TAB 23

BioMax Environmental
Environmental Consulting and Industrial Hygiene Services

January 29th, 2010

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

Post Mitigation Assessment Report
Department of General Services
Break Rooms 610 and 415
Board of Equalization Building, 450 N. Street
Sacramento, California

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 post mitigation microbial inspection and sampling assessment services provided within the noted break room areas within the Board of Equalization (BOE) building located at 450 N Street, Sacramento, California. BioMax understands that these post mitigation microbial inspection and sampling assessment services were contracted with BioMax, at your request, in an effort to review and verify the successful completion of microbial mitigative efforts performed by your restoration contractor, JLS Environmental, Inc., (JLS) within the identified Break Rooms 610 and 415 located within the BOE subject building.

These post mitigation clearance assessment services are, therefore, intended to assess the current site conditions wherein mitigative activities were performed by JLS to erect barriers and to investigate and mitigate (as identified) the moisture and mold related damages within these identified areas. Procedural recommendations pertaining to BioMax's review of historical and analytical data associated with the subject break rooms (and noted adjacent interior areas) have been summarized within our previously developed procedural assessment reports including those entitled:

- Post Mitigation Clearance Assessment Protocols, dated February 15th, 2008.
- Mitigation Procedures for Moisture Impacted – Break Room Areas, dated March 19th, 2008.
- Mitigative and Clean up Procedures for Interior Electrical/Data Rooms, Janitorial Rooms, Supply Rooms, Copy Rooms, Storage Rooms, and Rest Room Areas, dated May 7th, 2008.

- Microbial Assessment of Break Room Areas ("Building Wide"), dated July 11th, 2008

Additional historical reports and assessment data may also be obtained and reviewed for further background and technical reference, as necessary.

Hence, these post mitigation microbial clearance assessment services, thereby, are intended to provide a physical assessment and evaluation of the noted areas following the completion of microbial removal and decontamination within each of the affected break room areas. Following the conclusion of prescribed mitigative activities performed by your selected mitigation contractor, Mr. Michael A. Polkabla, CIH, REA of BioMax conducted a detailed post mitigation site inspection and sampling assessment within each of the affected interior areas (and adjacent impacted areas, as necessary) noted in this report. BioMax's findings and conclusions pertaining to these post mitigation sampling assessment activities are, therefore, summarized herein.

SITE OBSERVATIONS

Site inspection and post mitigation assessment sampling activities were performed within the noted Break Room areas on March 25th, 2009. At the time of BioMax's assessment, site access into the noted break room contained areas was facilitated by Mr. Rick Boggs of JLS and on site DGS personnel. In attendance, during such activities, were representatives from BOE's contracted environmental consultants Hygiene Tech, Inc. (HTI). On this date, Mr. Michael A. Polkabla, CIH, REA of BioMax performed a detailed visual site inspection within the noted containment system barriers associated with the noted break rooms and impacted areas. Following the performance of this visual assessment within each of the noted areas (indicating acceptable visual post mitigation conditions), BioMax collected a series of airborne SporeTrap confirmation samples within and surrounding the containment structures in accordance with the previously referenced post mitigation protocols as noted.

On-site inspection and clearance sampling assessment activities were performed by Mr. Michael A. Polkabla, CIH, REA, of BioMax in accordance with currently recognized microbial assessment and sampling guideline procedures. Mr. Polkabla 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. Polkabla 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. Previously established clearance criteria developed for these activities has been formalized in BioMax's Post Mitigation Clearance Assessment Protocols dated February 15th, 2008. Such protocols have been reviewed and approved by BOE's environmental consultant, Hygientech International, Inc. (HTI) prior to implementation within the BOE building. A summary of significant notations and observations gathered during BioMax's site inspection and post mitigation clearance assessment activities within the subject containment areas are compiled as follows:

1. At the time of BioMax's site inspection and clearance sampling assessment performed on March 25th, 2009 ambient outdoor conditions both prior to and following our interior

assessment activities consisted of clear and mild conditions with an outdoor temperature range noted between 68 and 69 degrees F and relative humidity range of 43 to 49 %, respectively. Predominant winds were noted at approximately 0-10 mph from the northwesterly direction at the time of our assessment. Interior environmental conditions within the sampled areas consisted of a temperature range of 70 to 71 degrees F with relative humidity range of 46 to 50 percent.

2. At the time of this post mitigation assessment, each of the interior containment barrier systems, whereby microbial mitigative and inspection activities were performed, were observed to be established and maintained within the impacted areas as per BioMax's protocols. Specific detail as noted on the "as built" construction site floor diagram documents (maintained on site by the site contractor, JLS) may be reviewed for further detail reference as necessary. During mitigative activities, BioMax routinely performed regular and periodic oversight, inspections, and review of records/conditions within and surrounding each of the noted containment areas. A review of such information has indicated a preponderance of evidence verifying that the current barrier systems have provided and maintained significant protective engineering controls during the noted mitigative activities.

3. During BioMax's post mitigation inspection activities performed within the containment areas, BioMax noted the absence of visible evidence of elevated residual moisture and/or microbial indicators (such as staining, discoloration, delamination, etc.) within all remaining exposed interior walls, flooring, and wall cavities following the performance of the prescribed mitigative measures. Utilization of a TraMex hand-held inductive moisture meter indicated normal background levels of moisture content within all remaining walls and building materials inspected within the sampled containment area at the time of our assessment.

4. The establishment of zippered plastic entry barriers at the doorway entrance to the noted break room containments were observed and verified under appropriate posting and negative pressure differential at the time of this post mitigation assessment. Worker and equipment entry and exit chambers comprised of a series of zippered plastic access doorways were also observed attached to the noted containment barriers consistent with BioMax's previously noted and approved mitigation protocols.

5. As noted within the previously referenced assessment reports and summary documents, the primary affected areas of visible moisture damage previously identified within the noted break room included moisture staining and mold damaged cabinetry, flooring, and wallboard materials. At the time of this post mitigation assessment, BioMax noted that all floor mounted cabinets, all tile flooring, and affected wallboard materials had been removed from each of the break room areas as per the established protocols.

6. As verified during these assessment activities, all identified affected interior wallboard building materials had been removed from each of the noted interior areas exposing interior wall cavity framing (metal) and underlayment wallboard siding materials present within each of the impacted areas. Upon post mitigation inspection, all remaining exposed building materials located within the break room areas exhibited no significant staining and/or

elevated mold growth following the completion of prescribed physical material removal and chemical decontamination procedures performed by JLS.

7. Digital images and schematic records have been developed and maintained by JLS for the duration of these mitigative removal activities indicating the extent and areas where visible staining and/or mold like indicators have been identified. Wherever found, such damaged materials were routinely removed from exposed wall cavities and wall cavity underlayment materials present within each containment area. Such records have been reviewed by BioMax as part of this clearance assessment and may be provided by JLS for additional inspection/review upon request. BioMax has estimated that a total sheetrock removal within the affected break room areas consisted of the following:

Break Room	Sheet Rock Removal Estimate
610	20 square feet
415	20 square feet

On site inspections and interviews with mitigation site personnel have indicated that mold and/or moisture related staining present on these (removed) sheetrock materials consisted of an estimated total of less than 10 percent by relative visual affected surface area of materials removed within each of the noted Break Room containment systems.

8. Following the completion of visual inspections within each of these containment areas, BioMax collected series airborne samples within and outside the containment systems noted below for subsequent comparative analysis. Such samples collected within and surrounding the interior containment system were collected in an effort to identify and quantify the presence of potential airborne mold spores present within (and surrounding) the containment system following the completion of the prescribed mitigative effort. Findings associated with these verification sampling activities are noted in the tables below.

9. BioMax also collected a series of digital images during these post mitigative inspection and sampling assessment activities in an effort to document the conditions and significant site observations observed and gathered at this time. Such images are provided as an attachment to this summary report for further reference, as necessary.

SAMPLING PROCEDURES

On-site inspection and sampling assessment activities were conducted by Mr. Michael A. Polkabla, CIH, REA, of BioMax Environmental within the noted break rooms on the date noted. All sampling equipment, supplies, calibration materials, and collection media were provided and maintained by BioMax as part of the performance of this scope of work. Sample collection procedures and methods were performed using standard industrial hygiene sampling methods following techniques prescribed by the contracted analytical laboratory.

Spore Trap Airborne Microbial and Particulate Sampling:

The collection of airborne Spore Trap microbial samples was achieved using Zefon Air-O-Cell sampling cassette collection devices placed in each of the areas identified in the tables below. Airborne Spore Trap samples were collected within and outside of the containment area at a height of approximately four feet above ground level using a tripod mounted Quick Take 15 air sampling pump manufactured by SKC. Samples were collected at a calibrated flow rate of 15 liters per minute for a total of five minutes per collected sample. Resultant total sample volumes, therefore, corresponded to 75 liters passed during the collection of each sample. Field calibration of the SKC air sampling pump was conducted using a field rotometer devise calibrated with a Bios Drycal primary standard flow meter. All spore trap air sampling and analytical procedures were 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.

Additional exterior ambient samples were also similarly collected and analyzed before and after the collection of interior samples in an effort to identify and quantify representative background microbial taxa (types), rank order, and corresponding airborne spore levels present within the ambient environment at the time of this assessment for comparative purposes. Sample collection activities performed during this study included the collection of identifiable airborne microbial contaminants within the representative area locations noted in Table 1:

Table 1. Airborne Spore Trap Sampling Locations:

Air Sample Number	Spore Trap Air Sampling Location
14645548	Ambient Pre-interior Sample on Garage Rooftop
14645283	6th Floor Hallway near Break Room 610 (outside containment)
14645284	Break Room 610 (within containment)
14645343	4th Floor Hallway area near Break Room 415 (outside containment)
14645544	Break Room 415 (inside containment)
14645449	Ambient Post Sample at Main Entry

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 holds current applicable analytical accreditation and specializes in microbial analytical procedures. Sampling and chain of custody records are provided as an attachment to this letter report for further reference.

ANALYTICAL FINDINGS AND CONCLUSIONS

Airborne Spore Trap Findings Break Rooms 610 and 415:

Laboratory analytical methods for the identification and enumeration of microbial (mold) taxa and particulate contaminants were conducted in accordance with prescribed analytical procedures and quality control/assurance measures. Original laboratory results including the enumeration of recognizable microbial spore and particulate types are also attached to this letter report for further reference and detail. A summary of airborne Spore Trap microbial (mold) and particulate findings pertaining to each of the subject areas are presented in Table 2 below:

Table 2. Airborne Microbial and Particulate Findings:

Location Desc.	Total Mold Spores (Cts/m3)	Background Debris (scale of 1-4)	Skin Cell Fragments (scale of 1-4)	Hyphal Fragments (units/m3)
Ambient Pre-interior Sample on Garage Rooftop	4,300	3+	<1+	53
6th Floor Hallway near Break Room 610 (outside containment)	170	2+	2+	<13
Break Room 610 (within containment)	200	3+	3+	<13
4th Floor Hallway area near Break Room 415 (outside containment)	230	3+	3+	13
Break Room 415 (inside containment)	200	3+	2+	<13
Ambient Post Sample at Main Entry	2,000	3+	<1+	13

The analytical findings presented in Table 2 above clearly indicate the presence of significantly lower concentrations of total microbial (mold) spores measured within the interior samples collected both within and surrounding the subject break room containment areas when compared to the levels currently measured within the samples collected from the corresponding ambient outside environment. Analytical findings also indicate similar fungal taxa distribution (mold types) and rank order (predominant taxa) of molds identified within the mitigated areas as well as the adjacent hallway areas sampled (area noted as "Hallway" outside containment). Analysis of fungal hyphal fragments (vegetative fungal growth structures) also indicated the absence of

elevated residual fungal growth structures within the interior containment area air samples as similarly compared to the corresponding levels found within the collected ambient outside environment. Particularly worthy of note, was the verified absence of elevated levels of residual airborne hydrophilic (moisture loving) mold spore taxa (such as Chaetomium, Penicillium /Aspergillus, and/or Stachybotrys, etc.) following the performance of mitigative activities within the noted containment areas.

Although there are currently no regulatory standards or limits pertaining to allowable airborne fungal concentrations (for any mold taxa) present in indoor environments, there is a general consensus among indoor air quality experts that airborne microbial contamination found within "typical healthy" living and working spaces are generally similar in kind and present at levels which are below those found in the corresponding native outside environment. BioMax believes that the absence of visible staining resultant from moisture and/or residual mold, the absence of elevated residual moisture, absence of elevated airborne hyphal (mold growth) structures, and relatively fewer total interior airborne mold levels with unremarkable ("typical") taxa and rank order distribution following mitigative clean-up activities are consistent with these generally acceptable interior space conditions. BioMax, therefore, believes that these findings provide reasonable evidence indicating that current microbial removal and clean-up measures have successfully mitigated and contained mold contamination within the above noted areas and materials to normal representative levels.

Based on these findings, BioMax believes that the current physical site conditions present within and surrounding the mitigated areas may be considered acceptable in meeting both the visual and analytical clearance criteria established and approved for the BOE Building pertaining to these activities. As such, BioMax's review and interpretation of the collected analytical data associated with the noted containment areas has been shown to meet the previously referenced clearance criteria established for these activities. Such clearance criteria has been presented in BioMax's Post Mitigation Clearance Assessment Protocols dated February 15th, 2008, and has been reviewed and approved by BOE's environmental consultant, HTI.

Therefore, BioMax believes that the verified achievement of such criteria noted, supports BioMax's assessment determination that the noted Break Rooms may be considered acceptable for containment barrier de-activation and forthcoming reconstruction utilizing standard reconstructive practices.

Airborne Particulate Findings:

Analytical particulate findings also sampled and analyzed as part of this assessment identified, what BioMax believes to be, "unremarkable" levels present within the collected air samples. Such findings within and surrounding the noted containment areas also provide reasonable evidence indicating that current particulate clean-up and mitigative control measures have successfully controlled and contained particulate debris within the identified containment areas to unremarkable levels.

RECOMMENDATIONS

Based on BioMax's post mitigation assessment findings and conclusions presented in this report, BioMax believes that current observations and analytical data pertaining to the noted brake room areas indicate the absence of significant evidence of elevated residual microbial contamination or airborne contamination/migration following the completion of the prescribed microbial mitigative measures. BioMax also understands (through email communications) that parallel airborne assessment and surface sampling performed within these containment areas by BOE's consultant, HTI, has also indicated acceptable microbial levels following the completion of the noted mitigative effort as any retesting performed by HTI at this time.

Hence, based on current site observations, field measurements, and review of all available findings at this time, BioMax believes that the noted Break Rooms and adjacent mitigated areas may be considered acceptable for general reconstruction following standard prudent reconstruction practices. Therefore, based on our professional review and interpretation of these current referenced findings, BioMax provides the following recommendations for consideration as discussed below:

1. BioMax believes that current airborne microbial (mold) levels and mold taxa (types) identified within the noted areas are currently consistent with generally acceptable conditions and industry standard parameters following the performance of the mitigative activities noted. Hence, BioMax recommends that no further airborne and/or surface microbial sampling activities are warranted within the mitigated areas at this time. BioMax also believes that these post mitigation inspection observations and review of analytical findings indicate that the noted Break Rooms may be considered acceptable for containment barrier de-activation and forthcoming reconstruction.

2. During the performance of interior reconstruction activities, BioMax recommends that a qualified and experienced building inspector/contractor be utilized to verify the current compliance and functional integrity of all applicable building related plumbing, flashing, sealing, and drainage systems in accordance with current building codes and construction practices. Any identified deficiencies should be appropriately documented, corrected, and functionally verified (tested) prior to subsequent reconstruction. Certainly, the establishment and/or installation of any additional corrective measures or engineering controls (as identified through additional professional engineering consultation) should also be performed and implemented in accordance with applicable standards, building codes, and ordinances, as appropriate.

3. BioMax recommends that reconstruction of interior structural building materials within these mitigated areas should only be undertaken utilizing high quality, visibly clean (hand selected) construction grade building materials obtained from reputable commercial sources and which are physically verified through visual assessment to be free from elevated microbial contamination and/or elevated moisture content. Building materials, which are notably moist and/or visibly stained, should not be used during the reconstruction undertaken within the subject building.

4. As an additional precautionary measure during "build-back", BioMax also recommends that current plastic barriers (as established during this mitigative activity) should remain during any reconstruction activity so as to minimize the potential transmission of associated nuisance construction dust and debris as desired.

5. Reasonable additional assessment and investigative measures may also be required upon the identification of new or previously undiscovered materials and/or information related to moisture/microbial impacts within the noted structures and/or impacted areas, as necessary. Any occurrence and/or re-occurrence of moisture intrusion following reconstruction within these areas should also be reviewed and addressed through additional professional consultation, as necessary. BioMax is certainly prepared to provide such professional consultation pertaining to these and any follow-up investigative measures upon request.

BioMax believes that the conclusions and recommendations provided above are consistent with standard industry microbial mitigative and evaluation practices and prudent industrial hygiene hazard control and assessment methods. Please do not hesitate to contact me directly at (510) 724-3100 if you have any questions, comments, and/or require further assistance regarding this subject matter.

Sincerely,

Michael A. Polkabla, 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 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 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 of 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 risk value assessments performed by competent DGS professionals so as to be properly determined, implemented, and maintained based on such criteria.

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.

EMLab P&K

Report for:

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

Regarding: Project: 032509-01; DGS, BOE, Break Rooms 610 and 415
EML ID: 526208

Approved by:

Lab Manager
Dr. Kamashwaran Ramanathan

Dates of Analysis:
Spore trap analysis: 03-27-2009

Project SOPs: Spore trap analysis (I100000)

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.

EMLab P&K
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(866) 888-6653 Fax (650) 829-5852 www.emlab.com

Client: Biomax Environmental
C/O: Mr. Michael Polkabla
Re: 032509-01; DGS, BOE, Break Rooms 610 and 415

Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
Date of Report: 03-27-2009

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	14645548: Ambient garage rooftop		14645283: 6th floor hallway, OC		14645284: 610 break room, IC		14645343: 4th floor hallway, OC	
Comments (see below)	A		A		A		A	
Lab ID-Version‡:	2329364-1		2329365-1		2329366-1		2329367-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria								
Arthrinium								
Ascospores*	10	530						
Aureobasidium								
Basidiospores*	49	2,600					1	53
Bipolaris/Drechslera group								
Botrytis								
Chaetomium					1	13		
Cladosporium	5	270	1	53	3	160	1	53
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown	1	13	1	13	1	13	1	13
Penicillium/Aspergillus types†	17	910	2	110			2	110
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*					1	13		
Stachybotrys								
Stemphylium								
Torula	1	13						
Ulocladium								
Background debris (1-4+)††	3+		2+		3+		3+	
Hyphal fragments/m3	53		< 13		< 13		13	
Pollen/m3	2,200		13		13		13	
Skin cells (1-4+)	< 1+		2+		3+		3+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORE/m3		4,300		170		200		230

Comments: A) Analysis of replicate sample is delayed.

* 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 then 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" greater than 1 indicates amended data.
§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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Client: Biomax Environmental
C/O: Mr. Michael Polkabla
Re: 032509-01; DGS, BOE, Break Rooms 610 and 415

Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
Date of Report: 03-27-2009

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	14645544: Break room 415		14645449: Ambient main entry	
Comments (see below)	A		A	
Lab ID-Version‡:	2329368-1		2329369-1	
	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria				
Arthrinium				
Ascospores*			4	210
Aureobasidium				
Basidiospores*			21	1,100
Bipolaris/Drechslera group				
Botrytis				
Chaetomium			2	27
Cladosporium	1	53	6	320
Curvularia				
Epicoccum			1	13
Fusarium				
Myrothecium				
Nigrospora				
Other brown	3	40	1	13
Other colorless				
Penicillium/Aspergillus types†	2	110	5	270
Pithomyces				
Rusts*			1	13
Smuts*, Periconia, Myxomycetes*				
Stachybotrys				
Stemphylium				
Torula			2	27
Ulocladium				
Zygomycetes				
Background debris (1-4+)††	3+		3+	
Hyphal fragments/m3	< 13		13	
Pollen/m3	< 13		770	
Skin cells (1-4+)	2+		< 1+	
Sample volume (liters)	75		75	
§ TOTAL SPORE/m3		200		2,000

Comments: A) Analysis of replicate sample is delayed.

* 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.

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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" greater than 1 indicates amended data.

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

TestAmerica Environmental Microbiology Laboratory, Inc.

EMLab P&K
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Client: Biomax Environmental
C/O: Mr. Michael Polkabla
Re: 032509-01; DGS, BOE, Break Rooms 610 and 415

Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
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MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 14645548, Ambient garage rooftop

Fungi Identified	Outdoor data	Typical Outdoor Data by Date† Month: March				Typical Outdoor Data by Location‡ State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	27	200	39	7	27	210	58
Bipolaris/Drechslera group	-	7	13	120	11	7	13	120	13
Chaetomium	-	7	13	130	9	7	13	120	19
Cladosporium	270	27	270	3,800	89	53	640	6,600	97
Curvularia	-	7	13	200	7	7	13	220	7
Epicoccum	-	7	13	220	16	7	13	160	19
Nigrospora	-	7	13	120	7	7	13	170	8
Other brown	13	7	13	93	32	7	13	80	37
Penicillium/Aspergillus types	910	20	160	1,600	79	38	210	2,500	86
Stachybotrys	-	7	13	240	3	7	13	290	5
Torula	13	7	13	180	8	7	13	150	12
Seldom found growing indoors**									
Ascospores	530	13	110	2,000	71	13	110	1,800	71
Basidiospores	2,600	13	250	5,100	88	13	210	6,800	93
Rusts	-	7	13	270	16	7	13	250	28
Smuts, Periconia, Myxomycetes	-	7	27	310	53	8	40	480	70
TOTAL SPORES/M3	4,336								

† 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.

*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: Biomax Environmental
C/O: Mr. Michael Polkabla
Re: 032509-01; DGS, BOE, Break Rooms 610 and 415

Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
Date of Report: 03-27-2009

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 14645449, Ambient main entry

Fungi Identified	Outdoor data	Typical Outdoor Data by Date† Month: March				Typical Outdoor Data by Location‡ State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	27	200	39	7	27	210	58
Bipolaris/Drechslera group	-	7	13	120	11	7	13	120	13
Chaetomium	27	7	13	130	9	7	13	120	19
Cladosporium	320	27	270	3,800	89	53	640	6,600	97
Curvularia	-	7	13	200	7	7	13	220	7
Epicoccum	13	7	13	220	16	7	13	160	19
Nigrospora	-	7	13	120	7	7	13	170	8
Other brown	13	7	13	93	32	7	13	80	37
Penicillium/Aspergillus types	270	20	160	1,600	79	38	210	2,500	86
Stachybotrys	-	7	13	240	3	7	13	290	5
Torula	27	7	13	180	8	7	13	150	12
Seldom found growing indoors**									
Ascospores	210	13	110	2,000	71	13	110	1,800	71
Basidiospores	1,100	13	250	5,100	88	13	210	6,800	93
Rusts	13	7	13	270	16	7	13	250	28
Smuts, Periconia, Myxomycetes	-	7	27	310	53	8	40	480	70
TOTAL SPORES/M3	1,993								

† 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.

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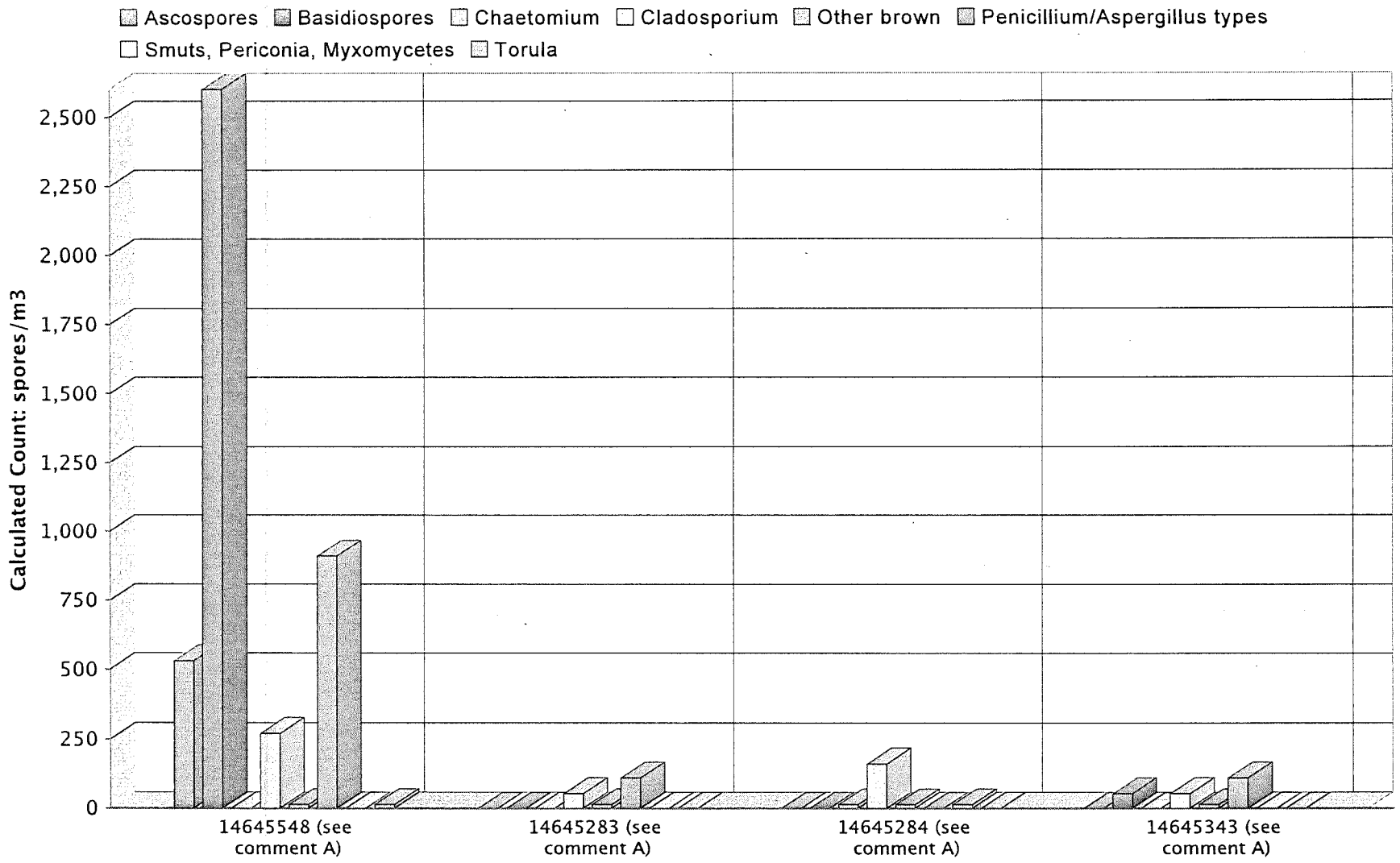
SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comments:

A) Analysis of replicate sample is delayed.

Note: Graphical output may understate the importance of certain "marker" genera.
TestAmerica Environmental Microbiology Laboratory, Inc.

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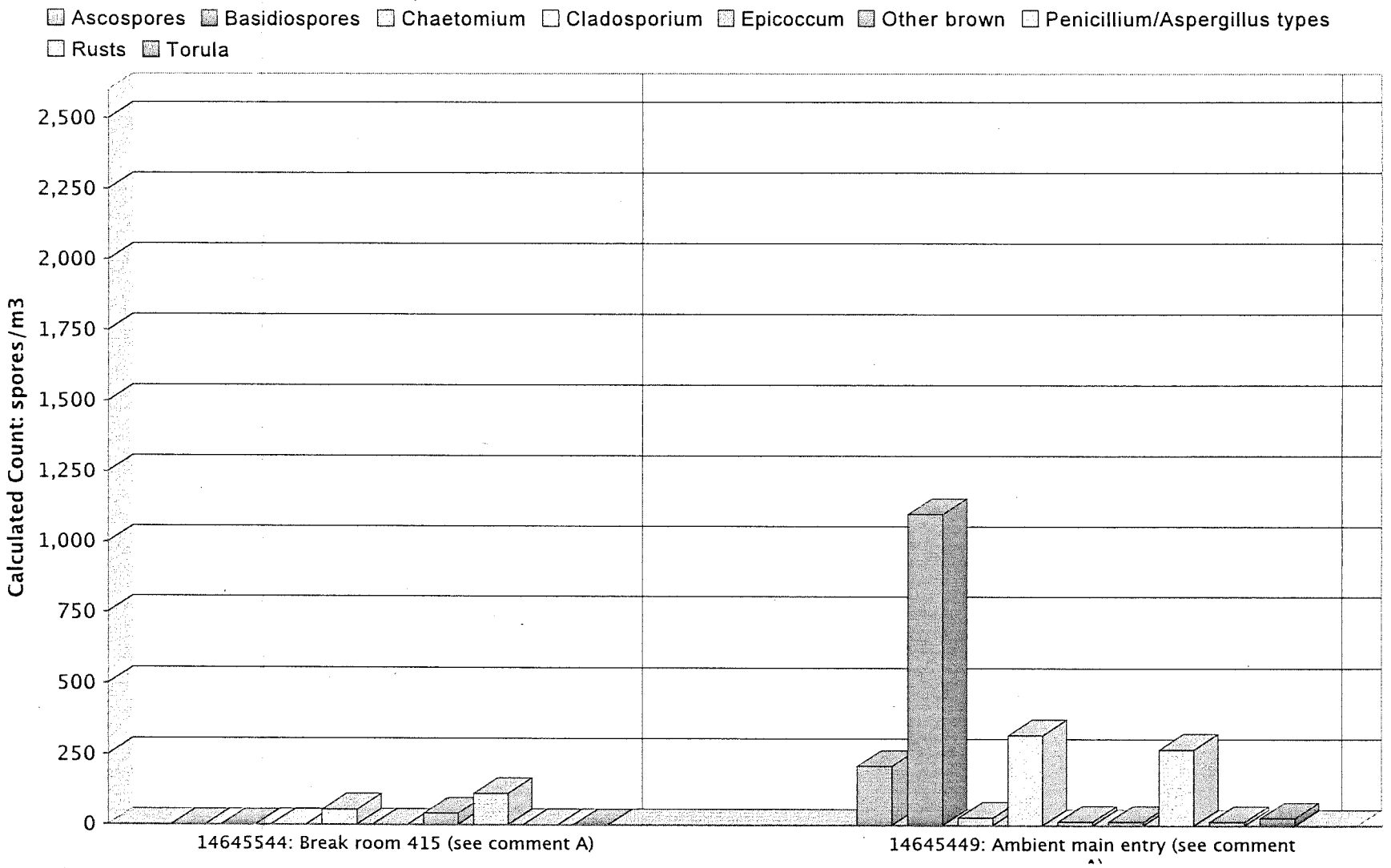
SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comments:

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Note: Graphical output may understate the importance of certain "marker" genera.
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C/O: Mr. Michael Polkabla
Re: 032509-01; DGS, BOE, Break Rooms 610 and 415

Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
Date of Report: 03-27-2009

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	14645548: Ambient garage rooftop		14645283: 6th floor hallway, OC		14645284: 610 break room, IC		14645343: 4th floor hallway, OC	
Comments (see below)	A		A		A		A	
Lab ID-Version‡:	2329364-1		2329365-1		2329366-1		2329367-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria								
Arthrinium								
Ascospores*	10	530						
Aureobasidium								
Basidiospores*	49	2,600					1	53
Bipolaris/Drechslera group								
Botrytis								
Chaetomium					1	13		
Cladosporium	5	270	1	53	3	160	1	53
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown	1	13	1	13	1	13	1	13
Penicillium/Aspergillus types†	17	910	2	110			2	110
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*					1	13		
Stachybotrys								
Stemphylium								
Torula	1	13						
Ulocladium								
Background debris (1-4+)††	3+		2+		3+		3+	
Hyphal fragments/m3	53		< 13		< 13		13	
Pollen/m3	2,200		13		13		13	
Skin cells (1-4+)	< 1+		2+		3+		3+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORE/m3		4,300		170		200		230

Comments: A) Analysis of replicate sample is delayed.

* 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 then 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" greater than 1 indicates amended data.
§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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Re: 032509-01; DGS, BOE, Break Rooms 610 and 415

Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
Date of Report: 03-27-2009

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	14645544: Break room 415		14645449: Ambient main entry	
Comments (see below)	A		A	
Lab ID-Version‡:	2329368-1		2329369-1	
	raw ct.	spores/m3	raw ct.	spores/m3
Alternaria				
Arthrinium				
Ascospores*			4	210
Aureobasidium				
Basidiospores*			21	1,100
Bipolaris/Drechslera group				
Botrytis				
Chaetomium			2	27
Cladosporium	1	53	6	320
Curvularia				
Epicoccum			1	13
Fusarium				
Myrothecium				
Nigrospora				
Other brown	3	40	1	13
Other colorless				
Penicillium/Aspergillus types†	2	110	5	270
Pithomyces				
Rusts*			1	13
Smuts*, Periconia, Myxomycetes*				
Stachybotrys				
Stemphylium				
Torula			2	27
Ulocladium				
Zygomycetes				
Background debris (1-4+)††	3+		3+	
Hyphal fragments/m3	< 13		13	
Pollen/m3	< 13		770	
Skin cells (1-4+)	2+		< 1+	
Sample volume (liters)	75		75	
§ TOTAL SPORE/m3		200		2,000

Comments: A) Analysis of replicate sample is delayed.

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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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Date of Sampling: 03-25-2009
Date of Receipt: 03-26-2009
Date of Report: 03-27-2009

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 14645548, Ambient garage rooftop

Fungi Identified	Outdoor data	Typical Outdoor Data by Date† Month: March				Typical Outdoor Data by Location‡ State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	27	200	39	7	27	210	58
Bipolaris/Drechslera group	-	7	13	120	11	7	13	120	13
Chaetomium	-	7	13	130	9	7	13	120	19
Cladosporium	270	27	270	3,800	89	53	640	6,600	97
Curvularia	-	7	13	200	7	7	13	220	7
Epicoccum	-	7	13	220	16	7	13	160	19
Nigrospora	-	7	13	120	7	7	13	170	8
Other brown	13	7	13	93	32	7	13	80	37
Penicillium/Aspergillus types	910	20	160	1,600	79	38	210	2,500	86
Stachybotrys	-	7	13	240	3	7	13	290	5
Torula	13	7	13	180	8	7	13	150	12
Seldom found growing indoors**									
Ascospores	530	13	110	2,000	71	13	110	1,800	71
Basidiospores	2,600	13	250	5,100	88	13	210	6,800	93
Rusts	-	7	13	270	16	7	13	250	28
Smuts, Periconia, Myxomycetes	-	7	27	310	53	8	40	480	70
TOTAL SPORES/M3	4,336								

† 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.

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MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: 14645449, Ambient main entry

Fungi Identified	Outdoor data	Typical Outdoor Data by Date† Month: March				Typical Outdoor Data by Location‡ State: CA			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
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Curvularia	-	7	13	200	7	7	13	220	7
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Other brown	13	7	13	93	32	7	13	80	37
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Stachybotrys	-	7	13	240	3	7	13	290	5
Torula	27	7	13	180	8	7	13	150	12
Seldom found growing indoors**									
Ascospores	210	13	110	2,000	71	13	110	1,800	71
Basidiospores	1,100	13	250	5,100	88	13	210	6,800	93
Rusts	13	7	13	270	16	7	13	250	28
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TOTAL SPORES/M3	1,993								

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MICROBIAL SPORE TRAP
AIR SAMPLING RECORD

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Pinole, CA 94564
www.biomaxenvironmental.com

Phone: (510) 724-3100
Fax: (510) 724-3145
biomaxenv@aol.com

Location: BOE Break Rooms 610 and 415

Client: DGS

Project #: 032509-01

Date: 3/26/09

Collected by: M.A. Polkabla

Signature: [signature]

Laboratory: EML

Req. Turn Around: 24

Analysis (circle): Fungal / Particulate / ID / Quantification.

Sample Number	Time	Location/Desc.	Temp / RH
14645548	1210	Ambient Garage Rooftop	69°/43%
14645283	1305	6th Floor Hallway (O.C.)	71°/46%
14645284	1318	610 Break Room (I.C.)	71°/49%
14645343	1338	4th Floor Hallway (O.C)	71°/47%
14645544	1348	Break Room 415	70°/50%
14645449	1400	Ambient Main Entry	68°/49%

00526208

Total Sample Time (min):	Flow Rate (l/min):	Total Sample Volume (liters):	Ambient Conditions:	Comments:
5	15	75	Clear / mild 0-10 NW	

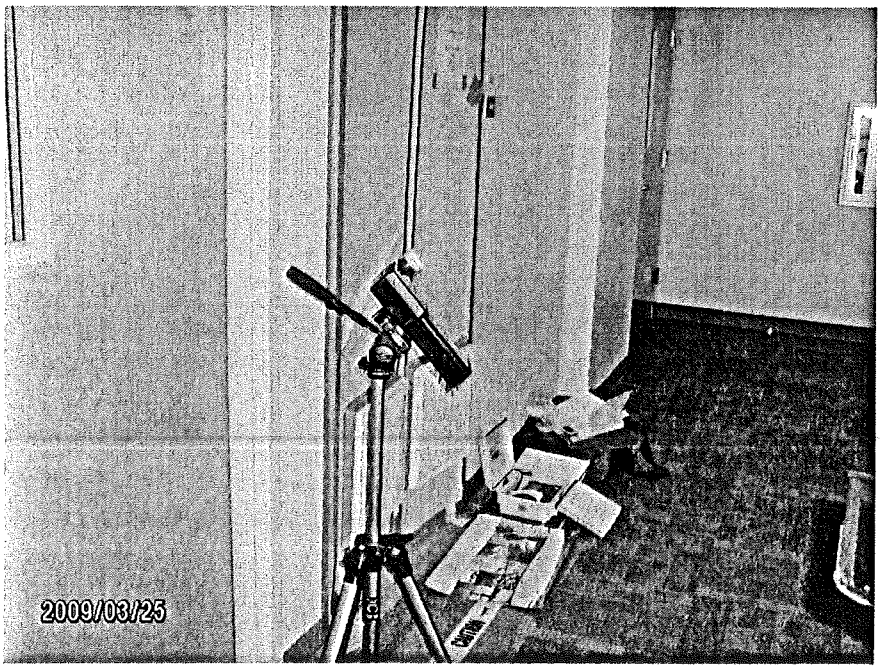
Please sign this form below acknowledging sample receipt and return executed form with laboratory reports. Fax, send, e-mail results to BioMax Environmental at (510) 724-3145 biomaxenv@aol.com
Other Instructions: _____

Relinquished by: [signature]	*Received By:* Ann Morrissey
Method of Transportation: Fed EA	
Time/Date Sent: 4:30 pm	*Time/Date Received:* 3-26-09 9:30

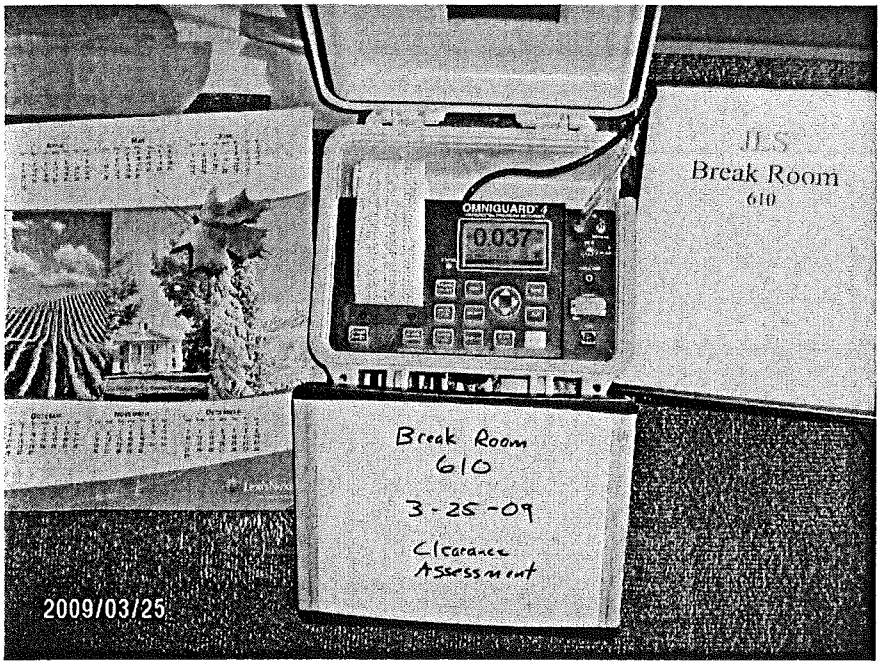
Attachment A: Digital Images
March 25th, 2009
BOE Building Break Rooms 610 and 415
450 N. Street, Sacramento, CA

Click here for color photos

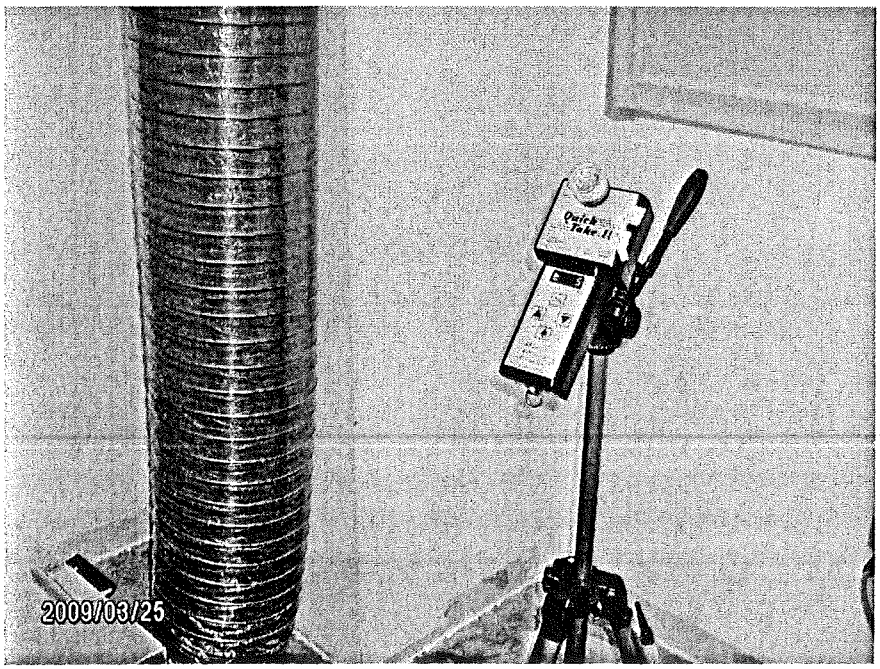
1) Image of ambient air sampling performed on garage rooftop location prior to interior sampling at 450 N Street, Sacramento, California.



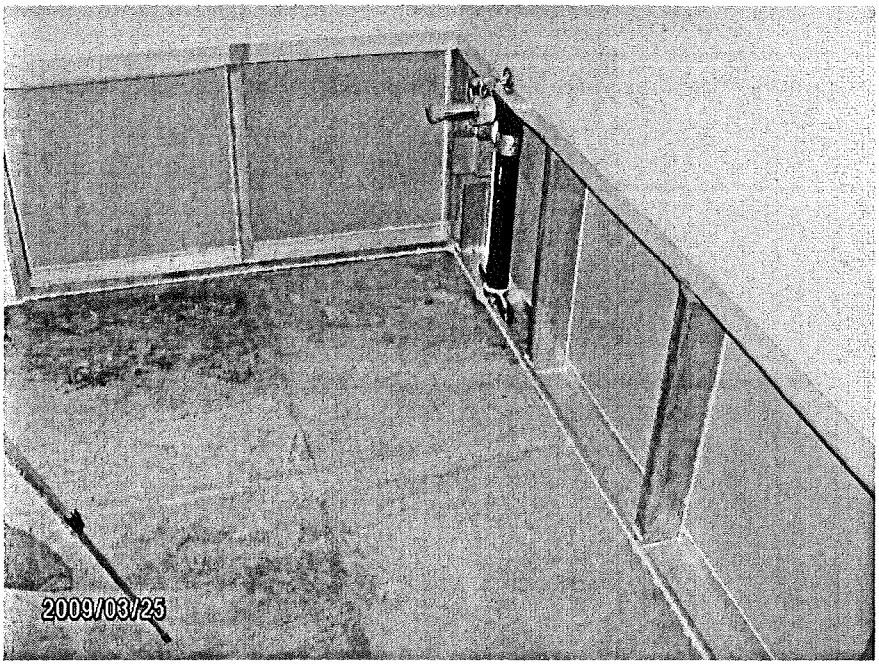
2) Image of tenant occupied hallway air sampling and Break Room 610 containment entrance area at time of clearance assessment.



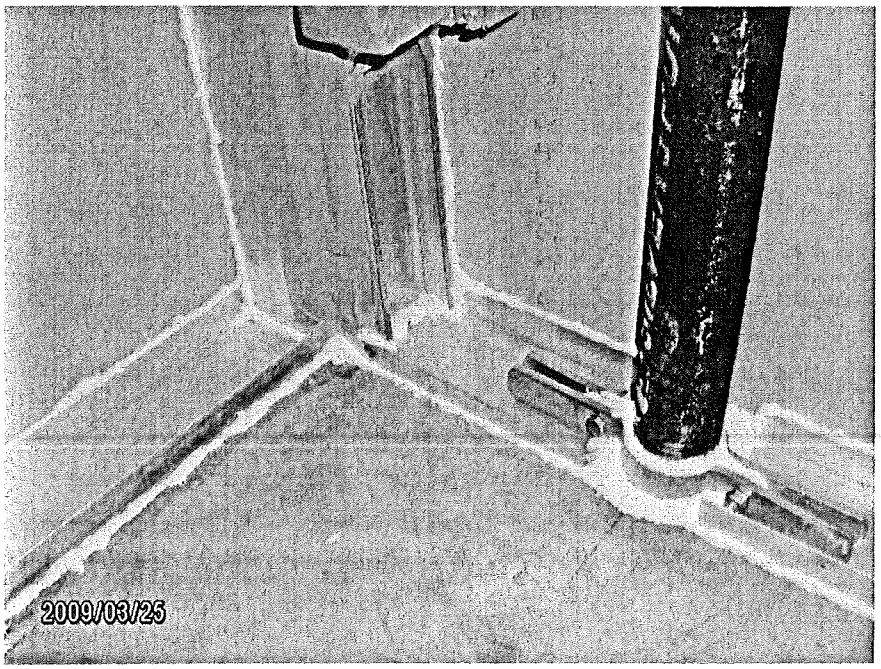
3) Image of pressure monitoring equipment located within hallway of Break Room 610 at time of assessment. Air pressure differential (negative pressure) recorded at - 0.037 inches.



4) Image of air sampling equipment and baseboard removal delineation within Break Room 610 area at time of assessment.

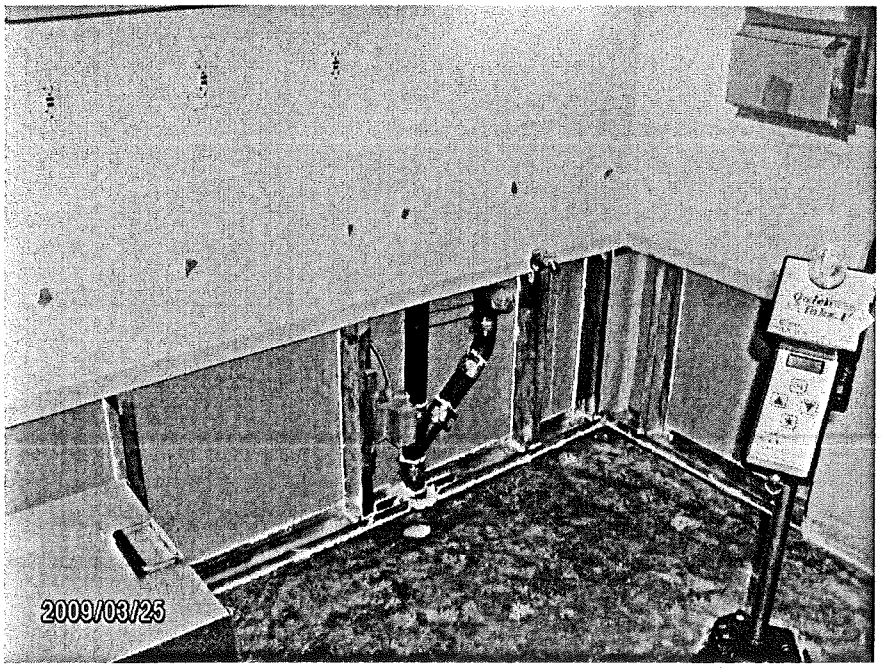


5) Close-up image of exposed wall framing systems and wallboard interior cavities within Break Room 610 at time of clearance assessment.

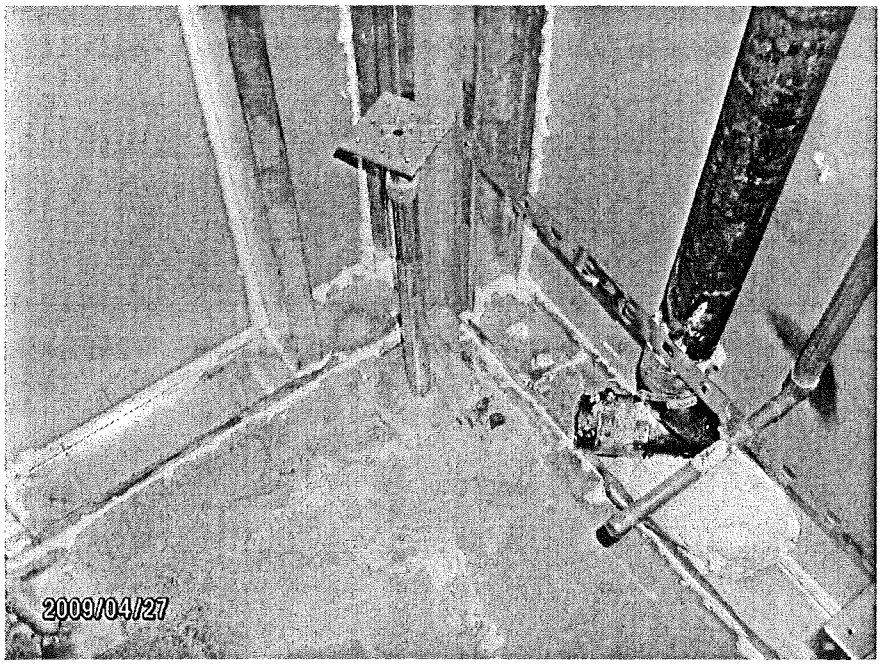


6) Additional close-up image of wallboard removal delineation performed within Break Room 610 containment at time of assessment.

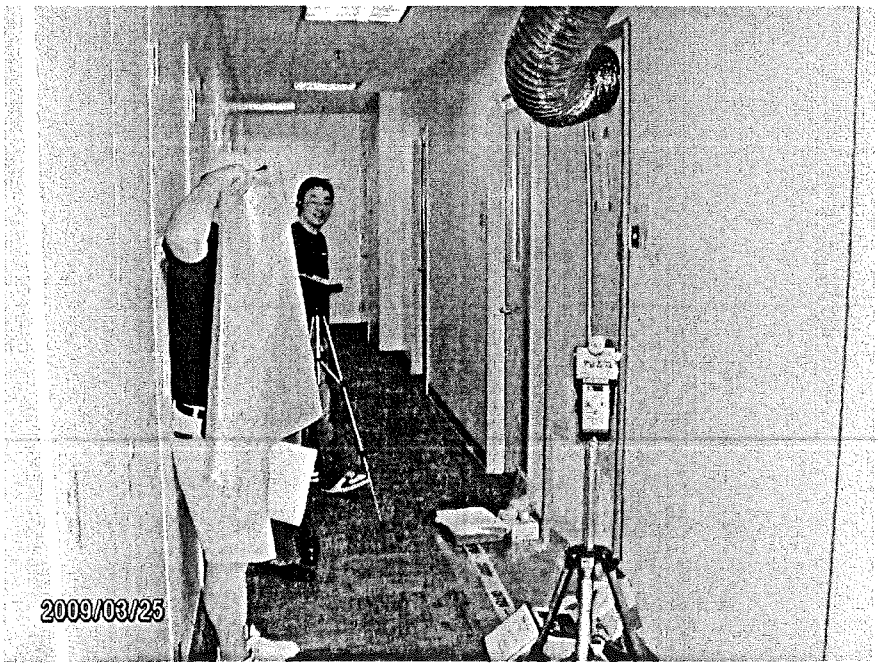
7) Close up image of pressure data logging manometer located at exterior of Break Room 415 indicating acceptable maintenance of negative - 0.036 pressure at time of assessment.



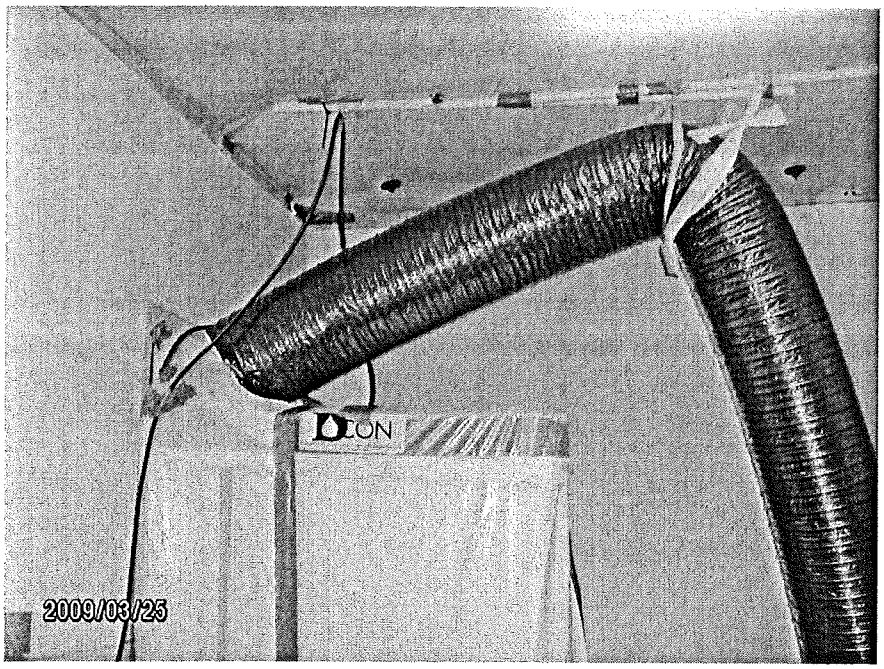
8) Image of air sampling activity and wall removal delineation performed within Break Room 136 as part of the overall mitigative action.



9) Close-up image of exposed interstitial wall cavity surfaces as viewed from within Break Room 415 containment at time of assessment.



10) Image of adjacent Hallway air sampling and occupancy near Break Room 415 at time of assessment. Air sample also collected in this "occupied" area for comparative purposes.



11) Image of entry chamber and construction of HEPA filtered exhaust ducting within containment of Break Room 415 at time of assessment.

12) Image of ambient air sampling activity performed at outside location near main entrance to BOE building at conclusion of assessment.