

LIMITED ASBESTOS SURVEY

DATE: October 16, 2025

ATTENTION: Pleasant Valley Recreation and Park District

SUBJECT PROPERTY: 275 East Pleasant Valley Road
Camarillo, California 93010

INTRODUCTION:

On October 14, 2025, Insight Environmental, Inc. performed a Limited Asbestos Survey at the subject property. The purpose of this survey was to determine the presence or absence of asbestos containing materials present in the property prior to disturbance. This Survey was limited to the accessible building materials within the affected areas. This survey was conducted by Paisley Araujo (CSST #22-7116) under the direction of Robert Augspurger (CAC #19-6515)

ASBESTOS GUIDELINES

According to standards established by the Environmental Protection Agency (EPA), any material that contains greater than 1% of asbestos is considered to be an Asbestos Containing Material (ACM), and is subject to regulatory provisions under 40 CFR 61. These materials must be disposed of as hazardous waste.

Materials containing greater than one tenth of one percent (>0.1%) and less than one percent are considered Asbestos Containing Construction Materials (ACCM) according to Cal-OSHA. These materials are subject to regulatory provisions under the California Code of Regulations (CCR), Title 8; Section 1529. These materials may be disposed of as regular construction debris. All material samples were forwarded to SGS Laboratory, Inc. NVLAP #101459-1. See attached laboratory report for details.

ASBESTOS SAMPLING SUMMARY

Non-Asbestos Containing Materials: According to independent laboratory analysis, no asbestos was detected in the following sampled materials:

- The drywall/ joint compound wall materials sampled at three locations
- The vinyl cove base mastic sampled at three locations
- The concrete wall material sampled in the men's and women's restrooms
- The concrete slab material sampled in the men's and women's restrooms

CONCLUSIONS & RECOMMENDATIONS:

1. Insight Environmental Inc. concludes that no asbestos was detected in building materials in the areas of anticipated disturbance.
2. If during the course of any renovation/demolition, any other suspected asbestos or lead containing materials are discovered, Insight Environmental, Inc. should be contacted for further testing and recommendations.

LIMITATIONS:

The findings set forth in this survey are strictly limited to the time, date, and the scope of the evaluation. Insight Environmental, Inc. does not guarantee that all asbestos will be removed or that asbestos materials in concealed locations have been discovered or disclosed.



Paisley Araujo
Insight Environmental, Inc.
Cal-OSHA CSST # 22-7116



Robert S. Augspurger
Insight Environmental, Inc.
CDPH Sampling Technician # LRC-00002979
Cal-OSHA CAC # 19-6515



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

<http://www.LATesting.com> / pasadenalab@latesting.com

LA Testing Order: 322521404

Customer ID: DEVR72

Customer PO:

Project ID:

Attention: Lab Reports
Insight Environmental Inc.
1180 Eugenia Place
Suite 103
Carpinteria, CA 93013

Phone: (805) 898-1123

Fax: (805) 569-6466

Received Date: 10/15/2025 9:40 AM

Analysis Date: 10/15/2025

Collected Date: 10/14/2025

Project: 275 East Pleasant Valley Rd Camarillo

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1-Drywall 322521404-0001	Concessions Wall - Drywall / JC	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	78% Non-fibrous (Other)	None Detected
1-Joint Compound 322521404-0001A	Concessions Wall - Drywall / JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Drywall 322521404-0002	Concessions Wall - Drywall / JC	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	78% Non-fibrous (Other)	None Detected
2-Joint Compound 322521404-0002A	Concessions Wall - Drywall / JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-Drywall 322521404-0003	Concessions Wall - Drywall / JC	White Non-Fibrous Homogeneous	2% Cellulose 2% Glass	96% Non-fibrous (Other)	None Detected
3-Joint Compound 322521404-0003A	Concessions Wall - Drywall / JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Mastic 322521404-0004	Concessions Wall - Covebase Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Joint Compound 322521404-0004A	Concessions Wall - Covebase Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Mastic 322521404-0005	Concessions Wall - Covebase Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Joint Compound 322521404-0005A	Concessions Wall - Covebase Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6-Mastic 322521404-0006	Concessions Wall - Covebase Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6-Joint Compound 322521404-0006A	Concessions Wall - Covebase Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7-Concrete 322521404-0007	Womens RR Wall - Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7-Texture 322521404-0007A	Womens RR Wall - Concrete	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7-Finish Coat 322521404-0007B	Womens RR Wall - Concrete	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Concrete 322521404-0008	Womens RR Wall - Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 10/15/2025 15:34:10



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
8-Texture 322521404-0008A	Womens RR Wall - Concrete	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Finish Coat 322521404-0008B	Womens RR Wall - Concrete	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Base Coat 322521404-0008C	Womens RR Wall - Concrete	Gray/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Concrete 322521404-0009	Mens RR Wall - Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Texture 322521404-0009A	Mens RR Wall - Concrete	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Finish Coat 322521404-0009B	Mens RR Wall - Concrete	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 322521404-0010	Womens RR Slab - Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11 322521404-0011	Womens RR Slab - Concrete	Gray/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
12 322521404-0012	Mens RR Slab - Concrete	Gray/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Anna Helms (17)

James Siepler (8)

Jerry Drapala Ph.D, Laboratory Manager
or Other Approved Signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore LA Testing recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Initial report from: 10/15/2025 15:34:10

#322521404

EMAIL RESULTS TO:

labs@insightenviro.com

CHAIN OF CUSTODY

INSIGHT ENVIRONMENTAL, INC. - Customer ID: DEVR72
ADDRESS: 1180 Eugenia Place, #103, Carpinteria, CA 93013
Office Phone # 805-898-1123 / Fax # 805-569-6466



Project Name: 275 East Pleasant Valley Rd. Camarillo

Turnaround Time: 3 Hour (X) 6 Hour () 8 Hour () 24 Hour () 48 Hour () 72 Hour () Other:

Special Instructions: () 400 Point Count - Perform a 400 point count on all positive materials (<1% - 2%) -
(X) Composite Analysis - Perform a composite analysis on ONE positive Drywall/Joint Compound sample for disposal purposes

Analysis: (X) ASBESTOS BULK: PLM (reporting limit) PLM EPA 600/R-93/116 (<1%) () ASBESTOS AIR: PCM NIOSH 7400 () ASBESTOS TAPE: PLM Qualitative
() LEAD PAINT CHIP: PPM (mg/kg) SW846-7000B FAA (reporting limit) 0.01% () LEAD WIPE - Non ASTM SW846-7000B FAA (reporting limit) 10 µg/wipe
() MOLD AIR: Non Culturable Spore Trap (Allergenco - D) OR (Air-O-Cell M001) Fungal Direct Examination () MOLD BULK/TAPE: Fungal Direct Examination () OTHER:

Sample #	Material Description	Sample Location	Volume / Area	Estimated Quantity	Estimated Damage/ Qty.	Date / Time
1	Drywall Jc	concessions wall		200		10/14
2	↓	↓		↓		
3	↓	↓		↓		
4	covebase	↓		15		
5	↓ mastic	↓		↓		
6	↓	↓		↓		
7	concrete	womens RR wall		100		
8	↓	↓		↓		
9	↓	Mens RR		↓		
10	concrete	womens RR slab		100		
11	↓	↓		↓		
12	↓	Mens RR		↓		

Collected and Relinquished By: Paisley Araujo Date: 10/14/25 5pm Relinquished Time: Samples Received By: Jennifer Sotelo-JA (EA) Date: 10/15/25 Time: 9:40

OrderID: 322521404

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