

TAB 1

BioMax Environmental

Environmental Consulting and Industrial Hygiene Services

February 15th, 2008

Mr. Doug Button
Deputy Director
Real Estate Services Division
707 Third Street - 8th Floor
West Sacramento, CA 95605

Post Mitigation Clearance Assessment Protocols
Department of General Services Board of Equalization Building
450 N. Street
Sacramento, California

Dear Mr. Button,

As per your request, BioMax Environmental, LLC (BioMax) is pleased to provide you with the following recommendations pertaining to proposed post mitigation microbial clearance assessment protocols pertaining to the 450 N. Street, Sacramento, California (subject building). BioMax understands that these procedures have been requested at the specific direction of the Department of General Services, in an effort to establish the necessary inspection and clearance assessment criteria following the completion of the ongoing microbial mitigative measures currently being performed within multiple areas within the subject building.

As such, these recommended post mitigation and clearance assessment procedures are intended as a means of establishing clearance criteria goals so as to verify the successful completion of the recommended area-specific mitigative efforts performed within the subject building prior to forthcoming reconstructive activities. Please note that these protocols do NOT provide for, nor attempt to establish, acceptable tenant reoccupancy criteria for this or any other DGS building as part of this proposed activity. Hence, these procedures have been developed by Mr. Michael A. Polkabra, CIH, REA of BioMax Environmental, LLC. Mr. Polkabra is a Vice President, Principal with BioMax and has been certified in the Comprehensive Practice of Industrial Hygiene by the American Board of Industrial Hygiene and holds the right to the designation "Certified Industrial Hygienist" (CIH) under certification number CP 7104. Mr. Polkabra is also certified by the California Environmental Protection Agency (Cal/EPA) as a Class I Registered Environmental Assessor (REA) under Cal/EPA certification number 05011.

Pursuant to an ongoing agreement between the BOE and DGS, it is anticipated that these recommended procedures will be reviewed, commented upon, and approved by BOE's representative Industrial Hygienist consultant, Hygientech, prior to implementation. Any revisions to these recommended procedures following such review and comment shall only be

performed with the approval of the Project CIH and DGS with appropriate notification provided to BOE representatives, as necessary.

Therefore, based on your request, BioMax is pleased to provide the following proposed post mitigation clearance assessment protocols for review, consideration, and appropriate implementation at the direction and approval of the Department of General Services:

1. **Post Mitigation Containment Maintenance** – Upon completion of mitigation efforts performed by the selected microbial abatement contractor, all negative pressure systems and containment shall remain in place and operational unless otherwise noted in these procedures. Interior air scrubbing units not associated with the maintenance of negative containment pressure shall also remain in place and operational for a minimum period of 24 hours prior to the performance of any clearance sampling assessment activities as noted below. Due to the current occupancy of the subject building all negative pressure containment systems shall be maintain at approximately 0.02 inches water or lower during all clearance inspection and sampling assessment activities and will remain as such until acceptable clearance criteria has been met.
2. **Clearance Inspection** – Following the requisite post mitigation air scrubbing period noted above, BioMax recommends the performance of a detailed visual physical inspection conducted the Project CIH to visually verify that all prescribed mitigative efforts and measures have been appropriately achieved in accordance with the recommended mitigation protocols developed for the delineated work area. This visual physical inspection shall specifically focus on the potential identification of any remaining residual mold related staining and/or moisture related indicators present within accessible materials and areas following the completion of mitigative activities. The inspection will conclude when (based on the professional judgment of the Project CIH) the absence of significant residual mold related staining and/or moisture indicators has been verified within the remaining physical structures. Additional “punch-list” action items may be provided to the mitigation contractor, as necessary, during the performance of this site clearance inspection if it has been determined by the Project CIH that the mitigative measures employed have not reached an appropriate or acceptable level.
3. **Clearance Assessment Sampling** - Once successful inspection verification has been achieved, the Project CIH shall collect a series of airborne microbial “clearance” samples as a means to additionally verify that all affected interior areas have been appropriately decontaminated to “acceptable” airborne levels. All clearance assessment sampling shall be performed by and/or overseen by the Project CIH. The specific sampling methodologies and clearance criteria parameters utilized shall include the following:
 - **Airborne Sampling** - The collection of clearance assessment samples, within areas deemed to be greater than one office room, shall utilize airborne Spore Trap Air-O-Cell microbial collection media manufactured and distributed by Zefon International. Utilization of collection media from the same manufacturing lot specifications within the use life prescribed by the manufacturer’s recommendations will be required for each specific sampling area evaluated. All clearance samples associated with a

delineated area will be collected during a single day period. A minimum total of seven (7) airborne Spore Trap samples will be collected within and surrounding each unique containment area subjected for clearance review as follows:

1. A minimum of two (2) air samples collected within containment system area.
2. A minimum of two (2) air samples collected adjacent to the containment system area(s) on the same interior floor level.
3. A minimum of two (2) ambient outside air samples collected before and after the collection of the interior samples at accessible locations identified by the Project CIH.
4. A minimum of one additional field control method blank sample which is submitted "blind" to the analytical laboratory for parallel analysis. In general, it will be anticipated that one field control method blank sample shall be submitted for every ten (10) analytical samples submitted for evaluation. In the event that significant particulate and/or microbial contamination is identified and reported present on the submitted field control method blank, the Project CIH shall make a professional determination as to whether the sampling activities must be invalidated and/or reproduced.
5. Based on site conditions and physical area delineation, additional samples may be collected and analyzed at the professional judgment of the Project CIH, as necessary. The total number of airborne samples collected within any mitigated area which is smaller than (or equal to) one interior office room size shall be determined by the Project CIH on a case-by-case basis.

- **Sampling Methods and Equipment** - It is anticipated that all samples shall be collected at a height of approximately four feet above ground level using a tripod mounted Quick Take 15 air sampling pump manufactured by SKC unless physical barriers preclude such locational sampling. Samples will be collected at a calibrated flow rate of 15 liters per minute for a total of five minutes per sample. Resulting total sample volumes, therefore, will corresponded with 75 liters collected for each sample. Field calibration of the SKC air sampling pump will be conducted and recorded prior to and following sampling activities using a hand held calibration rotometer which is verified with a primary standard flow meter (DC-Lite) manufactured by Bios International. All spore trap air sampling and analytical procedures will be performed in accordance with prescribed manufacturer guidelines as well as applicable professional certified industrial hygiene indoor air quality microbial investigation procedures and certified industrial hygiene practices.

4. **Chain of Custody Documentation** – At the conclusion of sampling activities, preparation and shipping of the collected samples will be accomplished in accordance with standard industrial hygiene Chain of Custody (COC) documentation procedures and quality assurance/quality control practices. Once collected, labeled, and recorded, all samples will be sealed within airtight plastic Ziploc shipping containers and transported via Federal Express Priority Mail to Environmental Microbial Labs P&K (EMLabs) of San Bruno, California for analysis. EMLabs holds current analytical accreditation and specializes in

microbial analytical procedures. Sampling and chain of custody records shall be maintained for further reference.

5. **Spore Trap Analysis** - Laboratory analytical methods for the identification and enumeration of microbial (mold) taxa and relative quantification of particulate debris will be conducted in accordance with prescribed analytical procedures and quality control/assurance measures. Analytical mold spore findings will be reported in both raw counts and concentration units of counts per cubic meter of air (Cts/m³). Particulate debris levels will be presented by the analytical laboratory on a relative measure of comparative scale from 0-4 (with 0 being the lowest and 4 the highest).

Post Mitigation (Area-Specific) Clearance Criteria:

Although there are currently no regulatory standards or limits pertaining to allowable airborne fungal concentrations (for any mold taxa) present in indoor living and/or working environments, there is a general consensus among indoor air quality experts that microbial contamination found within "typical healthy" occupied spaces are generally similar in kind and present at levels which are below those found in the corresponding native outside environment. Hence, the following analytical clearance criteria are intended to provide a means to appropriately quantify these generally acceptable industry standard clearance levels by supplementing inspection findings/observations with analytical sampling data.

These clearance criteria are intended to be site-specific and building-specific in applicability and are based on the current and historical information site data gathered to date. As with all similar assessment evaluations, any professional opinions regarding these proposed procedures are subject to change and/or modification in the event that additional information or analytical findings are provided.

BioMax proposes the following Post Mitigation Clearance Criteria for the BOE Building as follows:

Inside VS Outside - Airborne spore concentrations in the remediated space (inside containment barriers) shall be no higher than the median or average value of the collected outside background samples. Based on historical data in California, provided by Environmental Analytical Associates (EAA), and a detailed review of the typical and historical average concentrations found outside of the BOE building has indicated that a clearance concentration of < 2,000 cts/m³ for total spores, with no individual commonly occurring or "**unique**" fungal category or genera existing at levels higher than 1,000 cts/m³ may be utilized. Because of seasonal variation, the outside background concentrations within the make-up air supply, the identification of Ascospores, Basidiospores, and Cladosporium (the most common outdoor spores in this climate region) within collected samples shall be considered in determining if successful clearance criteria has been achieved. In the event that such conditions are present, the Project CIH shall note the presence of such conditions and shall render a professional opinion regarding such findings which may (or may not) indicate that the containment "fails" to meet acceptable clearance criteria.

Verification of Absence of Significant Levels of Moisture Damage Indicator Molds -

Common moisture indicating mold taxa such as *Aspergillus*/*Penicillium* and/or other genus-specific molds (as previously identified within historical surface and/or bulk findings) collected from interior containment airborne samples shall NOT exceed 500 ct/m³ in any single interior containment air sample. Levels which exceed these noted levels within the containment area shall constitute a failure in reaching acceptable clearance criteria at that time. Post mitigation airborne concentrations of the mold genus, *Stachybotrys* which are detected (at any level) in two or more interior samples, which exceed levels greater than two (2) raw counts, and/or which exceed 100 ct/m³ in any interior containment sample shall similarly constitute a failure in reaching acceptable clearance criteria at that time. Such building-specific clearance criteria has been based on a detailed data review of the typical and historical average concentrations found within and outside of the noted BOE building as provided by Environmental Analytical Associates (EAA).

Assessment of Rank Order Distribution – A detailed assessment and review of the clearance sampling data performed by the Project CIH shall include an evaluation of rank order distribution pertaining to the mold genera identified. This evaluation shall culminate with the development of a professional opinion pertaining such findings and may be based on the statistical analysis and review of the noted data as presented within the original analytical report documents.

All airborne sampling data collected as part of the post mitigative evaluation process shall be thoroughly reviewed by the Project CIH wherein the comparative clearance criteria established above shall be utilized. Following such review, the Project CIH shall render a professional opinion regarding his/her evaluation of the current site conditions and associated analytical findings so as to assure that the conditions within the containment area meet acceptable clearance criteria and that the previously affected area is deemed “acceptable” for forthcoming reconstruction.

It is anticipated that BOE consultant representatives will also be provided with the data associated with the above clearance assessment activities (in a timely manner) for appropriate review and comment. As part of this “clearance” verification process, the provision of appropriate access for parallel inspection and review of sampling data shall also be offered to BOE and their consultants upon request. Hence, reasonable time shall also be afforded to BOE and their industrial hygiene consultants for their appropriate inspection, review of analytical findings, and performance of any supplemental sampling activities (at BOE’s option) prior to initiation of reconstruction activities.

BioMax believes that the proposed recommended procedures outlined above are consistent with standard industry microbial mitigative practices and prudent industrial hygiene hazard control methods. Please do not hesitate to contact our offices directly at (510) 724-3100 if you have any additional questions, comments about these recommendations, or require further assistance regarding this important matter.

Sincerely,



Michael A. Polkabila, CIH, REA
Vice President, Principal



LIMITATIONS

Please note that the professional opinions presented in this review are intended for the sole use of the California State Department of General Services (DGS) and their designated beneficiaries. No other party should rely on the information contained herein without the prior written consent of BioMax Environmental and DGS. The professional opinions provided herein are based on BioMax's review and understanding of current site information and observed site conditions present within the areas inspected at the time these services were performed. Professional recommendations provided as part of this limited scope of work are intended for client consideration only and are not intended as a professional or regulatory mandate. Implementation of any of the above measures or recommendations does not, in any way, warrant the day-to-day health and/or safety of building occupants, residents, site workers, nor regulatory or building code compliance status during normal and changing environmental conditions. As microbial contamination, by nature, may change over time due to additional moisture intrusion, favorable growth conditions, and changing environments, the recommendations presented within this document are subject to change in the event that such conditions and/or environments arise. Also, the professional opinions expressed here are subject to revision in the event that new or previously unavailable information is obtained or uncovered.

The information contained in this and any other applicable communication is for consideration purposes only. It is not intended, nor should it be construed as providing legal advice or warranting any level of safety or regulatory compliance. The sole purpose of such information is to assist with the anticipation, identification, evaluation and control of elevated and/or unnecessary health or physical hazards. Any action taken based on this information, including but not limited to opinions, suggestions and recommendations, whether implied or expressed, is the sole responsibility of the individual taking the action. The management of acceptable health and safety is criteria dependent and situation specific in nature, therefore requiring extensive knowledge and prudent value assessments so as to be properly determined and maintained.

These services were performed by BioMax in accordance with generally accepted professional industrial hygiene principals, practices, and standards of care. Under the existing Industrial Hygiene Definition and Registration Act, all reports, opinions or official documents prepared by a Certified Industrial Hygienist (CIH) constitutes an expression of professional opinion regarding those facts or findings which are subject of a certification and does not constitute a warranty or guarantee, either expressed or implied.

BioMax Environmental

Environmental Consulting and Industrial Hygiene Services

March 19th, 2008

Mr. Doug Button
Deputy Director
Real Estate Services Division
707 Third Street - 8th Floor
West Sacramento, CA 95605

Mitigation Procedures for Moisture Impacted – Break Room Area
Department of General Services Board of Equalization Building
450 N. Street
Sacramento, California

Dear Mr. Button,

BioMax Environmental, LLC (BioMax) is pleased to provide the Department of General Services (DGS) with this letter summary report detailing BioMax's recommendations pertaining to our inspection of moisture and microbial impacted break room, mini coffee bar, and lactation areas present within the BOE building located at 450 N Street Building (subject building) Sacramento, California. BioMax understands that these microbial inspection and preliminary assessment services were requested by DGS in an effort to evaluate the recently discovered moisture damage and visible staining initially noted present within the break room and mini coffee bar areas located on the 24th and 23rd floors as well as the lactation rooms also present on the 22nd floor of the subject building. BioMax also understands, that these procedural activities have been requested by your offices in an effort to establish the necessary standard procedures required for forthcoming inspection and microbial mitigative efforts as necessary, within break room areas, mini bar locations, and lactating rooms (generally referred herein as "break room" areas) present throughout the subject building.

As such, these recommended procedures have been developed by Mr. Michael A. Polkabra, CIH, REA, of BioMax in accordance with currently recognized microbial assessment and sampling guideline procedures. Mr. Polkabra has been certified in the Comprehensive Practice of Industrial Hygiene by the American Board of Industrial Hygiene and holds the right to the designation "Certified Industrial Hygienist" (CIH) under certification number CP 7104. Mr. Polkabra is also certified by the California Environmental Protection Agency (Cal/EPA) as a Class I Registered Environmental Assessor (REA) under Cal/EPA certification number 05011.

Based on our preliminary visual observations of the noted areas within the subject building and review of current and historical information available at this time, BioMax recommends that the following investigative and corrective measures/actions be considered as follows:

1. In performing such destructive investigative and mitigative measures, BioMax recommends that a qualified and experienced microbial abatement contractor be selected to erect critical containment barriers at the entrances to the impacted break room areas and perform deconstructive inspection and microbial mitigative measures within each of the interior areas noted. The containment barrier system shall also be designed, established, and maintained so as to isolate the existing ceiling tiles and above ceiling plenum areas from the active working areas below. The selected contractor must be specifically trained in the field of microbial abatement techniques and methods as well as maintain demonstrated proficiency in the establishment and use of appropriate barriers, personal protective equipment, abatement techniques and methods in the removal and decontamination of microbial affected and impacted materials.
2. These containment systems shall be designed for the purposes of containing and controlling possible fugitive emissions of airborne fungal spore contaminants during all forthcoming deconstruction, inspection, and mitigative activities within the noted areas. All critical containment systems shall be constructed of plastic and/or otherwise airtight materials so as to create a negative pressure system within the noted areas of concern. Due to physical constraints, all negative air pressure shall be maintained within the critical areas with the use of a High Efficiency Particulate Aerosol (HEPA) filtered "negative air machine" vented to the adjacent outside workspace environment. An adequate supply of HEPA filtered intake air shall also be established to allow an adequate supply of "clean" filtered make-up air into the critical containment. Wherever possible, clear translucent plastic observation windows shall be placed on the critical containment barrier within direct sight of the affected areas for the purposes of inspection during the performance of prescribed mitigative measures. BioMax is prepared to provide your selected contractor with additional and ongoing detail pertaining to the establishment maintenance, and specific locations of critical containment barriers, as necessary. Once, containment parameters have been established, the site contractor shall maintain an "as built" record of exact containment locations and materials for further review and reference.
3. A series of similar plastic and/or otherwise impermeable zippered entry chambers shall also be erected at the entrance of the containment systems for the purpose of establishing worker entrance/exit and clean personal protective equipment donning and decontamination area. HEPA filtered vacuum equipment capable of the effective removal of particulate contaminants from tools and personal protective equipment shall be placed within each of the zippered chambers closest to the working area. During such measures, appropriate signage and warnings must be posted on the exterior of containment entrances to preclude uninformed access from unauthorized personnel. Data logging monitoring equipment employed to record pressure differentials on a 24-hour basis shall be used for the duration of functional barrier use.

4. Upon establishment of critical containment barriers, BioMax recommends that the selected microbial abatement contractor also places and maintains appropriate HEPA filtered air-scrubbing units within the affected areas, as necessary. All Heating Ventilation and Air Conditioning (HVAC) supply vents and ceiling or wall mounted recessed lighting/ fan penetrations within the containment systems shall be deactivated and covered within similar plastic barrier systems. All appropriate wall and ceiling penetrations present within the containment systems shall also be sealed and/or otherwise rendered airtight and inoperable so as to minimize unfiltered particulate intrusion into and out of the established containment systems. It is specifically recommended that the ceiling tile level materials be critically sealed from the working areas within each of the noted containment rooms so as to preclude fugitive emissions from exiting the noted containments. Any smoke detectors and/or fire suppression systems shall NOT be covered nor rendered inoperable within the subject building unless authorized to do so under the direction and supervision of personnel.
5. Workers engaged in mold remediation/mitigation activities must be adequately trained and equipped with properly selected personal protective equipment (PPE) including, at minimum, hooded Tyvek coveralls, air purifying full face respirators with N100 minimum HEPA filter rating or similar PAPR systems, nitrile or latex gloves, chemical resistant boots or boot covers, with taped joints. Site control zones shall be established with exclusion, contaminant reduction (decontamination), and support zones in accordance with published Environmental Protection Agency (EPA) and California Department of Occupational Safety and Health (Cal/OSHA) guidelines. BioMax would be happy in providing the selected contractor with further site-specific detail regarding PPE regimen and appropriate site control zones, as necessary.
6. BioMax recommends that all interior items or furnishings located within the break room areas be relocated from the containment area systems prior to the establishment of negative pressure containment and mitigative activities. Any remaining hard surface materials not removed from the containment must be appropriate disposal and/or decontamination as noted below. As a precautionary measure, all such hard surface furnishings remaining within the break room which has been deemed salvageable by DGS, shall receive a thorough cleaning, mildicide wet-wiping, and HEPA vacuuming as part of these recommended procedures prior to subsequent clearance testing and reuse.
7. BioMax specifically recommends that all affected floor mounted sink cabinet materials within each noted areas where visual evidence of potential moisture intrusion and damages has been identified, be removed for inspection of the interior and adjacent wall cavities/underlayment. As verified through inspection, any affected interior sheetrock and building materials shall be digitally documented and removed, wherever feasible, to the extent of visible staining, at a minimum. Flooring materials present within the impacted areas shall also be removed under containment controls for appropriate inspection of subflooring underlayment. Removal of moisture impacted and mold damaged materials may employ the use of appropriate item-specific containment methods and systems (such as sealed plastic glove-bag containment systems, or equivalent) applicable to the materials being removed at the discretion of the mitigation contractor. BioMax currently anticipates that all

visually affected sheetrock, floor mounted cabinets and floor covering materials present within the break room areas shall be removed for disposal, and physical inspection of wall cavities and underlayment, as necessary. Any underlayment materials exhibiting visible signs of moisture staining shall also be removed or decontaminated (as noted below), as necessary.

8. Other potentially affected areas and building materials encountered during these deconstructive and investigative stages, such as adjacent wall studs, underlayment, etc., must be thoroughly inspected during these deconstructive stages to identify any potential signs of additional microbial related materials and water damage indicators. In general, all microbial impacted materials shall be removed to the extent of visible staining and at least 2 feet beyond such identified perimeters, wherever possible.
9. All remaining moisture/mold affected porous and non-porous building materials deemed infeasible for removal and/or disposal (due to structural integrity concerns) shall be inspected and receive a series of decontamination treatment measures designed to minimize and control the presence of microbial related substances. Decontamination methods employed shall, at a minimum, include treatment of all identified surfaces with a series of thorough chlorine based mildicide (minimum 10 parts water to 1 part chlorine soln.) applications followed by a series of thorough HEPA filtered vacuuming procedures using power sanding and/or brush agitation. The duration and frequency of mildicide and HEPA sanding/brushing applications employed may vary depending on local material contamination but shall be sufficient in removing and decontaminating all visible surface staining to levels deemed by BioMax to be consistent with representative background levels. Reasonable additional mitigative measures and controls may be required, as necessary, upon discovery of additional contaminated materials as well as BioMax's site inspection findings and observations performed during this scope of work. BioMax would be happy to provide ongoing consultation with the contractor pertaining to these measures and site/material specific decontamination measures upon request.
10. Upon completion of mitigation efforts performed by the selected microbial abatement contractor, BioMax recommends the performance of a visual inspection conducted by the Project Certified Industrial Hygienist (CIH) to verify that all significant mold related staining and moisture indicators have been removed and/or treated and that all prescribed mitigative efforts and measures have been appropriately achieved. Once established, it is recommended that the CIH collect a series of microbial "clearance" air samples to verify that all affected interior areas have been appropriately decontaminated to acceptable background airborne levels and that the affected areas within the subject building are verified as "cleared" for reconstruction, forthcoming reoccupancy, and reuse. Additional "punch-list" action items may be provided to the contractor following the performance of this site clearance inspection prior to receipt of analytical results, as deemed necessary.
11. Upon review of analytical sampling results by the CIH and achievement of acceptable clearance criteria, BioMax recommends that the mitigation/reconstruction contractor to apply a mildicide-based sealant onto all remaining organic-based building materials and treated surfaces. Use of a recognized commercially available encapsulant/sealant product with

microbial growth inhibitors in accordance with manufacturer's application and use instructions is believed to be currently acceptable for these purposes. Following the achievement of acceptable clearance criteria, the provision of appropriate access shall be provided to BOE and its consultants for inspection of affected areas and materials prior to final encapsulation and reconstruction.

12. Following the performance of these mitigative measures, the designated site reconstruction contractor is strongly encouraged to verify that repairs to any faulty and/or deficient building penetration, drainage, plumbing and/or building envelop sealing systems have been appropriately inspected, replaced/repared, and function tested prior to the reconstruction of the affected interior structures and cavities. Certainly, the repair/replacement and/or establishment of any such additional engineering controls (as recommended through additional professional consultation) must be performed and implemented in accordance with applicable standards, building codes, and ordinances, as necessary.
13. Upon completion, reconstruction of interior structural materials should be undertaken utilizing visibly clean (hand selected) construction grade materials in accordance with applicable building codes and requirements. The reconstruction contractor shall be required to only select materials which are obtained from reputable commercial sources and which are believed and visually verified to be free from elevated microbial contamination and/or elevated moisture content. New building materials, which are notably moist and/or visibly stained, shall NOT be used during the reconstruction of the subject structure. BioMax specifically recommends that reconstruction materials selected for use in the break room areas be specifically selected based on their moisture deterrent and anti-microbial properties wherever feasible.
14. Reasonable additional assessment and mitigative measures may also be required upon the identification of new or previously undiscovered materials and/or information related to moisture/microbial impacts, as necessary. Any reoccurrence of moisture intrusion following reconstruction should certainly be reviewed and addressed through further professional consultation, as necessary. BioMax would be happy to provide additional microbial consultative services pertaining to the mitigation of such structures so as to minimize any adverse impacts to the interior environment during the performance of any such activities upon request..

Once again, it has been a pleasure working with DGS on these important matters. If you have any additional questions, comments, or require further assistance, please do not hesitate to contact me directly at (510) 724-3100.

Sincerely,



Michael A. Polkabila, CIH, REA
Vice President, Principal



LIMITATIONS

Please note that the professional opinions presented in this review are intended for the sole use of DGS and their designated beneficiaries. No other party should rely on the information contained herein without the prior written consent of BioMax Environmental and DGS. The professional opinions provided herein are based on BioMax's review and understanding of current site information and observed site conditions present within the areas inspected at the time these services were performed. Professional recommendations provided as part of this limited scope of work are intended for client consideration only and are not intended as a professional or regulatory mandate. Implementation of any of the above measures or recommendations does not, in any way, warrant the day-to-day health and/or safety of building occupants, residents, site workers, nor regulatory or building code compliance status during normal and changing environmental conditions. As microbial contamination, by nature, may change over time due to additional moisture intrusion, favorable growth conditions, and changing environments, the findings of this report are subject to change in the event that such conditions and/or environments arise. Also, the professional opinions expressed here are subject to revision in the event that new or previously undiscovered information is obtained or uncovered.

The information contained in this and any other applicable report communication is intended for consideration purposes only. It is not intended, nor should it be construed as providing legal advice or warranting any level of safety or regulatory compliance. The sole purpose of such information is to assist with the identification, evaluation and control of potential contamination or unnecessary physical, chemical, and/or biological hazards. Any action taken based on this information, including but not limited to opinions, suggestions and recommendations, whether implied or expressed, is the sole responsibility of the individual taking the action. Risk management and safety is criteria dependent and situation specific requiring extensive knowledge and value assessments to be properly determined by competent professionals.

These services were performed by BioMax in accordance with generally accepted professional industrial hygiene principals, practices, and standards of care. Under the existing Industrial Hygiene Definition and Registration Act, all reports, opinions or official documents prepared by a Certified Industrial Hygienist (CIH) constitutes an expression of professional opinion regarding those facts or findings which are subject of a certification and does not constitute a warranty or guarantee, either expressed or implied.

BioMax Environmental

Environmental Consulting and Industrial Hygiene Services

May 7th, 2008

Mr. Doug Button
Deputy Director
Real Estate Services Division
707 Third Street - 8th Floor
West Sacramento, CA 95605

Mitigative and Clean Up Procedures for Interior Electrical/Data Rooms, Janitorial Rooms, Supply Rooms, Copy Rooms, Storage Rooms, and Rest Room Areas
Department of General Services Board of Equalization Building
450 N. Street
Sacramento, California

Dear Mr. Button,

BioMax Environmental, LLC (BioMax) is pleased to provide the Department of General Services (DGS) with this letter summary report detailing BioMax's recommendations pertaining to the mitigative and clean up procedures associated with the interior electrical/data rooms, janitorial rooms, supply rooms, copy rooms, and rest room areas. Such recommended procedures are intended to be applicable solely to the currently unoccupied interior areas present within the 24th, 23rd, and 22nd Floors of the BOE building located at 450 N Street Building (subject building) Sacramento, California. BioMax understands that the development of these specific procedures has been directed by DGS in an effort to appropriately inspect, clean such areas, and address any additional potential moisture related impacts found within these noted areas of the subject building as part of the final stages of current mitigative efforts on these floors. BioMax also understands, that these procedural activities have been requested by your offices in an effort to establish the necessary standard procedures required for forthcoming inspection and microbial mitigative efforts specifically anticipated currently within rest room areas and other noted interior building areas as deemed necessary. Hence, these general performance procedures may be utilized, as necessary on each of the noted unoccupied floors (24, 23, and 22) at the direction of DGS and the Project CIH.

As such, these recommended procedures have been developed by Mr. Michael A. Polkabila, CIH, REA, of BioMax in accordance with currently recognized microbial assessment and sampling guideline procedures. Mr. Polkabila has been certified in the Comprehensive Practice of Industrial Hygiene by the American Board of Industrial Hygiene and holds the right to the designation "Certified Industrial Hygienist" (CIH) under certification number CP 7104. Mr.

Polkbla is also certified by the California Environmental Protection Agency (Cal/EPA) as a Class I Registered Environmental Assessor (REA) under Cal/EPA certification number 05011.

Based on our review of current data, preliminary visual observations of the noted areas within the subject building, and review of historical information available at this time, BioMax recommends that the following investigative and corrective measures/actions be considered as follows:

Electrical and Data Rooms (Floors 24, 23, and 22):

1. Interior electrical and data rooms shall be detail cleaned by the selected mitigation contractor utilizing dry HEPA filtered vacuum equipment with soft bristle brush attachments (or equivalent). Surfaces cleaned shall include all accessible vertical and horizontal surfaces present within the noted areas. Electrical and data access panels and boxes shall remain closed during such treatment cleaning procedures. No exposed wires, electrical, or data wiring shall be contacted at any time during the performance of these procedures.
2. Special care shall be taken by the selected mitigation contractor to avoid contact with any electrical supply and/or shut off boxes during the performance of these recommended procedures. It is critical that the mitigation contractor be instructed to only contact and clean materials and equipment in a manner in which they are certain that they can do so both safely and effectively in accordance with worker protection codes and requirements. Any questions regarding such material and equipment contact shall be raised and reviewed with the site building maintenance manager, Mr. John Munoz prior to the implementation of these procedures.
3. HVAC systems are currently non operational on each of these floors (24, 23, and 22) and shall remain as such for the duration of these supplemental activities unless otherwise directed by DGS and the Project CIH. Each ceiling mounted supply and return register shall be wipe cleaned, HEPA vacuumed and sealed in plastic during the performance of these activities
4. Personal Protective Equipment (PPE) utilized by workers during the performance of this supplemental scope of work shall include standard construction clothing with supplemental nitrile gloves (3-5 mil.) and ANSI approved eye protection at minimum. Voluntary use of dust mask respiratory protection may be utilized by workers at their discretion but is not required as part of these recommended procedures.

Copy, Storage, and Office Supply Rooms (Floors 24, 23, and 22):

5. BioMax recommends that all copy, storage, and office supply rooms shall be detail cleaned by the selected mitigation contractor utilizing appropriate wet and dry HEPA filtered vacuum equipment methods with soft bristle brush attachments (or equivalent).

Wherever possible, equipment and office supply materials shall be removed from its shelving/storage position, HEPA vacuumed and replaced onto its a cleaned resting surface. If this is impractical, then cleaning in place methods shall be utilized.

Remaining floors, walls, and interior storage surfaces shall be similarly cleaned utilizing HEPA filtered vacuum equipment and materials. Air scrubbing equipment may also be utilized within the working area to further reduce the potential for airborne release of fugitive particulate emissions during the performance of these cleaning procedures. Any electrical and/or data access panels present within these areas shall remain closed during such treatment cleaning procedures and only outer cover materials will be cleaned. For appropriate safety reasons, no energized equipment (such as copy machines, computer towers, etc.) shall be opened or cleaned internally as part of this procedure.

6. As similar to previously noted electrical and data rooms, it is critical that the mitigation contractor be instructed to only contact and clean materials and equipment in a manner in which they are certain that they can do so both safely and effectively in accordance with worker protection codes and requirements. Additional consultation regarding such material and equipment contact may be provided by the Project CIH upon request.
7. HVAC systems are currently non operational within these areas and shall remain as such for the duration of these supplemental activities unless otherwise directed by DGS and the Project CIH. Each ceiling mounted supply and return register shall be wipe cleaned, HEPA vacuumed and sealed in plastic during the performance of these activities.
8. Personal Protective Equipment (PPE) utilized by workers during the performance of this supplemental scope of work shall include standard construction clothing with supplemental nitrile gloves (3-5 mil.) and ANSI approved eye protection at minimum. Voluntary use of dust mask respiratory protection may be utilized by workers at their discretion but is not required as part of these recommended procedures.

Janitorial Rooms (Floors 24, 23, and 22):

9. Due to the presence of water supply lines and frequent moisture related activities performed within these areas, all janitorial rooms will be inspected by the Project CIH in an effort to identify any significant visible moisture and/or mold like staining present within the current building materials. If such visual indicators are **absent**, BioMax recommends that such areas be detail cleaned by the selected mitigation contractor utilizing appropriate wet and dry HEPA filtered vacuum equipment methods with soft bristle brush attachments (or equivalent). Any interior equipment and janitorial supply materials shall be HEPA vacuumed and/or wet wipe cleaned in place replaced as part of this procedure. Remaining floors, walls, and interior storage surfaces shall be similarly cleaned utilizing HEPA filtered vacuum equipment and/or wet-wipe materials, as necessary. Air scrubbing equipment may also be utilized within the working area to further reduce the potential for airborne release of fugitive particulate emissions during the performance of these cleaning procedures at the direction of the Project CIH.

10. It is critical that the mitigation contractor be instructed to only contact and clean materials and equipment in a manner in which they are certain that they can do so both safely and effectively in accordance with worker protection codes and requirements. Additional consultation regarding such material and equipment contact may be provided by the Project CIH upon request.
11. HVAC supply and return systems are currently non operational within these areas and shall remain as such for the duration of these supplemental activities unless otherwise directed by DGS and the Project CIH. Each ceiling mounted supply and return register shall be wipe cleaned, HEPA vacuumed and sealed in plastic during the performance of these activities
12. Personal Protective Equipment (PPE) utilized by workers during the performance of this supplemental scope of work shall include standard construction clothing with supplemental nitrile gloves (3-5 mil.) and ANSI approved eye protection at minimum. Voluntary use of dust mask respiratory protection may be utilized by workers at their discretion but is not required as part of these recommended procedures.

The Project CIH shall be notified immediately if moisture and/or mold like staining are identified during the performance of any inspection and/or cleaning activities associated with the interior areas noted above. Upon further review, if such moisture indicators are confirmed within the janitorial and/or other interior areas, additional mitigative procedures shall be implemented in accordance with the recommended guideline procedures noted as follows:

Rest Room Areas (Floors 24, 23, and 22):

1. In areas where significant moisture staining and/or mold growth has been confirmed, BioMax recommends that the microbial abatement contractor erect critical containment barriers and perform deconstructive inspection and microbial mitigative measures within each of the interior areas noted. The containment barrier system may also be designed, established, and maintained so as to isolate the existing ceiling tiles and above ceiling plenum areas from the active working areas below at the direction of the Project CIH based on the severity of impacted materials. The selected mitigation contractor must be specifically trained in the field of microbial abatement techniques and methods as well as maintain demonstrated proficiency in the establishment and use of appropriate barriers, personal protective equipment, abatement techniques and methods in the removal and decontamination of microbial affected and impacted materials.
2. Containment systems shall be designed for the purposes of containing and controlling possible fugitive emissions of airborne fungal spore contaminants during all forthcoming deconstruction, inspection, and mitigative activities within the noted areas. All critical containment systems shall be constructed of plastic and/or otherwise airtight materials so as to create a negative pressure system within the noted areas of concern. Due to physical constraints, all negative air pressure shall be maintained within the critical areas with the use of a High Efficiency Particulate Aerosol (HEPA) filtered "negative air machine"

vented to the adjacent outside workspace environment. An adequate supply of HEPA filtered intake air shall also be established to allow an adequate supply of "clean" filtered make-up air into the critical containment. Pleated high efficiency filter elements shall be required to perform this function. Wherever possible, clear translucent plastic observation windows shall be placed on the critical containment barrier within direct sight of the affected areas for the purposes of inspection during the performance of prescribed mitigative measures. BioMax is prepared to provide your selected contractor with additional and ongoing detail pertaining to the establishment maintenance, and specific locations of critical containment barriers, as necessary. Once, containment parameters have been established, the site contractor shall maintain an "as built" record of exact containment locations and materials for further review and reference.

3. A series of similar plastic and/or otherwise impermeable zippered entry chambers shall also be erected at the entrance of each containment system for the purpose of establishing worker entrance/exit and clean personal protective equipment donning and decontamination area. HEPA filtered vacuum equipment capable of the effective removal of particulate contaminants from tools and personal protective equipment shall be placed within each of the zippered chambers closest to the working area. During such measures, appropriate signage and warnings must be posted on the exterior of containment entrances to preclude uninformed access from unauthorized personnel. Data logging monitoring equipment employed to record pressure differentials on a 24-hour basis shall be used for the duration of functional barrier use.
4. Upon establishment of critical containment barriers, BioMax recommends that the selected microbial abatement contractor also places and maintains appropriate HEPA filtered air-scrubbing units within the affected areas, as necessary. All Heating Ventilation and Air Conditioning (HVAC) supply vents and ceiling or wall mounted recessed lighting/ fan penetrations within the containment systems shall be deactivated, detail cleaned, and covered within similar plastic barrier systems. All appropriate wall and ceiling penetrations present within the containment systems shall also be sealed and/or otherwise rendered airtight and inoperable so as to minimize unfiltered particulate intrusion into and out of the established containment systems. It is specifically recommended that the ceiling tile level materials be critically sealed from the working areas within each of the noted containment rooms so as to preclude fugitive emissions from exiting the noted containments. Any smoke detectors and/or fire suppression systems shall NOT be covered nor rendered inoperable within the subject building unless authorized to do so under the direction and supervision of personnel.
5. Workers engaged in mold remediation/mitigation activities must be adequately trained and equipped with properly selected personal protective equipment (PPE) including, at minimum, hooded Tyvek coveralls, air purifying full face respirators with N100 minimum HEPA filter rating or similar PAPR systems, nitrile or latex gloves, chemical resistant boots or boot covers, with taped joints. Site control zones shall be established with exclusion, contaminant reduction (decontamination), and support zones in accordance with published Environmental Protection Agency (EPA) and California

Department of Occupational Safety and Health (Cal/OSHA) guidelines. BioMax would be happy in providing the selected contractor with further site-specific detail regarding PPE regimen and appropriate site control zones, as necessary.

6. BioMax recommends that all interior items or furnishings located within the noted areas be cleaned and isolated from the containment area systems prior to the initiation of mitigative activities. Any remaining hard surface materials not removed from the containment must be appropriate disposal and/or decontamination as noted below. As a precautionary measure, all hard mounted and/or otherwise remaining hard surface furnishings (shelving, cabinets, etc.) shall receive a thorough cleaning, mildicide wet-wiping, and HEPA vacuuming as part of these recommended procedures prior to subsequent clearance testing and reuse.
7. BioMax specifically recommends that all visually affected wall mounted sink cabinet materials present within each rest room areas where visual evidence of significant moisture intrusion and damages has been identified, be removed for inspection of the interior and adjacent wall cavities/underlayment. As verified through inspection, any affected interior sheetrock and building materials shall be digitally documented by the mitigation contractor and removed, wherever feasible, to the extent of visible staining, at a minimum. Mirror and flooring materials present within the impacted areas may also be removed under containment controls (at the direction of the Project CIH) for appropriate inspection of underlayment surfaces as deemed necessary. Removal of moisture impacted and mold damaged materials may also employ the use of appropriate item-specific containment methods and systems (such as sealed plastic glove-bag containment systems, or equivalent) applicable to the materials being removed at the discretion of the mitigation contractor. BioMax currently anticipates that all visually affected sheetrock, wall mounted cabinets and sink materials present within the impacted rest room areas shall be removed for disposal, and physical inspection of wall cavities and underlayment surfaces, as necessary. Any underlayment materials exhibiting visible signs of moisture staining shall also be removed or decontaminated as necessary.
8. Other potentially affected areas and building materials encountered during these deconstructive and investigative stages, such as adjacent wall studs, underlayment, etc., must be thoroughly inspected during these deconstructive stages to identify any potential signs of additional microbial related materials and water damage indicators. In general, all microbial impacted materials shall be removed to the extent of visible staining and at least 2 feet beyond such identified perimeters, wherever feasible and possible. The Project CIH shall review each area containing significant moisture impacted materials so as to render a professional opinion regarding the necessary extent of physical removal on a case-by-case basis.
9. All remaining moisture/mold affected porous and non-porous building materials deemed infeasible for removal and/or disposal (due to structural integrity concerns) shall be inspected and receive a series of decontamination treatment measures designed to minimize and control the presence of microbial related substances. Decontamination

methods employed shall, at a minimum, include treatment of all identified surfaces with a series of thorough chlorine based mildicide (minimum 10 parts water to 1 part chlorine soln.) applications followed by a series of thorough HEPA filtered vacuuming procedures using power sanding and/or brush agitation. The duration and frequency of mildicide and HEPA sanding/brushing applications employed may vary depending on local material contamination but shall be sufficient in removing and decontaminating all visible surface staining to levels deemed by BioMax to be consistent with representative background levels. Reasonable additional mitigative measures and controls may be required, as necessary, upon discovery of additional contaminated materials as well as BioMax's site inspection findings and observations performed during this scope of work. BioMax would be happy to provide ongoing consultation with the contractor pertaining to these measures and site/material specific decontamination measures upon request.

10. Upon completion of mitigation efforts performed by the selected microbial abatement contractor, BioMax recommends the performance of a visual inspection conducted by the Project CIH to verify that all significant mold related staining and moisture indicators have been removed and/or treated and that all prescribed mitigative efforts and measures have been appropriately achieved. Once established, it is recommended that the Project CIH collect a series of microbial "clearance" air samples to verify that all affected interior areas have been appropriately decontaminated to acceptable background airborne levels and that the affected areas within the subject building are verified as "cleared" for reconstruction, forthcoming reoccupancy, and reuse. Additional "punch-list" action items may be provided to the contractor following the performance of this site clearance inspection prior to receipt of analytical results, as deemed necessary.
11. Upon review of analytical sampling results by the Project CIH and achievement of acceptable clearance criteria, BioMax recommends that the mitigation/reconstruction contractor to apply a mildicide-based sealant onto all remaining organic-based building materials and treated surfaces within rest room areas. Use of a recognized commercially available encapsulant/sealant product with microbial growth inhibitors in accordance with manufacturer's application and use instructions is believed to be currently acceptable for these purposes. Following the achievement of acceptable clearance criteria, the provision of appropriate access shall be provided to BOE and its consultants for inspection of affected areas and materials prior to final encapsulation and reconstruction.
12. Following the performance of these mitigative measures, the designated site reconstruction contractor is strongly encouraged to verify that repairs to any faulty and/or deficient plumbing and/or building sealing systems have been appropriately inspected, replaced/repared, and function tested prior to the reconstruction of the affected interior structures and cavities. Certainly, the repair/replacement and/or establishment of any such additional engineering controls (as recommended through additional professional consultation) must be performed and implemented in accordance with applicable standards, building codes, and ordinances, as necessary.

13. Upon completion, reconstruction of interior structural materials should be undertaken utilizing visibly clean (hand selected) construction grade materials in accordance with applicable building codes and requirements. The reconstruction contractor shall be required to only select materials which are obtained from reputable commercial sources and which are believed and visually verified to be free from elevated microbial contamination and/or elevated moisture content. New building materials, which are notably moist and/or visibly stained, shall NOT be used during the reconstruction of the subject structure. BioMax specifically recommends that reconstruction materials selected for use in the rest room areas be specifically selected based on their moisture deterrent and anti-microbial properties wherever feasible.
14. Reasonable additional assessment and mitigative measures may also be required upon the identification of new or previously undiscovered materials and/or information related to moisture/microbial impacts, as necessary. Any reoccurrence of moisture intrusion following reconstruction should certainly be reviewed and addressed through further professional consultation, as necessary. BioMax would be happy to provide additional microbial consultative services pertaining to the mitigation of such structures so as to minimize any adverse impacts to the interior environment during the performance of any such activities upon request.

Once again, it has been a pleasure working with DGS on these important matters. If you have any additional questions, comments, or require further assistance, please do not hesitate to contact me directly at (510) 724-3100.

Sincerely,



Michael A. Polkabila, CIH, REA
Vice President, Principal



LIMITATIONS

Please note that the professional opinions presented in this review are intended for the sole use of DGS and their designated beneficiaries. No other party should rely on the information contained herein without the prior written consent of BioMax Environmental and DGS. The professional opinions provided herein are based on BioMax's review and understanding of current site information and observed site conditions present within the areas inspected at the time these services were performed. Professional recommendations provided as part of this limited scope of work are intended for client consideration only and are not intended as a professional or regulatory mandate. Implementation of any of the above measures or recommendations does not, in any way, warrant the day-to-day health and/or safety of building occupants, residents, site workers, nor regulatory or building code compliance status during normal and changing environmental conditions. As microbial contamination, by nature, may change over time due to additional moisture intrusion, favorable growth conditions, and changing environments, the findings of this report are subject to change in the event that such conditions and/or environments arise. Also, the professional opinions expressed here are subject to revision in the event that new or previously undiscovered information is obtained or uncovered.

The information contained in this and any other applicable report communication is intended for consideration purposes only. It is not intended, nor should it be construed as providing legal advice or warranting any level of safety or regulatory compliance. The sole purpose of such information is to assist with the identification, evaluation and control of potential contamination or unnecessary physical, chemical, and/or biological hazards. Any action taken based on this information, including but not limited to opinions, suggestions and recommendations, whether implied or expressed, is the sole responsibility of the individual taking the action. Risk management and safety is criteria dependent and situation specific requiring extensive knowledge and value assessments to be properly determined by competent professionals.

These services were performed by BioMax in accordance with generally accepted professional industrial hygiene principals, practices, and standards of care. Under the existing Industrial Hygiene Definition and Registration Act, all reports, opinions or official documents prepared by a Certified Industrial Hygienist (CIH) constitutes an expression of professional opinion regarding those facts or findings which are subject of a certification and does not constitute a warranty or guarantee, either expressed or implied.

BioMax Environmental

Environmental Consulting and Industrial Hygiene Services

July 11th, 2008

Mr. Doug Button
Deputy Director
Real Estate Services Division
707 Third Street - 8th Floor
West Sacramento, CA 95605

Microbial Assessment of Break Room Areas
Department of General Services Board of Equalization Building
450 N. Street
Sacramento, California

Dear Mr. Button,

BioMax Environmental, LLC (BioMax) is pleased to provide the Department of General Services (DGS) with this letter summary report detailing BioMax's findings and recommendations pertaining to our building wide inspection and microbial assessment of each of the break room areas within your 450 N Street Building (subject building) located in Sacramento, California. BioMax understands that these microbial inspection and assessment services were specifically requested by DGS in an effort to assess and evaluate the extent of potential moisture and/or microbial damages present within each of the break room sink cabinet and adjacent areas of the subject building. According to DGS personnel, such locations have recently become primary "areas of concern" within the subject building as a result of an increase in reports of current and historical plumbing leaks and potential resultant microbial contamination identified by tenant and building maintenance staff within these frequently used areas.

Hence, these comprehensive (building wide) break room microbial inspection and assessment services have been performed by BioMax so as to obtain current physical inspection information and supplemental analytical sampling data as necessary in an effort to evaluate and prioritize the current environmental conditions present within each of the affected interior break room areas.

ASSESSMENT PROCEDURES AND METHODS

All site inspection and assessment activities were performed on June 30th through July 3rd, 2008 by Mr. Michael A. Polkabila, CIH, REA of BioMax Environmental, LLC in accordance with currently recognized microbial assessment and sampling guideline procedures. Mr. Polkabila has been certified in the Comprehensive Practice of Industrial Hygiene by the American Board of

Industrial Hygiene and holds the right to the designation "Certified Industrial Hygienist" (CIH) under certification number CP 7104. Mr. Polkabila is also certified by the California Environmental Protection Agency (Cal/EPA) as a Class I Registered Environmental Assessor (REA) under Cal/EPA certification number 05011.

On the days noted, BioMax performed a site inspection and assessment within each of the break room areas of concern identified through review of available floor site maps and interviews with DGS and BOE site representatives. As part of this assessment, all accessible plumbing systems were visually inspected for leaks and drips following the activation of hot and cold water systems for a period of at least two minutes time. Moisture detection equipment was also utilized following plumbing activation utilizing both TraMex conductivity (non-penetrating) and Delmhorst (penetrating) moisture detection equipment. Based on current locational observations and review of historical data/information provided by both Hygientech (HTI) and DGS's Building Plant Maintenance (BPM) personnel available at this time, BioMax collected a series of supplemental surface and bulk material samples as deemed necessary. Such samples were collected within locations and materials of concern wherein evidence of physically stained and/or mold-like contamination were visually identified within representative materials and surfaces. Third party analysis by an independent accredited microbial laboratory was performed utilizing microscopy analysis so as to identify and quantify the current environmental microbial conditions associated with each of the impacted materials and surfaces evaluated at this time.

SAMPLING PROCEDURES

On-site inspection and sampling assessment activities were conducted by Mr. Michael A. Polkabila, CIH, REA, of BioMax Environmental on the previously noted dates. All sampling equipment, supplies, and collection media were provided by BioMax as part of the performance of this scope of work. Sample collection procedures and methods were performed using aseptic sampling methods following techniques prescribed by the contracted analytical laboratory.

Bulk and Surface Sampling:

During our site inspection and sampling assessment activities, representative bulk material and surface material samples were collected from interior areas and materials of concern noted within the summary table below. All surface samples were collected using "same-lot" BioTape collection media prepared and supplied by SKC International in accordance with manufacturers sampling guidelines as well as applicable professional certified industrial hygiene microbial sampling practices. Bulk material samples were similarly collected utilizing aseptic sample collection technique in accordance with standard microbial sampling practices. Disposable gloves utilized during sample collection and changed between each unique surface and bulk material sample.

At the conclusion of sampling activities, preparation and shipping of the collected samples were accomplished in accordance with standard industrial hygiene chain of custody (COC) documentation procedures and quality assurance/quality control practices. Once collected,

labeled, and recorded, all samples were double sealed within airtight plastic Ziploc shipping containers and transported via Federal Express Priority Mail to Environmental Microbial Laboratories (EMLabs) in San Bruno, California. EMLabs is an independent third-party laboratory and holds current applicable analytical accreditation specializing in microbial analytical procedures. Sampling and chain of custody records are provided as an attachment to this letter report for further reference.

Written sampling procedural guidance material prepared by the analytical laboratory and/or sample media manufacturer may also be provided upon request. A summary of bulk material and surface material sampling locations are provided in the attached Chain of Custody records and original sample results. Specific sample locations may also be referenced within the digital image attachment, as necessary.

SITE OBSERVATIONS

On-site inspection and sampling assessment activities were performed by Mr. Michael A. Polkaba, CIH, REA, of BioMax. In general, break room sink cabinets are comprised of a laminant covered (venire) surface adhered to a particle board substrate. Each of the noted break rooms inspected contained a single sink plumbing unit with an accessory Insta-Hot water heater (located within the center sink cabinet) plumbed into the cold water supply system. A summary of significant observations and findings gathered during BioMax's site inspection and assessment of the subject areas are compiled within Table 1 (attached to this report), entitled Summary Table of Break Room Observations and Findings.

ANALYTICAL FINDINGS AND CONCLUSIONS

Bulk Material and Surface Sample Findings:

Laboratory analytical methods for the identification and enumeration of microbial taxa were conducted in accordance with prescribed analytical procedures and quality control/assurance measures. Laboratory analytical methods for the identification and enumeration of microbial fungal contaminants within the collected surface material samples were achieved through direct microscopic analysis using bright field microscopy.

Original laboratory results including the identification of recognizable microbial taxa are provided as an attachment to this letter report for further reference. Sampling and chain of custody records are also provided as an attachment to this report for further reference. Analytical findings clearly indicated the presence of unique microbial fragments (spores) present in each of the materials sampled where staining was noted. The identified hydrophilic (moisture loving) mold taxa, such as Penicillium/Aspergillus and Chaetomium, etc., identified within the visibly "stained" bulk and surface materials sampled, represent what BioMax believes to be likely

indicative of historical mold growth and likely not resultant directly from any singular recent water release incident.

Although there are currently no regulatory standards or limits pertaining to allowable surface and/or bulk fungal concentrations (for any mold taxa) present on interior surfaces or materials, there is a general consensus among indoor air quality and microbial experts that significant visible microbial contamination found within occupied space building materials should be treated, removed, and/or otherwise minimized wherever practicable. Hence, BioMax believes that the findings detailed in this report warrant the implementation of the recommended precautions, continued area controls, and the performance of mitigative measures pertaining to the areas of identified visible microbial contamination in accordance with the priority levels indicated.

RECOMMENDATIONS

Based on our preliminary observations within the subject break room areas and review of current analytical findings available at this time, BioMax recommends that appropriate corrective measures and mitigative actions be performed in accordance with the recommendations and priority levels provided in the summary table noted above. As such, where mitigative measures are noted in the referenced table, BioMax recommends that mitigative procedural methods are employed per BioMax's report entitled Mitigation Procedures for Moisture Impacted – Break Room Area dated March 19th, 2008. Any location-specific supplemental procedures and/or methods, pertaining to each noted break room mitigation activities, which are not specifically addressed within the above referenced report, may be performed utilizing supplemental procedures developed and approved for such areas as necessary.

Once again, it has been a pleasure working with DGS on these important matters. If you have any additional questions, comments, or require further assistance, please do not hesitate to contact me directly at (510) 724-3100.

Sincerely,



Michael A. Polkabila, CIH, REA
Vice President, Principal



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Table 1: Summary Table of Break Room Observations and Findings:

Break Room Location	Physical Staining	Material Damage	Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
25 th Floor Penthouse	Yes-Minimal on venire surface	ND	ND	ND	Slow faucet drip into sink noted.	Recommend normal janitorial cleaning of sink cabinet so as to remove surface staining. Correct faucet plumbing drip then re-inspect.	NA
2402	ND	ND	ND	ND	Break Room area reconstructed by DGS at time of assessment.	Recommend cleanup of construction debris, refrigerator interior, and wipe cabinet tops.	NA
2424	ND	ND	ND	ND	Area reconstructed by DGS at time of assessment. Observed floor tile cracked at sw corner.	Recommend cleanup of construction debris, refrigerator interior, and wipe cabinet tops. Replace floor tile. Thoroughly inspect and test plumbing.	NA
2302	NA	NA	NA	NA	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA
2323	NA	NA	NA	NA	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA
2224 Employee Lounge	ND	ND	ND	ND	Area previously mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA
2223	ND	ND	ND	ND	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA
2202	ND	ND	ND	ND	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA
2108	Moderate Staining	Cabinet Venire Cracking	Chaetomium and Pen/Asp confirmed on bulk sample.	ND	Extensive cracking of venire observed. Staining present on sheetrock below baseboard adj to cabinet	Mitigation Recommended. Recommend posting "Do Not Use" on cabinet below sink.	Level 2-3
2113	Moderate Staining	Cabinet Venire Cracking	Elevated Pen/Asp confirmed on bulk/surface sample.	Moist at particle board beneath "S" trap.	Extensive cracking of venire observed. S trap drip observed	Recommend BPM corrects S Trap leak only, without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Mitigation Recommended	Level 2
2008	Minimal staining < 1sf but physical	Some cabinet venire and	Stained Sheetrock under	Elevated moisture on sink base	Visible drips coming from copper Insta-Hot	Recommend that BPM corrects copper pipe plumbing only, without	Level 2

Break Room Location	Physical Staining	Material Damage	Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
	damage to vertical side support in contact with adj wall	floor tile cracking present.	baseboard. Chaetomium and Pen/Asp confirmed on collected bulk sample.		supply.	disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Mitigation Recommended	
2014	Significant Staining	Significant Cracking	Chaetomium and Pen/Asp confirmed on collected bulk and surface samples. See 5/26/08 report.	ND	Area is currently under containment as previously inspected and "closed" pending forthcoming mitigation	Mitigation Recommended in accordance with established BioMax protocol dated May 26 th , 2008	Level 1
1915	Minimal staining	Minimal Cracking	Suspect growth due to evidence of historical leaking	Puddle noted on cabinet base from copper supply	10 x 10 inch Puddle noted on cabinet base. Loose faucet drip noted into sink.	Recommend that BPM corrects copper pipe plumbing and faucet drip without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Destructive Inspection Mitigation recommended	Level 2-3
1905 and 1908 (adjacent area)	Significant Staining	Significant Cracking	Mold-like staining visibly present at cracking. See BioMax 6/12/08 Rpt.	Previously present and water source shut off.	Area is currently under containment as previously inspected and "closed" pending forthcoming mitigation	Mitigation Recommended in accordance with established BioMax protocol dated June 12 th , 2008	Level 1
1805	Min-Moderate staining	Moderate cracking < 1sf	Minimal but present at cracked venire	ND	Cracking and historical moisture damage present	Destructive Inspection Mitigation recommended	Level 3
1814	Moderate staining	Moderate cracking < 2 sf	Minimal but present at cracked venire	ND	Cracking and historical moisture damage present	Destructive Inspection Mitigation recommended	Level 3
1710	Moderate Staining	Moderate cracking < 1sf	Minimal but present at cracked venire	ND	Cracking and historical moisture damage present	Destructive Inspection Mitigation recommended	Level 3
1719	Moderate Staining < 3 sf	Moderate cracking < 3sf	Minimal but present at cracked venire	ND	Cardboard box presenting cabinet with significant staining. Historical moisture evident in cabinet and vinyl wall area.	Destructive Inspection Mitigation recommended	Level 3
1603	Significant Staining > 4 sf	Significant cracking	Confirmed Chaetomium and Pen/Asp detected in bulk sample	Elevated moisture detected.	Drips observed at "S" trap. Insta-Hot failure evident.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Mitigation recommended	Level 2
1616	Mod/Sig Staining < 3 sf	Minor cracking	Confirmed Chaetomium and Pen/Asp detected in bulk sample	ND	Insta-Hot failure likely. Old within baseboard underlayment	Destructive Inspection Mitigation recommended	Level 2
1504	Significant Staining <6 sf	Significant cracking	Confirmed Pen/Asp	Moisture Puddle	Current signage on cabinet from	Recommend that BPM corrects drip at trap	Level 1

Break Room Location	Physical Staining	Material Damage	Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
			detected in bulk sample. Mold-like odors present	observed. Drips at "S" trap observed	BPM. Puddle present on cabinet base. Staining of adjacent vinyl floor tiles.	without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	
1508	Significant Staining <6 sf	Significant cracking	Confirmed Pen/Asp detected in bulk sample.	Drips at "S" trap observed	Current signage on cabinet from BPM. Puddle present on cabinet base. Staining of adjacent vinyl floor tiles.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 1-2
1402	Moderate staining	Moderate cracking < 3 sf	Confirmed Pen/Asp growth present on bulk sample	ND	Mold growth at wallboard baseboard underlayment	Recommend posting "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 2
1409	Significant staining ~6 sf	Significant cracking	Confirmed Chaetomium mold growth at bulk baseboard sample underlayment	ND	Suspected mold growth	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 2
1410 Employee Lounge					Room locked at time of assessment		
12 th Floor BPM Break Room	Minor Staining present	No cracking observed	ND	ND	General cleaning needed	Recommend normal janitorial cleaning of sink cabinet so as to remove surface staining. Follow-up regular inspections by BPM.	NA
1103	Significant Staining <6 sf	Significant cracking	Confirmed Pen/Asp detected in bulk sample.	Moisture and Drips from "S" trap observed	Puddle present on cabinet base drip pan. One Break room on this floor.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 1-2
1004	Minor Staining	No cracking	ND	Observed drips at "S" trap observed	Previously mitigated and reconstructed area in March 08. Insta-Hot removed. Current staining observed in plastic drip tray.	Recommend that BPM corrects drip without disturbing cabinet materials. Regular janitorial cleaning of staining then regular follow up to verify performance of correction.	NA
1009	Significant Staining <6 sf	Significant cracking of entire cabinet	Confirmed Pen/Asp detected in bulk sample.	Significant moisture observed at right of	Current signage on cabinet from BPM. Puddle present on cabinet	Recommend tenant relocation, immediate containment and mitigation	Level 1

Break Room Location	Physical Staining	Material Damage	Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
		base. ~ 6 sf		cabinet and wall. Unknown source.	base. Six (6) delaminated tiles with staining.		
910	Min-Moderate staining ~ 3 sf	Moderate cracking of venire	Mold growth suspected in venire cracking	ND	Staining with cracks present evident of historical moisture	Destructive investigation and mitigation recommended	Level 3
903	Significant Staining <6 sf	Significant cracking of entire cabinet base. ~ 6 sf	Confirmed Pen/Asp and other mold detected in bulk sample.	ND	Staining with cracks present evident of historical moisture and plumbing fix.	Destructive investigation and mitigation recommended	Level 2
905 Employee Lounge	Minimal staining <1 sf	Minimal cracking of venire	Mold growth suspected in venire cracking	ND	Staining with cracks present evident of historical moisture	Destructive investigation and mitigation recommended	Level 3
808	Significant Staining <6 sf	Significant cracking of cabinet base. ~ 6 sf	Mold growth suspected in venire cracking	ND	Staining with cracks present evident of historical moisture and plumbing fix.	Destructive investigation and mitigation recommended	Level 2
807	Moderate staining < 3 sf	Moderate cracking of cabinet base. < 3 sf	Mold growth suspected in venire cracking	ND	Plumbing faucet dripping. Vinyl floor tile delamination present	Recommend that BPM corrects drip at faucet without disturbing base materials. Destructive investigation and mitigation recommended	Level 2-3
704	Significant Staining <6 sf	Significant cracking of cabinet base. ~ 6 sf Delaminated floor tiles	Significant mold-like growth present in cabinet base	Significant ongoing moisture dripping and mold-like odors present in cabinet base	Cabinets currently sealed by BPM. Water now turned off following inspection. Full bucket/pail noted under sink (emptied at time by BioMax)	High priority mitigation recommended. Continued posting and barrier on cabinet base	Level 1
707	Significant Staining <6 sf	Significant cracking of cabinet base. ~ 6 sf	Chaetomium and Pen/Asp confirmed in bulk sample	Minor moisture detected in cabinet base but no source ID	Staining with cracks present evident of historical moisture	Destructive investigation and mitigation recommended	Level 1-2
610	Minor staining < 2 sf	Minimal cracking < 1 sf	Mold growth suspected in venire cracking	ND	Staining and floor tile delamination present evident of historical moisture	Staining and floor tile delamination present evident of historical moisture	Level 3
617	Moderate staining < 3 sf	Significant cracking < 3 sf	Chaetomium confirmed in bulk sample	ND	Staining present evident of historical moisture	Staining present evident of historical moisture	Level 2-3
514	Minor staining	ND	ND	ND	Drips from faucet into sink only	Recommend that BPM corrects drip at faucet without disturbing base materials. Janitorial cleaning of base cabinet with regular follow-up	NA
507	Staining at cabinet base and adjacent wall	Cracking and paint delamination	Mold-like staining at wall confirmed in tape sample as Chaetomium	ND	Base cover layer previously installed over remaining cabinet base precluded	Destructive investigation and mitigation recommended	Level 2-3

Break Room Location	Physical Staining	Material Damage	Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
			and Pen/Asp		inspection of underlayment.		
406	Minimal Staining < 1 sf	Minimal Cracking < 1 sf	Mold growth suspected in venire cracking	ND	Sink observed turned off with BOE posting present. When turned on noticed faucet drip into sink	Recommend that BPM corrects drip at faucet without disturbing base materials. Destructive investigation and mitigation recommended	Level 3
415	Low-Moderate staining < 2 sf	Moderate Cracking < 2 sf	Mold growth suspected in venire cracking	ND	Staining present evident of historical moisture	Destructive investigation and mitigation recommended	Level 2-3
304	Low-Moderate staining	Moderate cracking	Mold growth suspected in venire cracking	ND	Staining present evident of historical moisture damage at toe kick board	Destructive investigation and mitigation recommended	Level 2-3
320 and 319 (adjacent)	Significant staining	Significant cracking	Chaetomium and Pen/Asp confirmed in prior samples. BioMax Assessment 6/27/08	Elevated in 320 and adjacent room 319. BioMax Assessment 6/27/08	Currently under negative air containment barriers. See BioMax Protocol dated 6/27/08	Continued containment and immediate mitigation recommended	Level 1
214	Minimal staining < 2 sf	Minimal cracking < 2 sf	Mold growth suspected in venire cracking	ND	Two delaminated floor tiles to left of cabinet	Destructive investigation and mitigation recommended	Level 3
203	Minimal staining < 2 sf	Minimal cracking < 2 sf	Mold growth suspected in venire cracking	ND	Staining present evident of historical moisture	Destructive investigation and mitigation recommended	Level 3
143	Moderate staining < 3 sf	Moderate cracking < 3 sf	Mold growth suspected in venire cracking	ND	Water previously shut off and cabinet sealed by BPM. Only water source in area for employee breaks	Destructive investigation and mitigation recommended	Level 2
122 Conference Room	Debris only, no staining detected	ND	ND	ND	Debris present only. Very infrequently used appliance	Recommend normal janitorial cleaning of sink cabinet so as to remove surface debris. Place on regular inspection schedule	NA

ND – Not Detected at time of assessment

NA – Not Applicable under conditions noted

Mitigation Priority Level: (Intended for use for relative comparative purposes only)

1 - Highest Priority for mitigative activity due to current exposure potential/concerns resultant from elevated moisture content and/or confirmed significant mold-like growth

2 – Medium Priority for mitigative activity due to presence of minor moisture content and/or mold-like growth with lower potential exposure risk (than Level 1) under currently assessed conditions.

3 – Lowest priority for mitigative activity due to minimal observed detected mold-like staining/indicators. However, such conditions are currently believed to warrant mitigative activity following higher priority break room areas (such as Levels 1 and 2).

Following all corrective and mitigative measures noted above, All break rooms should be placed on a routine and periodic inspection program to identify new sources of moisture/staining/mold growth, etc.



EMLab P&K

Report for:

Mr. Michael Polkabla
Biomax Environmental
775 San Pablo Ave.
Pinole, CA 94564

Regarding: Project: 450 N Street Sacramento, CA; Break Rooms Assessment
EML ID: 440431

Approved by:

Lab Manager
Dr. Kamashwaran Ramanathan

Dates of Analysis:

Quantitative spore count direct exam: 07-08-2008

Project SOPs: Quantitative spore count direct exam (I100006)

This coversheet is included with your report in order to comply with AIHA and ISO accreditation requirements.

For clarity, we report the number of significant digits as calculated; but, due to the nature of this type of biological data, the number of significant digits that is used for interpretation should generally be one or two. All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank corrections of results is not a standard practice. The results relate only to the items tested.

EMLab P&K ("the Company") 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.

Document Number: 200091 - Revision Number: 5

Client: Biomax Environmental
C/O: Mr. Michael Polkabila
Re: 450 N Street Sacramento, CA; Break Rooms Assessment

Date of Sampling: 06-30-2008
Date of Receipt: 07-07-2008
Date of Report: 07-08-2008

QUANTITATIVE SPORE COUNT REPORT

Location:	2108-B01: Sink colored venir cracking/ stained		2113-B01: Stained venir/ particle board in cabinet base		1603-B01: Stained venir over particle board in cabinet base		1616-B01: Baseboard underlayment to left of cabinet		1504-B01: Stained venir in cabinet base	
Comments (see below)	None		None		None		None		None	
Sample type	Bulk sample		Bulk sample		Bulk sample		Bulk sample		Bulk sample	
Lab ID-Version‡:	1939392-1		1939393-1		1939394-1		1939395-1		1939396-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Acremonium										
Alternaria										
Arthrinium										
Ascospores*										
Aureobasidium										
Basidiospores*										
Bipolaris/Drechslera group										
Botrytis										
Chaetomium	255	210			30	25	57	48		
Cladosporium										
Curvularia										
Epicoccum										
Fusarium										
Myrothecium										
Nigrospora										
Other brown			5	0.26						
Penicillium/Aspergillus types†	41	2.2	110	92	23	19	87	73	9	0.48
Pithomyces										
Rusts*										
Smuts*, Periconia, Myxomycetes*			1	0.053						
Stachybotrys										
Stemphylium										
Torula										
Ulocladium										
Background debris (1-4+)††	N/A		N/A		N/A		N/A		N/A	
Sample size	100		100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2		1 mm2	
TOTAL SPORES/UNIT		212.2		92.313		44		121		0.48

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.
 † The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.
 †† Background debris is an indication of the amount of non-biological particulate matter present on the slide (dust in the air) and is graded from 1+ to 4+ with 4+ indicating the largest amounts. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the *Penicillium/Aspergillus* group. Counts from areas with 4+ background debris should be regarded as minimal counts and may actually be higher than reported.

‡ A "Version" greater than 1 indicates amended data.

Client: Biomax Environmental
 C/O: Mr. Michael Polkabila
 Re: 450 N Street Sacramento, CA; Break Rooms
 Assessment

Date of Sampling: 06-30-2008
 Date of Receipt: 07-07-2008
 Date of Report: 07-08-2008

QUANTITATIVE SPORE COUNT REPORT

Location:	1508-B01: Stained venir in cabinet base		1402-B01: Paper attached to baseboard underlayment at left of cabinet		1103-B01: Stained venir particle board under cabinet		1009-B01: Stained grey venir at cabniet base under door	
Comments (see below)	None		None		None		None	
Sample type	Bulk sample		Bulk sample		Bulk sample		Bulk sample	
Lab ID-Version‡:	1939397-1		1939398-1		1939399-1		1939400-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Acremonium								
Alternaria	1	0.053						
Arthrinium								
Ascospores*								
Aureobasidium								
Basidiospores*								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium	2	0.11						
Cladosporium	1	0.053						
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown								
Penicillium/Aspergillus types†	23	1.2	784	650	6	0.32	387	320
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*								
Stachybotrys								
Stemphylium								
Torula								
Ulocladium			868	720				
Background debris (1-4+)††	N/A		N/A		N/A		N/A	
Sample size	100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2	
TOTAL SPORES/UNIT		1.416		1,370		0.32		320

Comments:

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 † The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.
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Client: Biomax Environmental
C/O: Mr. Michael Polkabila
Re: 450 N Street Sacramento, CA; Break Rooms
Assessment

Date of Sampling: 06-30-2008
Date of Receipt: 07-07-2008
Date of Report: 07-08-2008

QUANTITATIVE SPORE COUNT REPORT

Location:	903-B01: Stained venir under sink cabinet		707-B01: Venir stained from sink cabinet		617-B01: Chipped/stained venir under sink cabinet		2108-S01: Sheetrock to left of cabinet under baseboard-stained	
Comments (see below)	None		None		None		None	
Sample type	Bulk sample		Bulk sample		Bulk sample		Tape sample	
Lab ID-Version‡:	1939401-1		1939402-1		1939403-1		1939404-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Acremonium								
Alternaria			1	0.053	1	0.053		
Arthrinium								
Ascospores*	1	0.053						
Aureobasidium								
Basidiospores*	1	0.053						
Bipolaris/Drechslera group								
Botrytis								
Chaetomium			5	0.26	24	1.3	96	80
Cladosporium	2	0.11	1	0.053	2	0.11		
Curvularia								
Epicoccum	1	0.053						
Fusarium								
Myrothecium								
Nigrospora								
Other brown								
Penicillium/Aspergillus types†	8	0.42	47	2.5	52	2.8	292	240
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*			1	0.053				
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	N/A		N/A		N/A		3+	
Sample size	100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2	
TOTAL SPORES/UNIT		0.689		2.919		4.263		320

Comments:

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† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

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‡ A "Version" greater than 1 indicates amended data.

Client: Biomax Environmental
C/O: Mr. Michael Polkabila
Re: 450 N Street Sacramento, CA; Break Rooms
Assessment

Date of Sampling: 06-30-2008
Date of Receipt: 07-07-2008
Date of Report: 07-08-2008

QUANTITATIVE SPORE COUNT REPORT

Location:	2008-S01: Stained sheetrock surface at left of sink cabinet		903-S01: Venir stained fro sink cabinet 707		507-S01: Black staining at wall under baseboard		1409-B01	
Comments (see below)	None		None		None		None	
Sample type	Tape sample		Tape sample		Tape sample		Bulk sample	
Lab ID-Version‡:	1939405-1		1939406-1		1939407-1		1940032-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Acremonium							584	490
Alternaria								
Arthrimum								
Ascospores*								
Aureobasidium								
Basidiospores*								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium	410	340			540	450	1,056	880
Cladosporium			5	0.26				
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown								
Penicillium/Aspergillus types†	210	180	35	1.9	320	270		
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*			1	0.053				
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	4+		2+		3+		N/A	
Sample size	100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2	
TOTAL SPORES/UNIT		520		2.213		720		1,370

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

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BULK / SURFACE SAMPLING RECORD

BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564

Phone: (510) 724-3100 Fax: (510) 724-31435 biomaxenv@aol.com



Project Name and Location: 450 N Street - Brook Rooms Assessment
Sacramento, CA

Analytical Laboratory: EmLabs Date of Sampling: 6/30/08 Required Turn Around: 7/1/08

Analysis Requested: Fungal ID of staining Sampled By: MAP [Signature]

Sample ID	Sample Type B/S	Area/Volume Sampled	Location/Description
2108-B01	Bulk	2x2"	Sink cabinet vein cracking / Stained
2108-S01	Surface	1x1"	Sheetrock to left of cabinet under baseboard - stained
2113-B01	Bulk	2x2"	Stained vein / particle board in cabinet base
2008-S01	Surface	1x1	Stained sheetrock surface @ left of sink cabinet
1603-B01	Bulk	1x1.5"	Stained vein over particle board in cabinet base
1616-B01	Bulk	2x3"	Baseboard underlayment to left of cabinet
1504-B01	Bulk	2x1"	Stained vein in cabinet base
1508-B01	Bulk	2x2	Stained vein in cabinet base
1402-B01	Bulk	1x1"	Paper attached to baseboard underlayment @ left of cabinet
1103-B01	Bulk	1x1	Stained vein + particle board under cabinet
1009-B01	Bulk	1x1	Stained grey vein @ cabinet base under door
903-B01	Bulk	2x2	Stained vein under sink cabinet

Instructions and Comments: Fungal ID of staining on samples

Please sign this form below acknowledging sample receipt and return executed form with laboratory reports. Fax, send and e-mail results to BioMax Environmental at (510) 724-3145 biomaxenv@aol.com

Relinquished by: <u>[Signature]</u>	Received By: <u>[Signature]</u>
Method of Transportation: <u>FedEx</u>	Time/Date Received: <u>7/1/08 9:30</u>
Time/Date Sent: <u>7:30 / 7/1/08</u>	