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LaCroix Davis LLC

California State Board of Equalization Building
450 N Street, Sacramento, California

Asbestos and Lead Based Paint Survey
Floor 1, Mechanical Floor, Penthouse Floor
December 21 – 23, 2009

Project No. 2372.02-572

Prepared for:
State of California Department of General Services
707 Third Street, 3-305
Sacramento, California 95605

Prepared by:
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February 29, 2012

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1.0 INTRODUCTION

On July 2, 2008, LaCroix Davis LLC (LCD) was contracted by the State of California, Department of General Services (DGS), Real Estate Services, Project Management Branch (RES, PMB) to provide building and environmental forensic services at the State of California Board of Equalization (BOE) building located at 450 N Street, Sacramento, California. The BOE building was substantially completed in December 1992 and has experienced a variety of water-related events throughout its history.

In support of the Mold Remediation Project for the BOE building, LCD's original contract was amended on October 29, 2009 to include a variety of activities, including the performance of asbestos and lead-based paint (LBP) inspections in limited areas of Floor 1 (Ground Floor), the Mechanical Floor, and the Penthouse Floor.

Under the project management of Mr. Chris Corpuz, Senior Manager, the LCD field project team for these inspections was staffed by Mr. Gary Bayne, Senior Associate, Certified Asbestos Consultant (CAC) No. 06-4037 for the asbestos survey and supplemented by Mr. James Ratti, sub-contractor, California Department of Public Health (CA DPH) Lead Inspector No. I-316, for the LBP survey.

Site monitoring and testing data prepared and accumulated during the LBP and asbestos surveys on Floor 1, the Mechanical Floor and Penthouse Floor of the structure are compiled in this survey report and attached in the appendices. The appendices include the following documents:

- **Daily Logs** – Summarize the daily survey activities (Appendix A);
- **Lead Paint Inspection Reports** – Present the results for LBP readings (Appendix B);
- **Laboratory Reports** – Present the analytical results for asbestos samples (Appendix C).

2.0 LEAD-BASED PAINT SURVEY AND FINDINGS

A LBP survey was performed on Floor 1, the Mechanical Floor, and the Penthouse Floor of the BOE building on December 21, 2009. The survey was conducted by Mr. James Ratti, in the presence of Mr. Gary Bayne of LCD. Four hundred and thirty-six (436) X-ray fluorescence (XRF) readings for lead content of various building components were collected using an RMD XRF type analyzer. The findings are summarized in two (2) reports and included in Appendix B.

A copy of the lead summary reports contained in Appendix B must be provided to new lessees and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under lease or sales contract. The complete reports must also be provided to new purchasers, and they must be made available to new tenants. Landlords and sellers are also required to distribute an educational pamphlet ("Protect Your Family From Lead In Your Home") and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

2.1 Floor 1 Lead Survey Summary

Of a total of four-hundred (400) readings, including calibrati ons, taken on Floor 1, two (2) readings registered above the action level of 1.0 m g/cm^2. Both positive readings were on ceramic tile walls in the m en's (Room 178) and women's (Room 196) bathrooms. Thirty-six (36) readings identified lead containing paint (<1.0 mg/cm^2) in various locations (see Appendix B for more information). Any repairs or repain ting of the actionable and lead containing areas should be performed by a contractor or DGS e mployees practicing Lead Safe Practices, as per the Department of Housing and Urban Deve lopment (HUD) guidelines and California OSHA regulations.

2.2 Penthouse and Mechanical Floor Lead Survey Summary

Of the thirty-six (36) readings taken from the Penthouse Floor and the Mechanical Floor including calibrations, one (1) reading regi stered above the action level of 1.0 m g/cm^2. The positive reading was obtained f rom a black m etal stormwater dra in pipe located in the Penthouse mechanical room. Three (3) readings identified lead containing paint (<1.0 mg/cm^2) in various locations (see Appendix B for m ore information). Any repairs or repainting of the actionable and lead containing areas should be perform ed by a contractor or DGS em ployees practicing Lead Safe Practices, as per HUD guidelines and California OSHA regulations.

3.0 ASBESTOS SURVEY AND FINDINGS

On December 22 and 23, 2009, LCD performed a walk-through on the ground floor of the BOE building and inspected building m aterials in selected areas for the presence o f asbestos. Suspect asbestos-containing materials (ACM) were sampled to verify th e presence or absence of asbestos. A total of ninety-six (96) bulk samples of various susp ect materials (e.g., skim coat, vinyl flooring, ceiling tile s, coving, wallboard, jo int tape and joint com pound) were collected by Mr. Gary Bayne on Floor 1. The sample locations are depicted in Figures 1 through 4.

LCD was contracted to conduct sampling of s uspect asbestos-containing materials in pre-designated areas only (i.e., areas that m ay be impacted during m old remediation). The materials sampled will not prov ide inclusive information as to the presence of asbestos on the property site and is strictly limited to the materials sampled and analyzed.

LCD employed Micro Analytical Laborato ries, Inc. (MAL) of Em eryville, California, for the laboratory analysis po rtion of this project. MAL is accredited under th e National Voluntary Laboratory Accreditation Progr am (NVLAP) of the National Institute of Standards and Technology (NIST) for bulk asbestos fiber anal ysis. Bulk sa mples were analyzed using polarized light microscopy (PLM) in accordan ce with the E PA Method for the Determ ination of Asbestos in Bulk B uilding Materials (E PA-600/R-93-116). The laboratory results are included in Appendix C.

No asbestos was detected in any of the sa mples or layers collected on Floor 1 during this survey.

4.0 LIMITATIONS AND QUALIFICATIONS

The assessment performed by LCD does not include or cover the following matters: Matters that are subsequently discovered that could not have been reasonably foreseen or detected, using industry standards, during the performance of the assessment; matters that could not have been discovered by LCD because of barriers, lack of access or other matters affecting accessibility; matters that were not disclosed to LCD prior to, during, or after the performance of the assessment; any new deficiency that arose after the completion of the assessment by LCD.

To the extent that additional information becomes available to LCD, LCD reserves the right (without any obligation to do so) to modify its evaluation and/or this report at any time, based upon further review and analysis of any such additional information or data.

Certain items mentioned in the report were performed by others not involving the supervision of, or management by, LCD, but were relied upon by LCD in making its evaluation and assessment.

The assessment performed by LCD is not meant or intended to supplement, modify, or extinguish any warranty or representation made or given by third parties performing any of the recommended corrective work.

When consultation involves microbiological growth, or any assessment thereof, such microbiological growth may reoccur if the source of the growth is not remedied. All remediation of fungi in indoor environments can be inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Except as may be noted in the assessment performed by LCD, subsurface areas, latent defects, or non-accessible areas and conditions were not field investigated and may differ from the conditions implied by the surface observations. Additionally, the passage of time may result in a change in the environmental characteristics at the subject property and the surrounding properties. No investigation or assessment can absolutely rule out the existence of any microbiological growth at any given site. LCD does not remediate or remedy sources of microbiological growth.

This Report and the assessment/survey conducted by LCD is prepared, and was performed, solely for the use and benefit of the client identified at the beginning of this report. No other party may rely on this report for any other purpose.

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