Advantage Environmental Consultants, LLC

ASBESTOS CONTAINING MATERIALS/LEAD-BASED PAINT SURVEY AND QUALITATIVE MOLD EVALUATION

3067 University Avenue
San Diego, California

AEC Project No. 10-032SD
June 9, 2010

Prepared for:

Redevelopment Agency of the City of San Diego
1200 Third Avenue, Suite 1400, MS 56D
San Diego, CA 92101

Prepared by:

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145 Vallecitos De Oro, Suite 201
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ADVANTAGE
ENVIRONMENTAL
CONSULTANTS, LLC.

June 9, 2010

Ms. Eliana Barreiros
Project Manager
Redevelopment Agency of the City of San Diego
1200 Third Avenue, Suite 1400, MS 56D
San Diego, CA 92101

Subject: **Asbestos Containing Materials (ACM)/Lead-Based Paint (LBP) Survey and Qualitative Mold Evaluation**
3067 University Avenue
San Diego, California
AEC Project # 10-032SD

Dear Ms. Barreiros:

Advantage Environmental Consultants, LLC (AEC) has performed an ACM and LBP Survey and a Qualitative Mold Evaluation of the property located at 3067 University Avenue, in San Diego, California (Site). The work was performed in accordance with AEC's Proposal P10-046SD dated May 11, 2010 and contract #AC2900096 between AEC and the Redevelopment Agency of the City of San Diego executed on August 11, 2008. The following report describes the survey protocol, sampling procedures and laboratory results of the materials tested. AEC has provided conclusions and recommendations based on the results of the survey.

We appreciate the opportunity to be of service to the Redevelopment Agency of the City of San Diego. If you should have any questions regarding this report, please contact us at (760) 744-3363.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

Christopher Powers, REA
Project Manager

John Payne, CAC
Project Manager

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1.0 Purpose and Methodology

The purpose of the ACM and LBP survey was to locate and identify accessible friable and non-friable suspect ACMs and LBP painted surfaces at the subject property. The Site is currently developed with one, unoccupied, two-story commercial structure comprising approximately 15,600 square feet. It is our understanding that the Site was formerly occupied by Woolworth's and used for retail purposes. According to information obtained from the County of San Diego Tax Assessor, the Site building was reportedly constructed in 1949. It is our understanding that the Redevelopment Agency of the City of San Diego is currently evaluating the property for possible acquisition.

A State of California Certified Asbestos Consultant and United States Environmental Protection Agency (USEPA) certified building inspector for Asbestos-Containing Building Materials and a California Department of Health Services Certified Lead Inspector/Assessor performed the inspection on May 17, 2010. Potential ACM and LBP identification was performed by entering each functional space and assessing structural/mechanical components and architectural finishes. The physical conditions, friability, accessibility, activity and damage of suspect ACM was also assessed and documented.

The LBP survey was accomplished by entering each room equivalent. A room equivalent is an identifiable part of a building such as a room, office, hallway, staircase, foyer and exteriors. Readings were obtained from each building component identified within each room equivalent by the use of a hand held X-Ray Fluorescence (XRF) lead-based paint analyzer. Each reading location and condition of paint was documented.

The ACM survey methodology is summarized below:

- Each suspect ACM identified during the survey was sampled in accordance with sampling guidelines established by the USEPA. The following summarizes the sampling procedures utilized:

- Building materials were categorized into homogeneous materials. A homogeneous material is defined as being uniform in texture, color, and date of application.

- A sampling scheme was developed based upon the location and quantities of the various homogeneous materials.

- Bulk samples were collected by extracting a representative section of the selected material, placing it in a sampling container and assigning a unique sample number. The samples were placed into a sealed shipping container for delivery to an accredited laboratory for analysis by polarized light microscopy (PLM).

- The personnel performed proper decontamination procedures to prevent the spread of secondary contamination.

Each bulk sample was recorded on a bulk sample log and possession of the samples was tracked by a chain of custody record. The laboratory analyzed the building material samples and reported results in accordance with State of California protocol. The lower limit of reliable detection for this method is 1%. Samples that contain more than 1% of asbestos are reported in

5% ranges. Samples which contain asbestos in a concentration lower than the limit of reliable detection (<1%) are considered "Trace."

All bulk samples were analyzed by PLM in accordance with the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples EPA - 600/M4-82-020" dated December 1982 and adopted by the National Voluntary Laboratory Accreditation Program (NVLAP) Title 15, part 7 of the Code of Federal Register as affiliated with the National Institute for Standards and Testing (NIST).

Ten bulk samples were obtained at the subject building and analyzed for asbestos content by Forensic Analytical of Rancho Dominguez, California. Forensic Analytical is accredited by the American Industrial Hygiene Association, NVLAP, NIST, and is a successful participant in the Proficiency Analytical Testing Program (PAT).

The LBP survey methodology is summarized below:

As stated previously, LBP readings were collected utilizing an XRF analyzer. Readings were collected in accordance with Chapter 7 of the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing and U.S. Environmental Protection Agency (EPA) 40 CFR part 745 and Title X of the 1992 Housing and Community Development Act. A total of 24 XRF readings were obtained during the survey.

The California Department of Health Services standard for the definition of LBP is 1.0 mg/cm2 or 5000 parts per million. However, the California Occupational Safety and Health Commission (CALOSHA) standard for the definition of LBP is 0.7 mg/cm2 or 600 parts per million and requires that all workers be properly protected when working with building components containing any level of lead in accordance with Title 8 CCR Section 1532.1. The City of San Diego standard for a lead safe work practice is 0.5 mg/cm2.

AEC conducted a qualitative/non-intrusive mold evaluation of interior building components at the subject property to identify visual and/or olfactory indications of mold growth or water damage. Documentation of such conditions are discussed below and recommendations for further assessment or action are presented in the conclusions and recommendations section of this report.

2.0 Findings

ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT SURVEY

Two of the building material samples obtained during the survey tested positive for ACM and are noted in the table below. Transite pipe observed resting on the roof of the building was not sampled, but is assumed to be asbestos containing.

POSITIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS

Material	Sample Number	Asbestos Content	Location of Material	Friable	Damage
Gray 9x9 Floor Tile	01	5% Chrysotile	1st Floor	No	No
Roof Mastic	10	5% Chrysotile	Roof	No	No
Transite Pipe	NA	Assumed	Roof	No	No

The remaining 8 building material samples obtained during the survey tested negative for ACM and are noted in the table below:

NEGATIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS

Material	Sample Number	Location of Material	Friable	Damage
Red Vinyl Floor Tile and Mastic	02	1st Floor	No	No
Vinyl Sheet Flooring	03 04	2nd Floor	No	No
Interior Plaster	05 06 07	Interior Walls	No	No
Window Putty	08	Windows	No	No
Roof Felt	09	Roof	No	No

The bulk sample log and analysis report, located in Appendix A, contains a listing of all analyzed samples, sample locations, and analytical results. Results are reported in percent asbestos by volume and indicate the type(s) of asbestos. Other common non-asbestos components may also be noted on the analytical report.

A hazard assessment of ACM identified during the survey is presented in the table below. For the purposes of the hazard assessment, good condition represents material that shows little or no damage and requires no remedial action if left in place, moderate condition represents material that is somewhat damaged and is in need of minor repairs and a significantly damaged designation represents material that is in need of immediate remedial action. As shown in the table, all of the ACM identified during the survey is noted as being in good condition.

HAZARD ASSESSMENT OF ACM MATERIALS

Material	Location of Material	Condition
Gray 9x9 Floor Tile	1st Floor	Good
Roof Mastic	Roof	Good
Transite Pipe	Roof	Good

LEAD-BASED PAINT SAMPLE RESULTS AND LOCATIONS

Nine of the 24 building component surfaces analyzed for lead were found to contain lead at concentrations greater than 0.5 mg/cm^2. The 24 painted surfaces analyzed during the survey are noted in the table below:

Sample Number	Location	Component	Substrate	Condition	Pb mg/cm^2
NA	----	Calibration	----	----	1.0
NA	----	Calibration	---	----	1.0
NA	---	Calibration	---	---	1.1
1	**2nd Floor**	**Beam**	**Metal**	**Good**	**17.9**
2	**2nd Floor**	**Support Post**	**Metal**	**Good**	**16.5**
3	2nd Floor	Window Sill	Metal	Good	0.01
4	2nd Floor	Window Frame	Metal	Good	0.03
5	2nd Floor	Wall	Plaster	Good	0.00
6	2nd Floor	Door	Wood	Good	0.01
7	2nd Floor	Jamb	Wood	Good	0.02
8	**2nd Floor**	**Elevator Door**	**Metal**	**Good**	**5.1**
9	**2nd Floor**	**Elevator Jamb**	**Metal**	**Good**	**14.2**
10	Stairwell	Wall	Plaster	Good	0.03
11	Stairwell	Wall	Plaster	Good	0.00
12	Restroom	Wall	Plaster	Good	0.06
13	Restroom	Door	Wood	Good	0.00
14	Restroom	Jamb	Metal	Good	0.03
15	1st Floor	Wall	Plaster	Good	0.02
16	**1st Floor**	**Support Post**	**Metal**	**Good**	**12.3**
17	**1st Floor**	**Elevator Door**	**Metal**	**Good**	**5.6**
18	**1st Floor**	**Elevator Jamb**	**Metal**	**Good**	**9.6**
19	Exterior	Wall	Stucco	Good	0.03
20	**Exterior**	**Security Door**	**Metal**	**Good**	**0.60**
21	**Exterior**	**Jamb**	**Metal**	**Good**	**0.50**
22	Exterior	Door	Metal	Good	0.00
23	Exterior	Jamb	Metal	Good	0.00
24	Exterior	Wall	Stucco	Fair	0.20

QUALITATIVE MOLD EVALUATION

AEC conducted a qualitative mold evaluation of interior building components of the Site building to identify any visual and/or olfactory indications of mold growth or water damage. Site observations did not indicate the presence of visible mold within the building. Some evidence of water intrusion (i.e., stained ceiling joists) was observed in limited areas of the Site building. If

the structure is to be remodeled and subsequently occupied, the source(s) of water that caused the staining should be identified and repaired (if required) in conjunction with replacement of affected materials. If the structure is to be demolished, reparation of the source of the water intrusion is not recommended.

3.0 Conclusions and Recommendations

AEC is providing the following conclusions and recommendations based on the results of the ACM and LBP survey and Qualitative Mold Evaluation:

- It is AEC's opinion that the ACM identified during this survey can be managed in place under an Asbestos Operations and Maintenance (O&M) Plan. The ACM identified is in good condition, and not likely to pose an environmental and/or public health risk as long as the material is maintained in its present condition. However, if the Site building is slated for demolition, drafting of a Site specific O&M plan prior to demolition is not considered to be worth the expense to the Agency. If the structure is to remain in its current condition, an O&M plan would be recommended.

- All ACM must be removed if it is to be disturbed during remodeling or demolition. Current federal and state regulations require any repair, renovation and/or demolition of any ACM should be conducted only by workers and/or contractors who have been properly trained in the correct handling of ACM. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance Technician. The ACM must be disposed of at an approved facility licensed to handle such waste.

- The OSHA Construction Asbestos Standard requires building and/or facility owners to notify the following persons of the presence, location and quantity of ACM or material presumed to be ACM, at the work sites in their buildings and facilities:

    (A) Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material;
    (B) Employees of the owner who will work in or adjacent to areas containing such material;
    (C) On multi-employer worksites, all employers of employees who will be performing work within or adjacent to areas containing such materials; and
    (D) Tenants who will occupy areas containing such material.

- LBP was identified on nine building materials tested during the investigation. The surfaces with LBP can be demolished in place as the paint was generally not found to be in poor condition (loose and flakey). Additional sampling and analysis of LBP painted surveys (i.e. TCLP analysis) at the property may also be conducted by the demolition/abatement contractor for waste profiling purposes and such sampling will depend on the disposal facility that the selected contractor chooses to deliver the material. The LBP identified during this survey is not likely to pose an imminent environmental and/or public health risk in its current state.

- AEC did not observe the presence of visible mold in visible and accessible areas of the Site building. However, some evidence of water intrusion (i.e., stained ceiling joists) was observed in limited areas of the Site building. If the structure is to be remodeled and subsequently occupied, the source(s) of water that caused the staining should be identified and repaired (if required) in conjunction with replacement of affected materials. If the structure is to be demolished, reparation of the source of the water intrusion is not recommended.

- AEC recommends that as part of the bid process for remodeling/demolition of the existing structure at the Site (if planned), the Agency should provide this document to the prospective contractors so that the abatement of the asbestos containing building materials and lead-based painted surfaces can be incorporated in to such contractor bids. Contractors should independently verify the estimated quantities of ACM and LBP during the job walks for use in preparing their bids.

AEC warrants that our services are performed within the limits prescribed by our client with the usual thoroughness and competence of the engineering profession. Any recommendations in this report are professional opinions based solely on visual observations and analytical analyses, as described in this report. Because the scope of services was limited to accessible and visible ACM, potential LBP and mold, and intrusive investigative techniques were not contracted for, it is possible that unrecognized ACM, LBP and mold might exist. Any unassessed materials present in inaccessible locations and areas that were not visible during the survey (if encountered at a later time) must be sampled for ACM or LBP and be further evaluated prior to disturbance. Opinions and recommendations presented herein apply to Site conditions existing at the time of our investigation and cannot necessarily apply to Site changes of which this office is not aware and/or has not had the opportunity to evaluate.

APPENDIX A

Bulk Sampling Log, Asbestos Laboratory Analytical Results and Chain of Custody

APPENDIX A

Bulk Sampling Log, Asbestos Laboratory Analytical Results and Chain of Custody

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Ambient Environmental Inc
J.Payne/J.Lumpkin
1464 6th Street

Norco, CA 92860

Client ID: 5697
Report Number: B136032
Date Received: 05/18/10
Date Analyzed: 05/18/10
Date Printed: 05/18/10
First Reported: 05/18/10

Job ID/Site: 10-1412; 3067 University Ave., S.D.

Date(s) Collected: 05/17/2010

FALI Job ID: 5697
Total Samples Submitted: 10
Total Samples Analyzed: 10

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
01	50570198						
Layer: Tan Mastic			ND				
Layer: Grey Tile		Chrysotile	5 %				
Layer: Black Mastic			ND				
Layer: Off-White Non-Fibrous Material			ND				
Total Composite Values of Fibrous Components:		**Asbestos (5%)**					
Cellulose (Trace)							
02	50570199						
Layer: Brown Tile			ND				
Layer: Tan Mastic			ND				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
03	50570200						
Layer: Tan Mastic			ND				
Layer: Brown Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: Grey Mastic			ND				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (80 %) Synthetic (5 %)							
04	50570201						
Layer: Tan Mastic			ND				
Layer: Brown Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: Grey Mastic			ND				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (80 %) Synthetic (5 %)							
05	50570202						
Layer: Grey Plaster			ND				
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							

2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

Client Name: Ambient Environmental Inc

Report Number: B136032
Date Printed: 05/18/10

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
06	50570203						
Layer: Grey Plaster			ND				
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					
07	50570204						
Layer: Grey Plaster			ND				
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					
08	50570205						
Layer: Beige Putty			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (ND)					
09	50570206						
Layer: Stones			ND				
Layer: Black Tars			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components: Synthetic (45 %)		Asbestos (ND)					
10	50570207						
Layer: Black Semi-Fibrous Tar		Chrysotile	5 %				
Total Composite Values of Fibrous Components: Cellulose (Trace)		Asbestos (5%)					

Steven Takahashi, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC
145 Vallecitos De Oro, Suite 201
San Marcos, California 92069

ASBESTOS BULK SAMPLE LOG

Page 1 of 1

Client Name: SDRDA

Project Location: 3067 University Ave SD

Date: 5-17-10 **Field Technician:** John C Palmer

Project Number: 10-1412 **Priority:** ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
01	9x9 First Floor Grey	Vinyl Floor Tile and Mastic	
02	137 First Floor Grey	12x12 Red Vinyl Floor Tile and Mastic	
03	2nd Floor	Vinyl Sheet Flooring	
04	2nd Floor	" "	
05	2nd Floor	Fiberglass Plaster	
06	156 Floor	" "	
07	Stairwell	" "	
08	Interior Walls	Wallboard Putty	
09	Roof	Felt	
10	Roof	Mastic	

Transfer Proj -1064

Chain of Custody **Analytical Method:** PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By		Date	Time
Relinquished By		Date	Time
Received By	Cam Lo D/O	Date 5-18-10	Time 1:37 pm