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Percent Damaged
WS-1	Drywall	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-1	Joint Compound	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Drywall	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Joint Compound	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Drywall	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Joint Compound	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
L-1	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-1	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
R-1	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-2	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-3	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.

Yonan Benjamin



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
California Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (DHS# 13360)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

CONDITIONS AND LIMITATIONS

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

INLAND ASBESTOS LAB INC.

1050 Nevada St., Suite# 403, Redlands, CA 92374
 (909) 435-5504 / info@inlandlab.com
 City of Redlands Business License # 1007671
 NVLAP Lab Code: 201000-0

August 17, 2020

Page 1 of 2

**Bulk Sample Analysis Summary**

Analytical Method: EPA 600/R-93/116

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080913 Samples Analyzed: 15 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 4)		Asbestos Type, %							Non-Asbestos Constituents, %				QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
WS-1 0913-01	Drywall - white	No							3			97	
WS-1 0913-01-1	Joint Compound - white	No										100	
WS-2 0913-02	Drywall - white	No							3			97	
WS-2 0913-02-1	Joint Compound - white	No										100	
WS-3 0913-03	Drywall - white	No							3			97	
WS-3 0913-03-1	Joint Compound - white	No										100	
L-1 0913-04	Linoleum - beige	No									15	85	X
L-1 0913-04-1	Adhesive - tan	No										100	
L-2 0913-05	Linoleum - beige	No									15	85	
L-2 0913-05-1	Adhesive - tan	No										100	
L-3 0913-06	Linoleum - beige	No									15	85	
L-3 0913-06-01	Adhesive - tan	No										100	
R-1 0913-07	Roofing - black / beige	No								15		85	
R-2 0913-08	Roofing - black / beige	No								15		85	

August 17, 2020

Page 2 of 2

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080913 Samples Analyzed: 15 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 4)		Asbestos Type, %						Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
R-3 0913-09	Roofing - black / beige	No								15		85	



Analyzed by: Julia Benjamin_____

The analysis of the samples are visually estimated and expressed as percent area using the EPA method 600/R-93/116. Inland Asbestos Lab is Accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. Inland Asbestos Lab will retain samples for a period of six months unless otherwise specified. Please feel free to contact Inland Asbestos Lab regarding any questions about this report.

NOT FOR BUILDING

20080913

L.Y. ENVIRONMENTAL

pg. 4 of 6

Date:	8-14-2020
Project No:	
Client:	Bear Valley Paving
Site:	2050 Erwin Ranch Rd. Big Bear City, CA. Building 4
Inspector (s):	YONAN Benjamin, CAC 02-3228

ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity ft ²	Analytical Results	Friability	Condition	Damaged %
WS-1	Drywall & Joint Compd.	LIVING ROOM	BLDG 4	< 1000	N	G	0
WS-2	"	Bedroom 2	Bldg 4	< 1000	N	G	0
WS-3	"	Bedroom 3	VP stairs Bldg 4	< 1000	N	G	0
L-1	Linoleum	Entry	10		N	G	0
L-2	"	"	10		N	G	0
L-3	"	"	10		N	G	0
R-1	Roofing	Ext.	1600		N	G	0
R-2	"	"	1600		N	G	0
R-3	"	"	1600		N	G	0

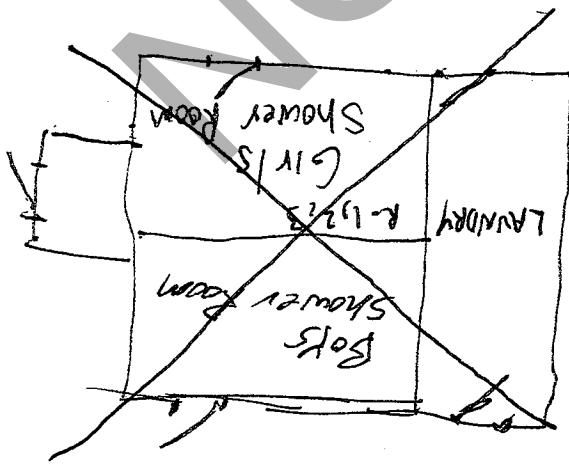
NA = Not Analyzed Friable: Friability Codes N = Non-Friable; F = Friable
 ND = Not Detected Cond: Condition Codes G = Good; F = Fair; P = Poor
 N = Negative P-B Lab: *Prof* 8/16/20

RELINQUISHED BY

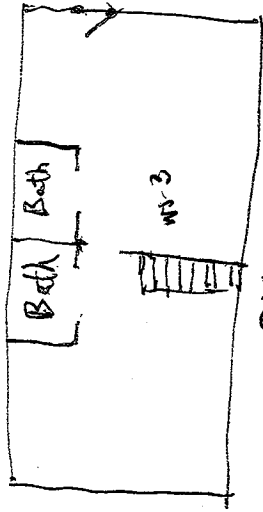
Yonan Benjamin

DATE

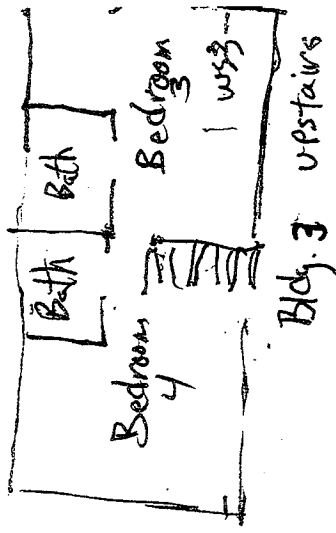
8/14/2020



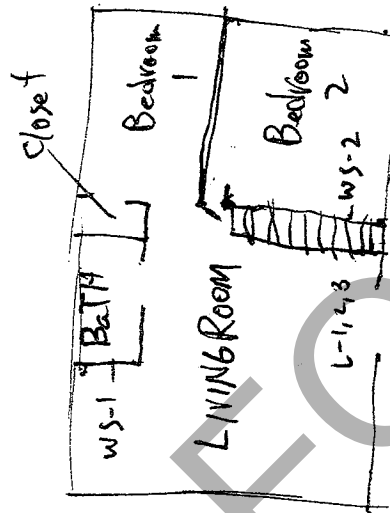
* See Previous Page
for drawing of
Laundry & Shower
Map



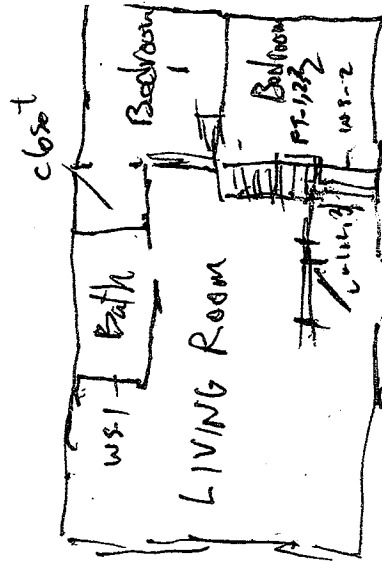
BLDG. 4
UPSTAIRS



BLDG. 3
UPSTAIRS



BLDG 4
DOWNSTAIRS



BLDG. 3
DOWNSTAIRS

2050 ERWIN RANCH RD., Big Bear City, CA.

* INTACT, VACANT, & slated for complete demolition

L.Y. Environmental, Inc.

1050 Nevada Street, Suite# 403, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

August 18, 2020

Bear Valley Paving
Attn: JP Montero & Michelle
Ph: 951-202-3112
Ph: 909-866-4746
Ph: 909-965-8621
E: bearvalley@ymail.com

Summary Report: Limited Asbestos Survey

**Client: San Bernardino County
Special District, Parks and Recreation
2050 Erwin Ranch Rd, Big Bear Lake, CA 92314
Building 3**

I. Introduction

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The structure is slated for demolition and appears to be intact and in fair condition. The samples of the Wall, Floor, and Roofing Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Phone: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (ASHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA ASHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

III. Findings/Conclusions

1-Results Table Summary

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Percent Damaged
WS-1	Drywall	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-1	Joint Compound	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Drywall	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Joint Compound	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Drywall	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Joint Compound	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
L-1	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-1	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
R-1	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-2	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-3	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
FT-1	Floor Tile	Bedroom 1	200 ft ²	Non Detected	Non Friable	Good	0%
FT-1	Mastic	Bedroom 1	200 ft ²	Non Detected	Non Friable	Good	0%
FT-2	Floor Tile	Bedroom 1	200 ft ²	Non Detected	Non Friable	Good	0%
FT-2	Mastic	Bedroom 1	200 ft ²	Non Detected	Non Friable	Good	0%
FT-3	Floor Tile	Bedroom 1	200 ft ²	Non Detected	Non Friable	Good	0%
FT-3	Mastic	Bedroom 1	200 ft ²	Non Detected	Non Friable	Good	0%

Asbestos

Results of the bulk sample analysis are attached to this report and showed no concentrations of asbestos in the structural material collected and tested in Building 1. See attached, Asbestos Sampling Field Log for the results and locations.

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.

Yonan Benjamin



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
California Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (DHS# 13360)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

CONDITIONS AND LIMITATIONS

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

INLAND ASBESTOS LAB INC.

1050 Nevada St., Suite# 403, Redlands, CA 92374
 (909) 435-5504 / info@inlandlab.com
 City of Redlands Business License # 1007671
 NVLAP Lab Code: 201000-0

August 17, 2020

Page 1 of 2

**Bulk Sample Analysis Summary**

Analytical Method: EPA 600/R-93/116

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080912 Samples Analyzed: 21 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 3)		Asbestos Type, %							Non-Asbestos Constituents, %				QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
WS-1 0912-01	Drywall - white / brown	No							3			97	
WS-1 0912-01-1	Joint Compound - white	No										100	
WS-2 0912-02	Drywall - white / brown	No							3			97	
WS-2 0912-02-1	Joint Compound - white	No										100	
WS-3 0912-03	Drywall - white / brown	No							3			97	
WS-3 0912-03-1	Joint Compound - white	No										100	
L-1 0912-04	Linoleum - beige	No									15	85	
L-1 0912-04-1	Adhesive - tan	No										100	X
L-2 0912-05	Linoleum - beige	No									15	85	
L-2 0912-05-1	Adhesive - tan	No										100	
L-3 0912-06	Linoleum - beige	No									15	85	
L-3 0912-06-1	Adhesive - tan	No										100	
R-1 0912-07	Roofing - black / beige	No							10	10		80	
R-2 0912-08	Roofing - black / beige	No							10	10		80	

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080912 Samples Analyzed: 21 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 3)		Asbestos Type, %							Non-Asbestos Constituents, %				QC
Client Sample ID Inland Sample ID	Sample Description - Color Comment	Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
R-3 0912-09	Roofing - black / beige	No							10	10		80	
FT-1 0912-10	Floor Tile - off-white	No										100	
FT-1 0912-10-1	Mastic - tan	No										100	
FT-2 0912-11	Floor Tile - off-white	No										100	X
FT-2 0912-11-1	Mastic - tan	No										100	
FT-3 0912-12	Floor Tile - off-white	No										100	
FT-3 0912-12-1	Mastic - tan	No										100	

Analyzed by: Julia Benjamin 

The analysis of the samples are visually estimated and expressed as percent area using the EPA method 600/R-93/116. Inland Asbestos Lab is Accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. Inland Asbestos Lab will retain samples for a period of six months unless otherwise specified. Please feel free to contact Inland Asbestos Lab regarding any questions about this report.

20080912

L.Y. ENVIRONMENTAL

Date:	8-14-2020
Project No:	
Client:	Bear Valley Paving 2050 Erwin Ranch Rd.
Site:	Big Bear City, CA. Building 3
Inspector (s):	Yonatan Benjamin, CAC 02-3228

pg. 3 of 6

ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity ft ²	Analytical Results	Friability	Condition	Damaged %
WS-1	Drywall & Joint Compd.	LIVING ROOM	BLDG 3		N	G	0
WS-2	"	Bedroom 2	Bldg 3		N	G	0
WS-3	"	Bedroom 3	VPstairs Bldg 3		N	G	0
L-1	Linoleum	Entry	10		N	G	0
L-2	"	"	10		N	G	0
L-3	"	"	10		N	G	0
R-1	Roofing	Ext.	1600		N	G	0
R-2	"	"	1600		N	G	0
R-3	"	"	1600		N	G	0
FT-123	Floor Tile & Mastic	Bedroom 2	200		N	G	0

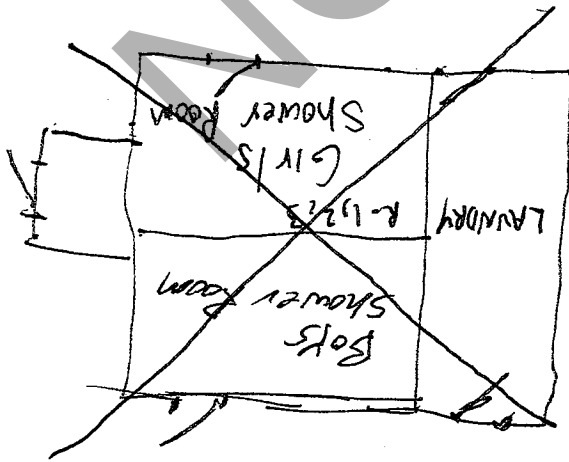
NA = Not Analyzed Friable: Friability Codes N = Non-Friable; F = Friable
 ND = Not Detected Cond: Condition Codes G = Good; F = Fair; P = Poor
 N = Negative K.B. Lab: Aug 12 8/14/20

RELINQUISHED BY

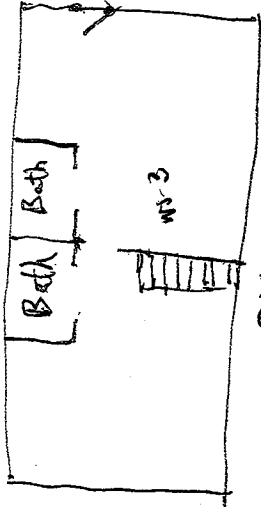
DATE

8/14/2020

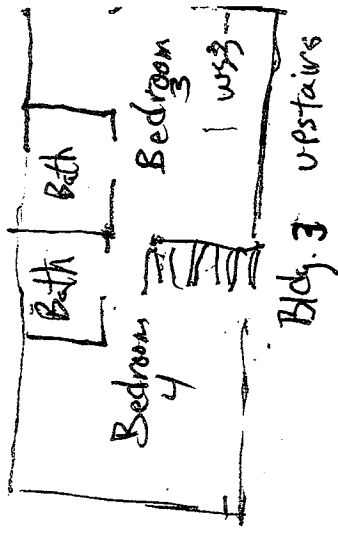
Yonatan Benjamin



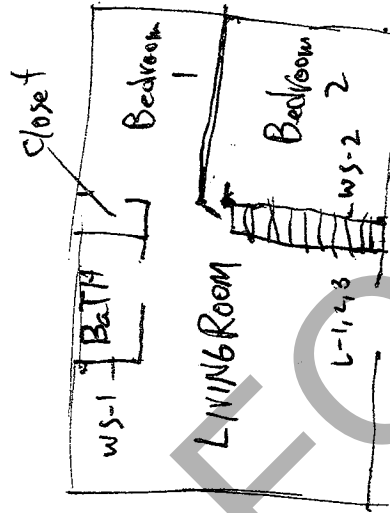
* See Previous Page
for drawing of
Laundry & Shower
Map



BLDG. 4
UPSTAIRS



BLDG. 3
UPSTAIRS



BLDG 4
DOWNSTAIRS



BLDG. 3
DOWNSTAIRS

2050 ERWIN RANCH RD., Big Bear City, CA.

* INTACT, VACANT, & slated for complete demolition

L.Y. Environmental, Inc.

1050 Nevada Street, Suite# 403, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

August 18, 2020

Bear Valley Paving
Attn: JP Montero & Michelle
Ph: 951-202-3112
Ph: 909-866-4746
Ph: 909-965-8621
E: bearvalley@ymail.com

Summary Report: Limited Asbestos Survey

**Client: San Bernardino County
Special District, Parks and Recreation
2050 Erwin Ranch Rd, Big Bear Lake, CA 92314
Building 2**

I. Introduction

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos Survey for the Building 2 of the property located at 2050 Erwin Ranch Rd, Big Bear Lake, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos containing materials and to provide a written report of findings.

II. Background

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on August 14, 2020. The report was reviewed and completed by Yonan Benjamin, a California Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure is slated for demolition and appears to be intact and in fair condition. The samples of the Wall, Floor, and Roofing Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Phone: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA AHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

III. Findings/Conclusions

Asbestos

Results of the bulk sample analysis are attached to this report and showed no concentrations of asbestos in the structural material collected and tested in Building 2. See attached, Asbestos Sampling Field Log for the results and locations.

1-Results Table Summary

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Percent Damaged
WS-1	Drywall	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-1	Joint Compound	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Drywall	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Joint Compound	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Drywall	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Joint Compound	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
L-1	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-1	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
R-1	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-2	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-3	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.

Yonan Benjamin



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
California Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (DHS# 13360)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

CONDITIONS AND LIMITATIONS

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

INLAND ASBESTOS LAB INC.

1050 Nevada St., Suite# 403, Redlands, CA 92374
 (909) 435-5504 / info@inlandlab.com
 City of Redlands Business License # 1007671
 NVLAP Lab Code: 201000-0

August 17, 2020

Page 1 of 2

**Bulk Sample Analysis Summary**

Analytical Method: EPA 600/R-93/116

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080911 Samples Analyzed: 15 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020												
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 2)		Asbestos Type, %							Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous		
Client Sample ID Inland Sample ID	Sample Description - Color Comment													
WS-1 0911-01	Drywall - beige / brown	No							10			90		
WS-1 0911-01-1	Joint Compound - white	No										100		
WS-2 0911-02	Drywall - beige / brown	No							10			90	X	
WS-2 0911-02-1	Joint Compound - white	No										100		
WS-3 0911-03	Drywall - beige / brown	No							10			90		
WS-3 0911-03-1	Joint Compound - white	No										100		
L-1 0911-04	Linoleum - beige	No									15	85		
L-1 0911-04-1	Adhesive - tan	No										100		
L-2 0911-05	Linoleum - beige	No									15	85		
L-2 0911-05-1	Adhesive - tan	No										100		
L-3 0911-06	Linoleum - beige	No									15	85		
L-3 0911-06-1	Adhesive - tan	No										100		
R-1 0911-07	Roofing - black / beige	No								15		85	X	
R-2 0911-08	Roofing - black / beige	No								15		85		

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080911 Samples Analyzed: 15 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 2)		Asbestos Type, %						Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
R-3 0911-09	Roofing - black / beige	No								15		85	

Analyzed by: Julia Benjamin 

The analysis of the samples are visually estimated and expressed as percent area using the EPA method 600/R-93/116. Inland Asbestos Lab is Accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. Inland Asbestos Lab will retain samples for a period of six months unless otherwise specified. Please feel free to contact Inland Asbestos Lab regarding any questions about this report.

20080911

L.Y. ENVIRONMENTAL

Date:	8-14-2020
Project No:	
Client:	Bear Valley Paving 2050 Erwin Ranch Rd Big Bear City, CA
Site:	Yonan Benjamin, CAC 02-3228
Inspector (s):	

pg. 2 of 2nd 6

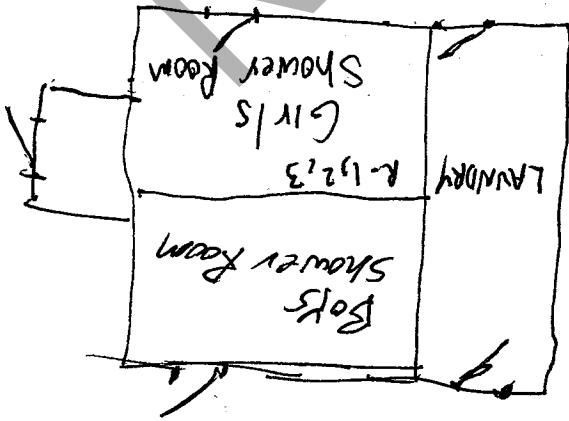
ASBESTOS / LEAD BULK SAMPLING FIELD LOG/CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity ft ²	Analytical Results	Friability	Condition	Damaged %
WS-1	Drywall & Joint Compd.	LIVING ROOM	BLDG. 2 < 1000		N	G	0
WS-2	"	Bedroom 2	Bldg. 2 < 1000		N	G	0
WS-3	"	Bedroom 3	upstairs Bldg. 2 < 1000		N	G	0
L-1	LINoleum	Entry	10		N	G	0
L-2	"	"	10		N	G	0
L-3	"	"	10		N	G	0
R-1	Roofing	Ext.	1600		N	G	0
R-2	"	"	1600		N	G	0
R-3	"	"	1600		N	G	0

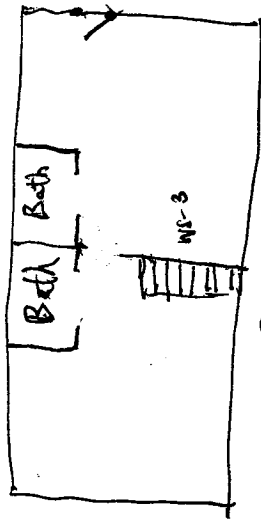
NA = Not Analyzed Friable: Friability Codes N = Non-Friable; F = Friable
 ND = Not Detected Cond: Condition Codes G = Good; F = Fair; P = Poor
 N = Negative

RELINQUISHED BY: *Yonan Benjamin* DATE: 8/14/2020

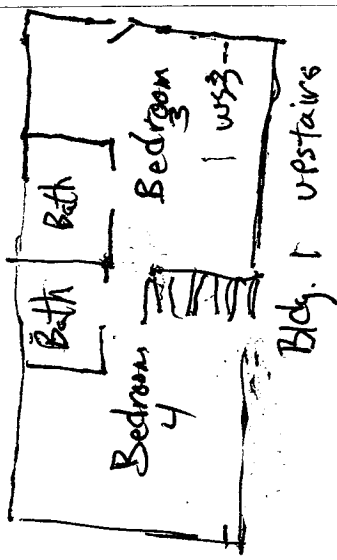
P.B. Lab: *8/14/20*



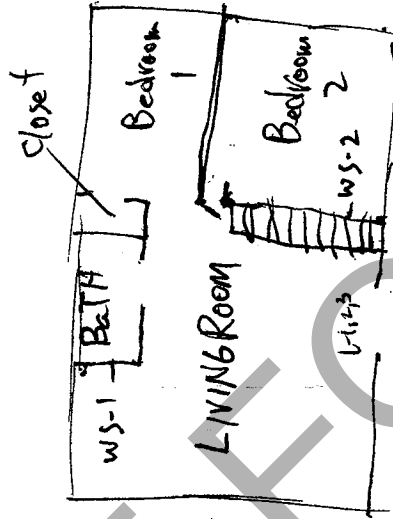
* Shower & Laundry
Common BLDG.



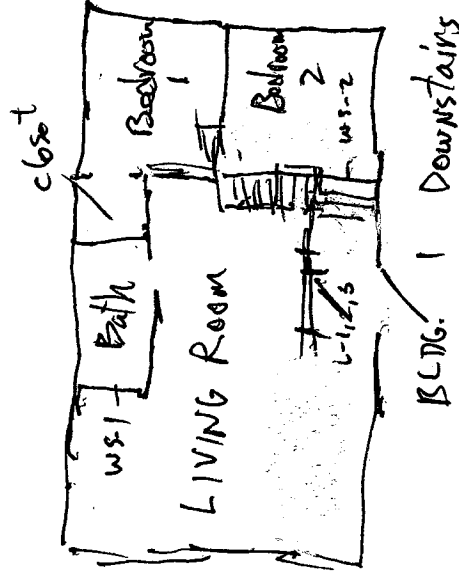
BLDG. 2
UPstairs



Bldg. 1 UPstairs



BLDG. 2
Downstairs



BLDG. 1 Downstairs

2050 ERWIN RANCH Rd., Big Bear City, Ca.

↓ N

§

* for complete demolition, INTACT & VACANT

* North indicated

* Drawn not to scale

L.Y. Environmental, Inc.

1050 Nevada Street, Suite# 403, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

August 18, 2020

Bear Valley Paving
Attn: JP Montero & Michelle
Ph: 951-202-3112
Ph: 909-866-4746
Ph: 909-965-8621
E: bearvalley@ymail.com

Summary Report: Limited Asbestos Survey

**Client: San Bernardino County
Special District, Parks and Recreation
2050 Erwin Ranch Rd, Big Bear Lake, CA 92314
Building 1**

I. Introduction

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos Survey for the Building 1 of the property located at 2050 Erwin Ranch Rd, Big Bear Lake, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos containing materials and to provide a written report of findings.

II. Background

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on August 14, 2020. The report was reviewed and completed by Yonan Benjamin, a California Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure is slated for demolition and appears to be intact and in fair condition. The samples of the Wall, Floor, and Roofing Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Phone: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA AHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

III. Findings/Conclusions

Asbestos

Results of the bulk sample analysis are attached to this report and showed no concentrations of asbestos in the structural material collected and tested in Building 1. See attached, Asbestos Sampling Field Log for the results and locations.

1-Results Table Summary

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Percent Damaged
WS-1	Drywall	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-1	Joint Compound	Living Room	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Drywall	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-2	Joint Compound	Bedroom 2	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Drywall	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
WS-3	Joint Compound	Bedroom 3 (upstairs)	<1,000 ft ²	Non Detected	Non Friable	Good	0%
L-1	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-1	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-2	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Linoleum	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
L-3	Adhesive	Entry	10 ft ²	Non Detected	Non Friable	Good	0%
R-1	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-2	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%
R-3	Roofing	Exterior	1,600 ft ²	Non Detected	Non Friable	Good	0%

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.

Yonan Benjamin



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
California Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (DHS# 13360)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

CONDITIONS AND LIMITATIONS

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

INLAND ASBESTOS LAB INC.

1050 Nevada St., Suite# 403, Redlands, CA 92374
 (909) 435-5504 / info@inlandlab.com
 City of Redlands Business License # 1007671
 NVLAP Lab Code: 201000-0

August 17, 2020

Page 1 of 2

**Bulk Sample Analysis Summary**

Analytical Method: EPA 600/R-93/116

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080910 Samples Analyzed: 15 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020												
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 1)		Asbestos Type, %							Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous		
Client Sample ID Inland Sample ID	Sample Description - Color Comment													
WS-1 0910-01	Drywall - beige / brown	No							10			90		
WS-1 0910-01-1	Joint Compound - white	No										100		
WS-2 0910-02	Drywall - beige / brown	No							10			90		
WS-2 0910-02-1	Joint Compound - white	No										100		
WS-3 0910-03	Drywall - beige / brown	No							10			90		
WS-3 0910-03-1	Joint Compound - white	No										100		
L-1 0910-04	Linoleum - beige	No									15	85		
L-1 0910-04-1	Adhesive - tan	No										100	X	
L-2 0910-05	Linoleum - beige	No									15	85		
L-2 0910-05-1	Adhesive - tan	No										100		
L-3 0910-06	Linoleum - beige	No									15	85		
L-3 0910-06-1	Adhesive - tan	No										100		
R-1 0910-07	Roofing - black / beige	No								10		90		
R-2 0910-08	Roofing - black / beige	No								10		90		

August 17, 2020

Page 2 of 2

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080910 Samples Analyzed: 15 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Building 1)		Asbestos Type, %						Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
R-3 0910-09	Roofing - black / beige	No								10		90	

Analyzed by: Julia Benjamin 

The analysis of the samples are visually estimated and expressed as percent area using the EPA method 600/R-93/116. Inland Asbestos Lab is Accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. Inland Asbestos Lab will retain samples for a period of six months unless otherwise specified. Please feel free to contact Inland Asbestos Lab regarding any questions about this report.

20080910

L.Y. ENVIRONMENTAL

pg. 1 of 6

Date:	8-14-2020
Project No:	
Client:	Bear Valley Paving
Site:	2050 Erwin Ranch Rd Big Bear City, CA. Building 1
Inspector (s):	YONAN BENJAMIN, CAC 02-3228

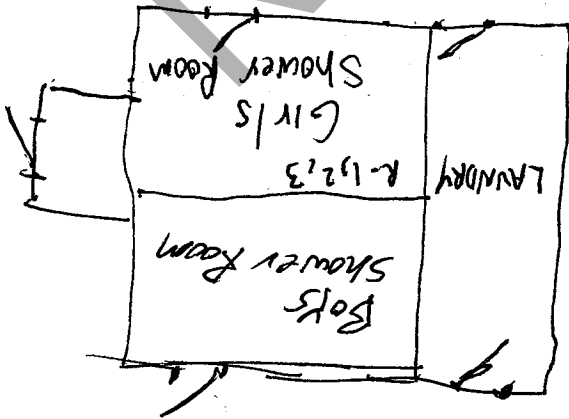
ASBESTOS / LEAD BULK SAMPLING FIELD LOG/CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity ft ²	Analytical Results	Friability	Condition	Damaged %
WS-1	Drywall & Joint Compd.	LIVING ROOM BLDG. 1	< 1000		N	G	0
WS-2	"	Bedroom 2 Bldg. 1	< 1000		N	G	0
WS-3	"	Bedroom 3 upstairs Bldg. 1	< 1000		N	G	0
L-1	LINOLEUM	Entry	10		N	G	0
L-2	"	"	10		N	G	0
L-3	"	"	10		N	G	0
R-1	Roofing	Ext.	1600		N	G	0
R-2	"	"	1600		N	G	0
R-3	"	"	1600		N	G	0

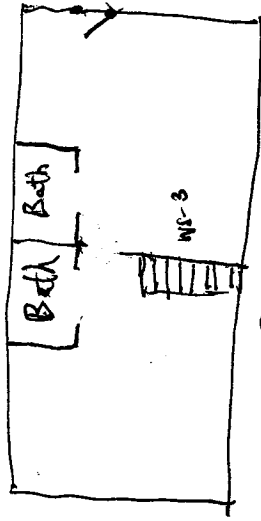
NA = Not Analyzed Friable: Friability Codes N = Non-Friable; F = Friable
 ND = Not Detected Cond: Condition Codes G = Good; F = Fair; P = Poor
 N = Negative

K.B. Lab. Rep. 8/10/20

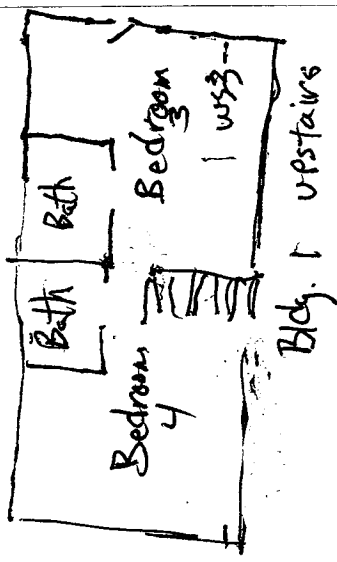
RELINQUISHED BY Yonan Benjamin DATE 8/14/2020



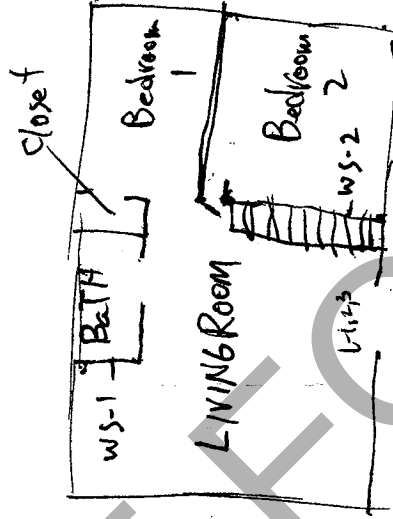
* Shower & Laundry
Common BLDG.



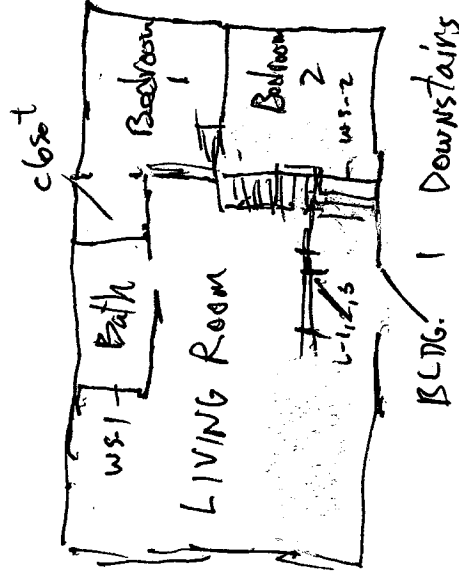
Bldg. 2
UPstairs



Bldg. 1 UPstairs



Bldg. 2
Downstairs



Bldg. 1 Downstairs

2050 ERWIN RANCH Rd., Big Bear City, Ca.

↓ N

* for complete demolition, INTACT & VACANT

* North indicated

* Drawn not to scale

L.Y. Environmental, Inc.

1050 Nevada Street, Suite# 403, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

August 18, 2020

Bear Valley Paving
Attn: JP Montero & Michelle
Ph: 951-202-3112
Ph: 909-866-4746
Ph: 909-965-8621
E: bearvalley@ymail.com

Summary Report: Limited Asbestos Survey

**Client: San Bernardino County
Special District, Parks and Recreation
2050 Erwin Ranch Rd, Big Bear Lake, CA 92314
Laundry & Shower Building**

I. Introduction

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos Survey for the Laundry & Shower Building of the property located at 2050 Erwin Ranch Rd, Big Bear Lake, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos containing materials and to provide a written report of findings.

II. Background

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on August 14, 2020. The report was reviewed and completed by Yonan Benjamin, a California Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure is slated for demolition and appears to be intact and in fair condition. The samples of the Roofing Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Phone: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (ASHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA ASHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

III. Findings/Conclusions

Asbestos

Results of the bulk sample analysis are attached to this report and showed no concentrations of asbestos in the structural material collected and tested in Building 4. See attached, Asbestos Sampling Field Log for the results and locations.

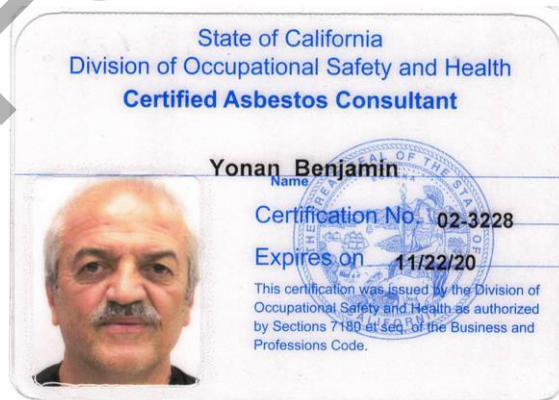
1-Results Table Summary

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Percent Damaged
R-1	Roofing	Exterior	<500 ft ²	Non Detected	Non Friable	Good	0%
R-2	Roofing	Exterior	<500 ft ²	Non Detected	Non Friable	Good	0%
R-3	Roofing	Exterior	<500 ft ²	Non Detected	Non Friable	Good	0%

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.

Yonan Benjamin



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
California Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (DHS# 13360)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

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 (909) 435-5504 / info@inlandlab.com
 City of Redlands Business License # 1007671
 NVLAP Lab Code: 201000-0

August 17, 2020

Page 1 of 1

**Bulk Sample Analysis Summary**

Analytical Method: EPA 600/R-93/116

Mr. Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730		Inland Asbestos Ref No.: 20080914 Samples Analyzed: 3 Sampler: Y. Benjamin Sample Condition: Acceptable Date Collected: August 14, 2020 Date Received: August 16, 2020 Date Analyzed: August 17, 2020											
Client Reference: 2050 Erwin Ranch Rd, Big Bear City, CA (Laundry & Shower Bldg.)		Asbestos Type, %						Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Tremolite / Actinolite	Anthophyllite	Other	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
R-1 0914-01	Roofing - black / beige	No							15	10		75	
R-2 0914-02	Roofing - black / beige	No							15	10		75	X
R-3 0914-03	Roofing - black / beige	No							15	10		75	

Analyzed by: Julia Benjamin 

The analysis of the samples are visually estimated and expressed as percent area using the EPA method 600/R-93/116. Inland Asbestos Lab is Accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. Inland Asbestos Lab will retain samples for a period of six months unless otherwise specified. Please feel free to contact Inland Asbestos Lab regarding any questions about this report.

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Pg. 5 of 6

Roofing only, no other suspect material in this building (all wood framing & finish)

Date:	8-14-2020
Project No:	
Client:	Bear Valley Paving
Site:	2050 ERWIN RANCH RD. Big Bear City, CA. LAUNDRY & SHOWER BLDG.
Inspector (s):	YONAN BENJAMIN, CAC 02-3228

ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

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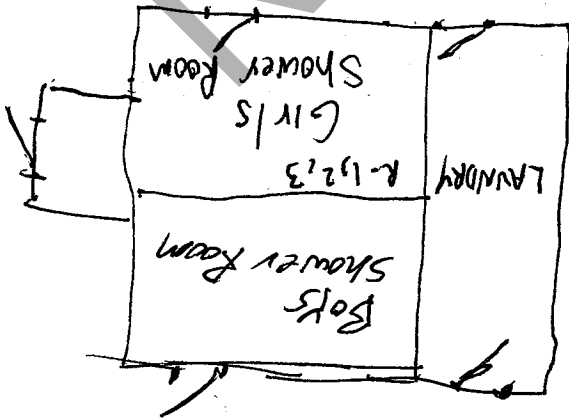
N = Non-Friable; F = Friable
G = Good; F = Fair; P = Poor

Friable; Friability Codes
Cond: Condition Codes

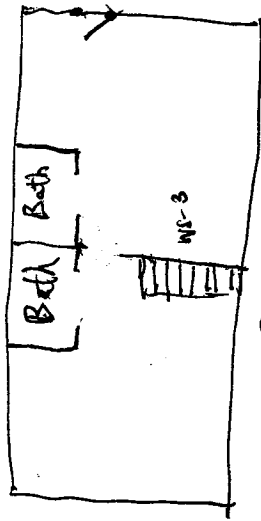
P.B. Lab: Prof. 8/16/20

NA = Not Analyzed
ND = Not Detected
N = Negative

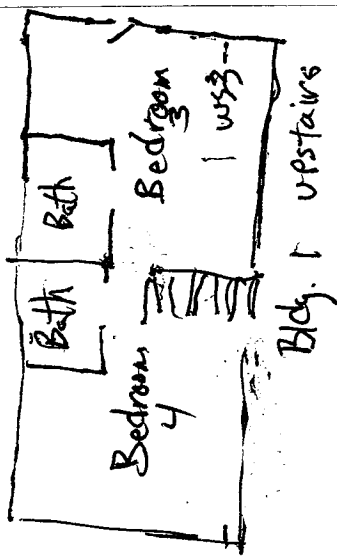
RELINQUISHED BY	DATE
<i>Ygnar Benjamin</i>	8/14/2020



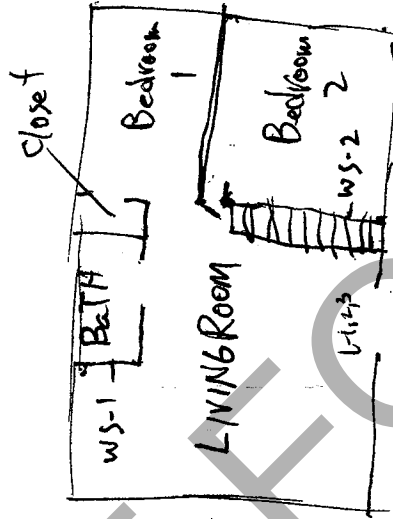
* Shower & Laundry
Common BLDG.



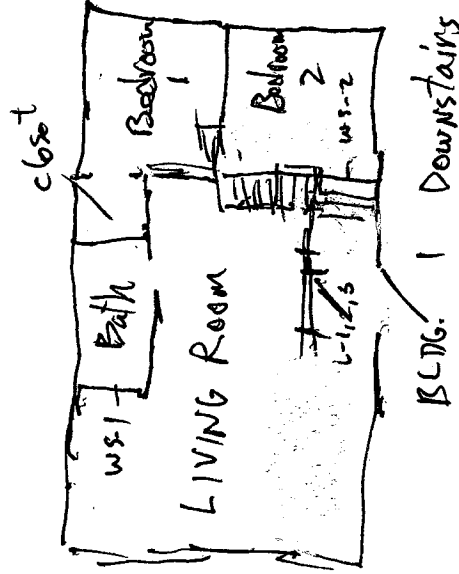
Bldg. 2
UPstairs



Bldg. 1 UPstairs



Bldg. 2
Downstairs



Bldg. 1 Downstairs

2050 ERWIN RANCH Rd., Big Bear City, Ca.

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