APPENDIX B

HAZARDOUS MATERIAL SURVEY REPORT

Cardinal
ENVIRONMENTAL
CONSULTANTS INC.

June 18, 2009

Alexander + Hibbs AIA, Inc.
1200 N. Jefferson Street, Suite A
Anaheim, CA 92807

Attention: Allen Hibbs

SUBJECT: Revised Status Report: Hazardous Materials Assessment for Former Interim Care Facility at 401 South Tustin Avenue, Orange

Dear Allen:

This report is an update to that submitted on October 22, 2008. It is based on an inspection that took place in May 2009 prior to drafting the Abatement Specification. During the intervening period, the school building on the site was demolished and several interior modifications took place.

In most cases, I have used the same descriptions of building areas as in my initial assessment.

Main Building: Northwest Area (former Psychiatrists' etc offices):

No asbestos or lead paint requiring abatement is present. Only fluorescent light tubes will require special handling.

Main Building: Northwest Area (former Dining Room, Kitchen, Maintenance and Other Rooms):

Drywall mud containing less than one percent asbestos is still present in various areas which would require abatement only in the event of hand demolition. Asbestos-containing floor tile and mastic in the maintenance area has been removed.

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The asbestos-containing pipe fitting insulation in the attic above the kitchen/former dining room could not be seen because of the presence of considerable reconstruction debris. However, it has been assumed that there are still several insulated hot water pipe fittings that will require abatement during demolition. Removal of the ceilings should make their locations easier to identify.

As there are still old fluorescent light fixtures in the area, at least some of the previously identified PCB-containing ballasts are assumed to still be present. All of the tubes will require special handling.

Several batteries were noted in a utility area.

Main Building: East-West Hall along North Side of Building (and adjoining rooms):

The hallway fire door is asbestos-containing. Asbestos insulating paper has been confirmed to be present on all heat registers that formerly penetrated the walls (not on those that penetrate ceilings). The material is present in all former bedroom restroom areas. The registers are no longer visible on the walls as new drywall has been installed over them. However, the insulating paper can be accessed above the hall ceiling.

It is unlikely that any PCB-containing fluorescent light ballasts remain in this area as the fixtures are new. However, the ballasts must be examined prior to disposal and the tubes will require special handling.

Main Building: North-South Hall at East Side of Building and East Half of East-West Hall at South Side of Building: All known asbestos and lead-containing materials have been removed. Fluorescent light tubes and possible mercury switches will require special handling. (No change from original assessment.)

Main Building: West Half of East-West hall at South Side of Building and North-South Hall at West Side of Building:

The two fire doors in the west hall contain asbestos insulation. As above the former bedroom restroom areas still have asbestos insulation on heat registers that penetrate walls. All previously identified asbestos-containing flooring and ceilings have been removed.

PCB-containing fluorescent light ballasts are possibly present and the tubes will require special handling.

Main Building: Roofs

No asbestos-containing materials have been identified on the remaining roofs.

Arts and Crafts Building in Central Courtyard:

The building has been newly carpeted but the original asbestos-containing floor tile and mastic appears to be present under the new floor coverings.

PCB-containing fluorescent light ballasts may still be present and the tubes will require special handling.

Sincerely yours,
CARDINAL ENVIRONMENTAL CONSULTANTS INC.
a California Corporation
by:

Stephen O. Jennings
Certified Asbestos Consultant 02-0445
Lead Inspector/Assessor and Project Monitor 3745

Cardinal
ENVIRONMENTAL
CONSULTANTS INC.

October 22, 2008

Alexander + Hibbs AIA, Inc.
1200 N. Jefferson Street, Suite A
Anaheim, CA 92807

Attention: Allen Hibbs

SUBJECT: Revised Status Report: Hazardous Materials Assessment for Former Interim Care Facility at 401 South Tustin Avenue, Orange

Dear Allen:

On October 22 I visited the facility to determine which of the previously identified hazardous materials were still present after some recent abatement activities. I have used the same descriptions of building areas as in my initial assessment.

Main Building: Northwest Area (former Psychiatrists' etc offices):

No asbestos or lead paint requiring abatement is present. Only fluorescent light tubes will require special handling. Much renovation is in progress, but otherwise no change in the original assessment.

Main Building: Northwest Area (Dining Room, Kitchen, Maintenance and Other Rooms):

Drywall mud containing less than one percent asbestos is still present in various areas which would require abatement only in the event of hand demolition. Asbestos-containing floor tile and mastic in the maintenance area has been removed, although some mastic is still present in a room currently referred to as "Storage Valve Room." The asbestos-containing pipe fitting insulation in the attic above the kitchen/former dining room is still present. PCB-containing fluorescent light ballasts are present and the tubes will require special handling.

Main Building: East-West Hall along North Side of Building (and adjoining rooms):

Hallway fire door is asbestos-containing. Asbestos insulating paper is present on all heat registers that penetrate walls (not on those that penetrate ceilings). The material is present in all

former bedroom restroom areas. Asbestos-containing floor materials have been removed from the former Nurse's station area and the storerooms prior to the remodeled area. Drywall mud containing less than one percent asbestos is present in various areas which would require abatement only in the event of hand demolition.

Mold is present on the walls of the first room on the right as one enters the north hall. It is insignificant in all other areas of the building at this time. Mold is irrelevant in the event of demolition, but may be an issue if the area is to be occupied.

PCB-containing fluorescent light ballasts are possibly present and the tubes will require special handling.

The lead-containing ceramic floor tile in the former restrooms has been removed.

Main Building: North-South Hall at East Side of Building and East Half of East-West Hall at South Side of Building (i.e. Remodeled Area):

All known asbestos and lead-containing materials have been removed. Fluorescent light tubes and possible mercury switches will require special handling. (No change from original assessment.)

Main Building: West Half of East-West hall at South Side of Building and North-South Hall at West Side of Building:

Fire doors in hallways contain asbestos insulation. The former bedroom restroom areas still have asbestos insulation on heat registers that penetrate walls. The lead-containing ceramic tile on floors has been removed. Asbestos-containing glue spots are still present above ceiling tiles in the west end of the south hall and in the Nurse's station. The asbestos-containing flooring materials in the Nurse's station area have been removed.

PCB-containing fluorescent light ballasts are possibly present and the tubes will require special handling.

Main Building: Roofs

The only asbestos-containing material associated with the roofs is mastic located on penetrations, patches and seams.

Arts and Crafts Building in Central Courtyard:

Asbestos-containing floor coverings are present in all but the new restroom in the building. PCB-containing fluorescent light ballasts are present and the tubes will require special handling. (No abatement has occurred in this building as of October 22, 2008)

Former School Building:

Asbestos-containing floor coverings are still present in a portion of one first floor room. PCB-containing fluorescent light ballasts are possibly present and the tubes will require special handling. Asbestos-containing mastic is located on the roof on HVAC ducts, flashings, penetrations, patches and seams. As this building is to be demolished, some asbestos abatement will be required first.

Implications of Above Findings on Demolition Project

Prior to building demolition, abatement of asbestos-containing materials (greater than one percent asbestos) and high lead content materials will be required. The following materials will require removal by a licensed asbestos and/or lead contractor:

Insulating paper on restroom heat registers in all but remodeled bathrooms in the main building

Asbestos floor coverings (tile and/or mastic) in various areas of the former Arts and Crafts Building and the former school building.

Asbestos pipe fitting insulation above kitchen and maintenance areas

All fluorescent light fixtures will require hand demolition to remove tubes for special disposal and to check for the presence of PCB-containing ballasts. The latter will require removal and special disposal.

Abatement prior to demolition will still require two weeks but the cost of removing the remaining materials should not exceed $50,000. Cardinal's fees for monitoring and air testing are included in our existing agreement.

Sincerely yours,
CARDINAL ENVIRONMENTAL CONSULTANTS INC.
a California Corporation
by:

Stephen O. Jennings
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Lead Inspector/Assessor and Project Monitor 3745