



Phoenix Environmental
CONSULTING, LLC

Environmental Assessment Lead Visual Report

Services Delivered to:

Gary Chen

Company:

MH Construction Management Company

Claim Number:

N/A

Name of Insured:

Pagoda Theatre

Site Address:

**1731 Powell Street
San Francisco, CA**

Visual Inspection Date:

August 6, 2013

Report Date:

August 6, 2013

Services Provided by:

**Phoenix Environmental Consulting, LLC
Greg Olachea, Senior Hygienist CAC # 10-4647**

Reference Number:

MHC173VC0806



Phoenix Environmental CONSULTING, LLC

August 6, 2013

RE: 1731 Powell Street
San Francisco, CA
Claim #: N/A

Dear Mr. Chen:

In accordance with the contract between Phoenix Environmental Consulting and MH Construction Management Company, environmental services - Lead Visual Inspection, were performed at the aforementioned property on August 6, 2013.

We urge you to read the Visual Inspection Report in its entirety and to contact the undersigned with any questions or concerns you may have about the report. Our findings, conclusions recommendations and limitations are discussed in the report.

We appreciate the opportunity to provide our services and look forward to assisting you with your future environmental needs.

Sincerely,

A handwritten signature in blue ink that reads "Greg Olachea".

Greg Olachea,
Senior Hygienist CAC #10-4647
(510) 735-6403
greg@pecllc.org



Environmental Assessment Lead Analysis Report

Attention:
Gary Chen
Company:
**MH Construction Management
Company**
Claim #: N/A
Insured: **Owner**
Site Address:
**1731 Powell Street, San Francisco,
CA**
Testing Date:
August 6, 2013
Report Date:
August 6, 2013

Summary of Results

Phoenix Environmental Consulting, provided visual inspection services following lead abatement from the project referenced above by contractor: **RESTORATION MANAGEMENT COMPANY**. Upon completion of the project, Phoenix Environmental Consulting performed a visual inspection and confirmation of material removal in the work area.

Restoration Management Company was contracted to remove **Red Lead** from structural steel in the north and south end of the building. **The two specific locations were referred to as cut points. A visual inspection of the cut points revealed complete removal of red lead on a 3ft section of structural steel on all sides in both locations.**

This visual inspection has been limited to structural steel that is scheduled for cutting. All other materials should not be assumed to be non-lead containing. Further sampling is recommended if any of these materials are to be disturbed during a future project. Please call our office should you have any questions or need further information.

Lead Visual Inspection Report

Phoenix Environmental Consulting, LLC, was contracted to perform Environmental/Lead inspection services for the aforementioned location. The materials visually observed for lead in this report are:

REMOVED PER CONTRACT AGREEMENT

Note: Although the visual inspection showed removal on the cut points, some detectable amounts of lead are still present—and OSHA Construction Standards for lead in paint still apply for worker protection. Take appropriate precautions when disturbing surfaces which contain any known amounts of Lead.

Method of Analysis

SW-846 Method 6010B, Trace Metals by Inductively Coupled Plasma-Atomic Emission Spectrometry (ICP-AES)

Inductively coupled plasma-atomic emission spectrometry (ICP-AES) determines trace elements, including metals, in solution. The method is applicable for all of the analysis listed in Section 2.4 as well as numerous other elements (refer to Table 1, USEPA, SW-846 Method 6010B). All matrices, excluding filtered groundwater samples but including ground water, aqueous samples, TCLP and EP extracts, industrial and organic wastes, soils, sludges, sediments, and other solid wastes, require digestion prior to analysis. Groundwater samples that have been pre-filtered and acidified do not require acid digestion. Samples that are not digested must either use an internal standard or be matrix matched with the standards. Refer to Chapter 3.0, SW-846 Method 6010B for the appropriate digestion procedures.

Paint Chip Analysis and Laboratory Sampling

Paint chip samples are collected for laboratory analysis by removing one to four square inches of paint from the surface. All layers of paint in the sampled area are included in the sample. Usually samples will contain some of the material beneath the paint, such as wood, plaster, or concrete particles. The amount of this material will be kept to a minimum. Tools such as chisels and scrapers are used to remove the paint. After collecting the paint chip sample, the certified lead-based paint professional will repair the scraped area so that adjacent paint will not peel or flake off. Any paint chips or dust from the sampling should be cleaned up by the certified lead-based paint professional to ensure no lead dust is left behind. Paint chip samples should be analyzed for lead by a laboratory recognized by EPA's NLLAP as proficient for testing lead in paint. EPA has established the NLLAP to ensure that laboratory analyses are done accurately.

Definition of Lead Based Paint

When the paint chip sampling followed by laboratory analysis method is used, the federal definition of lead-based paint is dependent on how the results are reported. If the laboratory report is expressed as weight of lead per weight of paint chip, the federal definition of lead-based paint is 0.5 percent lead (0.5%). This is mathematically the same as 5,000 milligrams of lead per kilogram of paint chip (5,000 mg/kg), or 5,000 micrograms of lead per gram of paint chip (5,000 µg/g), or 5,000 parts per million lead (5,000 ppm). If the laboratory report is expressed as a weight of lead per unit area of painted surface, the federal definition of lead-based paint is 1.0 mg/cm² (the same as for XRF analysis).

Contact Information

Phoenix Environmental Consulting, LLC
(510)227-6167
P.O. Box 22297
Oakland CA 94623
www.pecllc.org



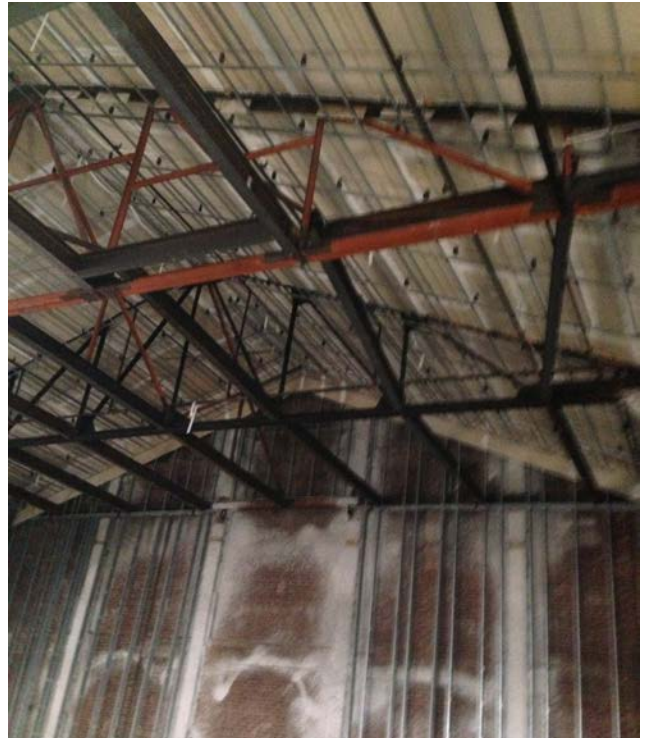
Debris pile



Structural Steel – Red Lead



Debris pile



Structural Steel – Red Lead



South side beam



South side beam



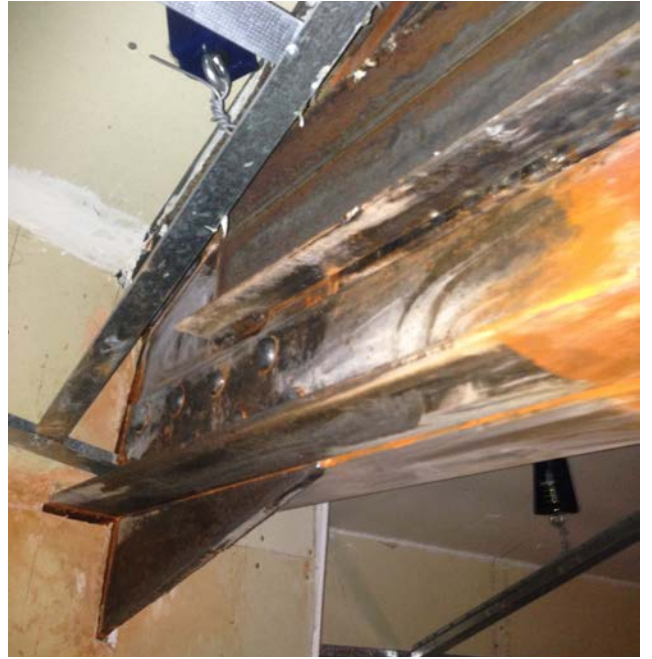
South side beam



North side beam



North side beam



North side beam