



November 1, 2012

Mr. Mike Moore
California Department of General Services
Professional Services Branch
707 Third St., 3rd Floor
W. Sacramento, CA 95605

**RE: California State Board of Equalization
Closure Report Addenda**

In February 2012, LaCroix Davis LLC (LCD) and the Department of General Services Mold Remediation Project Team completed the mold remediation activities initially scheduled for the State Board of Equalization (BOE) building located at 450 N Street, Sacramento, California. At the completion of mold activities on each floor (except Floors 22 through 24), a closure report for the completed floor was issued by LCD to summarize key events of the project. Subsequent to the completion and release of these closure reports, information not previously available and information documenting additional mold-related activities was compiled by LCD. A Closure Report Addendum of this information has been prepared for each floor and is submitted to you by means of this submittal.

This submittal package includes the following:

- Four (4) hardcopy sets of individual Closure Report Addenda for Floors 1 through 21.
- Each hardcopy set includes a DVD with electronic files of the complete contents presented in the Closure Report Addenda.
- Four (4) binders containing Additional Information for activities in which LCD was involved on Floors 22 through 24; LCD was not involved in the initial remediation of mold on these three floors and the original Closure Reports for these floors were issued by BioMax.

Each recipient of a hardcopy set and binder will be instructed to insert each Closure Report Addendum into the rear of its respective Closure Report. LCD has included a "tab" so that this section of the report can be easily accessed in the future. It is intended that as new information is generated for a specific floor, the new information will be added to this section of the Closure Report.

Very truly yours,
LaCroix Davis LLC

A handwritten signature in black ink that reads "Chris Corpuz".

Chris Corpuz, MS, CIH, CAC
Senior Manager



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

**Mold Remediation – First Floor
Closure Report Addendum**

Project No. 2372.02-572

Prepared for:

California Department of General Services
707 Third Street, 3-305
Sacramento, California 95605

Prepared by:

Chris Corpuz, MS, CIH, CAC
Senior Associate
LaCroix Davis LLC

Closure Report Date: June 8, 2012

Addendum Date: October 31, 2012

*Please insert this
Closure Report Addendum
into the rear of the
Floor 1 Closure Report*



1.0 Introduction

In February 2012, LaCroix Davis LLC (LCD) and the Department of General Services Mold Remediation Project Team completed the mold remediation activities initially scheduled for Floor 1 of the Board of Equalization (BOE) building located at 450 N Street, Sacramento, California. At the completion of these activities, a closure report for this floor was compiled by LCD to summarize key events of the project. Subsequent to the completion and release of the closure report, any information not previously available and information documenting additional mold-related activities was compiled by LCD.

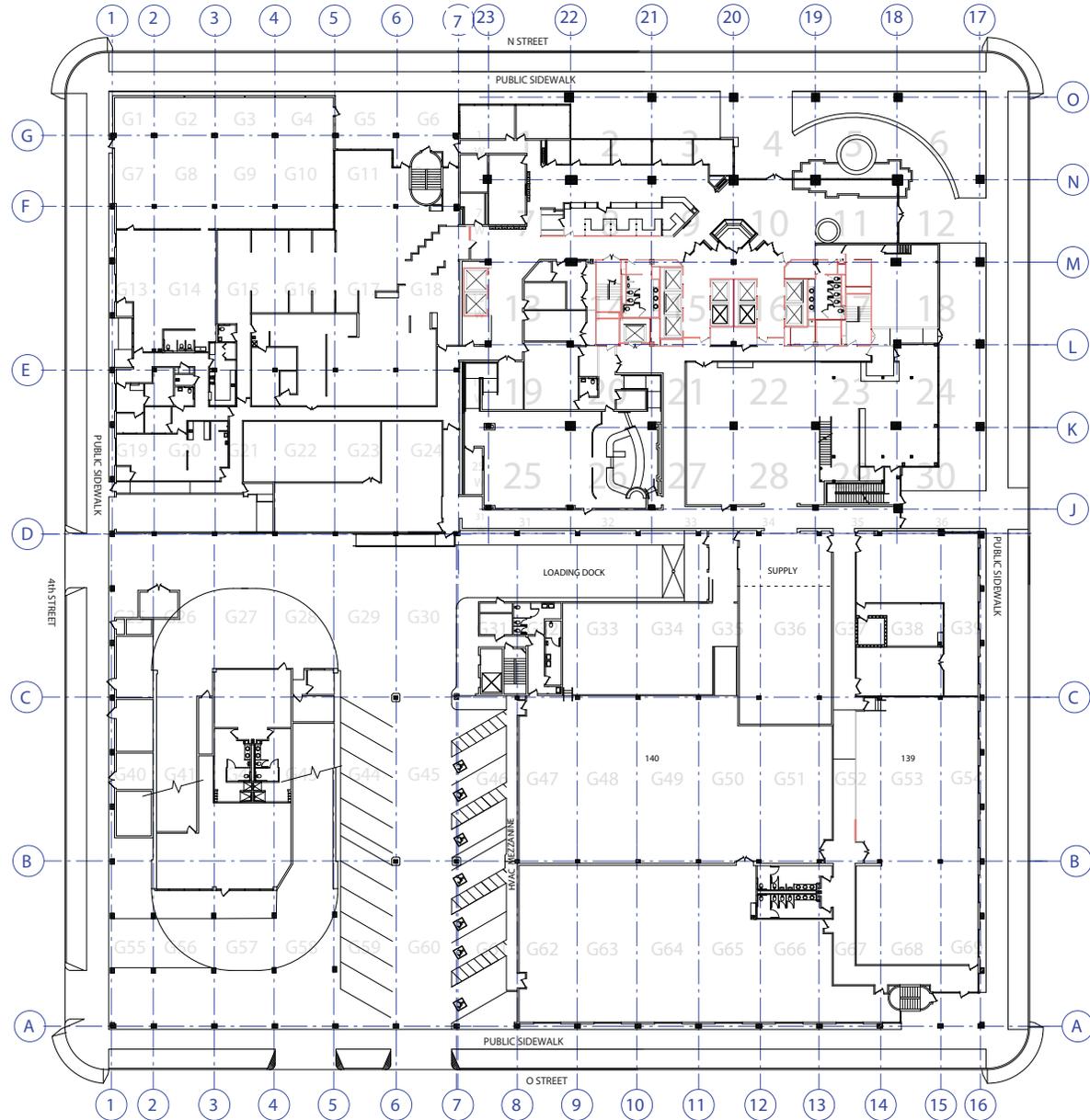
2.0 Additional Information

This addendum provides the following information not previously reported:

August 2010	Water damaged materials were repaired above the exercise room.
Garage Mechanical Room	The garage mechanical room is not shown on any floor plans. The daily logs and the air clearance sample lab reports for the repair work were not included in the closure report and are attached to this addendum;
October 2012	Figures 1 through 3 for Floor 1 were revised in detail and are attached.

LEGEND

— Suspect mold location



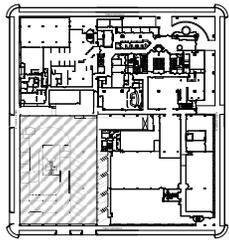
Suspect Mold - February 2012 (Oct 2012)
Board of Equalization Building, Mold Remediation
450 N Street, Sacramento, California

1st Floor

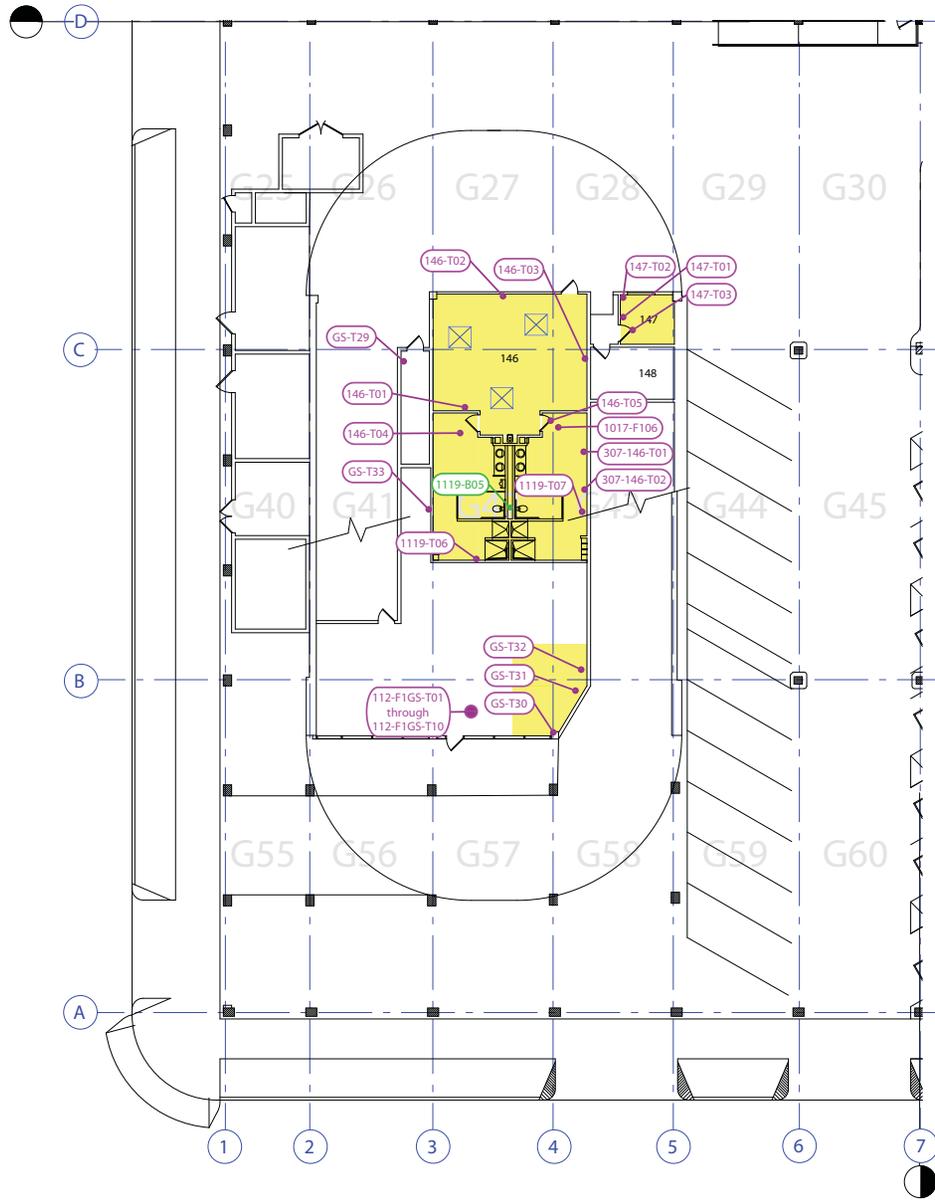
Figure 3

LEGEND

-  Carpet inspection location
-  Bulk sample location
-  Tape lift sample location
-  Containment location



KEY PLAN



NOT TO SCALE



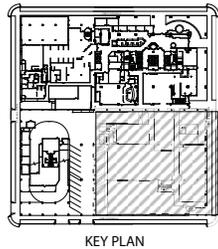
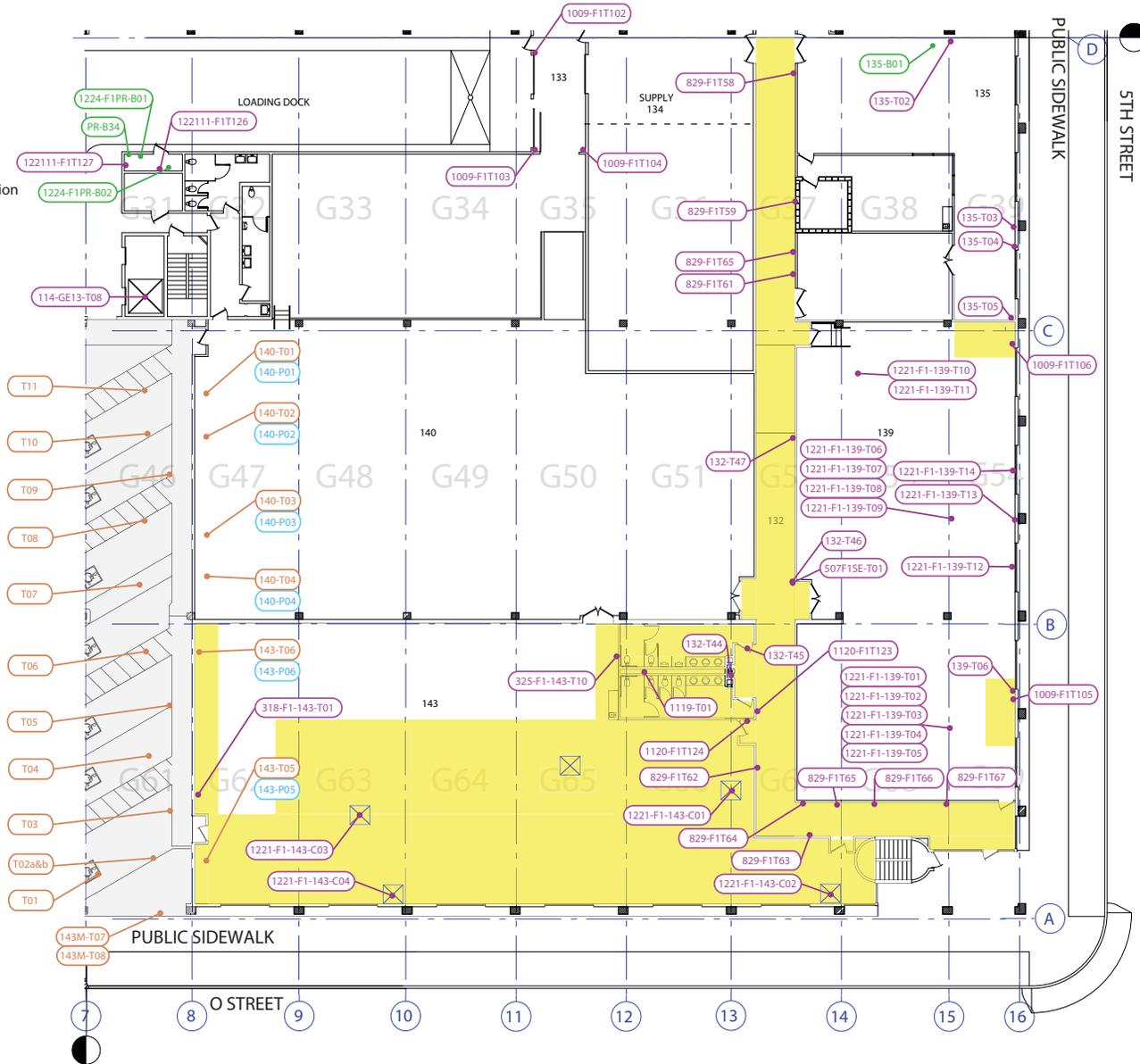
Containment and Sample Locations
 Board of Equalization Building, Mold Remediation
 450 N Street, Sacramento, California

1st Floor
 SW Quadrant

Figure 2d

LEGEND

-  Carpet inspection location
-  Bulk sample location
-  Tape lift sample location
-  HVAC tape lift sample location
-  MicroVac sample location
-  Containment location
-  HVAC Mezzanine above



NOT TO SCALE



Containment and Sample Locations (Oct 2012)

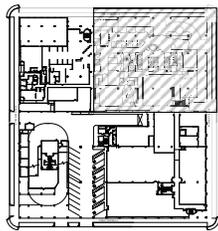
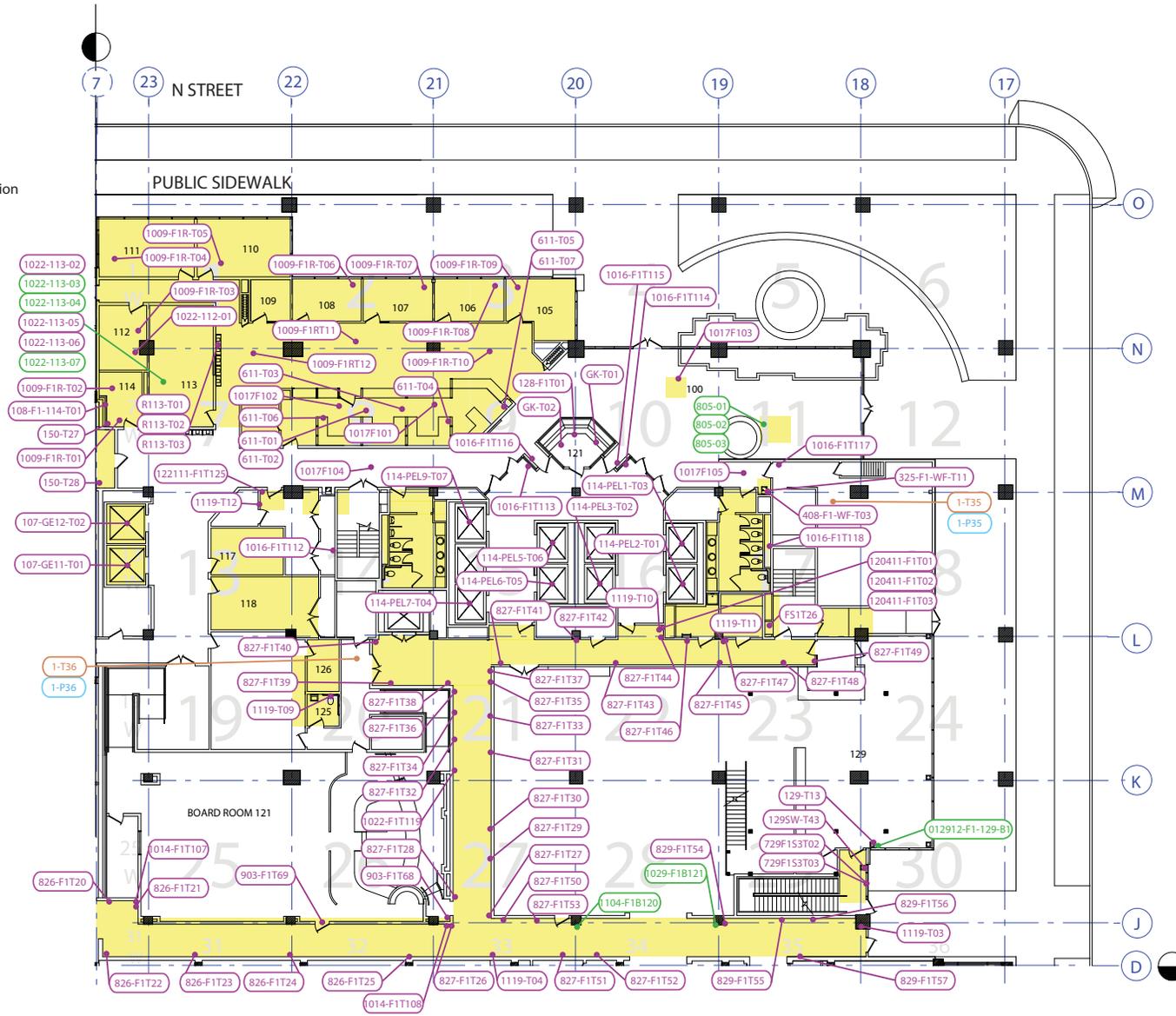
Board of Equalization Building, Mold Remediation
 450 N Street, Sacramento, California

1st Floor
 SE Quadrant

Figure 2c

LEGEND

-  Carpet inspection location
-  Bulk sample location
-  Tape lift sample location
-  HVAC tape lift sample location
-  MicroVac sample location
-  Containment location



KEY PLAN

NOT TO SCALE



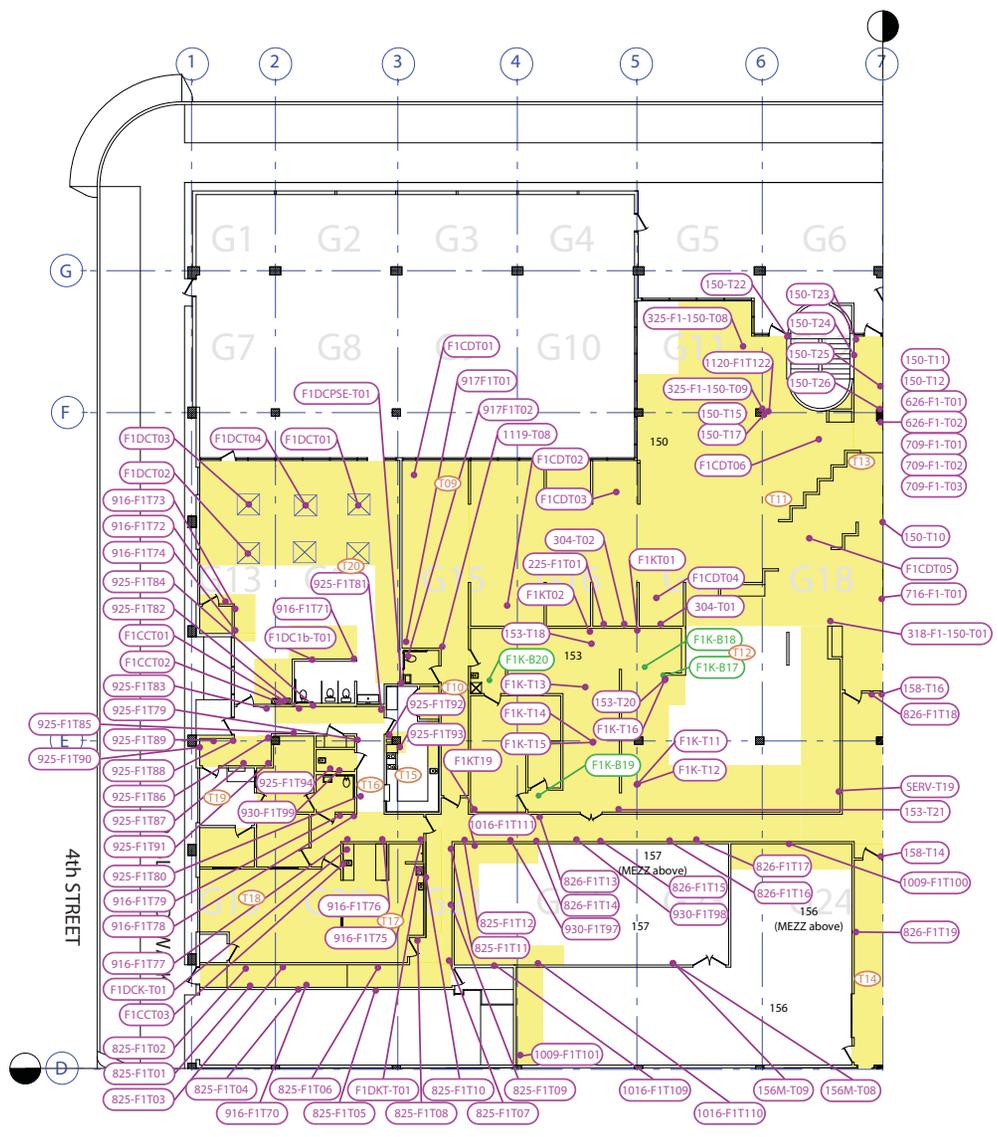
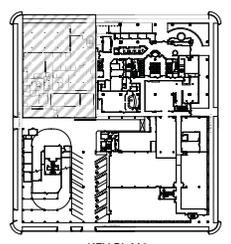
Containment and Sample Locations (Oct 2012)
 Board of Equalization Building, Mold Remediation
 450 N Street, Sacramento, California

1st Floor
 NE Quadrant

Figure 2b

LEGEND

-  Carpet inspection location
-  Bulk sample location
-  Tape lift sample location
-  HVAC tape lift sample location
-  Containment location



NOT TO SCALE



KEYED SHEET NOTES

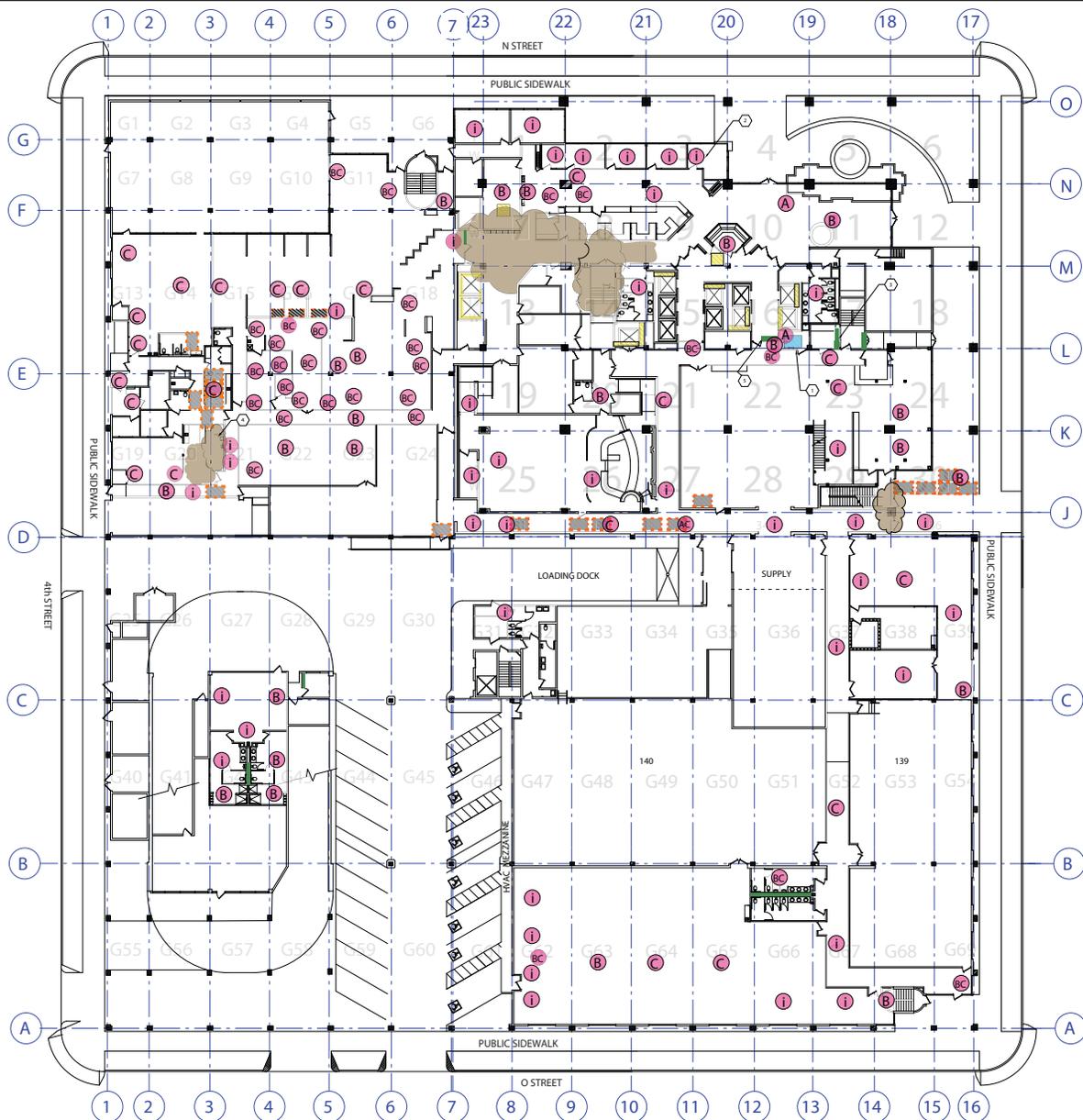
- ① Weeping pipes with water stains on walls and ceilings
- ② City storm drain cause of historic water damage
- ③ Visible mold growth on walls in fire sprinkler riser cabinet
- ④ Floor drain cause of historic water damage
- ⑤ Visible mold growth above ceiling in hallway

GENERAL NOTES

- ① LCD inspection locations are approximate.
- ② The location of VAVs (terminal units) is approximate.
- ③ Any mold identified during the initial or supplemental water damage assessment was subsequently removed during the remediation.

LEGEND

- Active water leak
- Current water stained surface
- Historic water leak/stained surface
- Current mold growth
- Historic mold growth
- Current water on floor
- Historic water on floor
- Destructive testing location (historic)
- 325 Room number
- LCD inspection location no findings
- LCD inspection location active leak
- LCD inspection location water stain
- LCD inspection location other notation See WDA summary
- LCD inspection location with multiple findings "A", "B", or "C" as indicated



*IMAGE NOT TO SCALE



State of California
 Department of General Services
 (DGS No. 125828)
 (AGMT. No. 3126150)
 (LCD No. 2372,02-572)

Water Damage Assessment - Revised (Oct 2012)
 Board of Equalization Building, Mold Remediation
 450 N Street, Sacramento, California

1st Floor

Figure 1

Daily Logs



PROJECT LOG

DATE: 8/9/10

LACROIX DAVIS LLC
 3685 MT. DIABLO BLVD. SUITE 210
 LAFAYETTE, CA 94549
 TEL 925-299-1140 FAX 925-299-1185
 LCD REPS: TM; _____; _____

PAGE 1 OF 2

Client	Department of General Services (DGS)	Contractor: JLS Environmental	Day <input checked="" type="checkbox"/> Swing _____ Weekend/Holiday _____
Project	Board of Equalization (BOE)	Location(s):	Floor <u>3</u> Floor _____ Floor _____ Floor _____
Building	450 N Street, Sacramento CA	Compound(s) of Concern	Mold _____ ACM _____ LBP _____
LCD Project # -Task	2372.0 <u>2</u> -572; SOW <u>5.0</u>	Description: <u>Garage 3 mech rm.</u>	
LCD Project # -Task	2372.0 _____ -572; SOW _____	Description: _____	
LCD Project # -Task	2372.0 _____ -572; SOW _____	Description: _____	

CONTAINMENT INFORMATION

- Containments: a) Boiler ✓ b) _____ c) _____ d) _____ e) _____ f) _____
- Type of Containment: NPE Mini _____ Barrier Tape _____ Minor Procedures _____ N/A _____
- Type of Decon: Shower _____ 2-Stage _____ 1Stage Drop Sheet W/Vacuum _____ None _____
- Manometer: Yes No _____ Strip Chart Record: Yes No _____ Adequate Pressure: Yes No _____
- Containment Entry Log: Yes No _____
- Containment and Decon maintained in accordance with accepted practices and procedures: Yes No _____
- Negative Air Machines and/or HEPA Vacuums Aerosol Challenge Tested: Yes No _____
- Negative Air Exhaust Location: Window _____ Shaft _____ Stairs _____ Unoccupied Space Exterior _____
- Security: Owner Contractor _____ Private _____ 24 hour Secure Building
- Floor Occupied _____ Floor Vacant

SUMMARY OF ACTIVITIES

Mob/DeMob Prep Removal Waste Load Out Detail Clean Encapsulation _____ Clearance Testing _____ Tear Down _____

Visual Inspections: Pre-Abatement Pre-Encapsulation _____ Pre-Clearance _____ Post Tear Down _____

Summary: JLS mobilizes to Garage Level 3 mechanical rooms at parking ramps - (above old deli) prep begins on Boiler Room West Wall - common wall with elec room.

Waste Generated: Hazardous _____ Non-Hazardous/Construction Debris Adequately Wet _____ Waste Load-Out _____

Packaging: Single 6 Mil _____ Double 6 Mil Barrels _____ Boxes _____ Burrito Wrap _____ Other _____

Hazardous Waste Manifest N/A Waste Characterization _____ Labels _____

Location of Dumpster: Floor 1 SW garage

Additional Worker PPE: Disposable Suit Gloves Eye Protection _____ Steel Toe _____ Hard Hat _____ Chem Apron _____

Respirator: Half Face _____ Full Face _____ PAPR _____ Supplied Air _____

Contractor Worker Exposure Monitoring Yes _____ No # Workers Sampled _____

On-Site Visitors: 1. _____ 2. _____ 3. _____ 4. _____

PERSONAL EXPENSES:

Hotel: Per Diem: Travel: Destination: site

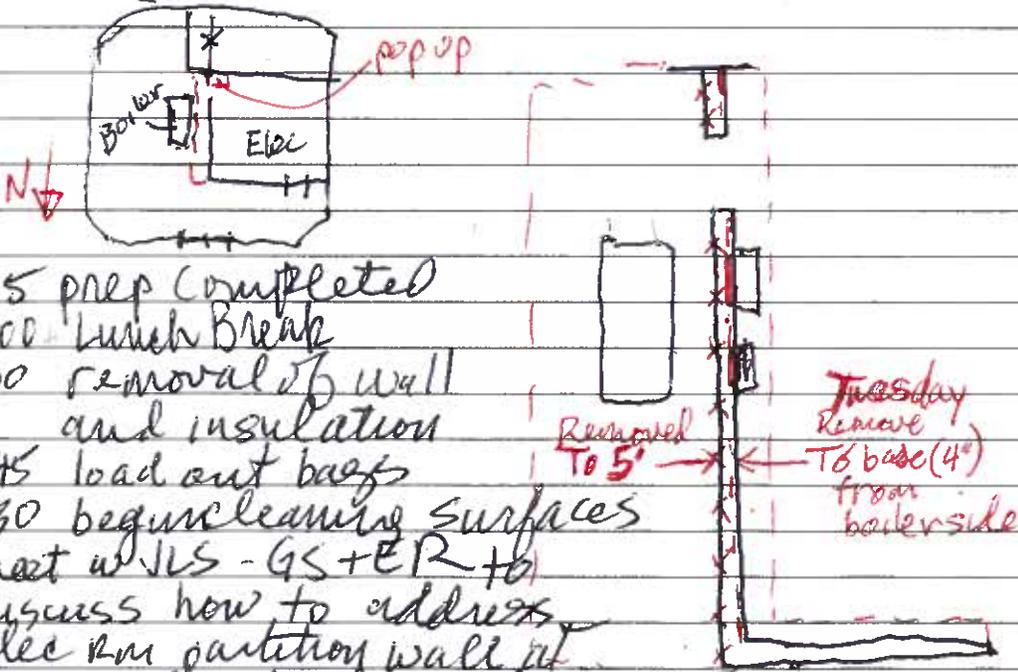
FIELD SUPPLIES: PPE: Suits | Gloves (pairs) | Respirator filters: Misc:

LAB EXPENSES: Type/No. Samples collected: Tape Bulk Air

Laboratory Name/Location: _____

Notes

- 7 JLS begins Mob to Garage ramp Level 3 mechanical Rms.
- 8 prep of Boiler west wall (partition).
- 9 prep continues - ~~prep~~ to be located in electrical at South door to Boiler Room containment to remove electric cap south (section next to door) east wall at South end.



- 10:15 prep completed
- 11:00 Lunch Break
- 11:30 removal of wall and insulation
- 12:45 load out bags
- 13:30 began cleaning surfaces
- met w/ JLS - GS + ER to discuss how to address elec Rm partition wall at base and behind panels. - Plan create tent to allow removal of base of fl.
- 14:00 detail cleaning (rough clean) continues Boiler side
- 15:15 crew wraps up effort for day - everything ship shape.
- 15:30 shift complete to Tuesday 07:00

Signature meander

Date 8/9/10



PROJECT LOG

DATE: 8/10/10

LACROIX DAVIS LLC
 3685 MT. DIABLO BLVD. SUITE 210
 LAFAYETTE, CA 94549
 TEL 925-299-1140 FAX 925-299-1185
 LCD REPS: IMI; _____; _____

PAGE 1 OF 2

Client	Department of General Services (DGS)	Contractor: JLS Environmental	Day <input checked="" type="checkbox"/> Swing _____ Weekend/Holiday _____
Project	Board of Equalization (BOE)	Location(s):	Floor <u>3</u> Floor _____ Floor _____ Floor _____
Building	450 N Street, Sacramento CA	Compound(s) of Concern	Mold <input checked="" type="checkbox"/> ACM _____ LBP _____
LCD Project # -Task	2372.0 <u>2</u> -572; SOW <u>5.0</u>	Description: <u>Floor 3 Garage</u> <u>Electronic + boiler</u>	
LCD Project # -Task	2372.0 _____-572; SOW _____	Description: _____	
LCD Project # -Task	2372.0 _____-572; SOW _____	Description: _____	

CONTAINMENT INFORMATION

1. Containments: a) Boiler room b) Elec. Rm c) _____ d) _____ e) _____ f) _____
2. Type of Containment: NPE Mini _____ Barrier Tape _____ Minor Procedures _____ N/A _____
3. Type of Decon: Shower _____ 2-Stage _____ 1Stage _____ Drop Sheet W/Vacuum _____ None _____
4. Manometer: Yes _____ No _____ Strip Chart Record: Yes _____ No _____ Adequate Pressure: Yes _____ No _____
5. Containment Entry Log: Yes _____ No _____
6. Containment and Decon maintained in accordance with accepted practices and procedures: Yes _____ No _____
7. Negative Air Machines and/or HEPA Vacuums Aerosol Challenge Tested: Yes _____ No _____
8. Negative Air Exhaust Location: Window _____ Shaft _____ Stairs _____ Unoccupied Space _____ Exterior _____
9. Security: Owner _____ Contractor _____ Private _____ 24 hour _____ Secure Building _____
10. Floor Occupied _____ Floor Vacant _____

SUMMARY OF ACTIVITIES

Mob/DeMob _____ Prep Removal Waste Load Out Detail Clean Encapsulation _____ Clearance Testing _____ Tear Down
 Visual Inspections: Pre-Abatement Pre-Encapsulation _____ Pre-Clearance Post Tear Down -Elec Rm

Summary:
prep electric room East wall to expand boiler room
containment and allow removal of base
perform removal in 4 separate mini-containments
w/ 1 soft to 2 soft or less in @ containment. detail clean
replace drywall in @ and mud joints.
disassemble containments and load out debris bags

Waste Generated: Hazardous _____ Non-Hazardous/Construction Debris Adequately Wet Waste Load-Out
 Packaging: Single 6 Mil _____ Double 6 Mil Barrels _____ Boxes _____ Burrito Wrap _____ Other _____
 Hazardous Waste Manifest NA Waste Characterization _____ Labels _____
 Location of Dumpster: Floor 1 SW Garage
 Additional Worker PPE: Disposable Suit Gloves Eye Protection _____ Steel Toe _____ Hard Hat _____ Chem Apron _____
 Respirator: Half Face Full Face _____ PAPR _____ Supplied Air _____
 Contractor Worker Exposure Monitoring Yes _____ No # Workers Sampled _____
 On-Site Visitors: 1. _____ 2. _____ 3. _____ 4. _____

PERSONAL EXPENSES:

Hotel: Per Diem: Travel: Destination: site

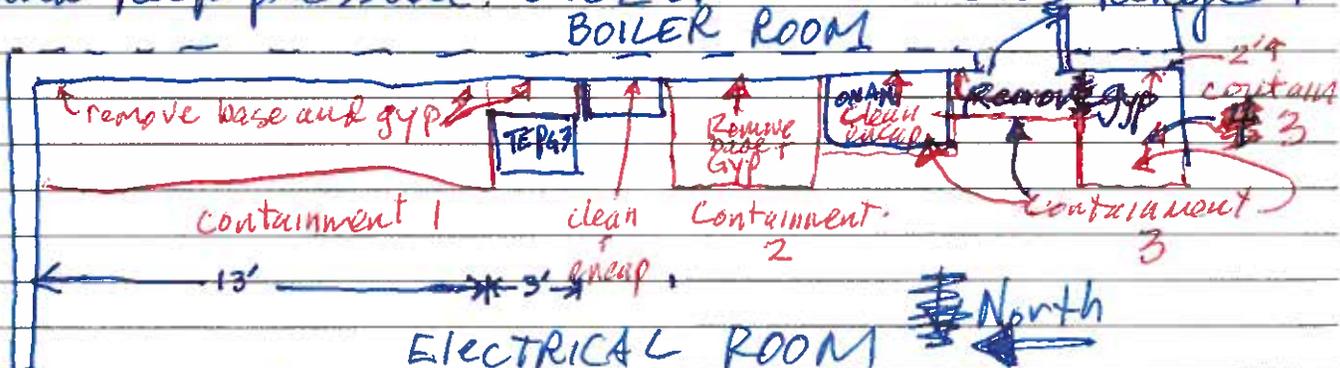
FIELD SUPPLIES: PPE: Suits 1 Gloves (pairs) _____ Respirator filters: _____ Misc: _____

LAB EXPENSES: Type/No. Samples collected: Tape _____ Bulk _____ Air _____

Laboratory Name/Location: _____

Notes

- 7 JLS begins prep electrical room
- 8 prep continues
- 9 prep continues - discuss how to address surfaces beneath wall mounted panels that cannot be removed w/ E Remos = clean and encap.
- 10:00 prep completed and ready to remove 3 ^{mini} containment lower base + gypboard walls in electric room contain.
- 10:30 adjust flow on Hg air machine to increase flow and keep pressure ≈ 0.02 or -0.02 to -0.03 range.



- 10:45 visual containment 2 - clean and complete. approx 1 sq. ft of gypboard removed. scattered VMG < 1sf.
- 11:30 work in Containments 1 and 3 continues
- 12:30 removal and cleaning in containments 1 and 3 cont'
- 13:30 cleaning completed containment 1 OK dismantle OK dismantle containment 2
- cleaning continues, containment 3 and 4 and replacement of dry wall in 3 and 4 underway.
- 14:40 dry wall complete - containments clean and ready for dismantling.

Signature

Theodore

Date 8/10/10



PROJECT LOG

DATE: 8/11/10
 DAY Wednesday

LACROIX DAVIS LLC
 3685 MT. DIABLO BLVD. SUITE 210
 LAFAYETTE, CA 94549
 TEL 925-299-1140 FAX 925-299-1185

LCD REPS: CC; TMI; PAGE 1 OF 2

Client	Department of General Services (DGS)	Contractor: JLS Environmental	Day <input checked="" type="checkbox"/> Swing <input type="checkbox"/> Weekend/Holiday <input type="checkbox"/>
Project	Board of Equalization (BOE)	Location(s):	Floor <u>3</u> Floor <input type="checkbox"/> Floor <input type="checkbox"/> Floor <input type="checkbox"/>
Building	450 N Street, Sacramento CA	Compound(s) of Concern	Mold ACM LBP
LCD Project # -Task	2372.0 <u>2</u> -572; SOW <u>9.0</u>	Description:	<u>Garage Border and Electric</u>
LCD Project # -Task	2372.0 <input type="checkbox"/> -572; SOW <input type="checkbox"/>	Description:	<input type="checkbox"/>
LCD Project # -Task	2372.0 <input type="checkbox"/> -572; SOW <input type="checkbox"/>	Description:	<input type="checkbox"/>

CONTAINMENT INFORMATION

1. Containments: a) Border/Elect b) c) d) e) f)
2. Type of Containment: NPE Mini Barrier Tape Minor Procedures N/A
3. Type of Decon: Shower 2-Stage 1Stage Drop Sheet W/Vacuum None
4. Manometer: Yes No Strip Chart Record: Yes No Adequate Pressure: Yes No
5. Containment Entry Log: Yes No
6. Containment and Decon maintained in accordance with accepted practices and procedures: Yes No
7. Negative Air Machines and/or HEPA Vacuums Aerosol Challenge Tested: Yes No
8. Negative Air Exhaust Location: Window Shaft Stairs Unoccupied Space Exterior
9. Security: Owner Contractor Private 24 hour Secure Building
10. Floor Occupied Floor Vacant

SUMMARY OF ACTIVITIES

Mob/DeMob Prep Removal Waste Load Out Detail Clean Encapsulation Clearance Testing Tear Down

Visual Inspections: Pre-Abatement Pre-Encapsulation Pre-Clearance Post Tear Down

Summary: _____

Waste Generated: Hazardous Non-Hazardous/Construction Debris Adequately Wet Waste Load-Out

Packaging: Single 6 Mil Double 6 Mil Barrels Boxes Burrito Wrap Other

Hazardous Waste Manifest Waste Characterization Labels

Location of Dumpster: _____

Additional Worker PPE: Disposable Suit Gloves Eye Protection Steel Toe Hard Hat Chem Apron

Respirator: Half Face Full Face PAPR Supplied Air

Contractor Worker Exposure Monitoring Yes No # Workers Sampled _____

On-Site Visitors: 1. _____ 2. _____ 3. _____ 4. _____

LaCroix Davis Project LOG

Date: 8/11/10
8/12/10

PERSONAL EXPENSES:

Hotel: _____ Per Diem: _____ Travel: _____ Destination: _____

FIELD SUPPLIES: PPE: Suits _____ Gloves (pairs) _____ Respirator filters: _____ Misc: _____

LAB EXPENSES: Type/No. Samples collected: Tape _____ Bulk _____ Air _____

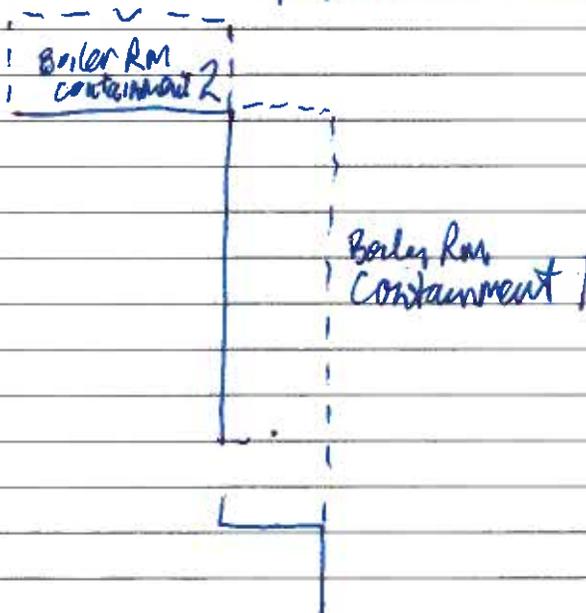
Laboratory Name/Location: _____

Notes

JLS performs detail cleaning of Boiler Room Containment. all removal and rough cleaning completed.
pre clearance inspection scheduled for 17:00-18:00 w/ JLS E. Ramos.
LCD onsite - inspection postponed to 8/12

8/12/10

testing Boiler Room connections to Electrical popouts. Electrical popouts visual.



Signature _____

Date _____



PROJECT LOG

DATE: 8/16/10

LACROIX DAVIS LLC
 3685 MT. DIABLO BLVD. SUITE 210
 LAFAYETTE, CA 94549
 TEL 925-299-1140 FAX 925-299-1185
 LCD REPS: TM ; ;

PAGE 1 OF 2

Client	Department of General Services (DGS)	Contractor: JLS Environmental	Day <input checked="" type="checkbox"/> Swing <input type="checkbox"/> Weekend/Holiday <input type="checkbox"/>
Project	Board of Equalization (BOE)	Location(s): <u>Garage</u>	Floor <u>3</u> Floor <input type="checkbox"/> Floor <input type="checkbox"/> Floor <input type="checkbox"/>
Building	450 N Street, Sacramento CA	Compound(s) of Concern	Mold ACM LBP
LCD Project # -Task	2372.0 <u>2</u> -572; SOW <u>5.0</u>	Description: <u>Garage Mech Rm</u>	
LCD Project # -Task	2372.0 <input type="checkbox"/> -572; SOW <input type="checkbox"/>	Description: <input type="checkbox"/>	
LCD Project # -Task	2372.0 <input type="checkbox"/> -572; SOW <input type="checkbox"/>	Description: <input type="checkbox"/>	

CONTAINMENT INFORMATION

- Containments: a) 2 b) c) d) e) f)
- Type of Containment: NPE Mini Barrier Tape Minor Procedures N/A
- Type of Decon: Shower 2-Stage 1Stage Drop Sheet W/Vacuum None
- Manometer: Yes No Strip Chart Record: Yes No Adequate Pressure: Yes No
- Containment Entry Log: Yes No
- Containment and Decon maintained in accordance with accepted practices and procedures: Yes No
- Negative Air Machines and/or HEPA Vacuums Aerosol Challenge Tested: Yes No
- Negative Air Exhaust Location: Window Shaft Stairs Unoccupied Space Exterior
- Security: Owner Contractor Private 24 hour Secure Building
- Floor Occupied Floor Vacant

SUMMARY OF ACTIVITIES

Mob/DeMob Prep Removal Waste Load Out Detail Clean Encapsulation Clearance Testing Tear Down

Visual Inspections: Pre-Abatement Pre-Encapsulation Pre-Clearance Post Tear Down

Summary: JLS rebuilds containment 1 - Build Back
containment 2 - testing

Waste Generated: Hazardous Non-Hazardous/Construction Debris Adequately Wet Waste Load-Out

Packaging: Single 6 Mil Double 6 Mil Barrels Boxes Burrito Wrap Other

Hazardous Waste Manifest Waste Characterization Labels

Location of Dumpster:

Additional Worker PPE: Disposable Suit Gloves Eye Protection Steel Toe Hard Hat Chem Apron

Respirator: Half Face Full Face PAPR Supplied Air

Contractor Worker Exposure Monitoring Yes No # Workers Sampled

On-Site Visitors: 1. 2. 3. 4.

PERSONAL EXPENSES:

Hotel: _____ Per Diem: _____ Travel: _____ Destination: _____

FIELD SUPPLIES: PPE: Suits 1 Gloves (pairs) 2 Respirator filters: _____ Misc: _____

LAB EXPENSES: Type/No. Samples collected: Tape _____ Bulk _____ Air 4

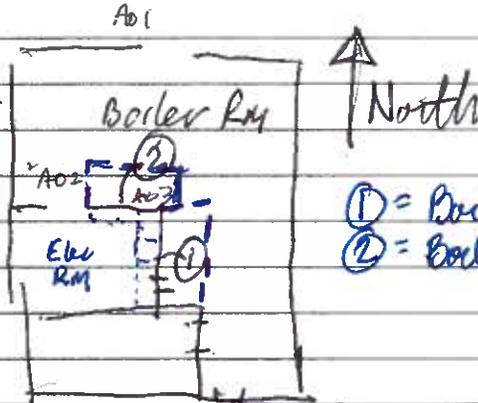
Laboratory Name/Location: EMU P&K

Notes

7:15 contact JLS & Ramos coordinate testing
Boiler Room Containment 2

8:20 Begin Containment
↓ 2 testing

8:45



① = Boiler Room #1 Containment
② = Boiler Room #2 Containment

8:40 JLS begins dismantling of containment ①

9:00 Sample Chain of Custody and deliver to lab
for same day turnaround

Signature Shrouder

Date 8/16/10

Laboratory Reports



When quality and accuracy are critical.

9/26/2012

LaCroix Davis, LLC
3685 Mt. Diablo Blvd. Suite 210
Lafayette, CA 94549

To Whom It May Concern:

The following data qualifier is reported for all samples in which prior to the release, the replicate quality control sample was not completed:

“Analysis of replicate sample is delayed.”

In all instances where this data qualifier was reported for LaCroix Davis, LLC projects “DGS-BOE”, all replicate samples have since been analyzed and quality control reviews have been completed. All reported data should therefore be considered accurate and final.

Please feel free to contact me if you have any further questions in this regard.

Sincerely,

Dr. Kamashwaran Ramanathan
Laboratory Director



EMLab P&K

Report for:

Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea Steinbach
LaCroix Davis, LLC
3685 Mt. Diablo Blvd.
Suite 210
Lafayette, CA 94549

Regarding: Project: DGS-BOE; Floor 3 Garage Mech Rm
EML ID: 690596

Approved by:



Lab Manager
Malcolm Moody

Dates of Analysis:

Spore trap analysis: 08-13-2010

Service SOPs: Spore trap analysis (1038)

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: LaCroix Davis, LLC
 C/O: Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea Steinbach
 Re: DGS-BOE; Floor 3 Garage Mech Rm

Date of Sampling: 08-12-2010
 Date of Receipt: 08-13-2010
 Date of Report: 08-13-2010

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	2372-812-F3GMA01: F3 exterior mech rm N		2372-812-F3GMA02: F3 boiler room ambient		2372-812-F3GMA03: F3 boiler room containment		2372-812-F3GMA04: F3 exterior mech rm S	
Comments (see below)	None		None		A		None	
Lab ID-Version‡:	3062235-1		3062236-1		3062237-1		3062238-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria	2	27	3	40			4	53
Ascospores*	1	53	2	110			1	53
Aureobasidium								
Basidiospores*	12	640	8	430	3	160	8	430
Bipolaris/Drechslera group								
Chaetomium	1	13	1	13			3	40
Cladosporium	34	1,800	30	1,600	6	120	70	3,700
Curvularia	1	13						
Epicoccum			1	13				
Fusarium								
Nigrospora	2	27						
Oidium	2	27					1	13
Other brown	1	13	1	13				
Penicillium/Aspergillus types†	10	530	6	320	12	360	6	320
Pithomyces								
Rusts*	1	13	2	27				
Smuts*, Periconia, Myxomycetes*	8	110	7	93			2	27
Stachybotrys	1	13	1	13				
Torula					1	13	10	130
Ulocladium								
Background debris (1-4+)††	3+		3+		2+		3+	
Hyphal fragments/m3	93		93		< 13		53	
Pollen/m3	27		13		< 13		27	
Skin cells (1-4+)	< 1+		1+		1+		< 1+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		3,300		2,700		650		4,800

Comments: A) 5 of the raw count *Cladosporium* spores were present as a single clump. 7 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as non-sporulating fungi. 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 indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The Limit of Detection is the product of a raw count of 1 and 100 divided by the percent read. The analytical sensitivity (counts/m3) is the product of the Limit of Detection and 1000 divided by the sample volume.

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

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

Client: LaCroix Davis, LLC
 C/O: Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea
 Steinbach
 Re: DGS-BOE; Floor 3 Garage Mech Rm

Date of Sampling: 08-12-2010
 Date of Receipt: 08-13-2010
 Date of Report: 08-13-2010

MoldRANGE™: Extended Outdoor Comparison**Outdoor Location: 2372-812-F3GMA01, F3 exterior mech rm N**

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: August				State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	27	7	40	590	67	7	27	210	54
Bipolaris/Drechslera group	-	7	13	320	26	7	13	130	13
Chaetomium	13	7	13	150	13	7	13	120	19
Cladosporium	1,800	53	800	12,000	97	53	590	7,200	97
Curvularia	13	7	27	810	31	7	13	230	7
Nigrospora	27	7	17	250	24	7	13	180	8
Other brown	13	7	13	120	30	7	13	93	33
Penicillium/Aspergillus types	530	27	250	3,400	81	33	210	2,400	84
Stachybotrys	13	7	13	440	3	7	13	230	4
Torula	-	7	13	170	15	7	13	160	11
Seldom found growing indoors**									
Ascospores	53	13	270	6,100	84	13	110	2,100	70
Basidiospores	640	20	530	25,000	95	13	210	8,500	92
Oidium	27	7	13	210	17	7	13	200	18
Rusts	13	7	20	360	28	7	13	250	26
Smuts, Periconia, Myxomycetes	110	7	53	990	76	8	40	530	68
§ TOTAL SPORES/m3	3,300								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

*The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

**These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, EMLab P&K may not have received and tested a representative number of samples for every region or time period. EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

Client: LaCroix Davis, LLC
 C/O: Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea Steinbach
 Re: DGS-BOE; Floor 3 Garage Mech Rm

Date of Sampling: 08-12-2010
 Date of Receipt: 08-13-2010
 Date of Report: 08-13-2010

MoldRANGE™: Extended Outdoor Comparison**Outdoor Location: 2372-812-F3GMA04, F3 exterior mech rm S**

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: August				State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	53	7	40	590	67	7	27	210	54
Bipolaris/Drechslera group	-	7	13	320	26	7	13	130	13
Chaetomium	40	7	13	150	13	7	13	120	19
Cladosporium	3,700	53	800	12,000	97	53	590	7,200	97
Curvularia	-	7	27	810	31	7	13	230	7
Nigrospora	-	7	17	250	24	7	13	180	8
Other brown	-	7	13	120	30	7	13	93	33
Penicillium/Aspergillus types	320	27	250	3,400	81	33	210	2,400	84
Stachybotrys	-	7	13	440	3	7	13	230	4
Torula	130	7	13	170	15	7	13	160	11
Seldom found growing indoors**									
Ascospores	53	13	270	6,100	84	13	110	2,100	70
Basidiospores	430	20	530	25,000	95	13	210	8,500	92
Oidium	13	7	13	210	17	7	13	200	18
Rusts	-	7	20	360	28	7	13	250	26
Smuts, Periconia, Myxomycetes	27	7	53	990	76	8	40	530	68
§ TOTAL SPORES/m3	4,800								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

*The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

**These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

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EMLab P&K

Report for:

Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea Steinbach
LaCroix Davis, LLC
3685 Mt. Diablo Blvd.
Suite 210
Lafayette, CA 94549

Regarding: Project: DGS BOE; Floor 3 Garage Mech Rm
EML ID: 691284

Approved by:

A handwritten signature in black ink, appearing to read "Malcolm Moody".

Lab Manager
Malcolm Moody

Dates of Analysis:
Spore trap analysis: 08-16-2010

Service SOPs: Spore trap analysis (1038)

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: LaCroix Davis, LLC
 C/O: Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea Steinbach
 Re: DGS BOE; Floor 3 Garage Mech Rm

Date of Sampling: 08-16-2010
 Date of Receipt: 08-16-2010
 Date of Report: 08-16-2010

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	2372-816-F3GMA01: Exterior north 3		2372-816-F3GMA02: Garage boiler 3 ambient		2372-816-F3GMA03: Garage boiler containment 2		2372-816-F3GMA04: Exterior south 3	
Comments (see below)	None		None		A		B	
Lab ID-Version‡:	3064901-1		3064902-1		3064903-1		3064904-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria					1	13		
Arthrinium								
Ascospores*	5	270	3	160	1	53	10	530
Basidiospores*	67	3,600	39	2,100	17	910	40	2,100
Bipolaris/Drechslera group								
Botrytis			1	13				
Chaetomium								
Cladosporium	12	640	15	800	8	430	24	880
Curvularia								
Epicoccum								
Myrothecium								
Nigrospora								
Penicillium/Aspergillus types†	2	110	3	160	34	490	3	160
Pithomyces								
Rusts*							1	13
Smuts*, Periconia, Myxomycetes*	3	40	10	130			7	93
Stachybotrys								
Stemphylium								
Torula			1	13				
Ulocladium	1	13						
Zygomycetes								
Background debris (1-4+)††	2+		2+		2+		2+	
Hyphal fragments/m3	53		< 13		< 13		150	
Pollen/m3	40		< 13		< 13		40	
Skin cells (1-4+)	< 1+		1+		1+		< 1+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		4,600		3,400		1,900		3,800

Comments: A) 33 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump. B) 10 of the raw count *Cladosporium* spores were present as a single clump.

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as non-sporulating fungi. 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 indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The Limit of Detection is the product of a raw count of 1 and 100 divided by the percent read. The analytical sensitivity (counts/m3) is the product of the Limit of Detection and 1000 divided by the sample volume.

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

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

Client: LaCroix Davis, LLC
 C/O: Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea Steinbach
 Re: DGS BOE; Floor 3 Garage Mech Rm

Date of Sampling: 08-16-2010
 Date of Receipt: 08-16-2010
 Date of Report: 08-16-2010

MoldRANGE™: Extended Outdoor Comparison**Outdoor Location: 2372-816-F3GMA01, Exterior north 3**

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: August				State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	40	590	67	7	27	210	54
Bipolaris/Drechslera group	-	7	13	320	26	7	13	130	13
Chaetomium	-	7	13	150	13	7	13	120	19
Cladosporium	640	53	800	12,000	97	53	590	7,200	97
Curvularia	-	7	27	810	31	7	13	230	7
Nigrospora	-	7	17	250	24	7	13	180	8
Penicillium/Aspergillus types	110	27	250	3,400	81	33	210	2,400	84
Stachybotrys	-	7	13	440	3	7	13	230	4
Torula	-	7	13	170	15	7	13	160	11
Ulocladium	13	7	13	100	6	7	13	93	10
Seldom found growing indoors**									
Ascospores	270	13	270	6,100	84	13	110	2,100	70
Basidiospores	3,600	20	530	25,000	95	13	210	8,500	92
Rusts	-	7	20	360	28	7	13	250	26
Smuts, Periconia, Myxomycetes	40	7	53	990	76	8	40	530	68
§ TOTAL SPORES/m3	4,600								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m³. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

*The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

**These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

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Client: LaCroix Davis, LLC
 C/O: Mr. Chris Corpuz, Mr. Ted Ice, Ms. Andrea
 Steinbach
 Re: DGS BOE; Floor 3 Garage Mech Rm

Date of Sampling: 08-16-2010
 Date of Receipt: 08-16-2010
 Date of Report: 08-16-2010

MoldRANGE™: Extended Outdoor Comparison**Outdoor Location: 2372-816-F3GMA04, Exterior south 3**

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: August				State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	40	590	67	7	27	210	54
Bipolaris/Drechslera group	-	7	13	320	26	7	13	130	13
Chaetomium	-	7	13	150	13	7	13	120	19
Cladosporium	880	53	800	12,000	97	53	590	7,200	97
Curvularia	-	7	27	810	31	7	13	230	7
Nigrospora	-	7	17	250	24	7	13	180	8
Penicillium/Aspergillus types	160	27	250	3,400	81	33	210	2,400	84
Stachybotrys	-	7	13	440	3	7	13	230	4
Torula	-	7	13	170	15	7	13	160	11
Ulocladium	-	7	13	100	6	7	13	93	10
Seldom found growing indoors**									
Ascospores	530	13	270	6,100	84	13	110	2,100	70
Basidiospores	2,100	20	530	25,000	95	13	210	8,500	92
Rusts	13	7	20	360	28	7	13	250	26
Smuts, Periconia, Myxomycetes	93	7	53	990	76	8	40	530	68
§ TOTAL SPORES/m3	3,800								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m³. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

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