

10. Contaminated Non-Asbestos Materials:
 - a) Remove contaminated non-ACM substrates or underlying ceiling tiles, etc.
 - b) Use wet methods and HEPA-filtered vacuums to decontaminate, where feasible. Allow inspection of the decontaminated materials by the MRCA or its Environmental Consultant prior to removal from the work area.
 - c) Contaminated waste shall be disposed in double goosenecked bags or burrito-wrapped, as friable asbestos waste.
 - d) Minimize excess waste quantities, where feasible.

C. Special Techniques and Procedures

1. Isolate HVAC system(s) to prevent contamination and fiber dispersal to other areas of the building.
 - a) Openings to ducts, fans, louvers, and plenums shall be sealed with two layers of polyethylene sheeting prior to the start of removal.
 - b) Provide caulked, rigid panels at the discretion of the MRCA.
 - c) Repair any damage to ductwork, grilles, dampers, louvers, or HVAC equipment at the completion of the abatement work.
 - d) Secure systems and equipment using OSHA lock-out and tag-out procedures, as applicable.
2. Ensure that all electrical power terminating in the work area, including but not limited to outlets and lights are disconnected and cannot be reenergized during the course of the work.
 - a) Ensure that all power lines which transit the work area and are necessary for the continued operation of services in areas outside the work area are identified and protected adequately in order not to pose a hazard to workers during the course of work.
 - b) Provide temporary power and lighting, and ensure safe installation of temporary sources and equipment per applicable electrical code requirements, and provide safety lighting and ground fault interrupter circuits as power source of electrical equipment.
 - c) Secure systems and equipment using OSHA lock-out and tag-out procedures, as applicable.
3. Construct critical barriers and decontamination enclosure systems, as applicable. Erect polyethylene sheeting to protect walls, windows, flooring, and fixed equipment, as applicable.

4. Provide differential air pressure systems for each work area in accordance with Appendix J of the EPA's "Guidance for Controlling Asbestos-Containing Materials in Buildings," EPA 560/5-85-024.
 - a) Establish negative pressurization within all Asbestos Work Class 1 and 2 interior areas, exhausting air to the exterior, unless otherwise approved by the MRCA.
 - b) Do not locate outlets near or adjacent to other building intake vents or louvers or at the entrances to the building.
 - c) Do not exhaust air into the building's interior spaces or within 50 feet of the building's supply air intakes without on-site DOP testing of all NPUs to show a filter efficiency of 99.97 percent minimum.
 - d) Provide a minimum work area differential air pressure of -0.025 inch w.g. and 4 air changes per hour at all times for Asbestos Work Class 1 areas or as otherwise designated by the Contract Documents.
5. Remove ACM employing full isolation, glovebag, and glovebag with mini-containment procedures as designated by material quantities and work class under Cal/OSHA regulation 8 CCR Section 1529.
 - a) Glovebag cut-out methods may be used for systems scheduled for demolition as outlined in the Demolition Plans.
 - b) Use wet cleaning methods, HEPA vacuuming, and proper work practices.
 - c) Mini-containments may not be required for glovebag removal in unoccupied zones provided the bag is evacuated with a HEPA-filtered vacuum prior to the removal of the element being stripped or unless otherwise indicated in the Contract Documents. All areas requiring aggressive clearance air sampling will require mini-containments or full containments and pre-cleaning throughout the isolated area using HEPA vacuums and wet methods.
6. As applicable to abatement of surfacing materials and non-glovebag thermal system insulation removal projects or for other work completed within full isolation containments, remove visible accumulations of asbestos material, debris, and dust from within the work area and its decontamination enclosure systems. Clean all surfaces within the work area.
7. Where encapsulation is required, encapsulate following the MRCA's pre-encapsulation inspection.
8. Minimize encapsulating of sensitive abated areas or surfaces, such as vinyl floor from wood or concrete substrates, so as not to affect the adhesion of replacement materials.
9. After encapsulation:
 - a) Remove the inner layer of polyethylene sheeting from the floor, walls, and other equipment.
 - b) Dispose as asbestos waste, as applicable.

- c) Leave all critical barriers with one layer of polyethylene sheeting.
10. After removing the final layer of polyethylene sheeting (as appropriate):
- a) Final-clean all surfaces, including the inner surface of the outer layer of polyethylene that serves as a critical barrier, any subfloor trenches, and similar locations.
 - b) Allow adequate time for settlement of dust, then repeat final cleaning operation.
 - c) Clean and remove all materials and equipment within the work area, using the equipment decontamination enclosure system.
11. Exterior Asbestos Work Class II abatement operations shall utilize critical barriers, drop cloths, wet methods, and HEPA vacuums as outlined under Cal/OSHA regulation 8 CCR Section 1529.
- D. Field Quality Control
1. Site Tests: Clearance Criteria
- a) Clearance air samples using aggressive air sampling techniques shall be collected for all abatement zones to be subsequently re-occupied, unless otherwise designated in the Contract Documents.
 - b) Phase Contrast Microscopy (PCM) Clearances: Areas cleared by PCM shall show an airborne concentration of total fibers for each sample at or below 0.01 fibers per cubic centimeter (f/cc) using the NIOSH 7400 A counting rules. Any sample result exceeding 0.01 fibers/cc shall require re-cleaning of the work area and retesting. The minimum number of samples shall be determined by the MRCA, based on the quantity and types of materials removed, configuration, and sequencing of the work areas, and similar considerations.
 - c) When Transmission Electron Microscopy (TEM) clearances are required, as designated by the Contract Documents, analysis shall be by the method described in 40 CFR Part 763, Appendix A, Subpart E (AHERA), with an analysis turn-around time of 24 hours, unless otherwise designated by the MRCA.
 - d) The MRCA shall pay the costs of the final round of visual inspections, aggressive air sampling, and PCM and/or TEM analyses that will meet the Specifications. All rounds of visual inspections, aggressive air sampling, and PCM and/or TEM analyses that fail to meet the contract criteria shall be borne by the Contractor. For the purpose of this paragraph, visual inspection includes the area isolation inspection, pre-encapsulation inspection, and final area cleanup inspection.
- E. Waste Disposal and Manifesting:
1. Packing, labeling, transporting, and disposing of asbestos materials shall comply with Cal/EPA regulations under 22 CCR, including completion of the Uniform Hazardous

Waste Manifest Form (DTSC 8022A, 7/92, and EPA 8700-22), and the requirements of Article 3.4G - Waste Disposal and Manifesting, of this Section.

3.4 LEAD ABATEMENT AND HAZARD CONTROL

- A. Notifications: Cordon off active lead hazard and abatement zone(s) and post with warning signs at entries to regulated areas bearing the following information:

Warning
Lead Work Area
No Smoking or Eating
Authorized Personnel Only

- B. Procedures:

1. Abatement of lead-based paints and presumed lead-based paints as defined by HUD and as regulated under the California Department of Public Health's Title 17, California Code of Regulations (CCR), Division 1, Chapter 8, "Accreditation, Certification, and Work Practices in Lead-Related Construction," Article 1, Sections 35001 et al, and Article 16, Sections 36000 and 36100 shall:
 - a) Include posting and delivery of notifications prior to conducting abatement, including:
 - (1) Completing CDPH Form 8551 (12/97) and posting all entrances to the structure at least 5 days prior to conducting abatement. The posted form shall not be removed until abatement is completed and a clearance inspection has been conducted.
 - (2) Deliver of the completed CDPH Form 8551 to the Department of Public Health, c/o Notification at the Childhood Lead Prevention Program Branch, 850 Marina Bay Parkway, Building P, 3rd Floor, Richmond, CA 94804-6403.
 - (3) Retain records of notification for at least 3 years.
 - b) Be conducted only by a Certified Lead Supervisor or a Certified Lead Worker where abatement is designed to permanently eliminate or reduce lead hazards for public (non-industrial) buildings or to be effective for a period exceeding 20 years. The Certified Lead Supervisor shall be on-site during all work site preparation and during the post-abatement clean-up of work areas. At all other times when abatement is conducted, the Certified Lead Supervisor shall be on-site or available by telephone, pager or answering service, and able to be present at the work area in no more than 2 hours.
 - c) Be conducted using containment in a manner such as not to contaminate non-work areas with lead dust, soil, or paint debris.
 - d) Be conducted in accordance with procedures specified in the HUD Guidelines, Chapters 11 and 12.

2. Loose and Peeling Paint:
 - a) Scrape loose and peeling paints using dust control procedures and procedures as outlined under Cal/OSHA Regulation 8 CCR 1532.1.
 - b) Characterize the waste for possible disposal as a hazardous waste.
 3. Lead Paint Abatement:
 - a) Remove paints on structural steel components scheduled for welding or torching using a chemical stripper, needle gun or other approved methods as outlined in the approved Contractor's Hazardous Materials Management Plan (HMMP). Note that spot abatement of structural steel components does not eliminate the possible need for respiratory protection and hazard controls by the welder or torcher under 8 CCR 1529 due to unabated residues or paints on back-to-back components, which can not be accessed for abatement.
 - b) Use drop cloths, polyethylene barriers, Hudson and airless sprayers and other methods as required for dust control.
 - c) Characterize and dispose of paints, rags, etc., separately for possible disposal as a hazardous waste.
 4. Lead Dust Clean-up:
 - a) Clean-up background or construction-related dusts from demolition of lead-coated elements or other contaminant sources using wet methods and HEPA-filtered vacuums.
 - b) Do not dry sweep.
 5. Lead Hazard Control:
 - a) Scrape loose and peeling paints and use dust controls for demolition of lead-coated architectural and structural elements as indicated by the Demolition Plans, following minimum procedures as outlined under Cal/OSHA Regulation 8 CCR 1532.1.
 - b) Remove and dispose of intact lead-coated architectural and structural elements as non-hazardous waste.
 - c) HEPA vacuum residual debris and wet wipe affected substrates as required for clearance inspection or testing.
- C. Special Procedures and Techniques:
1. Cordon off the proximity (within approximately 20 feet) of Activity Class I work areas using construction tape, polyethylene dust barriers, or other appropriate means.
 - a) Persons entering the regulated "cordoned" work area shall wear appropriate respiratory protection and full body coveralls.

- b) Affix appropriate warning signs at the entry and approaches to the regulated area(s).
2. Lockout electrical and HVAC equipment within the regulated area as necessary.
3. Protect floors, landscaping, and other items with polyethylene drop cloths or other acceptable means to prevent contamination or damage to other building surfaces and finishes.
4. Apply chemical strippers and scrape following the manufacturer's recommended procedures. After scraping, remove remaining loose paint with a HEPA vacuum.
5. Maintain work area surfaces as free as practicable from accumulated dust or debris. Clean equipment, tools and containment structures within regulated areas, at a minimum, with HEPA vacuums or wet methods.
6. Conduct operations to prevent injury to adjoining facilities, persons, motor vehicles, and other items, as applicable.
 - a) Prevent chemical cleaning agents from coming into contact with pedestrians, motor vehicles, landscaping, buildings, and other items and surfaces that could be injured or damaged by such contact.
 - b) Do not spray or scrape outdoors during winds of sufficient force to spread cleaning agents to unprotected surfaces.
7. For areas where removal of loose and peeling paints only are required, the Contractor shall ensure that the paint that remains on walls, ceilings, eaves, and other surfaces in areas of active work, as applicable, shall be adhered to the substrate sufficiently to support eventual repainting. Paints that peel or loosen during wetting will become part of the scope of work scheduled for removal and disposal.
8. Where complete removal of lead coats is required, finished work shall show no signs of stains, scratches, streaks, or runs of discoloration from use of cleaners.
 - a) Leave substrate surfaces neat and clean, including removal of primers in addition to finish coats. Surfaces shall be uniformly cleaned.
 - b) Neutralize substrate using a mild detergent wash.
9. Avoid direct welding or cutting on surfaces containing lead in concentrations greater than 0.64 micrograms/cm² by mechanically or chemically removing the coating to a distance of at least six inches from the point at which heat is applied.
 - a) If surface coatings are not removed prior to welding or cutting, provide local exhaust ventilation to capture the aerosolized lead, using HEPA filters.
 - b) If surface coatings are not removed prior to torching or welding, provide upgraded welder's respiratory protection in compliance with Cal/OSHA regulation 8 CCR 1532.1.

10. Where mechanical removal of surface coatings constitutes a Level II activity, provide power tools, to the extent feasible, with local HEPA exhaust or dust collector systems to capture the aerosolized lead.

D. Demolition Procedures:

1. Removal of obstructing materials as needed for access to hazardous materials.
2. Removal of obstructing materials where hazardous materials contamination is known to exist.
3. Removal of obstructing materials where hazardous materials exposure is likely to result.
4. Follow, at the minimum, the protective procedures as outlined in Cal/OSHA regulation 8 CCR 1532.1.
5. Protection of Visitors and Other Site Personnel: Cordon off the abatement area(s) with appropriate signs, and provide temporary tunneling or scaffolding, as applicable.
6. Respiratory Protection: Comply with Cal/OSHA Regulation 8 CCR Section 1529 and ANSI Standard Z88.2, "Practices for Respiratory Protection." Use respirators approved by the National Institute for Occupational Safety and Health (NIOSH).

E. Prohibited Activities:

1. Workers shall decontaminate themselves and appropriate equipment prior to eating, drinking and smoking.
2. Clean debris and surfaces with HEPA-filtered vacuums or wet methods.
3. Shoveling, wet sweeping, and brushing may be used only where vacuuming or other equally effective methods have been tried and are found to be ineffective.

F. Field Quality Control

1. Site Test: Monitoring and Clearance by the MRCA:
 - a) During lead hazard-related work, such as demolition, refinishing, or torching and welding activities, the MRCA may collect air samples for analysis by flame atomic absorption.
 - b) Air sampling results in excess of the Cal/OSHA "Project Action Level" of 30 micrograms per cubic meter within the construction zone may require isolation of the work area, upgrades in the required respiratory protection, amendment of work procedures, and/or clean-up of the affected area.
 - c) Air sampling results in excess of the EPA's National Ambient Air Quality Standard (NAAQS) of 1.5 micrograms/m³ at the site's property line or at adjoining occupied non-construction areas may require isolation of the work area, amendment of work procedures, and clean-up of the affected area.

- d) Re-sampling of the contaminated areas and handling, shipping, and analysis charges (including the MRCA's time and expenses) for additional sampling required to show background levels below these lead standards shall be borne by the Contractor.

2. Clearance Criteria -- Lead Abatement Zones:

- a) The lead abatement zone shall remain secured until cleared by the MRCA.
- b) Visual Inspection:
- (1) When the Contractor considers the work or a designated portion of the work to be complete, the Contractor shall notify the Project Manager that the work is ready for abatement zone clearance inspection.
 - (2) Within a reasonable time after receiving notification from the Contractor, the MRCA will perform a visual inspection of the work area.
 - (3) Evidence of lead contamination identified during the inspection will necessitate further cleaning as specified herein.
- c) Wipe Sample Clearance Criteria: The Contractor shall re-clean the area if surface concentrations exceed the following "EPA Clearance Dust Standards":
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|--------------------------------|---|
| 40 micrograms/ft ² | for floors |
| 250 micrograms/ft ² | for interior window sills and stools |
| 800 micrograms/ft ² | for exterior window sills and interior window wells |
| 800 micrograms/ft ² | for exterior concrete or other rough surfaces |
| 800 micrograms/ft ² | for attic and non-public spaces |
- d) Air Sample Clearance: Where lead hazard abatement occurs concurrent with asbestos abatement activities, the area may be cleared by aggressive air sampling, where airborne lead concentrations following the final visual inspection shall not exceed the EPA's NAAQS standard of 1.5 micrograms/m³ as analyzed by NIOSH method 7082 (flame atomic absorption) or 7105 (graphite furnace atomic absorption).
- e) Re-sampling of the contaminated areas and handling, shipping, analysis charges (including the MRCA's time and expenses) for additional sampling required to show background levels below these lead standards shall be borne by the Contractor.

G. Waste Disposal and Manifesting:

1. Comply with current federal, State and local regulations concerning the waste handling, containerization, transportation, and disposal of lead-based paint or lead-contaminated materials, and Article 3.10 of this Section.
2. Loose debris and scraped materials shall be treated as hazardous waste, unless otherwise approved by the MRCA. Construction waste coated with intact LBP may be disposed of

as construction debris in accordance with the Cal/EPA requirements (pending characterization of the waste).

3. Laboratory costs associated with analyses required for disposal, if required, shall be at the Contractor's expense.
4. Segregate, containerize, and characterize construction debris including rags, protective coveralls, polyethylene sheeting, and other consumable items. Waste shall be packaged in accordance with the applicable U. S. Department of Transportation regulations included in 49 CFR Parts 173, 178 and 179.
5. Profile waste with an approved landfill or incinerator by means of standard digestion and extraction tests (TCLP, WET, and SW846), as appropriate. Use the site's EPA Generator I.D. number on the "Waste Manifest." See additional requirements specified below in Article titled "Manifesting."
6. If debris is to be recycled, provide a bill of lading and a memorandum from the recycler acknowledging that lead may be present and work activities and disposal will comply with applicable regulations. Submit in accordance with procedures of Section 01300 - Submittals.

3.5 PCB BALLAST REMOVAL

- A. Contractor shall ensure that PCB-containing lighting ballasts, are handled, containerized, secured, labeled, manifested, transported, and either reused, disposed, incinerated or recycled, as appropriate.
- B. Generators of PCB ballasts who transport off-site no more than two 55-gallon drums per transportation vehicle shall be exempt from the standards set forth in Article 1, Article 2 and Article 4 of 22 CCR, Chapter 12 and 13 as follows:
 1. Generators of PCB-containing light ballasts shall be exempt from filing an "Extremely Hazardous Waste Disposal Permit" as required by §67430.1.
 2. A transporter of twelve or more non-leaking PCB-containing fluorescent light ballasts shall be exempt from provisions under 22 CCR, Chapter 13 provided the following conditions are met:
 - a) The transporter shall use a shipping paper that contains the information required pursuant to Title 49, Code of Federal Regulations, Part 172, Subpart C to document the transportation of the ballasts. The shipping paper or manifest shall accompany the shipments, with a legible copy maintained by the transporter for a minimum period of three years.
 - b) The total number of PCB-containing light ballasts being transported shall not exceed two 55 gallon drums of non-leaking ballasts per load and shall not contain any other hazardous wastes.
 - c) The transporting container shall meet applicable federal and state regulations.

- d) Any discharges or spills of hazardous waste consisting of PCB-containing fluorescent light ballasts shall be reported and cleaned up as required in 22 CCR, Chapter 13, Article 3.
3. Transfer of hazardous waste consisting of PCB-containing light ballasts from one container to another shall not be subject to the requirements of 22 CCR provided the containers hold no other hazardous wastes.
- C. Waste Characterization: The U. S. Environmental Protection Agency (EPA; 40 CFR 761.60 & 761.65) and the California Department of Public Health (CDPH; 22 CCR Section 66508) consider PCBs from ballasts as a hazardous waste. Disposal of the PCB-containing ballasts shall be in accordance with §66268.110 via incineration unless otherwise approved by the MRCA.
 - D. Pack ballasts marked as "containing PCB" or ballasts not specifically marked as "non-PCB" or "PCB free" as hazardous waste. Workers removing ballasts from fixtures shall wear protective clothing and nitrile or neoprene gloves. Those ballasts showing signs of overheating or leakage will require wipe-down of the fixture with clean paper towels after the unit has cooled to room temperature. This step shall be followed with additional wiping with an organic solvent, such as mineral spirits or isopropyl alcohol. The leaking ballasts and rags shall be placed in a plastic bag, tied off, and secured. Remaining PCB ballasts and bagged waste shall be placed in steel drums, sealed, labeled, and transported to an approved incinerator following required manifest procedures. Absorbent material, such as kitty litter, shall be used as a cushion and absorbent within the drums. Drum loading shall not exceed the incinerator's requirements (typically 350 to 500 pound limit per drum).
- 3.6 MERCURY-CONTAINING LAMP REMOVAL
- A. Spent fluorescent and mercury vapor lamps contain mercury, which is considered a hazardous waste by the California Department of Public Health (CDPH; 22 CCR Section 66699(b)).
 - B. Ship lamps to a commercial recycler, (e.g., Mercury Technologies) where they are crushed and the mercury is reclaimed. The recycler shall comply with DOT requirements for manifests, etc., with evidence of proper disposal provided to the MRCA, including a log of shipment dates and quantities.
 - C. Quantities under 25 lamps per day may be disposed of as non-hazardous waste.

3.7 REMOVAL OF CONTAMINATED SOILS

- A. Training Requirements:
 1. Soils exceeding hazardous waste criteria (federal, state, and local) have been encountered at various locations throughout Los Angeles. Therefore, as part of this Contract, the Contractor shall provide a minimum of two (2) properly trained individual personnel to handle, excavate, and dispose of contaminated soils and contaminated and hazardous waste. Training shall include 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training and the associated 8-hour annual refresher in accordance with 29 CFR 1910.120, 29 CFR 1910.134, 8 CCR 5144, and 8 CCR 5192.
 2. This training shall be required of all personnel who come in contact with or operate equipment that handles surface and subsurface contaminated materials when performing

their work. The Contractor shall comply with local requirements addressing hazardous materials.

3. No time extensions will be given for the Contractor's inability to supply the properly trained individuals for the Project. Therefore, at Notice to Proceed (NTP) the Contractor shall provide the Project Manager with written and valid certification of the above training for personnel on the job.
4. This training shall be considered as incidental work. The cost for having trained workers working in and around, excavating, and handling serpentine, contaminated, and hazardous soils shall be considered as incidental work.

B. Contaminated/Hazardous Soils:

1. All reference to hazardous waste and/or hazardous material and/or hazardous soil incorporate definitions of "hazardous pollutant," "hazardous contaminant," "hazardous material," "hazardous substance," "hazardous waste," and "toxic substance" applicable in accordance with all federal, state, regional, and local statutes, laws, regulations, and policies.
2. The Contractor is specifically alerted to and shall familiarize themselves with the liability statutes of:
 - a) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, found in 42 USC, Section 9601, *et seq.*, and
 - b) the Superfund Amendments and Reauthorization Act (HSAA) of 1981, found in California Health and Safety Code, Section 25300, *et seq.*
3. If the Contractor encounters material in trenches or other excavation, reasoned or believed to be contaminated and/or hazardous wastes, the Contractor's Hazardous Materials Supervisor shall immediately notify the MRCA Project Manager.
4. If authorized by the Project Manager, excavation in the immediate area of the suspected hazardous material shall be suspended until the Project Manager authorizes resumption. If such suspension delays the current controlling operation, the Contractor will be granted an extension of time as provided in Section 107.10 and cost reimbursement in accordance with Section 112.05 of the General Conditions.
5. The MRCA reserves the right to use other forces for exploratory work to identify and determine the extent of the contaminated and/or hazardous waste and for removing such material from the site.
6. The Contractor shall arrange for the testing, hauling, and disposal of the contaminated/hazardous excavated soils. The Contractor shall be familiar with the acceptance and analytical testing criteria, methodology of the landfills/disposal facilities available and of the corresponding disposal fees and taxes. All such disposal activities shall require the approval of the Project Manager prior to actual testing, loading, and disposal.
7. All contaminated material and hazardous material shall be placed directly into the transport vehicle for transport to the disposal facility. Contaminated material and

hazardous material shall be transported separately, with no mixing of the different types of material.

8. The Contractor shall use only workers with the above-described training to work in and around, excavate, and handle serpentine-contaminated and/or hazardous soils.

C. Analytical Testing:

1. Analytical testing shall be performed by a California State-accredited laboratory (or an out-of-state accredited laboratory, if appropriate). The selected laboratory shall guarantee a maximum of ten (10) days' standard turnaround time at standard rates for results of analytical testing. All original copies of testing results shall be forwarded to the Project Manager. Faxed copies of results are acceptable as an interim step.
2. The Contractor shall be responsible for all necessary sample collections, laboratory coordination, and analytical testing done at the construction site. The testing criteria for each sample shall be set by the Project Manager at the time the sampling shall be based on the requirements of the designated landfills/disposal facilities. The Project Manager shall compare the analytical results with the acceptance criteria of the Contractor's designated landfills/disposal facilities.
3. The Contractor shall be responsible for forwarding the samples to the accredited laboratory. The Contractor shall furnish all labor, materials, equipment, sampling bottles, chain-of-custody forms, preservatives, shipping containers, and incidentals required to properly sample and transport the soil samples to an accredited laboratory.
4. The furnishing of all labor, materials, and equipment for sample collection, handling, and delivery to the testing laboratory; soil and groundwater laboratory analysis, and reporting of such testing and analysis will be paid as Incidental Work. Only laboratory analyses for soil and serpentine will be paid under the Force Account Cash Allowance.

D. Storage of Soils: For storage of excavated soil along the Project alignment, the following conditions shall apply:

1. The volume of the soil stockpile will be limited at the discretion of the Project Manager.
2. The location for soil storage shall be determined by the Project Manager.
3. The Project Manager retains the right to suspend the use of temporary stockpiling at any time. In such an event, the Contractor is directed to dispose of the stockpile within 48 hours.
4. All exposed stockpiles shall be kept wet using amended water. Dust control requirements shall be strictly enforced.
5. All stockpiles being stored overnight shall be placed on and shall be covered with 10-mil HDPE plastic sheets weighted down securely using tires and chains.
6. After a stockpile has been removed, the Contractor shall wet-sweep the area to remove any residual dirt.

7. All costs associated with temporary stockpiling shall be borne by the Contractor. No additional payment shall be made therefor. Such related costs include, but are not limited to, dust control measures, wet sweeping, covering of soils, multiple handling, multiple staging, work re-sequencing or rescheduling, time associated owing to duration of storage, and other MRCA requirements.
- E. Contractor Responsibility for Handling, Transportation, and Disposal of All Soils and Serpentine:
1. The Contractor is responsible for the handling, transportation, and disposal of all excavated soils (including serpentine) meeting requirements of Class I, II, and III landfill or out-of-state landfill.
 2. Excavated materials (i.e., bay mud, asphalt, concrete, wet material/slurry, wooden and metal debris, and other debris) shall be separated from the contaminated/hazardous soils and properly disposed by the Contractor.
- F. Documentation of All Soils Disposed by the Contractor: The Contractor shall provide the Project Manager with the following documentation and information:
1. Name, address, and phone number of landfill; type of landfill; volume/weight of soils transported; date of transport; original location of excavated soils; and other requested information.
 2. A copy of each bill of lading, certified weight ticket, and other indication of the weight of the shipment, which has been received at the disposal facility, to the Project Manager so that payment per bid item can be made, based on weight of the shipment.
 3. Any other pertinent information.
 4. The Contractor shall inform the MRCA, in writing, and obtain MRCA approval prior to any sale, supply, or offer to sell any excavated material. The Contractor in such a case, at its expense, shall perform any and all engineering and chemical testing as required by the MRCA and by federal, state, and local statutes, regulations, and policy.
 5. All contaminated excavated material and unrestricted material shall be hauled off the site, using a bill of lading approved by the MRCA, to an approved treatment/disposal facility in accordance with all applicable federal, state, and local regulations.
 6. For all contaminated excavated material and unrestricted material, the Contractor shall prepare a bill of lading for each shipment of material from the site. The bill of lading shall describe the contents of each truck carrying materials to the waste disposal site, including the address of the ultimate disposal site, the weight or yardage of the waste materials (as applicable), and an emergency phone number. The hauler shall sign and date the bill of lading, indicating that they have accepted the load described in the manifest on that particular day. The MRCA will sign the bill of lading and keep the appropriate number of copies and give the remaining copies to the hauler. Copies of bills of lading accepted by the treatment/disposal sites shall be provided to the Project Manager.

- G. Backfill Material:
1. The Contractor shall maximize the use of any excavated backfill material. Soils removed from the construction excavation (except for contaminated and/or hazardous soils, and the clayey soils) may be used for backfill material, provided that it meets the requirements of LADPW Standard and as approved by the Project Manager.
 2. Imported material for backfill shall meet the requirements of the LADPW.
- H. Specification for Haulers: The Contractor shall ensure that his/her drivers, as well as the subcontractor drivers, have in their possession during the hauling of material and soil all applicable California State and local vehicle insurance requirements, valid driver's license, and vehicle registration and/or licensing. The Contractor shall be responsible for informing all drivers of haul vehicles about:
1. The nature of the haul material.
 2. Any recommended routes.
 3. Applicable city street excavation regulations and requirements and State of California, Department of Transportation (Caltrans) codes, regulations, and requirements.
 4. The MRCA's requirement for proper handling and transportation of the soil.
- I. Requirements for Proper Handling and Transportation of Soils:
1. The Contractor shall separate the excavated materials (i.e., bay mud, asphalt, concrete, wooden and metal debris, and other debris from other soils) and shall properly dispose of these materials.
 2. The Contractor shall be responsible for the excavation and handling of contaminated and hazardous wastes.
 3. Haul trucks carrying soil shall be loaded so that the soil does not extend above the walls of the truck bed.
 4. The soil loads shall be tightly covered so as to prevent soils from spilling over the sides and backs of the haul trucks. In addition, any excavated serpentine soil shall be kept wet and covered.
- J. Transportation of Hazardous Material/Waste: In the event that the hazardous waste is encountered and a Change Order is issued to the Contractor to handle and transport the hazardous waste, then the Contractor shall adhere to the following requirements:
1. Scope of Work:
 - a) The Contractor shall furnish all labor, materials, equipment, and incidentals required to transport those materials identified as hazardous waste for the purpose of disposal.
 - b) The Contractor shall comply with all the applicable regulatory requirements listed as well as other applicable federal (including DOT - HM - 181 in
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accordance with 49 CFR Part 172), state, or local laws, codes, and ordinances that govern or regulate hazardous waste.

- c) The Contractor shall obtain all the permits required and furnish all labor, materials, equipment, and incidentals required and provide surface cleanup, spillage, spillage, and ultimate disposal of contaminated materials found within the Project boundaries.

2. Hazardous Waste Manifest:

- a) All excavated materials classified as hazardous waste shall be hauled off the site by the Contractor, using a licensed hazardous waste hauler and the uniform hazardous waste manifest form (DTSC Form 8022A and/or EPA Form 8700-22), to an approved waste disposal facility in accordance with all applicable federal, state, and local regulations.
- b) The Contractor shall prepare the hazardous waste manifest for each shipment of hazardous wastes from the site.
- c) The licensed hauler shall carry a hazardous waste manifest (shipping document) with each truckload.
- d) The manifest shall describe the contents of each truck carrying materials to the waste disposal site, including, as applicable, the weight of the waste materials. The licensed hauler shall also sign and date the manifest, indicating that they have accepted the load described in the manifest on that particular day.
- e) The Project Manager will sign the manifest and keep the Generator's copy (yellow) and the DTSC copy (blue) and give the remaining copies to the licensed hauler. Weight and not volume shall be used to measure waste quantities for manifest purposes.
- f) The Project Manager will provide a hazardous waste generator identification number for use on the manifest while the Contractor shall provide the State Transporter's I.D. and Phone Number. Should any hazardous waste manifest not be returned within thirty-five (35) days of shipment, the Contractor shall initiate follow-up and shall document its follow-up effort, in writing, with an Exception Report in accordance with 40 CFR 262.42 and/or 22 CCR 66262.42 and provide a copy to the Project Manager.
- g) A copy of the completed hazardous waste manifest shall be provided to the Project Manager indicating that each waste shipment has been received at the waste treatment or disposal facility within two (2) days of their return to the Contractor.

3. Preparation for Shipment: Marking, labeling, placarding, packaging, CAL-EPA registration, and manifesting wastes prior to transport shall be in accordance with all regulations and shall be the responsibility of the Contractor.

4. Transportation: Transportation of hazardous waste shall be carried out by a licensed hauler in accordance with the regulations. The Contractor shall be responsible for clean-up of any hazardous waste discharge/spill from this Project that occurs during

transportation. The Contractor shall also follow the applicable regulations under 40 CFR Part 263 and 22 CCR Section 66263, "Standards Applicable to Transporters of Hazardous Waste," including licensing, manifest system, recordkeeping, and discharges.

- K. **Weighing of Excavated Material:** The Contractor shall provide a weight measurement of all excavated material produced, which shall correlate the measurement to either the vehicle's bill of lading number or the hazardous waste manifest number. The information shall show the date of loading, net weight of soil loaded to the appropriate vehicle, and an identification of the vehicle that has been loaded. All such information shall be given to the Project Manager in order to reconcile the Contractor's charges for hauling and disposal of contaminated excavated soils and bay mud.
- L. **Submittals:** At the time of the Notice to Proceed to the Contractor, provide the following:
1. Proof of valid training records.
 2. A list of Class I, II, and III landfills and/or disposal facilities and brokers that the Contractor proposes to use.
 3. The name and rates of the accredited laboratory.
- M. **Payment:**
1. The Contractor shall include a cash allowance of \$50,000 (described below) as a stipulated force account bid amount in the Schedule of Bid Prices in the Proposal. This amount will be paid to the Contractor for work directed by the Project Manager on a force account basis. The General Conditions regarding compensation do not apply to work not directed by the Project Manager. No mark-ups or profit shall be paid to the Contractor on the unused portion of the allowance. In the event that the quantities increase or decrease for all excavated materials related to the cash allowance, Section 101.07 of the General Conditions shall not apply.
 2. The cash allowance shall be used to provide services as requested by the Project Manager. Work described as incidental work in this Section and work already shown elsewhere in the Contract Documents shall not be part of this cash allowance. The unused portion of the cash allowance shall be credited to the MRCA.
 3. The following costs of items shall be paid under this bid item plus any contaminated/hazardous waste miscellaneous work as directed by the Project Manager, except where indicated:
 - a) Analytical testing of soil and groundwater.
 - b) Any additional mitigation measures beyond the incidental work, as determined by the Project Manager.
 - c) Any other work related to contaminated/hazardous waste, as directed by the Project Manager, that is not covered by the original Contract.
 - d) Hauling and disposal of contaminated/hazardous waste to the appropriate landfill site. The Contractor shall be responsible for verifying the availability of various landfill sites to accept the different types of contaminated and hazardous

materials/waste. Payment of different soil classes shall be paid as separate items from the cash allowance.

- e) Disposal of additional material resulting from the Contractor's option to slope the excavations in lieu of shoring at locations where this is possible and has been approved by the Project Manager or any other excavation operations outside structure excavation pay limits shall be at the Contractor's expense. This resultant material shall be treated as either contaminated or hazardous material if the test results for the location indicate that the material being excavated is contaminated or hazardous.
- f) The cost of having trained workers handling and working in and around the excavation; excavating and handling non-hazardous soil, contaminated soil, and hazardous soils by trained workers; performing dust control procedures (misting, wet sweeping of streets); implementing and preparation of the Contractor's Safety Program (i.e., clean-up areas, respirators, medical surveillance, personal protective equipment and clothing, HDPE plastic liners, and similar considerations); implementing mitigation soil measures; documentation submittals; preparation of Hazardous Waste Manifest; and weighing of soils are all considered incidental work, and no additional payment(s) will be made therefor. Furthermore, when performing excavation/backfill, the Contractor shall have taken into account the productivity losses, if any, due to the use of respirators and personal protective equipment. No additional compensation will be paid for by the MRCA owing the use of respirators and personal protective equipment in the Project area.
- g) The cost of the work of this Section, including but not limited to excavating, separating, and handling of Class I, II, and III soil from excavation in compliance with all federal, state, and MRCA regulations shall be performed as Incidental Work and included in the items of work to which they are appurtenant.
- h) All other work related to the hazardous waste and not considered by the Project Manager to be incidental work shall be paid for under a negotiated price as extra work. For extra work relative to contaminated and hazardous waste/material, Section 101.07 of the General Conditions shall not apply. Mark-up for the cost of contaminated and hazardous waste/material soil and groundwater testing, transportation, disposal, and dump fees shall be limited to 1) 4 percent for the first \$100,000.00 and 2) 2 percent thereafter for greater sums than \$100,000.00 of the Contractor's actual costs for performing this work.

3.8 REMOVAL OF UNDERGROUND STORAGE TANKS (Not in scope.)

3.9 OTHER HAZARDOUS MATERIALS REMOVAL PROCEDURES (Not in scope.)

3.10 WASTE DISPOSAL AND MANIFESTING

A. Hazardous Waste Disposal:

- 1. Packing, labeling, transporting, and disposing of hazardous waste shall comply with Cal/EPA regulations under 22 CCR, including completion of the Uniform Hazardous Waste Manifest Form (DTSC 8022A and EPA 8700-22). Waste and glovebags shall be

properly labeled prior to their removal from the contained or regulated area, including all required asbestos warning labels.

2. Waste dumpsters shall be placarded, sealed, and locked overnight. Waste containers shall be stored to prevent public access or disturbances.
3. A "Waste Manifest" shall be completed for disposal of hazardous waste. The transporter shall possess a valid EPA Transporter I.D. number. The Contractor shall notify the Project Manager a least 48 hours prior to the time that the Manifest is required to be signed by the MRCA or its representatives.
4. Applicable information to be included in the "Waste Manifest" includes the following:
 - a) EPA Generator I.D. Number: Verify with the MRCA Project Manager.
 - b) Generators Name and Address:

Mountains Recreation and Conservation Authority
 Los Angeles River Center and Gardens
 570 West Avenue 26, Suite 100
 Los Angeles, CA 90065
 - c) Generator Tax I.D. Number: _____

3.11 FINAL PROJECT CLEAN-UP AND REOCCUPANCY CLEARANCE CRITERIA

A. Lead

1. Final Re-occupancy Cleaning:
 - a) Final clean-up prior to re-occupancy shall include wet wiping using a mild detergent solution and HEPA vacuuming all suspect dust and debris areas.
2. Final Re-occupancy Clearance:
 - a) Following the final clean-up, the MRCA may visually inspect for any loose dust or debris, followed by wipe sampling of the settled dust to document surface lead levels below the specified clearance levels. Samples will be collected using commercial wipes moistened with a non-alcohol wetting agent. A one-foot square area will be wiped in an "S" pattern, folding the wipe inward and placing it in a labeled sample container. The wipe sample(s) will be analyzed by flame atomic absorption.
 - b) The Contractor shall re-clean the zone when surface concentrations exceed the following "EPA Dust Clearance Standards":

40 micrograms/SF	for floors
250 micrograms/SF	for interior window sills and stools
800 micrograms/SF	for exterior window sills and interior window wells
800 micrograms/SF	for concrete or other rough surfaces
800 micrograms/SF	for attic and non-public areas

- c) Areas that do not comply with the "Final Re-occupancy Clearance Criteria" shall continue to be cleaned by and at the Contractor's expense until the specified criteria is achieved, as evidenced by results of inspections as previously specified.

END OF SECTION

**SUMMARY REPORT: PRE-DEMOLITION
BULK ASBESTOS AND LEAD-BASED
PAINT SURVEY**

**MOUNTAINS RECREATION AND CONSERVATION
AUTHORITY – GLENEDEN PROPERTY
2944 GLENEDEN STREET
LOS ANGELES, CA 90039**

Prepared For:

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MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
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570 WEST AVENUE 26, SUITE 100
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Prepared By:

SCA

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**TEL: (310) 258-0460
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**SCA PROJECT NO.: L-9985
SEPTEMBER 2010
REVISED: DECEMBER 2010**

**SUMMARY REPORT: BULK ASBESTOS
AND LEAD-BASED PAINT SURVEY**

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
GLENEDEN PROPERTY
2944 GLENEDEN STREET
LOS ANGELES, CA 90039**

PREPARED FOR:

**MS. LESLIE CHAN, PROJECT MANAGER
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LOS ANGELES RIVER CENTER AND GARDENS
570 WEST AVENUE 26, SUITE 100
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**SEPTEMBER 2010
REVISED DECEMBER 2010
SCA PROJECT NO. N-9985**

PREPARED BY:



**LORI KENNINGTON, CAC, CDPH LEAD
PROJECT MANAGER**

REVIEWED BY:



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6. SCA Staff Certifications
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8. CDPH Lead Form 8552

List of Common Acronyms and Abbreviations

AAA	= Assumed Asbestos-Containing Materials
ACM	= Asbestos-Containing Materials
AHERA	= Asbestos Hazard Emergency Response Act
BBMAS	= vinyl baseboard mastic
BK	= black paints
CAC	= Certified Asbestos Consultant
Cal/OSHA	= the California Division of Industrial Safety and Health
Cal/EPA	= the California Environmental Protection Agency
CAULK	= window and door perimeter caulking
CCR	= California Code of Regulations
CDPH	= California Department of Public Health (formerly Dept. of Health Services)
CERCLA	= Comprehensive Environmental Response, Compensation, and Liability Act
CFR	= Code of Federal Regulations
CHMM	= Certified Hazardous Materials Manager
CIH	= Certified Industrial Hygienist
CLLI	= ceiling tile laid-in
CLPL	= ceiling plaster
CPSC	= Consumer Product Safety Commission
CSST	= Certified Site Surveillance Technician
DS/PLM	= Polarized Light Microscopy with Dispersion Staining
EPA	= the U.S. Environmental Protection Agency
EPRI	= Electric Power Research Institute
EXPJNT	= expansion joint
FIFRA	= Federal Insecticide, Fungicide, and Rodenticide Act
FIHW	= fitting hot water
FISTM	= fitting steam pipe
FLVCS	= linoleum flooring
FLVCT	= vinyl composite floor tiles
ft ²	= square feet
GROUT	= ceramic tile and concrete grouts
HUD	= the U.S. Department of Housing and Urban Development
LBP	= Lead-Based Paints
LF	= linear feet
µg/cm ²	= micrograms per centimeter squared
µg/g	= microgram per gram or equivalent to parts per million
µg/m ³	= micrograms per cubic meter
µm	= microns
mg/cm ²	= milligrams per squared centimeter
mg/kg	= milligrams per kilogram

List of Common Acronyms and Abbreviations (*Continued*)

OSHA	= the federal Occupational Safety and Health Administration
PCB	= Polychlorinated Biphenyl
PEL	= Permissible Exposure Level
Penta	= Pentachlorophenol
PIHW	= pipe hot water
PISTM	= steam thermal system pipe insulation
ppm	= parts per million
QA/QC	= Quality Assurance/Quality Control
RACM	= Regulated Asbestos Containing Material
RCRA	= Resource Conservation Recovery Act
RCW	= Regulated Controlled Waste
REA	= Registered Environmental Assessor
RFFLT	= roofing Felt
RFBU	= built-up asphalt tar roof
RFPTCH	= roof patching compounds
RFROLL	= rolled roofing
RWQCB	= the Regional Water Quality Control Board
SCAQMD	= South Coast Air Quality Management District
SF	= square feet
TIGR	= tile grout
TN	= tan paints
TSI	= Thermal System Insulation
UNK	= unknown material
WLCER	= ceramic wall tiles
WLPL	= wall plaster
WLSH	= gypsum wallboard
WNGL	= window glazing putty
XRF	= X-Ray Fluorescence

1.0 Executive Summary

This report summarizes the survey results for asbestos-containing materials and lead-based paints, conducted for the Mountains Recreation and Conservation Authority (MRCA) at the “Gleneden property,” at 2944 Gleneden Street in Los Angeles, CA. Two buildings are included in this survey scope of work: the “Panama Moving & Storage Warehouse” (an approximately 14,300 square foot metal warehouse building, constructed circa 1987); and the “Factory” building (an approximately 3,000 square foot wood frame structure, constructed circa 1948).

Asbestos-containing materials (ACM, containing >1% asbestos) were identified in the following areas:

“Panama Moving & Storage” Warehouse:

- Roof penetration mastic associated with the restroom vent penetration, totaling about 3 ft², assumed asbestos containing by SCA [RFMAS-AAA, assumed ACM >1%].

“Factory” Building:

- Black mastic associated with roof penetrations, totaling about 50 ft² [Sample I.D. RFMAS-05-01 through -03, containing 4% Chrysotile asbestos (CH)].
- Silver/gray mastic associated with roof penetrations, totaling about 100 ft² [Sample I.D. RFMAS-06-01 through -03, containing 3% CH].
- HVAC duct tape and mastic (canvas type, with gray coating) on the roof, totaling about 75 ft² [Sample I.D. HDUTP-07-01 through -03, containing 5% CH].
- Black mastic on HVAC joints and seams on the roof, totaling about 20 ft² [Sample I.D. HMAS-09-01 through -03, containing 2% CH].
- Black, tarry wrap/coating on 1” and 2” pipes on the roof, totaling about 30 ft² [Sample I.D. MISC-10-01 through -03, containing 3% CH].
- Silver texture coating on “round” HVAC ductwork on the roof, totaling about 400 ft² [Sample I.D. MISC-11-01 through -03, containing 3% CH].
- White, painted HVAC duct seam tape on a duct associated with the heater in the Women’s Restroom Heater Closet, totaling about 3 ft² [Sample I.D. HDUCTP-16-01 through -03, containing 70% CH].
- Sprayed-on acoustical ceiling finish, with a plaster substrate, totaling about 1,000 ft², mostly occurring above non-ACM laid-in ceiling tiles [Sample I.D. CLTX-17-01 through -03, containing 5% CH].
- Black mirror mastic on a wall (mirror was missing), totaling about 1 ft² in the Men’s Restroom [Sample I.D. MASTIC-19-01, containing 10% CH].

- 9" x 9" black vinyl floor tiles with tan streaks, and associated black mastic (typically concealed beneath carpet), totaling about 2,400 ft² [Sample I.D. FLVCT-23-01 through -03, containing >1% CH in the tiles and 2% CH in the mastic].
- ACM black mastic beneath non-ACM leveling compound (and under residual non-ACM yellow mastic) in the Office Storage Room, totaling about 10 ft² [Sample I.D. MISC-24-01 through -03, containing 3% CH].
- Residual brown wall mastic (including potentially concealed material) observed in the Storage Room, Sewing Room and Men's Restroom, totaling about 25 ft² of un-concealed material [Sample I.D. MASTIC-27-01 through -03, containing 1-2% CH].
- Concealed wall mastic (assumed present behind wood and cork wall panels), totaling about 500 ft² of concealed material [I.D. MASTIC-AAA, assumed ACM >1%].

Asbestos containing construction materials (ACCM, containing >0.1% asbestos) (i.e. "trace" asbestos) as defined by Cal/OSHA, were identified in the following areas:

"Panama Moving & Storage" Warehouse:

- No ACCM ("trace") materials were identified by SCA in the building.

"Factory" Building:

- No ACCM ("trace") materials were identified by SCA in the building.

Prior to demolition, the National Emission Standard for Hazardous Air Pollutants (NESHAP) mandated by the Environmental Protection Agency (EPA) and locally enforced by the South Coast Air Quality Management District (SCAQMD), require that all buildings be inspected for asbestos-containing materials and materials subject to damage or which will be made friable, be removed.

Lead-based paints greater than 5,000 parts per million (the HUD definition of lead-based paint) and lead containing paints (less than 5,000 parts per million) were identified by bulk sampling of representative paints in the building by SCA. Note that many of the paints are loose and peeling on both the interior and exterior of the structures, particularly the exterior of the "Factory" building. All ceramic tile glazing and porcelain fixtures (such as in the Restrooms and Kitchen) were assumed to be lead containing by SCA. Refer to Section 5.3 for information on SCA's lead sampling and results.

The fluorescent light ballasts are assumed to contain polychlorinated biphenyls (PCBs), due to their age (unless specifically labeled as PCB-free). Likewise, fluorescent light tubes and thermostats are assumed to contain mercury.

Water infiltration and associated substrate damage was evident in throughout the "Factory" building (only). The water damage, which SCA attributes to roof leaks (including around HVAC duct penetrations) is a source for potential mold growth. Any mold growth (none was observed by SCA at the time of the survey) should be addressed in conjunction with the demolition of the "Factory" building.

Due to their age, the “Factory” building’s air conditioning units may have R-22 refrigerant, which contains *chlorodifluoromethane*, as well as organic refrigeration oils. Precautions should be followed for handling in order to keep worker exposure to chlorodifluoromethane below the applicable exposure limits (TLV: 1,000 ppm, 3,540 mg/m³ 8 hour TWA; and PEL: 1,000 ppm, 3,500 mg/m³ 8 hour TWA). Prior to removal, SCA recommends that the refrigerants be bled and recycled from the units. Whereas it has some monetary value, this might be done at no cost to MRCA, with a Bill of Lading to document the process.

2.0 Introduction

This report summarizes the results of the asbestos containing material and lead-based paint survey conducted for the Mountains Recreation and Conservation Authority (MRCA) at the “Gleneden” property in Los Angeles. The survey was conducted on September 21, 2010. The purpose of the survey was to determine the presence of asbestos-containing materials (ACM) and lead-based paints (LBP) in the two buildings on the site: the Panama Moving & Storage Warehouse and the “Factory” building, both of which are slated for demolition.

Individuals involved in the survey, and their technical certifications, include:

MRCA Staff	Role	
Ms. Leslie Chan	Project Manager	
SCA Staff	Role	Certifications
Mark Osborn, AIA, CAC, CHMM, CDPH Lead Project Monitor	Project Consultant	<ul style="list-style-type: none"> • Certified Asbestos Consultant (CAC #96-1959); • Registered Architect (#C-17478) since 1986; • Certified Hazardous Materials Manager (CHMM #9353); and • CDPH Lead Project Monitor (CDPH #M-6167).
Lori Kennington, CAC, CDPH Lead Project Monitor	Environmental Scientist	<ul style="list-style-type: none"> • Certified Asbestos Consultant (CAC # 08-4472); and • CDPH Lead Project Monitor (CDPH #19525).
Jeffrey Schmidt, CSST CDPH Lead Inspector/Assessor	Environmental Scientist	<ul style="list-style-type: none"> • Certified Site Surveillance Technician (CSST # 02-3135); and • CDPH Lead Inspector/Assessor (CDPH #I-13634).
Taymoor Jarrahi	Environmental Scientist	<ul style="list-style-type: none"> • AHERA Building Inspector (#ABII082310001N); and • AHERA Contractor Supervisor (# 82794).

The contract laboratory that provided analytical services for the project was the following:

Laboratory	Analysis Type	Accreditation
EMS Laboratories, Inc. Pasadena, CA	Bulk Asbestos Analysis by Polarized Light Microscopy (PLM); and Bulk Lead Analysis by Flame Atomic Absorption (FAA).	<ul style="list-style-type: none"> • National Voluntary Laboratory Accreditation Program (NVLAP); • National Lead Laboratory Accreditation Program (NLLAP); • California Environmental Laboratory Accreditation Program (ELAP); • American Industrial Hygiene Association (AIHA); and • California CDPH Certified Laboratory (Environmental Laboratory Accreditation Program).

The buildings on the site are the sheet metal “Panama Moving & Storage” warehouse, and the separate, wood frame “Factory” building.

The “Panama Moving & Storage” Warehouse is a one-story, sheet metal structure, constructed circa 1987. Interior finishes include gypsum wallboard and joint compound (in some warehouse locations and the restrooms) and painted galvanized sheet metal elsewhere in the warehouse. Flooring consists of bare concrete throughout the warehouse, with ceramic tile in the restrooms (only). There are no HVAC systems associated with the warehouse.

The sheet metal roof of the Warehouse includes a small amount of [assumed] ACM roof penetration mastic, at the restroom vent penetration only.

The “Factory” is a one-story, wood frame (Type V construction) structure, constructed circa 1948. There are numerous interior finishes in the building, owing to renovations that appear to have taken place over the years. Interior walls and ceilings include various types of non-ACM gypsum wallboard and plaster. ACM sprayed-on acoustical ceiling material, which is typically present above “newer” non-ACM laid-in 2’ x 2’ or 2’ x 4’ ceiling tiles, is also present in various locations throughout. Some non-ACM 12” x 12” nailed-on ceiling tiles are also present above the dropped ceiling. ACM vinyl floor tiles and mastic are present throughout (including leveling compound in some areas) typically under carpeting. Exterior walls are typically non-ACM exterior wall plaster (“stucco”) with wood trim (eaves, fascias, etc.), and wood windows with non-ACM interior and exterior window putty. Some of these finishes have considerable damage and deterioration, including substrates with substantial water damage, such as around roof leaks and [HVAC duct] roof penetrations.

The roof of the “Factory” building consists of composition sheeting (rolled roofing) with minimal slope. There is a considerable amount of ACM mastic (various types) on the roof (associated with roof penetrations, the HVAC units and the considerable amount of ductwork throughout).

The “Factory” building’s mechanical systems include unitary roof-mounted HVAC units and associated roof-mounted ductwork, and a forced air central heating unit (located in a closet in the Women’s restroom), which contains ACM duct seam tape. The sheet metal ductwork within the building’s ceiling soffits is typically insulated with fiberglass.

Lead-based and lead containing paints were found throughout the “Factory,” on interior and exterior wood trim (siding, eaves, fascias, etc.), flashing, doors, windows and frames, and on ceramic tile glazing. Most of the exterior paints were observed to be in poor condition (cracking, peeling, flaking, or severely weathered). There is also a considerable amount of substrate and/or sun damage. Note that all glazed ceramic tiles (present in restroom and kitchen areas) and porcelain restroom fixtures (sinks and toilets) are assumed to contain lead glazing.

SCA’s scope of work for this project consisted of a hazardous materials survey of the interiors and exteriors of both buildings (including the accessible portions of the roofs), prior to their demolition.

3.0 Methodology

3.1 Asbestos Containing Materials

Asbestos sampling was performed in a fashion designed to minimize exposure of the surveyor or building occupants to airborne asbestos fibers. Samples were typically removed from the substrate utilizing a knife or hollow drill bit bored through a wet sponge; the sample material was then placed into an airtight plastic vial. The vial's exterior was decontaminated with a wet sponge, and a unique sample I.D. written on the vial. The vial was then stored in a plastic bag. Sample substrates were sealed with an encapsulating compound, where required.

Samples of suspect materials were collected using triplicate sampling procedures. Under these procedures, the first sample is analyzed. If it tests positive for asbestos (>1%), the analysis is suspended for further samples of that material. If the first sample tests only trace positive (between 0.1 to 1%), or negative, then the second and third samples are analyzed sequentially, in order to determine the possible presence of asbestos. If all three samples test negative, the material is considered as non-asbestos. If one or more samples test "trace" positive (<1%), the material is considered to be trace positive. If one or more samples are positive for asbestos, the material is considered positive.

Certain materials, such as plasters and gypsum wallboard systems, are frequently non-homogeneous in content. For such materials, multiple samples were gathered at various points in the building, with all samples analyzed to determine the possible presence of asbestos.

All asbestos samples collected were submitted to EMS Laboratories in Pasadena, for analysis by polarized light microscopy with dispersion staining (DS/PLM). The South Coast Air Quality Management District's (SCAQMD), the Federal Environmental Protection Agency's (EPA), and California Environmental Protection Agency's (Cal/EPA) regulations all specify the DS/PLM method.

SCA's survey included a thorough inspection of each room in the subject buildings, including the roofs and the exteriors of the structures and ceiling spaces, where accessible.

3.2 Lead

3.2.1 Lead-Based Paints

Hand-drawn field sketches were created and used by SCA to record locations of samples and lead-containing paints and coatings. A total of 19 paint chip samples (including loose and peeling paints) were collected by SCA. These samples were analyzed for lead content in compliance with NIOSH method 7420, by flame atomic absorption.

Please note that although LBP were defined against the HUD Standard, Cal/OSHA's Construction Lead Standard, 8 CCR 1532.1, applies to all paints with any measured lead content, requiring dust control measures to reduce airborne and ingestion lead dust hazards.

3.3 Polychlorinated Biphenyls

PCB-containing ballasts in fluorescent light fixtures can be identified by visually examining the ballasts in a representative number of light fixtures in the building. The ballast manufacturing industry has taken the active step of labeling new non-PCB containing ballasts, so that any ballast not labeled as non-PCB can reasonably be assumed to contain PCBs. PCBs may also be found in electrical transformers.

3.4 Fluorescent Lamps

Fluorescent lamps, which contain mercury vapors, were visually observed by SCA during the survey of the building in one of the units. Mercury is a neurotoxin and a hazardous waste, and Cal/EPA currently regulates its disposal. Disposal quantities exceeding 25 lamps per day may necessitate recycling of the fluorescent lamps. Various thermostats and switches may also contain mercury.

3.5 Other Hazardous Materials

SCA observed extensive water damage in the “Factory”, which is attributed to roof leaks, (including around HVAC roof penetrations). While not a hazardous waste itself, mold-contaminated materials are a potential bio-hazard. Refer to Section 4.5 for a discussion of CFCs and VOCs associated with the Factory building’s “aged” HVAC units.

4.0 Applicable Standards

4.1 Asbestos-Containing Materials

ACM is defined by EPA regulations as those substances containing greater than 1% asbestos. The SCAQMD and Cal/EPA provide local enforcement of these regulations. Friable ACM with greater than 1% asbestos needs to be disposed of as asbestos waste.

Federal Occupational Safety and Health Administration (OSHA) regulations, locally enforced by Cal/OSHA, defines ACM as substances that contain greater than 1% asbestos. Cal/OSHA also mandates special training, medical exams, personal protective equipment and record keeping for employees working with ACM. If a material contains less than 1% asbestos but more than 0.1% asbestos (i.e. “trace” asbestos), the material may be disposed of as non-ACM, but the Cal/OSHA requirements would still have to be followed regarding workers’ protection and Contractor licensing.

“Trace” materials are currently regulated in California and require the following:

- Removal using wet methods;
- Prohibition of removal using abrasive saws or methods which would aerosolize the material;
- Prompt clean-up of the impacted zone, using HEPA-filtered vacuums, as applicable;
- Employer registration by Cal/OSHA for removal quantities exceeding 100 sq. ft. per year; and
- Cal/OSHA Carcinogen Registration by the Demolition or Abatement Contractor impacting such materials.

4.2 Lead

4.2.1 Lead-Based Paints

Since elemental lead is a suspect carcinogen and known teratogen and neurotoxic in high doses, lead-containing materials need to be identified prior to the on-set of demolition activities. Using combinations of engineering controls and personal protective equipment, lead-containing materials can be remediated safely. Several sources of applicable standards are listed as follows:

1. Lead exposures in the workplace are regulated by Cal/OSHA, which has certain regulatory requirements for identifying and controlling potential lead exposures. Currently applicable regulations for the construction industry have been adopted by Cal/OSHA (8 CCR 1532.1) from the Federal OSHA regulations, with possibly more stringent regulations being drafted by Cal/OSHA. The current OSHA 8-hour Permissible Exposure Level (PEL) for lead is 50 $\mu\text{g}/\text{M}^3$.

2. Current EPA and Cal/EPA regulations do not require LBP to be removed prior to demolition, unless loose and peeling. Provided that the paints are securely adhered to the substrates (i.e., non-flaking or non-peeling), disposal of the debris can be handled in California as non-hazardous and non-RCRA waste.

In California, loose and peeling LBP or other wastes exceeding the Total Threshold Level Concentration (TTL) of 1,000 ppm ($\mu\text{g/g}$) would be required to be disposed of as non-RCRA hazardous waste. However, if the leachable lead contents of the wastes exceed the Soluble Threshold Level Concentration (STLC) of 5 mg/liter, the wastes have to be disposed of as RCRA waste.

3. The major definitions of LBP or lead-coated surfaces are listed as follows:
 - a. HUD defines LBP as paint that contains either = 0.5% by weight of lead (5,000 parts per million), or = 1mg/cm^2 .
 - b. Consumer Product Safety Commission (CPSC) prohibits the manufacturing of paint that contains more than 600 ppm (0.06%) of lead. This was further reduced to 90 ppm in August 2009.

Please note that compliance to Cal/OSHA's Construction Lead Standard is required for all paints with any measurable lead content.

4. Lead is on the "Proposition 65" list, given its toxic potential in causing reproductive hazards.
5. The California Department of Public Health (CDPH) regulation 17 CCR Sections 35001 through 36100 requires all demolition, stabilization or scraping for repainting of paints defined under the HUD Guidelines as "lead-based paints" to be completed by Certified Lead Workers and Supervisors. This regulation affects all public, non-industrial buildings, including schools, offices, and housing for permanent renovations, expected to last over 20 years. Furthermore, the CDPH regulations require the use of dust controls, medical surveillance and respiratory protection, oftentimes exceeding the minimum standards outlined under Cal/OSHA's regulation 8 CCR 1532.1.

4.3 PCB Ballasts and Mercury Lamps

To reduce liability concerns, many building owners opt to have PCB ballasts incinerated, with a record of destruction generated. A slightly less expensive approach involves recycling of the components (and incineration of the small amount of PCBs separately). However, this method may pose liability concerns for building owners.

Mercury lamps are best treated by bundling and recycling. Limited disposal is allowed by Cal/EPA, but not in the quantities typically generated during a major demolition project.

4.4 Mold, Fungi and Bio-Hazards

Although mold is not currently regulated in California, the presence of active mold growth on building substrates would represent a potential bio-hazard to workers. Often mold remediation is accomplished in conjunction with asbestos abatement, since many of the work practices and worker protection procedures are similar. Damaged porous substrates (like wood and gypsum board) are typically removed, while non-porous materials (such as metals, ceramic tiles, etc.) may be cleaned and disinfected.

4.5 Other Environmental Hazards

Various EPA regulations apply to the disposal of HVAC refrigerants, oils and other environmental hazards. The hazardous materials that may be present on this site, including *chlorodifluoromethane* and various volatile organic compounds (VOCs) shall be recycled and/or disposed of in accordance with all applicable regulations.

5.0 Results and Conclusions

5.1 Asbestos

A total of 86 bulk samples of suspect ACM were collected in the buildings, with 97 separate analyses performed. The detailed results are shown in the Laboratory Results in Attachment 1. Sample locations are shown on the drawings included as Attachment 5.

Asbestos-containing materials in the buildings include the following:

“Panama Moving & Storage” Warehouse

Location	Sample	Description	% Asbestos	Estimated Quantity
Roof, at Restroom vent penetration	RFMAS-AAA	Roof penetration mastic associated with the restroom vent penetration.	<i>Assumed ACM >1%*</i>	3 ft ²

** Assumed asbestos containing and not sampled, due to its inaccessibility on the high roof. AAA denotes “assumed asbestos containing”; and ft² denotes square feet.*

Note: Quantities are estimates only. Actual quantities of materials to be abated shall be verified by the demolition/abatement contractor.

“Factory” Building

Location	Sample	Description	% Asbestos	Estimated Quantity	
Roof, where present throughout.	RFMAS-05-01	Black mastic associated with roof penetrations.	4% CH	50 ft ²	
	RFMAS-05-02				
	RFMAS-05-03				
	RFMAS-06-01	Silver/gray mastic associated with roof penetrations.	3% CH	100 ft ²	
					RFMAS-06-02
					RFMAS-06-03
	HDUTP-07-01	HVAC duct tape and mastic (canvas type, with gray coating).	5% CH	75 ft ²	
HDUTP-07-02					
HDUTP-07-03					
HMAS-09-01	Black mastic on HVAC joints and seams.	2% CH	20 ft ²		
				HMAS-09-02	
				HMAS-09-03	
MISC-10-01	Black, tarry wrap/coating on 1” and 2” pipes.	3% CH	30 ft ²		
				MISC-10-02	
				MISC-10-03	
MISC-11-01	Silver texture coating on “round” HVAC ductwork on the roof.	3% CH	400 ft ²		
				MISC-11-02	
				MISC-11-03	
HVAC Closet in Women’s Restroom	HDUCTP-16-01	White, painted HVAC duct seam tape on a forced air heater duct.	70% CH (RACM)	3 ft ²	
Where present throughout interior	CLTX-17-01	Sprayed-on acoustical ceiling finish, with a plaster substrate, mostly occurring above non-ACM laid-in ceiling tiles.	5% CH (RACM)	1,000 ft ²	
	CLTX-17-02				
	CLTX-17-03				

Table continued on the following page.

Table continued from the previous page.

Location	Sample	Description	% Asbestos	Estimated Quantity
Men's Restroom	MASTIC-19-01	Black mirror mastic on a wall (mirror was missing).	10% CH	1 ft ²
Where present throughout interior	FLVCT-23-01 FLVCT-23-02 FLVCT-23-03	9" x 9" black vinyl floor tiles with tan streaks, and associated black mastic (typically concealed beneath carpet).	>1% CH in the tiles; and 2% CH in the mastic	2,400 ft ²
Office Storage Room	MISC-24-01 MISC-24-02 MISC-24-03	Non-ACM white leveling compound over ACM black mastic (and under residual non-ACM yellow mastic).	>1% CH in floor tile; and 3% CH in the black mastic; ND in yellow mastic; ND in leveling compound	10 ft ²
Storage Room 3, Sewing Room 3 and Men's Restroom	MASTIC-27-01 MASTIC-27-02 MASTIC-27-03	Residual brown wall mastic (including potentially concealed material).	1-2% CH	25 ft ² (of un-concealed material)
Where present throughout interior walls.	MASTIC-AAA	Concealed wall mastic (assumed present behind wood and cork wall panels).	<i>Assumed ACM >1%*</i>	500 ft ² (estimated of concealed material)

* *Assumed present and asbestos containing and not sampled, due to inaccessibility.*

CH denotes Chrysotile asbestos detected in samples; AAA denotes "assumed asbestos containing"; ft² denotes square feet; RACM denotes "Regulated Asbestos Containing Material" (i.e. "friable asbestos"); and ND denotes "non-detect" for asbestos.

Note: Quantities are estimates only. Actual quantities of materials to be abated shall be verified by the demolition/abatement contractor.

All the asbestos materials are required to be abated prior to the demolition of the structures. Currently, Cal/OSHA allows demolition of "trace" positive materials under non-containment conditions, as long as adequate dust control measures are used, and demolition personnel have received notification of the material's presence. Depending on results of air sampling during demolition, a low level of personal protection may also be required under the Cal/OSHA requirements.

Non-friable materials observed, such as roofing mastic and vinyl floor tiles, can be disposed of as non-hazardous waste, at a significant cost savings over disposal as asbestos waste. Cal/EPA and USEPA allow disposal of non-friable materials as non-hazardous waste, assuming the materials are not made friable in the process of being abated. Some building owners choose to lower their liability by disposing of their non-friable ACM at a classified ACM landfill.

"Trace" materials do not necessarily require abatement; however, precautions must be taken to prevent undue exposure to the demolition workers by utilizing wet demolition methods, and avoiding dry sweeping of residue debris.

5.2 Non-Asbestos Materials (non-ACM)

Materials in which asbestos was not detected include the following:

“Panama Moving & Storage” Warehouse

Location	Sample	Description	% Asbestos
Where present throughout, including restrooms.	WLSH-01-01	Gypsum wallboard (walls and ceilings), tape and joint compound.	ND
	CLSH-01-02		
	WLSH-02-03		
	WLSH-01-04		
	WLSH-02-05		
Restrooms	GROUT-02-01	Gray grout and yellow mastic associated with ceramic wall tiles.	ND
	GROUT-02-02		
	GROUT-02-03		
	GROUT-03-01	Gray, cementitious grout associated with ceramic floor tiles.	ND
	GROUT-03-02		
	GROUT-03-03		

ND denotes “non-detect” for asbestos.

“Factory” Building

Location	Sample	Description	% Asbestos	
Roof – throughout	RFROLL-04-01	Composition roof sheeting (rolled) with tar and felt layer, typical.	ND	
	RFROLL-04-02			
	RFROLL-04-03			
	Exterior	HMAS-08-01	Gray mastic on HVAC joints and seams.	ND
		HMAS-08-02		
		HMAS-08-03		
Exterior	STUCCO-12-01	Exterior stucco (painted red), typical.	ND	
	STUCCO-12-02			
	STUCCO-12-03			
Kitchen floor, Office Storage and portion of Sewing Room 1	PUTTY-13-01	White exterior window putty (observed on 2 wood windows)	ND	
	PUTTY-13-02			
	PUTTY-13-03			
Restrooms	GROUT-14-01	Gray grout associated with ceramic floor tiles.	ND	
	GROUT-14-02			
	GROUT-14-03			
Restrooms	GROUT-15-01	White, gypsum-based grout associated with ceramic wall and floor tiles.	ND	
	GROUT-15-02			
	GROUT-15-03			
Kitchen and Restrooms	WLPL-18-01	Smooth wall and ceiling plaster over a “button board” substrate.	ND	
	CLPL-18-02			
	WLPL-18-03			
Where present throughout interior	WLSH-20-01	Gypsum wallboard (walls and ceilings), tape and joint compound.	ND	
	WLSH-20-02			
	WLSH-20-03			
	CLSH-20-04			
	CLSH-20-05			
Wood windows throughout	PUTTY-21-01	White interior window putty.	ND	
	PUTTY-21-02			
	PUTTY-21-03			

Table continued on the following page.

Table continued from the previous page.

Location	Sample	Description	% Asbestos
Storage Room 1	CLTL-22-01	12" x 12" nailed-in ceiling tiles with straight hole pattern (no glue observed).	ND
	CLTL-22-02		
	CLTL-22-03		
Where present throughout interior	CLLI-025-01	2' x 4' laid-in ceiling tiles with pin-hole and fissure texture.	ND
	CLLI-025-02		
	CLLI-025-03		
Sewing Room 1	CLLI-026-01	2' x 2' laid-in ceiling tiles with deep fissure texture.	ND
	CLLI-026-02		
	CLLI-026-03		
	HMAS-28-01	Yellow, textured mastic on HVAC seams.	ND
HMAS-28-02			
HMAS-28-03			
Where present throughout interior	BBDMAS-NNN	Clear mastic associated with vinyl cove base, non-suspect material	NNN

ND denotes "non-detect" for asbestos, and NNN denotes non-suspect material.

5.3 Lead

5.3.1 Lead-Based Paints

Results of SCA's bulk lead paint chip sampling include the following representative paints:

"Panama Moving & Storage" Warehouse

Location	Material Description	SCA Sample IDs	Sample Results (Concentration, ppm)
Interior	Intact red paint/primer on wide flange steel beams.	Pb-01-RD	< 45
Exterior	Intact yellow paint on exterior door frame.	Pb-02-YW	< 54
Exterior ramp	Chipped red paint on steel angle "ramp guards" on edge of concrete truck bay.	Pb-03-RD	52
Exterior	Intact green paint on steel roll-up door.	Pb-04-GR	< 41
	Chipped and peeling gray paint on exterior steel guardrail.	Pb-05-GY	140
	Chipped red paint on exterior steel bollard.	Pb-06-RD	11,000
	Chipped gray paint on exterior window frames.	Pb-07-GY	1,600

ppm denotes parts per million. **Bold text** denotes paints greater than 1,000 ppm (which may characterize as hazardous waste), or Lead-Based Paints >5,000 ppm.

"Factory" Building

Location	Material Description	SCA Sample IDs	Sample Results (Concentration, ppm)
Roof	Intact red paint on metal HVAC equipment housing and ductwork.	Pb-08-RD	21,000
	Peeling silver paint on metal HVAC duct	Pb-09-SLVR	900
Exterior	Chipped and peeling red paint on exterior stucco walls.	Pb-10-RD	900
	Severely chipped and peeling red paint on exterior wood window frame.	Pb-11-RD	67,000
	Intact red paint on exterior metal door frame.	Pb-12-RD	< 61

Table continued on the following page.

Table continued from the previous page.

Location	Material Description	SCA Sample IDs	Sample Results (Concentration, ppm)
Exterior	Intact red paint on exterior metal security bars.	Pb-13-RD	1,200
	Chipped and peeling brown paint on exterior wood support column of the overhang.	Pb-14-BR	38,000
	Intact brown paint on exterior fiberglass awning.	Pb-15-BR	6,600
	Intact purple paint on exterior metal door.	Pb-16-PE	< 37
Women's Restroom	Severely peeling white paint on the plaster ceiling.	Pb-17-WH	75
Roof	Severely chipped and peeling red paint on metal roof flashing.	Pb-18-RD	76
	Severely chipped and peeling red paint on wood roof fascia.	Pb-19-RD	22,000

*ppm denotes parts per million. **Bold text** denotes paints greater than 1,000 ppm (which may characterize as hazardous waste), or Lead-Based Paints >5,000 ppm.*

Lead-based paints (LBP) are defined by the Department of Housing and Urban Development (HUD) as containing 0.5% by weight of lead, or 5,000 parts per million. However, compliance with Cal/OSHA's Lead in Construction Standard (8CCR 1532.1) is required for disturbances to paints with any measurable lead.

Lead-based paints greater than 5,000 parts per million were identified by bulk sampling of paints in the building by SCA, and are highlighted in bold text in the tables above. Several areas of LBP were cracked or peeling, mostly due to substrate damage and water damage, as follows:

- Chipped red paint on the exterior steel bollard at the Warehouse [Bulk Sample I.D. Pb-06-RD, containing 11,000 ppm].
- Severely chipped and peeling red paint on the exterior wood window frames of the Factory [Bulk Sample I.D. Pb-11-RD, containing 67,000 ppm].
- Chipped and peeling brown paint on an exterior wood support column and wood utility housing of the Factory [Bulk Sample I.D. Pb-14-BR, containing 38,000 ppm].
- Severely chipped and peeling red paint on the exterior wood fascia of the Factory [Bulk Sample I.D. Pb-19-RD, containing 22,000 ppm].

Loose and peeling **lead-containing paints** (greater than the former CPSC Standard of 600 parts per million [ppm] but less than the 5,000 ppm HUD definition of lead-based paint) were also identified by SCA's bulk paint sampling. Numerous areas of paint are cracked or peeling, mostly due to substrate damage and water damage, as follows:

- Chipped gray paint on exterior window frames of the Warehouse [Bulk Sample I.D. Pb-07-GY, containing 1,600 ppm].
- Peeling silver paint on the roof-mounted HVAC unit housing and ductwork of the Factory [Bulk Sample I.D. Pb-09-SVR, containing 900 ppm].

- Chipped and peeling red paint on the exterior stucco walls of the Factory [Bulk Sample I.D. Pb-10-RD, containing 900 ppm].

Exterior and interior paints were found to be in generally poor or fair condition, with several flaking and peeling paints on the exterior components and wood trim of the “Factory” building in particular. Dust control procedures are required throughout the demolition of painted elements, to comply with the Cal/OSHA regulations, under 8 CCR 1532.1.

Loose and peeling paints and glazed ceramic tiles should be removed under controlled procedures, prior to demolition. None of the applicable regulations require removal of LBP prior to demolition, if the paints are securely adhered to the substrates (i.e., non-flaking or non-peeling). Disposal requirements for the debris in this case shall be determined by the results of the waste characterization process.

Note that SCA assumed all of the glazed ceramic tiles and porcelain fixtures throughout the buildings to contain lead.

Conventional demolition techniques should be employed for all painted and glazed ceramic surfaces, with the Contractor complying with applicable OSHA and Cal/OSHA statutes regarding:

- Worker awareness training;
- Exposure monitoring, as needed;
- Medical examinations, including blood lead level testing; and
- Establishing a written respiratory protection program.

5.4 Polychlorinated Biphenyls

Due to the buildings’ age, fluorescent light fixtures should be treated as having suspect PCB ballasts, unless specifically labeled “PCB-free.” These will require disposal as a hazardous waste. Approximately 50 such fixtures were observed by SCA in the buildings.

5.5 Fluorescent Lamps

Mercury-containing fluorescent lamps may be present in the buildings, associated with the fluorescent light fixtures. Cal/EPA allows disposal as regular waste of up to 25 lamps per day per facility, although recycling vendors for reclaiming the mercury vapor are commonly available for services at approximately \$0.15 per linear foot. Note that costs for fluorescent tube disposal do not tend to be significant compared to overall abatement costs; furthermore, given the limited extent of fluorescent tube disposal anticipated with the scope of work, it is probable that the Contractor will dispose of all lamps over a period of several days and be within the Cal/EPA standard for mercury-containing lamp disposal. About 100 fluorescent light tubes were observed by SCA in the buildings.

5.6 Fungi, Mold and Bacteria Hazards

Considerable water damage was observed in the “Factory” building as evidenced by water stains on ceilings, and damaged substrates, although visible mold growth was not observed by SCA at the time of the survey. It is possible that concealed mold growth may be present in some areas. Mold and fungi are potential bio-hazards to workers. These hazards should be abated in conjunction with demolition, by trained workers in respirators and other personal protective equipment, such as gloves and Tyvek[®]-type protective suits.

6.0 Limitations and Exclusions

SCA warrants that this survey was performed using due care and state of the art techniques. Beyond this, SCA does not warrant or guarantee the survey. Despite the care exercised, some materials may not have been identified, or may have been incompletely identified. This condition may occur due to renovations or original construction practices that concealed older materials, and/or visually similar materials with different compositions.

This document is not a stand-alone document; abatement of materials is recommended to be completed under the oversight and design of an AHERA-accredited Project Designer and Certified Asbestos Consultant. Although due care is exercised in the course of the survey, concealed materials may be found in the course of performing the abatement or demolition; a contingency budget should be included in any cost estimates to cover unexpected conditions.

If you have any questions regarding this report, please feel free to contact us at (310) 258-0460.

Attachment 1

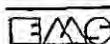
Laboratory Results - Asbestos

Report No: 140405
Date: September 28, 2010
Date Received: September 21, 2010
Date Analyzed: September 27 and 28, 2010
Date/Time Collected: September 21, 2010
Subject: Polarized Light Microscopy Analysis for Asbestos
Methodology: "Method for Determination of Asbestos in Bulk Building Materials." EPA 600/R-93/116
 "Interim Method for the Determination of Asbestos in Bulk Insulation Samples." EPA-600/M4-82-020
Accredited: NVLAP Lab Code 101218-0
Certified: California Department of Health Services Environmental Testing Laboratory ELAP 1119
 County Sanitation Districts of Los Angeles County, Lab ID No. 10120
Customer: SCA Environmental, Inc.
 5777 W. Century Blvd., #1055
 Los Angeles, CA 90045
Attention: Mark Osborn
Reference: L-9985; Gleneden St.
 111 Samples
 Quality Control Sample (SRM 1866 Glass Fibers as the blank): None Detected

Sample ID	Asbestos Percent
WLSH/CLSH-01-01 DW Layer: White Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
WLSH/CLSH-01-01 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
WLSH/CLSH-01-02 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (20%)	Asbestos (ND)
WLSH/CLSH-01-02 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
WLSH/CLSH-01-03 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (15%)	Asbestos (ND)
WLSH/CLSH-01-03 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
WLSH/CLSH-01-04 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (15%) Fiberglass (<1%)	Asbestos (ND)
WLSH/CLSH-01-04 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)

Report No: 140405 Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
WLSH/CLSH-01-05 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (10%)	Asbestos (ND)
WLSH/CLSH-01-05 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-01 GROUT Layer: Gray Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-01 MASTIC Layer: Yellow Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-01 LEVELING COMPOUND Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-02 GROUT Layer: Gray Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-02 MASTIC Layer: Yellow Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-03 GROUT Layer: Gray Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-03 MASTIC Layer: Yellow Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-02-03 LEVELING COMPOUND Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)



Report No: 140405

Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
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GROUT-03-01

Layer: Gray Solid
 Sample Type: Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: ND

Asbestos (ND)

GROUT-03-02

Layer: White/Gray Granular
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: ND

Asbestos (ND)

GROUT-03-03

Layer: Gray Granular
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: ND

Asbestos (ND)

RFROLL-04-01 SHINGLE

Layer: White/Black Tar Like
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: Fiberglass (15%)

Asbestos (ND)

RFROLL-04-01 FELT

Layer: Black Tar Like
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: Fiberglass (15%)

Asbestos (ND)

RFROLL-04-01 SHINGLE

Layer: White/Black Tar Like
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: Fiberglass (10%)

Asbestos (ND)

RFROLL-04-02 FELT

Layer: Black Tar Like
 Sample Type: Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: Fiberglass (10%)

Asbestos (ND)

RFROLL-04-03 SHINGLE

Layer: White/Black Tar Like
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: Fiberglass (15%)

Asbestos (ND)

RFROLL-04-03 FELT

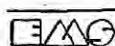
Layer: Black Tar Like
 Sample Type: Non-Homogeneous
 Friability: Non-Friable
 Other Fibrous Material: Cellulose (10%) Fiberglass (10%)

Asbestos (ND)

Report No: 140405

Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
RFMAS-05-01 FELT Layer: Black Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Fiberglass (10%)	Asbestos (ND)
RFMAS-05-01 MASTIC Layer: Black Tar Like Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
RFMAS-05-02 Layer: Black/Gray Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (10%)	Asbestos (ND)
RFMAS-05-03 Layer: Black Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (4%)
RFMAS-06-01 Layer: Black/Gray Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (3%)
RFMAS-06-02	NOT ANALYZED - STOP AT FIRST POSITIVE
RFMAS-06-03	NOT ANALYZED - STOP AT FIRST POSITIVE
HDUTP-07-01 Layer: Black/Gray Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (5%)
HDUTP-07-02	NOT ANALYZED - STOP AT FIRST POSITIVE
HDUTP-07-03	NOT ANALYZED - STOP AT FIRST POSITIVE
HMAS-08-01 Layer: Gray Rubbery Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
HMAS-08-02 Layer: Gray/Brown Rubbery Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)



Report No: 140405 Customer: SCA Environmental, Inc

Sample ID	Asbestos Percent
HMAS-08-03 Layer: Beige/Gray Rubbery Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
HMAS-09-01 Layer: Gray Tar Like, Gray Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (20%)	Asbestos (ND)
HMAS-09-02 Layer: Black/Gray Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (15%)	Chrysotile (2%)
HMAS-09-03	NOT ANALYZED - STOP AT FIRST POSITIVE
MISC-10-01 Layer: Black/Gray Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (3%)
MISC-10-02	NOT ANALYZED - STOP AT FIRST POSITIVE
MISC-10-03	NOT ANALYZED - STOP AT FIRST POSITIVE
MISC-11-01 Layer: Gray Paint Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (3%)
MISC-11-02	NOT ANALYZED - STOP AT FIRST POSITIVE
MISC-11-03	NOT ANALYZED - STOP AT FIRST POSITIVE
STUCCO-12-01 Layer: Gray/Brown Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
STUCCO-12-02 Layer: Gray/Brown Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
STUCCO-12-03 Layer: Gray/Brown Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)

Report No: 140405

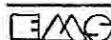
Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
STUCCO-12-04 Layer: Gray/Brown Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
STUCCO-12-05 Layer: Gray/Brown Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
PUTTY-13-01 Layer: White/Brown Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
PUTTY-13-02 Layer: White/Brown Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
PUTTY-13-03 Layer: White/Brown Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-14-01 Layer: Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-14-02 Layer: Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-14-03 Layer: Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-15-01 Layer: Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)

Report No: 140405

Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
GROUT-15-02 Layer: Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
GROUT-15-03 Layer: Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
HDUCTP-16-01 Layer: White/Beige Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (70%)
CLTX-17-01 Layer: White/Gray Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (5%)
CLTX-17-02	NOT ANALYZED - STOP AT FIRST POSITIVE
CLTX-17-03	NOT ANALYZED - STOP AT FIRST POSITIVE
WLPL-18-01 Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (15%)	Asbestos (ND)
WLPL-18-02 Layer: White Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (15%)	Asbestos (ND)
WLPL-18-03 Layer: White Granular Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (15%)	Asbestos (ND)
MASTIC-19-01 Layer: Black Tar Like Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (10%)
CLSH/WLSH-20-01 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (10%)	Asbestos (ND)



Report No: 140405 Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
CLSH/WLSH-20-01 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (<1%)	Asbestos (ND)
CLSH/WLSH-20-02 Layer: White Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
CLSH/WLSH-20-03 Layer: White/Gray Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
CLSH/WLSH-20-04 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (10%)	Asbestos (ND)
CLSH/WLSH-20-04 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
CLSH/WLSH-20-05 DW Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (10%)	Asbestos (ND)
CLSH/WLSH-20-05 JC Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
PUTTY-21-01 Layer: Gray Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
PUTTY-21-02 Layer: White/Gray Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
PUTTY-21-03 Layer: White/Gray Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)

Report No: 140405

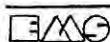
Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
CLTL-22-01 Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (95%)	Asbestos (ND)
CLTL-22-02 Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (95%)	Asbestos (ND)
CLTL-22-03 Layer: White/Brown Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (95%)	Asbestos (ND)
FLVCT-23-01 FT Layer: Black Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (Greater than 1%)
FLVCT-23-01 MASTIC Layer: Black Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (2%)
FLVCT-23-02 FT FLVCT-23-02 MASTIC FLVCT-23-03 FT FLVCT-23-03 MASTIC	NOT ANALYZED - STOP AT FIRST POSITIVE NOT ANALYZED - STOP AT FIRST POSITIVE NOT ANALYZED - STOP AT FIRST POSITIVE NOT ANALYZED - STOP AT FIRST POSITIVE
FLVCT-23-03 MASTIC(2) Layer: Black Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
MISC-24-01 FT Layer: Black Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (Greater than 1%)
MISC-24-01 MASTIC(1) Layer: Black Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: Synthetics (<1%)	Asbestos (ND)
MISC-24-01 MASTIC(2) Layer: Yellow Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)



Report No: 140405 Customer: SCA Environmental, Inc.

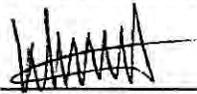
Sample ID	Asbestos Percent
MISC-24-01 LEVELING COMPOUND Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
MISC-24-02 LEVELING COMPOUND Layer: White Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
MISC-24-02 MASTIC Layer: Yellow Sticky Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
MISC-24-03(A) Layer: White Granular Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (<1%)	Asbestos (ND)
MISC-24-03(A) M Layer: Brown Solid Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (<1%) Synthetics (2%)	Asbestos (ND)
MISC-24-03B Layer: Black Tar Like Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (3%)
CLLI-25-01 Layer: White/Beige Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (40%) Fiberglass (30%)	Asbestos (ND)
CLLI-25-02 Layer: White/Beige Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (40%) Fiberglass (30%)	Asbestos (ND)
CLLI-25-03 Layer: White/Beige Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (40%) Fiberglass (30%)	Asbestos (ND)
CLLI-26-01 Layer: Gray Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (<1%) Fiberglass (80%)	Asbestos (ND)



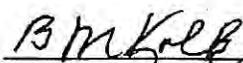
Report No: 140405

Customer: SCA Environmental, Inc.

Sample ID	Asbestos Percent
CLLI-26-02 Layer: Gray Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (<1%) Fiberglass (80%)	Asbestos (ND)
CLLI-26-03 Layer: Gray Fibrous Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: Cellulose (<1%) Fiberglass (80%)	Asbestos (ND)
MASTIC-27-01 Layer: White/Brown Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
MASTIC-27-02 Layer: White/Brown Solid Sample Type: Non-Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Chrysotile (1-2%)
MASTIC-27-03	NOT ANALYZED - STOP AT FIRST POSITIVE
HMAS-28-01 Layer: Beige Rubbery Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
HMAS-28-02 Layer: Beige Rubbery Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)
HMAS-28-03 Layer: Cream Rubbery Sample Type: Homogeneous Friability: Non-Friable Other Fibrous Material: ND	Asbestos (ND)



Wasene Sebat, Optical Microscopist
 BMK/ml



B.M. Kolk, Laboratory Director

ND = "NONE DETECTED"

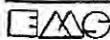
The EPA method is a semi-quantitative procedure. The detection limit is between 0.1 - 1% by area and is dependent upon the size of the asbestos fibers, the means of sampling and the matrix of the sampled material.

The test results reported are for the sample(s) delivered to us and may not represent the entire material from which the samples was taken. The EPA recommends three samples or more be taken from a "homogenous sampling area" before friable material is considered non-asbestos-containing.

** Negative floor tile samples may contain significant amounts (>1%) of very thin asbestos fibers which cannot be detected by PLM. Confirmation by XRD or TEM is recommended by the EPA (Federal Register Vol. 59, No. 146).

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Samples were received in good condition unless otherwise noted



140405

PAGE 1 OF 2

SCA

CHAIN OF CUSTODY FORM

Environmental, Inc. 334 19th St, Oakland, CA 94612 Tel: 510-6456200 Fax: 415-9620736
650 Delancey St, #222, SF, CA 94107 Tel: 415-8821675 Fax: 415-9620736
6777 W. Century Blvd, #1055, LA, CA 90045 Tel: 310-2580460 Fax: 415-9620736

Please CALL with results:

EMAIL HEADING: (Project #) - (Project Manager Initials) - (Site Name/Address) - (Date MMDD)

L-9988 MO Glendora St 09/21/10

Email rpt / COC & invoice:

- ATEM@sca-enviro.com
- ATEM@sca-enviro.com
- EMS@sca-enviro.com

LAB Address
 Analytical Labs SF 467 Potrero Ave., San Francisco, CA 94110 (TEL: 415-552-4595) [FAX: 552-0730]
 EMS Pasadena 117 W. Bellevue Dr. / Pasadena, CA 91105 (Tel: 800- 675-5777) [Fax 626-796-5282]
 Americas Labs 24416 S. Main Street, Carson, CA 90745 (Tel: 888-724-5226) [Fax 310-834-4772]
 Asbestos TEM Labs 630 Bancroft Way, Berkeley, CA 94710 (TEL:510-704-8930) [FAX:704-8429]

Email Prj Mgr Name:

- Chuck Sin
- Glenn Cass
- Christina Coderno
- Mark Osborn

COURIER
LAB REP NOTIFIED: - Notification DATE/TIME: -
AIRBILL/FLIGHT NO.: - Shipper REFERENCE ID: -
EST ARRIVAL DATE: 9/21 EST. ARRIVAL TIME: 5:00 PM

SCA In-House Accounting Data - Field Tech complete before sending samples

Method Reference 7400PCM AHERA TEM Flame AA (Lead) PLM (asbestos)
Sample Media 25 37 mm 0.45 0.8 micron MCEF Bulk Water Wipe

Analysis	Quantity	TAT
TEM		
PCM		
PLM (bulk)	49	Normal 15 day
Lead Air		
Lead Bulk		

RESULTS DUE: 9-29-10 4:00 AM / PM

CHAIN OF CUSTODY DATA:
Sending Info 49 samples submitted by LK (SCA) on 9/21 at 4:40 PM
Received by Lab: 49 samples received by EMS on 9/21 at 4:45 PM
Received by Analyst: samples received by on at

Supplies / Equipment	Qty
Hi-Vol (3040)	
Lo-Vol (3020)	
TEM / Pb cas. (3520)	
PCM cassettes (3500)	
Bulk sampling supply (3710)	49

SAMPLE ID	LITERS	Results	Ins/Blanks/Outs
WLSH/CLSH-01-01,02,03,04,05			
Grout-02-01,02,03			
Grout-03-01,02,03			
RFrail-04-01,02,03			
RFMS-05-01,02,03			
RFMS-06-01,02,03			
HOUTP-07-01,02,03			
NHAS-08-01,02,03			
NHAS-09-01,02,03			
Misc-10-01,02,03			
Misc-11-01,02,03			
Stacco-12-01,02,03,04,05			
Ruthy-13-01,02,03			
Grout-14-01,02,03			
Grout-15-01,02,03			
	0 LITERS		BLANK
	0 LITERS		BLANK
	0 LITERS		BLANK

Accounting Data from Lab:

Lab: EMS
Billable TAT (HRS): STD
Samples Analyzed: 73
\$ Total to Invoice:
Lab Report #: 140405

INSTRUCTIONS TO LAB (delete items not applicable AND circle those apply):

10. Serial analysis; stop at first positive (>1%); except sheetrock and plaster samples.

ANALYZE ALL OF THESE SAMPLES

Attachment 2

Field Data Sheets - Asbestos

MRCA "GLENEDEN" SURVEY

BLDG NAME: "Panama Moving & Storage" 2944 Gleneden St. SCA Environmental, Inc.
 BLDG NO: []
 DEPT CODE: []
 PROJECT NO. L-9985 []
 Date Inspected: 9/21/2010
 Inspected By: SCA-LK&JS
 Page 1 of 1

Sample ID (include BLDG no.)			Sample Location Data				Material Comments (building wide)	
HOMOGENEOUS MATERIAL ID	Linked Material No.	Sample Type B/D	Functional Space		Room or Space Number	DWG ID		
			Space/Room Type	Floor Level				
WLSH	01	01	RESTROOMS				GYPSUM WALL AND CEILING BOARD AND ASSOCIATED JOINT COMPOUND.	
CLS H	01	02	↓					
WLSH	01	03	NW END					
WLSH	01	04	↓					
WLSH	01	05	↓				(54x20)+(20x20)+700= 2200SF	
GROUT	02	01	RESTROOMS				GRAY GROUT AND YELLOW MASTIC ASSOCIATED WITH CERAMIC WALL TILE	
↓	↓	02	↓					
		03	↓					
							~ 310SF	
GROUT	03	01	RESTROOMS				GRAY CEMENTITIOUS GROUT ASSOCIATED WITH HEXAGON CERAMIC FLOOR TILES.	
↓	↓	02	↓					
		03	↓					
							~ 150SF	
RFMAS	AAA	-	ROOF				ASSUMED ACM MASTIC ASSOCIATED WITH ROOF PENETRATION FROM RESTROOM.	
							~ 3SF	

(+)

Comments: (please number each comment and reference above)
 (3) FLUORESCENT LIGHTS IN RESTROOMS, (6) EXTERIOR HALOGEN LIGHTS, (9) INTERIOR MERCURY VAPOR LIGHTS

MRCA "GLENEDEN" SURVEY

BLDG NAME: "Factory" 2944 Gleneden Street	SCA Environmental, Inc. Asb Material/Sampling Data Sheet	
BLDG NO: [] [] [] [] [] [] [] [] [] []	Date Inspected: 9/21/2010	Page 3 of 4
DEPT CODE: [] [] [] [] [] [] [] [] [] []	Inspected By: SCA-LK&JS	
PROJECT NO. L-9985 [] [] [] [] [] [] [] [] [] []		

Sample ID (include BLDG no.)		Sample Location Data				Material Comments (building wide)	
HOMOGENEOUS MATERIAL ID	Linked Material No.	Sample Type		Functional Space		DWG ID	
		B	Sub-D	Space/Room Type	Room or Space Number		
W L P L	18	01		MEN'S RR			WALL PLASTER AND ASSOCIATED BOTTOM BOARD ~1500 SF
↓	↓	02					
↓	↓	03		KITCHEN			
+ M A S T I C	19	01		MEN'S RR			BLACK HOCKEY PUCK MASTIC ON WALL IN PREVIOUS LOCATION OF MIRROR. ~1 SF
↓	↓	02					
↓	↓	03					
W L S H	20	01		STORAGE 3			GYPSUM WALL BOARD AND ASSOCIATED JOINT COMPOUND ~3800
↓	↓	02		STORAGE 1			
↓	↓	03		FABRIC RM			
↓	↓	04		LOCK ROOM			
↓	↓	05		HALLWAY			
P U T T Y	21	01		FABRIC RM			WHITE INTERIOR WINDOW PUTTY ~70 SF
↓	↓	02		↓			
↓	↓	03		MEN'S RR			
↓	↓	04					
↓	↓	05					
C L T L	22	01		STORAGE 1			12" X 12" STRAIGHT HOLE CEILING TILES, NAILED IN. ~170 SF
↓	↓	02		↓			
↓	↓	03		↓			
+ F L V C T	23	01		SAFE			9" X 9" BLACK VINYL FLOOR TILES WITH TAN STREAKS AND BLACK TAR-LIKE MASTIC (AND CONCEALED BENEATH CARPET THROUGHOUT) ~2400 SF
↓	↓	02		↓			
↓	↓	03		OFFICE/STORAGE			
↓	↓	04					
↓	↓	05					
+ M I S C	24	01		OFFICE/STORAGE			WHITE LEVELING COMPOUND OVER BLACK MASTIC AND UNDER RESIDUAL YELLOW MASTIC ~10 SF
↓	↓	02		↓			
↓	↓	03		↓			

Comments: (please number each comment and reference above)

Attachment 3

Laboratory Results – Lead

DATE: September 27, 2010

Page 1 of 2

CLIENT: SCA Environmental
5777 W. Century Blvd. #1055
Los Angeles, CA 90045

ATTENTION: Mark Osborn

REFERENCE: L-9985; Glenden St.

REPORT NO: 140406

DATE OF SAMPLE COLLECTION: September 21, 2010

DATE RECEIVED: September 21, 2010

DATE ANALYZED: September 24, 2010

ACCREDITATION: American Industrial Hygiene Association (101634),
Environmental Lead NLLAP
California Dept. of Health Services ELAP 1119

SUBJECT: ANALYSIS OF NINETEEN BULK SAMPLE(S) FOR LEAD

The sample(s) was/ were identified as:

Pb-01-RD	Pb-07-GY	Pb-13-RD
Pb-02-YW	Pb-08-RD	Pb-14-BR
Pb-03-RD	Pb-09-SLVR	Pb-15-BR
Pb-04-GR	Pb-10-RD	Pb-16-PE
Pb-05-GY	Pb-11-RD	Pb-17-WH
Pb-06-RD	Pb-12-RD	Pb-18-RD
		Pb-19-RD

The bulk sample(s) was/ were analyzed for lead by digestion according to EPA method 3050M and analysis by EPA method 7420.

The results of the analyses and the detection limit(s) are summarized on the following page(s), accompanied by the chain of custody.

Respectfully submitted,
EMS Laboratories, Inc.


A. J. Kolk Jr.
Technical Director
AJK/mt

Method 3050 requires 1 to 2 grams of sample. The method is being used with paint chips with less than 1 gram sample and is designated 3050M.

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Note: The results of the analysis are based upon the sample submitted to the laboratory. No representation is made regarding the sampling area other than that implied by the analytical results for the immediate vicinity of the samples analyzed as calculated from the data presented with those samples. All the analytical quality control data meet the requirement of the procedure unless otherwise indicated. Any deviation or exclusion from the test method is noted in this cover letter. Unless otherwise noted in this cover letter the samples were received properly packaged, clearly identified and intact.

Results have not been corrected for field blank or EMS Blank for lead samples that fall under the AIHA ELPAT program.

Laboratory Report

Sample Info

Date of Analysis: 9/24/2010
 Lab ID: 140408
 Client: SCA Environmental, Inc.
 Date Received: 9/21/2010
 Project Number: L-9985
 Analyte: Pb
 Matrix: PAINT CHIP
 Method: EPA 3050M/7420
 Comments:

Reporting Limit (mg): 0.007
 Method blank (mg): <0.007

Sample Results

Sample Name	Bulk Weight (g)	Pb Weight (mg)	Pb Concentration (ppm)
PB-01-RD	0.1556	< 0.007	< 45
PB-02-YW	0.1300	< 0.007	< 54
PB-03-RD	0.1610	0.0084	52
PB-04-GR	0.1724	< 0.007	< 41
PB-05-GY	0.1726	0.024	140
PB-06-RD	0.1587	1.8	11000
PB-07-GY	0.1414	0.22	1600
PB-08-RD	0.1700	3.6	21000
PB-09-SLUR	0.1548	0.14	900
PB-10-RD	0.1684	0.15	900
PB-11-RD	0.1670	11	67000
PB-12-RD	0.1146	< 0.007	< 61
PB-13-RD	0.1712	0.21	1200
PB-14-BR	0.1723	6.6	38000
PB-15-BR	0.1280	0.85	6600
PB-16-PE	0.1890	< 0.007	< 37
PB-17-WH	0.1677	0.013	75
PB-18-RD	0.1657	0.013	76
PB-19-RD	0.1631	3.7	22000

Chemist: 

40406

SCA CHAIN OF CUSTODY FORM

334 19th St, Oakland, CA 94612 Tel 510-6456200 Fax 415-9620736
 650 Duane St, #222, SF, CA 94107 415-8821675 415-9620736
 Environmental, Inc. 3777 W. Century Blvd, #1055, L.A. CA 90045 310-2580460 415-9620736

EMAIL HEADING: (Project #) - (Project Manager Initials) - (Site Name/Address) - (Date MM/DD)

L-9985 MO Glendora ST 09/21/10

LAB Address

Analytical Labs SF 467 Potrero Ave., San Francisco, CA 94110 (TEL: 415-552-4595) [FAX: 552-0730]
 EMS Pasadena 117 W. Bellevue Dr. / Pasadena, CA 91105 (Tel: 800-675-5777) [Fax 626-796-5282]
 Amerisci Labs 24416 S. Main Street, Carson, CA 90745 (Tel: 888-724-5226) [Fax 310-834-4772]
 Asbestos TEM Labs 630 Bancroft Way, Berkeley, CA 94710 (TEL: 510-704-8930) [FAX: 704-8429]

COURIER

LAB REP NOTIFIED: SCA Notification DATE/TIME: -
 AIRBILL/FLIGHT NO.: - Shipper REFERENCE ID: -
 EST ARRIVAL DATE: 9/21 EST. ARRIVAL TIME: 5:00 PM

Method Reference 7400PCM AHERA TEM Flame AA (Lead) PLM (asbestos)
 Sample Media 25 37 mm 0.45 0.8 micron MCEP Bulk Water Wipe

RESULTS DUE: 9-29-10 4:00 AM (PM)

CHAIN OF CUSTODY DATA

Sending info 15 samples submitted by LK (SCA) on 9/21 at 4:40 PM
 Received by Lab: 15 samples received by EMS on 9/21 at 4:45 PM
 Received by Analyst: _____ samples received by _____ on _____ at _____

SAMPLE ID	LITERS	Results	Ins/Blanks/Outs
PB-01-RD			
PB-02-YW			
PB-03-RD			
PB-04-GR			
PB-05-GY			
PB-06-RD			
PB-07-GY			
PB-08-RD			
PB-09-SLUR			
PB-10-RD			
PB-11-RD			
PB-12-RD			
PB-13-RD			
PB-14-BR			
PB-15-BR			
	0 LITERS		BLANK
	0 LITERS		BLANK
	0 LITERS		BLANK

INSTRUCTIONS TO LAB (delete items not applicable AND circle those apply):

1. Analyze all samples requested.

2. Analyze all samples requested.

3. Analyze all samples requested.

4. Analyze all samples requested.

5. Analyze all samples requested.

6. Analyze all samples requested.

7. Analyze all samples requested.

8. Analyze all samples requested.

9. Analyze all samples requested.

10. Analyze all samples requested.

11. Analyze all bulk samples, unless otherwise indicated.

Please CALL with results:
 () -
 Email rpt / COC & invoice:
 ATEM@sca-enviro.com
 ALSF@sca-enviro.com
 EMS@sca-enviro.com

Email Prj Mgr Name:
 Chuck Siu Glenn Cass
 Christina Codemo
 Mark Osborn

SCA In-House Accounting Data -
 Field Tech complete before sending samples

Analysis	Quantity	TAT
TEM		
PCM		
PLM (bulk)		
Lead Air		
Lead Bulk	15	Normal 5 day

Supplies /Equipment	Qty
Hi-Vol (3040)	
Lo-Vol (3020)	
TEM / Pb cas. (3520)	
PCM cassettes (3500)	
Bulk sampling supply (3710)	15

Accounting Data from Lab:
 Lab: EMS Labs

Billable TAT (HRS):
STD

Samples Analyzed:
19

\$ Total to Invoice:

Lab Report #:
140406

Lab Invoice #:
140406

S/Analysis:

Approved by SCA Rep.:

Comments:

Attachment 4

Field Data Sheets - Lead

MRCA "GLENEDEN" SURVEY

BLDG NAME: "Factory" 2944 Gleneden Street	LEAD Material/Sampling Data Sheet											
BLDG NO: <table border="1" style="display: inline-table; width: 100px; height: 20px;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>											Date Inspected: 9/21/2010	Page 1 of 1 MSDS for this Building
DEPT CODE: <table border="1" style="display: inline-table; width: 100px; height: 20px;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>											Inspected By: SCA / LK&JS	
PROJECT NO. L - 9 9 8 5	initials											

Sample Identification				Sample Location Data						Condition								
Color	Sequential No. Sub-No.	XRF="X" AA="A" TTL="T"	Sample Type Typical Substrate Component	Functional Space		Coordinates			K-SHELL	L-SHELL	TIME (secs.)	DEPTH INDEX	CONF. INTERVAL	Intact	Peeling	Chipped	Comment #	
				Typical Substrate Material	Typical Substrate Material	Space/Room Type	Space or Room Type	ht ft										N/S from column line #
LBP	PB-08-RD		METAL	HVAC EQUIP.	ROOF													
LCP	PB-09-SWR		METAL	HVAC DUCT	ROOF													
LCP	PB-10-RD		Stucco	WALL	EXT.													
LBP	PB-11-RD		WOOD	WINDOW FRAME	EXT.													
	PB-12-RD		METAL	DOOR FRAME	EXT.													
LCP	PB-13-RD		METAL	SECURITY BAR	EXT.													
	PB-14-BR		WOOD	POLE	EXT.													
LBP	PB-15-BR		FIBERGLASS	AWNING	EXT.													
	PB-16-PE		METAL	DOOR	EXT.													
	PB-17-WH		PLASTER	CEILING	INTERIOR													
	PB-18-RD		METAL	FLASHING	ROOF													
LBP	PB-19-RD		WOOD	FASCIA	ROOF													

Comments: (please number each comment and reference above)

METALLIC LEAD FLASHING IS PRESENT ON SOME ROOF VENTS OF THE "FACTORY" BUILDING.

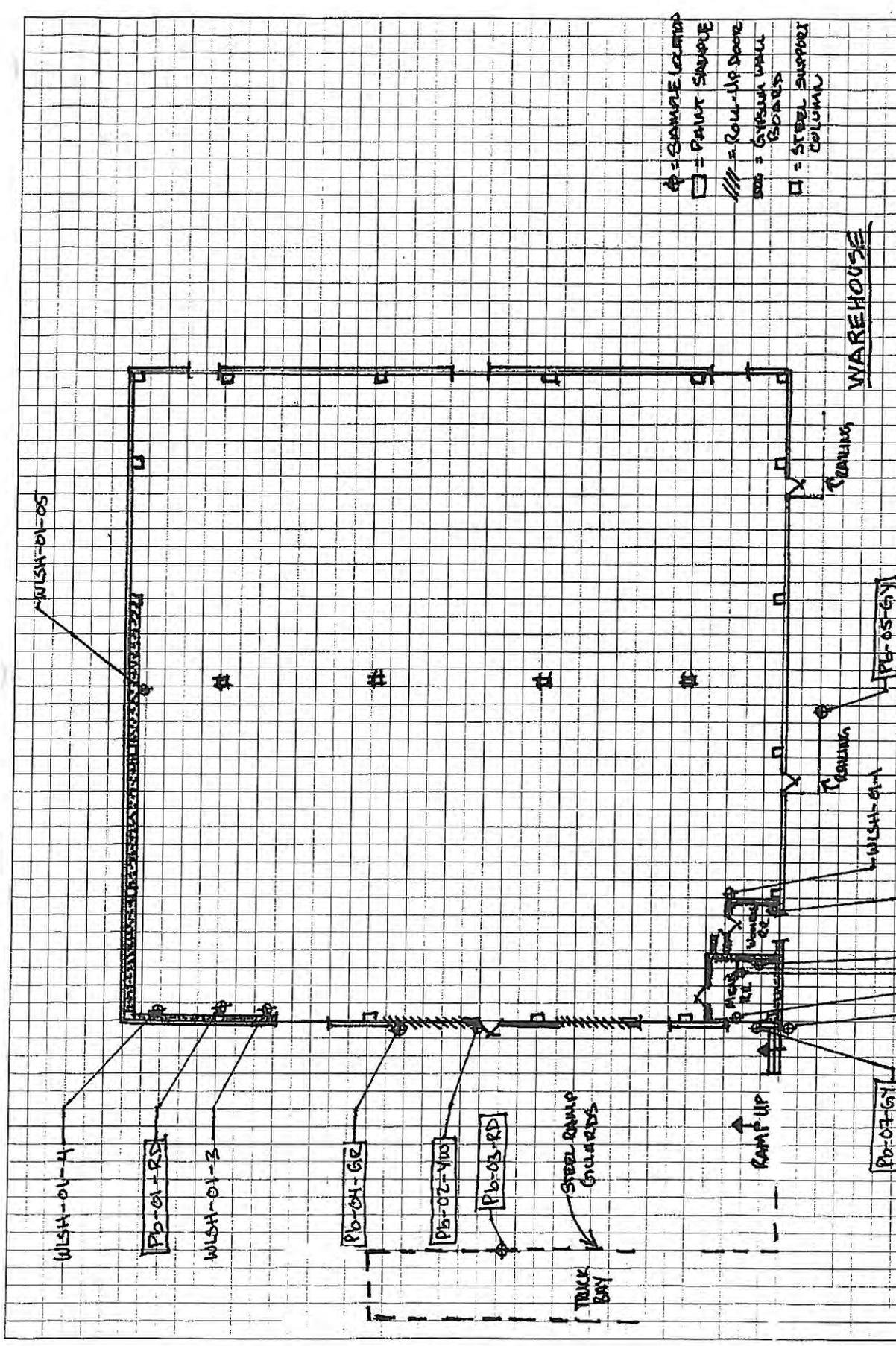
LBP = LEAD BASED PAINT (>5,000 ppm)

LCP = LEAD CONTAINING PAINT (>600ppm and <5,000 ppm)

Color ID:	BK=black	OW=off-white	TN=tan	GY=gray	BR=brown	YW=yellow	PE=purple	PK=pink
	BL=blue	BE=beige	WH=white	GR=green	RD=red	CR=cream	OE=orange	CN=crimson

Attachment 5

Sample and Material Location Drawings

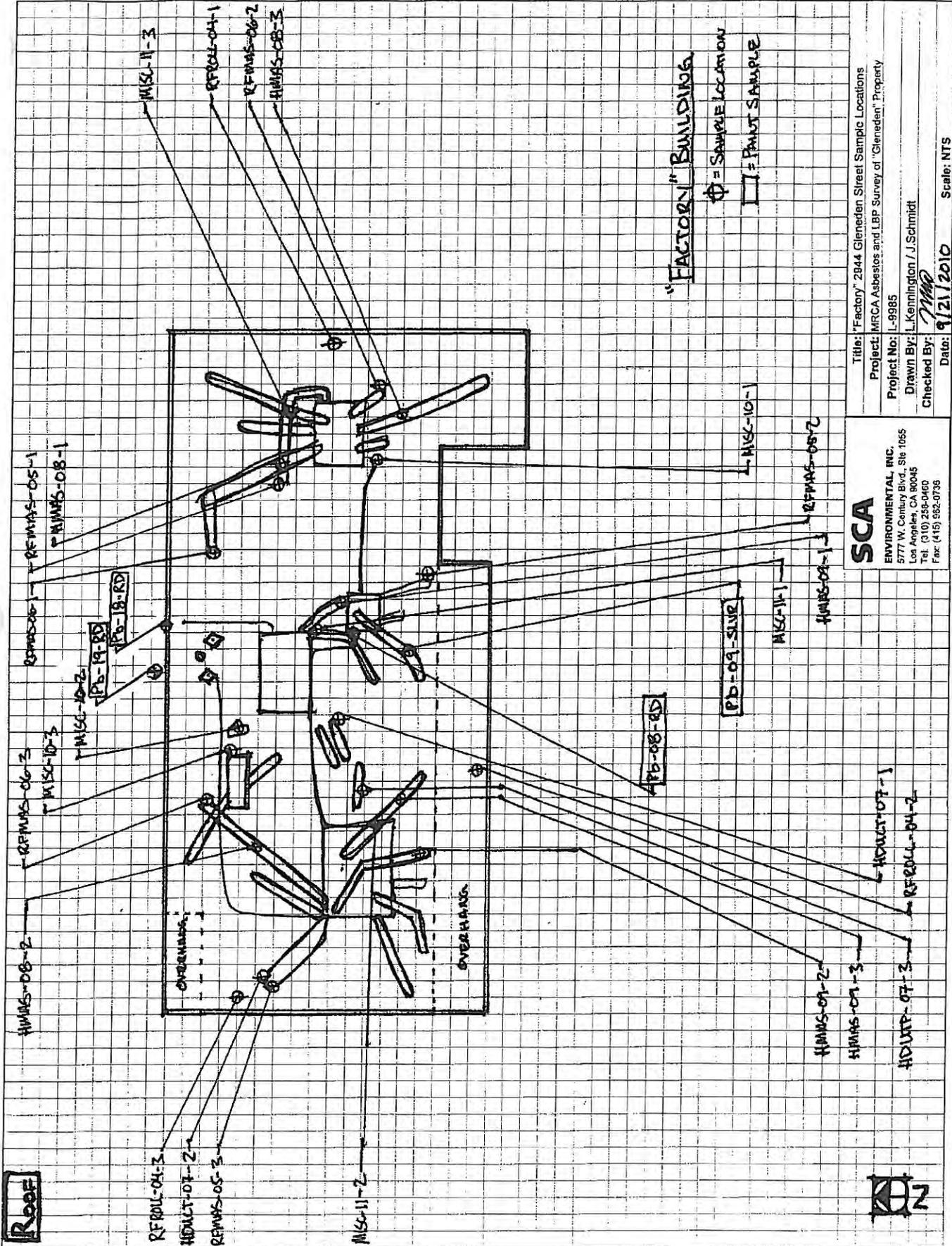


○ = SAMPLE LOCATION
 □ = PAINT SAMPLE
 // = ROW-UP DOOR
 ■ = GYPSUM WALL
 ■ = STEEL SUPPORT COLUMN

WAREHOUSE

Title: Panama Moving & Storage Sample Locations
 Project: MRCA Asbestos and LBP Survey of "Glendon", Property
 Project No: L-9985
 Drawn By: L. Kennington / J. Schmitt
 Checked By: *JKM*
 Date: 9/21/2010
 Scale: NTS

SCA
ENVIRONMENTAL, INC.
 5777 W. Century Blvd. Ste 1055
 Los Angeles, CA 90045
 Tel: (310) 258-0490
 Fax: (415) 992-0736



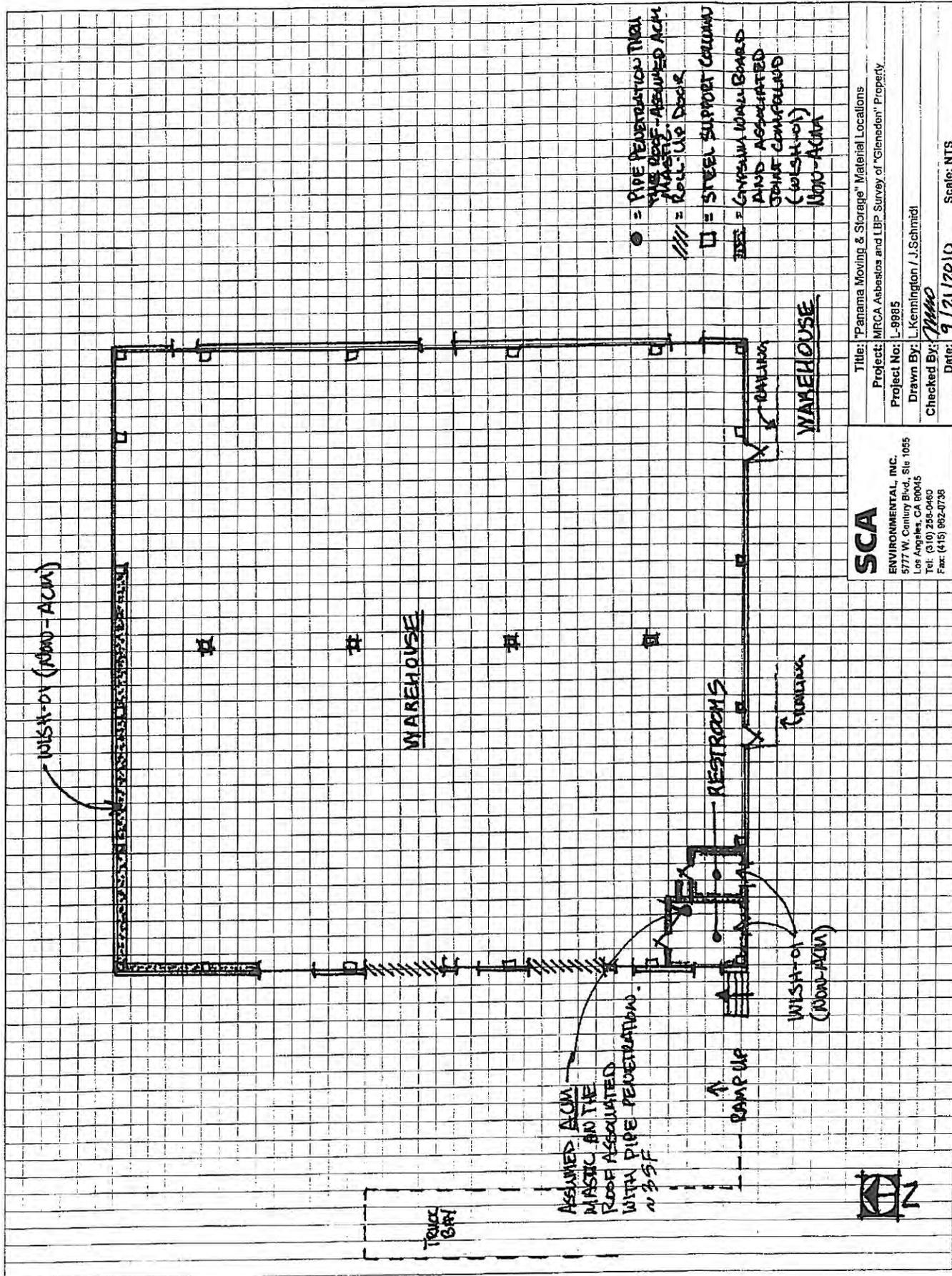
"FACTORY" BUILDING
 ○ = SAMPLE LOCATION
 □ = PAINT SAMPLE

Title: "Factory" 2844 Gleneden Street Sample Locations
 Project: MRCA Asbestos and LBP Survey of "Gleneden" Property
 Project No: I-9985
 Drawn By: L. Kennington / J. Schmitt
 Checked By: *JMM*
 Date: 9/21/2010
 Scale: NTS

SCA
 ENVIRONMENTAL, INC.
 5777 W. Century Blvd., Ste 1055
 Los Angeles, CA 90045
 Tel: (310) 258-9460
 Fax: (415) 962-0736

Roof

REZ

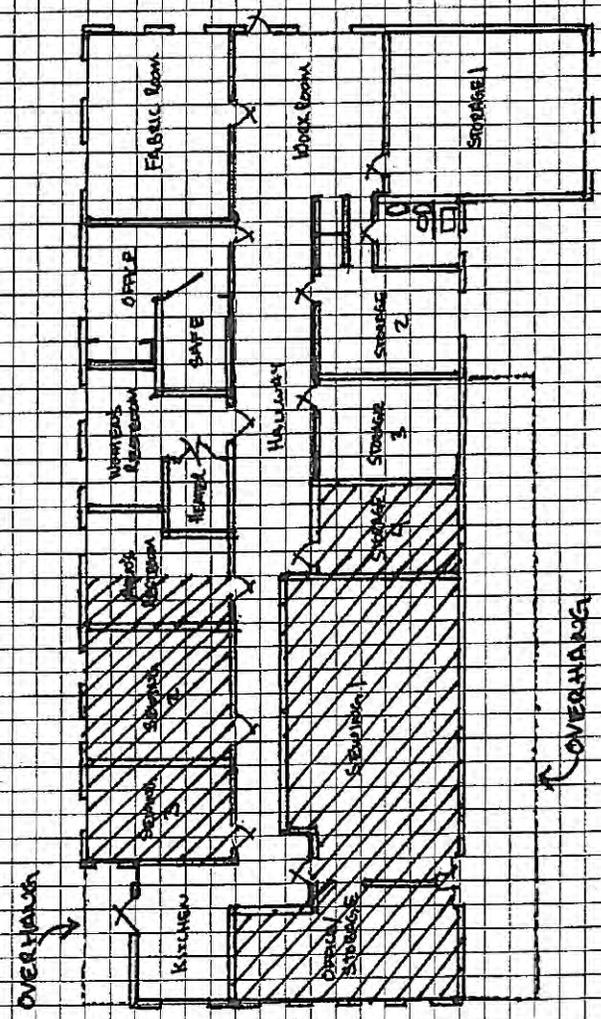


- = PIPE PENETRATION THROUGH ROOF - ASSUMED ACUM
- /// = WELSH-DY DOOR
- = STEEL SUPPORT COLUMN
- ▭ = CONCRETE WALL BOARD AND ASSOCIATED JOINT CONCRETE (WELSH-DY) MONO-ACUM

Title: "Panama Moving & Storage" Material Locations
 Project: MRCA Asbestos and LBP Survey of "Glemeden" Property
 Project No: L-9985
 Drawn By: L. Kennington / J. Schmidt
 Checked By: *MMO*
 Date: 9/21/2010 Scale: NTS

SCA
 ENVIRONMENTAL, INC.
 5777 W. Century Blvd., Ste 1055
 Los Angeles, CA 90045
 Tel: (310) 255-0460
 Fax: (415) 952-0736

"FACTORY"



ASBESTOS CONTAINING MATERIALS:
 [Hatched Box] = CUTX-IT: SPRAYED ACoustICAL CEILING PLASTER
 (ACCM)

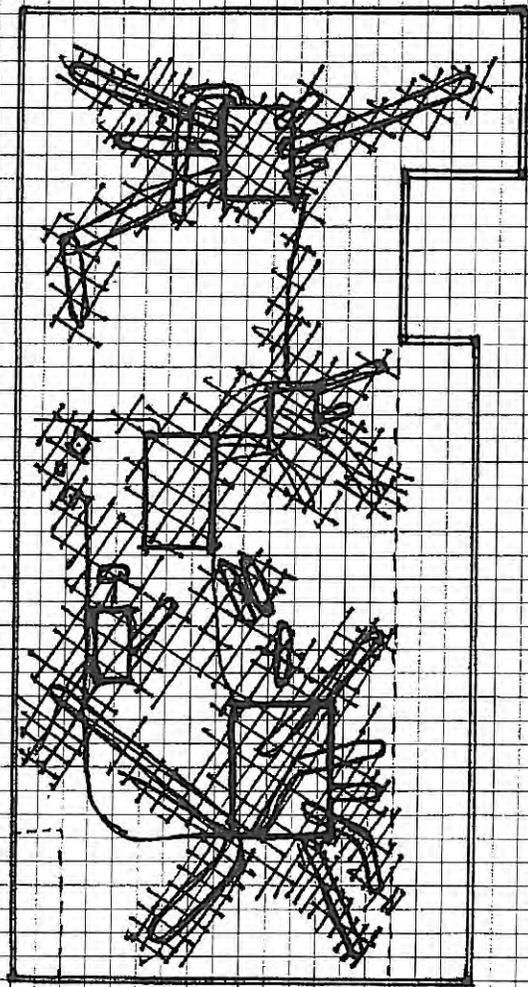
CEILING

Title: "Factory" 2944 Gleneden Street Material Locations
 Project: MRCA Asbestos and LBP Survey of "Gleneden" Property
 Project No: L-9985
 Drawn By: L. Kennington / J. Schmidt
 Checked By: *MM*
 Date: 9/21/10 Scale: NTS

SCA
 ENVIRONMENTAL, INC.
 5777 W. Century Blvd., Ste 1055
 Los Angeles, CA 90045
 Tel: (310) 258-0660
 Fax: (415) 962-0738



ROOF



ASBESTOS CONTAINING MATERIALS

- ACM ROOFING MASTICS ASSOCIATED WITH HVAC DUCTS, JOINTS, SEAMS & PENETRATIONS:
- RFMMS-05: BLACK MASTIC ASSOCIATED WITH ROOF PENETRATIONS
- RFMMS-06: SILVER/GRAY MASTIC ASSOCIATED WITH ROOF PENETRATIONS
- HJMTIP-07: HVAC DUCT TAPE AND MASTIC (CONTAINS TYPE 1014 GRAY CONTAIN.)
- HJMS-09: BLACK MASTIC ON HVAC JOINTS AND SEAMS
- MISC-10: BLACK TARRY MASTIC/CONTAIN ON 1" AND 2" PIPES ON THE ROOF
- MISC-11: SILVER TERTIARY CONTAIN ON "ROUND" HVAC DUCTWORK

"FACTORY" BUILDING



ENVIRONMENTAL, INC.
 6777 W. Century Blvd., Ste. 1055
 Los Angeles, CA 90045
 Tel. (310) 258-0400
 Fax (415) 982-0736

Title: "Factory" 2944 Gleneden Street Material Locations
 Project: MRCA Asbestos and LBP Survey of "Gleneden" Property
 Project No: L-9985
 Drawn By: L. Kennington / J. Schmidt
 Checked By: MMG
 Date: 9/21/2010 Scale: NTS

Attachment 6

SCA Staff Certifications

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT and TRAINER APPROVAL UNIT

211 Park Towne Circle, Suite 1
 Sacramento, CA 95825
 Tel: (916) 574-2993 Fax: (916) 483-0572



605101959C

124

May 20, 2010

SCA Environmental, Inc.
 Mark H Osborn
 5777 W Century Blvd, 1055
 Los Angeles CA 90045

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, please abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as a CAC or CSST.

Please inform our office at the above address, fax number or actu@dir.ca.gov of any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
 Senior Industrial Hygienist

JF/ms

Attachment: Certification Card
 cc: File

(Renewal - Card Attached Revised 6/25/05)

State of California
 Division of Occupational Safety and Health
Certified Asbestos Consultant

Mark H Osborn

Name

Certification No. 96-1959

Expires on 05/24/11



This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

Mr. Mark H. Osborn
SCA Environmental, Inc.
5777 West Century Boulevard, Suite 1055
Los Angeles, California 90045

State of California Department of Public Health

Lead-Related Construction Certificate	Certificate Type	Expiration Date
	Project Monitor	06/22/2011



16027

Mark H. Osborn ID # 6167

STATE OF CALIFORNIA



DEPARTMENT OF CONSUMER AFFAIRS



CALIFORNIA ARCHITECTS BOARD
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 574-7220

LICENSE NO. C 17478
RECEIPT NO. 16200026

VALID UNTIL JUNE 30, 2011

MARK H. OSBORN
202 E BIXBY RD.
LONG BEACH CA 90807

In accordance with the Provision of Section 5500 of the Business and Professions Code, the individual named hereon is licensed as an Architect and is subject to the rules and regulations of the California Architects Board.

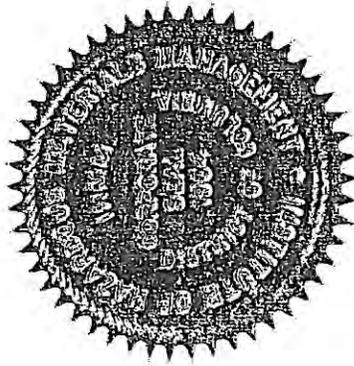
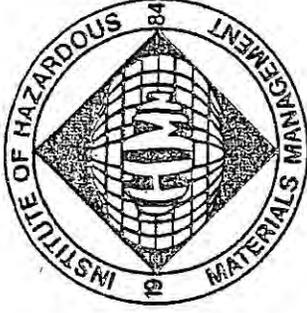
7/13/10

7/13/10

----- NON-TRANSFERABLE ----- POST IN PUBLIC VIEW -----

WAEC 12/31/07

Institute of Hazardous Materials Management



Certifies that

Mark H. Osborn

has successfully met all requirements of education,
experience and examination, and is hereby designated a

Certified Hazardous Materials Manager
Master Level

October 1998

Certified

9353

Number

December 31, 2011

Expiration Date

John H. Frick
Executive Director

So long as this credential is renewed according to schedule and is not otherwise revoked.

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT and TRAINER APPROVAL UNIT

2211 Park Towne Circle, Suite 1
 Sacramento, CA 95825
 Tel: (916) 574-2993 Fax: (916) 483-0572



812264472C

322

SCA Environmental, Inc.
 Lori E Kennington
 5777 W. Century Blvd., #1055
 Los Angeles CA 90045

December 16, 2009

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, please abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as a CAC or CSST.

Please inform our office at the above address, fax number or actu@dir.ca.gov of any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Jeff Ferrell
 Senior Industrial Hygienist

State of California
 Division of Occupational Safety and Health
Certified Asbestos Consultant

JF/ms

Attachment: Certification Card
 cc: File

Lori E Kennington
 Name



Certification No. 08-4472

Expires on 01/15/11

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code

State of California Department of Public Health

Lead-Related
Construction
Certificate

Regulatory
Title

Expiration
Date

Project Monitor

08/06/2011



Ms. Lori E. Kennington
1800 State Street, #91
South Pasadena, California 91030

Lori E. Kennington

AI ID #: 19525

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT and TRAINER APPROVAL UNIT

2211 Park Towne Circle, Suite 1
 Sacramento, CA 95825
 Tel: (916) 574-2993 Fax: (916) 483-0572



204153135T

238

SCA Environmental, Inc.
 Jeffrey W Schmidt
 5777 W Century Blvd, 1055
 Los Angeles CA 90045

April 19, 2010

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, please abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as a CAC or CSST.

Please inform our office at the above address, fax number or actu@dir.ca.gov of any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
 Senior Industrial Hygienist

JF/ms

Attachment: Certification Card
 cc: File

State of California
 Division of Occupational Safety and Health
 Certified Site Surveillance Technician

Jeffrey W Schmidt

Name
 Certification No. 02-3135
 Expires on 05/24/11



This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

State of California Department of Public Health
Lead-Related Construction Certificate

Registration
Type

Registration
Date

Inspector/Assessor

01/27/2011



Jeffrey W. Schmidt

ID #: **13634**

Mr. Jeffrey W. Schmidt
SCA Environmental, Inc.
5777 West Century Boulevard, Suite 1055
Los Angeles, California 90045

Certificate Of Completion Taymoor Jarrahi

Has attended and completed the training course entitled:

Asbestos Building Inspector Initial Course

DOSH Course # CA-015-05
Certificate # ABII082310001N
Training Director Alan D. Dages
Signature: 



Start Date: 8/23/2010
Course End Date: 8/25/2010
Expiration Date: 8/25/2011
Instructor: Orville Allan

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

NATEC INTERNATIONAL
1100 Technology Circle - Suite A, Anaheim, CA 92805
www.natecintl.com 714/678-2750 800/969-3228 (FAX) 714/678-2757

Important Industry Contacts

CAL-OSHA: Ph# (916) 574-2993
Ph# (916) 483-0572 Fax Notification
Website: www.dfr.ca.gov/calosha.com
DPH/CLPPB: Ph# (510) 622-5000
Website: www.dph.ca.gov/chlidlead
SCAQMD: Ph# (909) 396-3739
Ph# (909) 396-3342 (Fax)

NATEC International

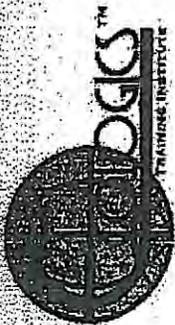

1100 Technology Circle, Suite A • Anaheim, CA 92805
(714) 678-2750, (800) 969-3228, Fax (714) 678-2757
www.natecintl.com

NATEC International
1100 Technology Circle, #A, Anaheim, CA
714/678-2750 (Fax) 714/678-2757 92905

This Card Acknowledges That
Taymoor Jarrahi
Holds Training Certification For
Asbestos Building Inspector Initial Course
(Valid for 12 months)

Training Date **8/23 - 25/2010**
Certificate No. **ABII082310001N**

Alan D. Dages
Training Director



Certificate of Attendance

CERTIFICATE NUMBER

82794

This is to Certify that

TAYMOOR JARRAHI

Has Completed the Course of

AHERA ASBESTOS ABATEMENT CONTRACTOR/SUPERVISOR 40 HR. COURSE CA-014-03

For purposes of accreditation under section 206 of the Toxic Substances Control Act (TSCA) and compliance with AMAP in accordance with 39 FR 5236 effective April 1994

September 17, 2010

COMPLETION DATE

E991310CSC

CLASS NUMBER / STARTING DATE

091310

SEPTEMBER 17, 2011

CERTIFICATE EXPIRES

ARMANDO DUCCOING

DIRECTOR

Ecologics Training Institute

550 N. Parkcenter Drive, Suite 102, Santa Ana, CA 92705 Ph: (714) 480-0411 Fax: (714) 480-0282

Attachment 7

Photographs

Photographs – “Panama Moving and Storage” Warehouse



1. Lead-based chipped red paint on the exterior steel bollard at the Warehouse [Bulk Sample I.D. Pb-06-RD, containing 11,000 ppm].



2. Lead-containing chipped gray paint on exterior window frames of the Warehouse [Bulk Sample I.D. Pb-07-GY, containing 1,600 ppm].



3. Lead-glazed ceramic wall and floor tiles, present in the Men's and Women's Restrooms (Assumed lead-glazed by SCA).



4. ACM roof penetration mastic associated with the restroom vent penetration, totaling about 3 square feet (Assumed asbestos-containing by SCA).

Photographs – “Factory” Building



1. Intact lead-based red paint on metal HVAC equipment housing and ductwork on the Roof of the Factory [Bulk Sample I.D. Pb-08-RD, containing 21,000 ppm].



2. Severely chipped and peeling lead-based red paint on the exterior wood window frames of the Factory [Bulk Sample I.D. Pb-11-RD, containing 67,000 ppm].



3. Peeling lead-containing silver paint (also ACM) on the roof-mounted HVAC unit housing and ductwork of the Factory [Bulk Sample I.D. Pb-09-SLVR, containing 900 ppm].



4. Chipped and peeling lead-containing red paint on the exterior stucco walls of the Factory [Bulk Sample I.D. Pb-10-RD, containing 900 ppm].



5. Chipped and peeling lead-based brown paint on an exterior wood support column and wood utility housing of the Factory [Bulk Sample I.D. Pb-14-BR, containing 38,000 ppm].



6. Severely chipped and peeling lead-based red paint on the exterior wood fascia of the Factory [Bulk Sample I.D. Pb-19-RD, containing 22,000 ppm].

Photographs – “Factory” Building (Continued)



7. ACM black mastic associated with roof penetrations, totaling about 50 ft² [Sample I.D. RFMAS-05-01, -02, -03, containing 4% Chrysotile asbestos (CH)].



8. ACM silver/gray mastic associated with roof penetrations, totaling about 100 ft² [Sample I.D. RFMAS-06-01, -02, -03, containing 3% CH].



9. ACM HVAC duct tape and mastic (canvas type, with gray coating), totaling about 75 ft² [Sample I.D. HDUTP-07-01, -02, -03, containing 5% CH].



10. ACM black mastic on HVAC joints and seams, totaling about 20 ft² [Sample I.D. HMAS-09-01, -02, -03, containing 2% CH].



11. ACM black, tarry wrap/coating on 1” and 2” pipes on the roof, totaling about 30 ft² [Sample I.D. MISC-10-01, -02, -03, containing 3% CH].



12. ACM and lead-containing silver texture coating on “round” HVAC ductwork, totaling about 400 ft² [Sample I.D. MISC-11-01, -02, -03, containing 3% CH].

Photographs – “Factory” Building (Continued)



13. ACM white, painted HVAC duct seam tape on a duct associated with the heater in the Women’s Restroom closet, totaling about 3 ft² [Sample I.D. HDUCTP-16-01, containing 70% CH].



14. ACM sprayed-on acoustical ceiling finish, totaling about 1,000 ft² (occurring above non-ACM laid-in ceiling tiles) [Sample I.D. CLTX-17-01, -02, -03, containing 5% CH].



15. ACM black mirror mastic on a wall (mirror absent), totaling about 1 ft² in the Men’s Restroom [Sample I.D. MASTIC-19-01, containing 10% CH].



16. ACM 9” x 9” black vinyl floor tiles with tan streaks and associated black mastic (typically concealed beneath carpet), totaling about 2,400 ft² [Sample I.D. FLVCT-23-01, -02, -03, containing >1% CH in the tiles, 3% CH in the mastic].



17. ACM black mastic present below non-ACM leveling compound in the Office Storage Room, totaling about 10 ft² [Sample I.D. MISC-24-01, -02, -03, containing 3% CH in the mastic, only].



18. ACM brown wall mastic (including concealed material) observed in a Storage Room, Sewing Room and Men’s Restroom, totaling about 25 ft² observed [Sample I.D. MASTIC-27-01, -02, -03, containing 1-2% CH].

Photographs – “Factory” Building (Continued)



19. ACM concealed wall mastic (assumed present behind wood and cork wall panels), totaling about 500 ft² [I.D. MASTIC-AAA, assumed asbestos containing by SCA].



20. Visible water stains on ceiling tiles, attributed to roof leaks.

Attachment 8

CDPH Lead Form 8552

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 09/21/2010

Section 2 – Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 – Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] 2944 Gleneden Street		City Los Angeles	County Los Angeles	Zip Code 90039
Construction date (year) of structure 1987	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input checked="" type="checkbox"/> Other <u>Warehouse</u>		Children living in structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

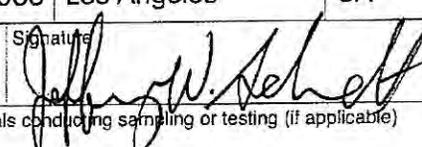
Section 4 – Owner of Structure (if business/agency, list contact person)

Name Mountains Recreation and Conservation Authority		Telephone number (323) 221-9944		
Address [number, street, apartment (if applicable)] 570 West Avenue 26, Suite 100		City Los Angeles	State CA	Zip Code 90065

Section 5 – Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected
 Intact lead-based paint detected
 Deteriorated lead-based paint detected
 No lead hazards detected
 Lead-contaminated dust found
 Lead-contaminated soil found
 Other _____

Section 6 – Individual Conducting Lead Hazard Evaluation

Name Jeff Schmidt		Telephone number (310) 258-0460		
Address [number, street, apartment (if applicable)] 5777 West Century Boulevard, Suite 1055		City Los Angeles	State CA	Zip Code 90045
CDPH certification number I-13634	Signature 			Date 09/29/10
Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable) Lori Kennington (M-19525)				

Section 7 – Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
 Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:
 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 09/21/2010

Section 2 – Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 – Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] 2944 Gleneden Street		City Los Angeles	County Los Angeles	Zip Code 90039
Construction date (year) of structure 1948	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input checked="" type="checkbox"/> Other <u>Single-unit building</u>		Children living in structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

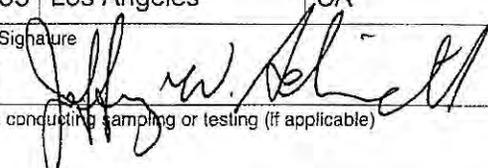
Section 4 – Owner of Structure (if business/agency, list contact person)

Name Mountains Recreation and Conservation Authority		Telephone number (323) 221-9944		
Address [number, street, apartment (if applicable)] 570 West Avenue 26, Suite 100		City Los Angeles	State CA	Zip Code 90065

Section 5 – Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected Intact lead-based paint detected Deteriorated lead-based paint detected
 No lead hazards detected Lead-contaminated dust found Lead-contaminated soil found Other _____

Section 6 – Individual Conducting Lead Hazard Evaluation

Name Jeff Schmidt		Telephone number (310) 258-0460		
Address [number, street, apartment (if applicable)] 5777 West Century Boulevard, Suite 1055		City Los Angeles	State CA	Zip Code 90045
CDPH certification number I-13634	Signature 		Date 09/29/10	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Lori Kennington (M-19525)

Section 7 – Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:
California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

FOR MARSH PARK CONSTRUCTION DRAWINGS, PLEASE SEE ATTACHMENT 3, APPENDIX 3-E