Visual Hazardous Building Materials Survey

47–57 South B Street, San Mateo, California 94103

Prepared for

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terraphase engineering

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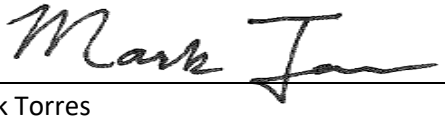
Acronyms and Abbreviations

ACM	asbestos-containing material
BAAQMD	Bay Area Air Quality Management District
Cal/OSHA	California Division of Occupational Safety and Health
Cat	Category
CDPH	California Department of Public Health
EPA	Environmental Protection Agency
HBMS	hazardous building material survey
LBP	lead-based paint
LCP	lead-containing paint
PCBs	polychlorinated biphenyls
Site	47–57 South B Street in San Mateo, California
Terraphase	Terraphase Engineering Inc.
U.S.	United States
UW	Universal Waste

Signatures

The information, conclusions, and recommendations in this document have been reviewed by a California Certified Asbestos Consultant and/or Lead-Related Contractor Inspector/Assessor.



August 9, 2022

Mark Torres
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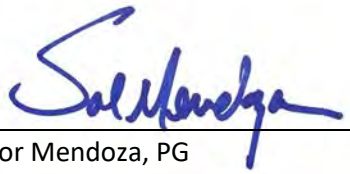
CDPH Lead Inspector/Assessor, No. LRC-00000582

Date

This report was reviewed and approved by:



August 9, 2022

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Date

Executive Summary

Terraphase Engineering Inc. (Terraphase) was retained by Harvest Properties, Inc. to perform a visual hazardous building material survey of suspected asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyls (PCBs), and universal wastes (UWs) at the two commercial buildings located at 47–57 South B Street in San Mateo, California (Site). The survey was limited to the accessible on-site suites on July 27, 2022. Terraphase's assessment was limited to visual inspection only; bulk sampling was not included in the scope of work.

Suspect ACM Results

Terraphase identified approximately 72 building materials associated with the Site that are suspected of containing asbestos. The building materials consist of; drywall, texture, vinyl floor tiles, ceramic floor tiles, sheer flooring, stucco, roof mastic, and composition rolled roofing. A detailed list of the suspect ACMs is included in Table1.

Suspect LBP Results

Terraphase identified approximately 39 paints, coatings, and/or glazing materials associated with the Site that are suspected of containing lead. These materials consisted of; paints applied to the building interiors and exteriors as well as glazing applied to ceramic floor and wall tiles. A detailed list of the suspected LBPs is included in Table 2.

Suspect UW Results (including PCBs)

The following UW were identified during this visual hazardous building material survey:

- Electronic devices: Six cathode ray tubes (CRTs)/glass electronic devices.
- Electric lamps: 205 bulbs and tubes were observed at the Site.
- Mercury-containing equipment: One mercury containing vial was observed in a thermostat**.**

The following materials were also observed to be present at the Site:

- Forty-two ballasts assumed to contain PCBs.
- Three fire extinguishers assumed to contain regulated chemicals.
- Three exit signs assumed to contain tritium.
- Three refrigerators assumed to contain chlorofluorocarbons.

A detailed list of the suspected UW is included in Table 3.

1 Introduction

Terraphase Engineering Inc. (Terraphase) was retained by Harvest Properties, Inc. to perform a visual hazardous building material survey (HBMS) of suspected asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyls (PCBs), and universal wastes (UWs) at the two commercial buildings located at 47–57 South B Street in San Mateo, California (Site). The survey was limited to accessible on-site suites on July 27, 2022. Terraphase's assessment was limited to visual inspection only; bulk sampling was not included in the scope of work.

The visual inspection and survey documentation was conducted by Mark Torres. Mr. Torres is a California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (No. 18-6369) and a California Department of Public Health (CDPH) Lead Inspector/Assessor (No. LRC-00000582).

1.1 Site Description

The Site is comprised of two commercial buildings that appear to have been constructed circa the 1950s. Below is a list of the suites associated with this visual HBMS.

- **Building 1:**
  - 31 South B Street, China Bee Restaurant
  - 35 South B Street, Saigon Barbershop (was not accessible during visual HBMS)
  - 43 South B Street, Poke Island
  - 47 South B Street, Eggettes
- **Building 2:**
  - 57 South B Street, Donut Delite
  - 349 1st Avenue, Dutch Van Dalen Scale Corp.

Interior finishes include paint applied to textured wallboards and ceilings, ceramic and vinyl tile flooring, and carpeting. Exterior building materials consisted of concrete masonry unit and stucco walls situated on a concrete slab foundations. The roof consisted of composition rolled roofing.

1.2 Methodology

Visible, accessible, and suspect ACMs and LBPs were identified during a walk-through of the Site. The survey included only those areas to which Terraphase's representative was provided access and where Terraphase's representative deemed it safe to enter. Suspect ACMs and LBPs were divided into "homogeneous applications." Building materials were established by Terraphase to be homogeneous based on their color, texture, and age.

Terraphase also conducted a visual assessment to identify UW, including but not limited to, lighting fixtures suspected to contain PCBs in ballasts (without dismantling the light fixtures), mercury-containing light tubes, non-incandescent lamps, mercury-containing thermostat switches, electronic

wastes, and chlorofluorocarbons. UWs were identified by entering each area and making visual observations and notations. The locations, categories, and total quantity of UW were noted and photographed.

1.2.1 Assessment

Assessment of a material's condition included, among other factors, area occupancy and use, existing damage, and potential for damage. Evaluation of a material's potential for damage included an evaluation of the position of the material in relation to movable objects and the material's friability.

1.2.2 Sample Collection

Terraphase's HBMS was visual only. As a result, bulk samples of suspect ACMs, LBPs, and/or PCBs were not collected from the Site.

2 Regulatory Overview

Regulatory definitions of ACMs, LBPs, and PCBs are presented in this section.

2.1 Asbestos-Containing Materials

Materials containing greater than 1 percent asbestos are defined as ACMs by the United States (U.S.) Environmental Protection Agency (EPA). However, Cal/OSHA regulates work practices at asbestos levels of 1 percent or below. The following U.S. EPA "National Emission Standards for Hazardous Air Pollutants Compliance Monitoring" definitions are utilized throughout this report.

- **Friable asbestos material** means any material containing more than 1 percent asbestos as determined using the method specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy," that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.[1] If the asbestos content is less than 10 percent as determined by a method other than point counting by polarized light microscopy, verify the asbestos content by point counting using polarized light microscopy.
- **Category (Cat) I nonfriable ACM** means asbestos containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy."
- **Cat II nonfriable ACM** means any material, excluding Cat I, containing more than 1 percent asbestos as determined using the methods specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy," that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

[1] Asbestos, 40 CFR 763, https://www.ecfr.gov/current/title-40/chapter-I/subchapter-R/part-763?toc=1.

- **Asbestos-containing construction material** is a California-specific term and means any manufactured construction material which contains more than 1/10 of 1 percent asbestos by weight.
- **Regulated ACM** means (a) friable asbestos material, (b) Cat I that has become friable, (c) Cat I that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Cat II that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

2.2 Lead-Based Paints

The U.S. EPA, U.S. Department of Housing and Urban Development, and the CDPH define LBPs as paints containing greater than 0.5 percent lead by weight, 5,000 parts per million, and/or 1.0 milligrams per square centimeter total lead. The U.S. Department of Labor Occupational Safety and Health Administration and Cal/OSHA regulations (Lead Construction Standard) do not provide a definition for LBP; refer to the U.S. EPA, U.S. Department of Housing and Urban Development, and CDPH criteria mentioned above. Cal/OSHA is primarily concerned with worker protection and therefore regulates any amount of lead contained within painted building components.

A lead-containing paint (LCP) is defined as any amount of lead detected above the laboratory reporting limit in a sample. LCPs are identified for worker protection.

2.3 Polychlorinated Biphenyls Regulated Materials

In the past, oil containing PCBs has been used in caulking sealants and electrical equipment, such as transformers and light ballasts, as a dielectric insulating fluid for heat dissipation. Manufacture of PCBs was banned in 1976; however, distribution of electrical equipment with PCBs was still allowed after that time. The U.S. EPA requires that insulating oils containing PCBs at concentrations greater than 50 milligrams per kilogram be properly disposed by a California-licensed hazardous waste hauler. It is also common for fluorescent light tubes and electrical thermostats to contain mercury vapor and/or fluid. If PCBs and mercury are known or presumed to be present within light ballasts, associated fluorescent tubes, and thermostats, they should be properly disposed by a California-licensed hazardous waste hauler.

2.4 Universal Waste

The California Environmental Protection Agency's Department of Toxic Substances Control identifies seven categories of wastes, listed below. UW items can be handled, transported, and recycled following the requirements of UW regulations (22 CCR §66273.1–66273.101).[2]

[2] Standards for Universal Waste Management, 22 CCR §66273.1–66273.101, https://govt.westlaw.com/calregs/Title22/Division4.5/Chapter 23

1. **Electronic devices:** Includes any electronic device that is a hazardous waste (with or without a cathode-ray tube [CRT]), including televisions, computer monitors, cell phones, VCRs, computer CPUs, and portable DVD players. These devices may contain arsenic, cadmium, lead, and PCBs.
2. **Batteries:** Includes most household batteries (AAA, AA, C, D, button cell, 9-volt, and all others), both rechargeable and single use. Batteries may contain cadmium, copper, and mercury (in older batteries).
3. **Electric lamps:** Fluorescent tubes and bulbs, high-intensity discharge lamps, sodium vapor lamps, and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead).
4. **Mercury-containing equipment:** Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers, and mercury-added novelties such as jewelry, ornaments, and footwear.
5. **CRTs:** The glass picture tubes removed from devices such as televisions and computer monitors may contain arsenic, cadmium, lead, and PCBs.
6. **CRT glass:** A CRT that has been accidently broken or processed for recycling and may contain arsenic, cadmium, lead, and PCBs.
7. **Non-empty aerosol cans:** Examples include propone, butane, and pesticides.

UW may not be disposed in household trash or as general construction debris.

3 Results

Survey results of building materials and paint samples are provided in this section.

3.1 Asbestos Building Material Survey

Terraphase identified approximately 72 suspect ACMs associated with the Site. The suspect building materials consisted of drywall, texture, vinyl floor tiles, ceramic floor tiles, sheer flooring, stucco, roof mastic, and composition rolled roofing. A detailed list of the suspect ACMs is included in Table1.

The potential exists for underground utilities constructed with asbestos cement (e.g., Transite™ water pipelines) and/or naturally occurring regulated material to be present beneath the Site. A photographic log is included in Appendix B and copies of inspector certifications are included in Appendix C.

3.2 Lead-Based Paint Survey

Terraphase identified approximately 39 paints, coatings, and/or glazing materials associated with the Site that are suspected of containing lead. These materials consisted of paints applied to the building interiors and exteriors as well as glazing applied to ceramic floor and wall tiles. A detailed list of the suspected LBPs is included in Table 2.

3.3 Universal Waste Survey (including PCBs)

The following UW were identified during this visual HBMS:

- **Electronic devices:** Six CRT-containing/glass electronic devices.
- **Batteries:** Terraphase did not observe batteries.
- **Electric lamps:** Approximately 205 bulbs and tubes were observed at the Site.
- **Mercury-containing equipment:** One mercury containing vial was observed in a thermostat.
- **CRTs:** Terraphase did not observe CRTs.
- **CRT glass:** Terraphase did not observe broken or removed CRT glass.
- **Non-empty aerosol cans:** Terraphase did not observe non-empty aerosol cans.

The following materials were also observed to be present at the Site:

- Forty-two ballasts assumed to contain PCBs.
- Three fire extinguishers assumed to contain regulated chemicals.
- Three exit signs assumed to contain tritium.
- Three refrigerators assumed to contain chlorofluorocarbons.

A detailed list of the suspected UW is included in Table 3.

4 Conclusions and Recommendations

Suspect ACMs, LBPs, PCBs, and UW were identified at the Site as part of this visual HBMS. Complete lists of these materials are included in Tables 1 through 3.

Demolition or renovation activities, which could disturb the suspect ACMs, LBP, PCBs, and UW should be performed by properly trained and qualified personnel only in accordance with federal, state, and local regulations as implemented by Cal/OSHA, U.S. Department of Labor Occupational Safety and Health Administration, U.S. EPA, California Department of Toxic Substances Control, and the Bay Area Air Quality Management District (BAAQMD). Prior to any future renovation or demolition work, Terraphase recommends the following:

- Suspect materials should be sampled and analyzed by an accredited laboratory to determine if these materials contain asbestos, lead, and/or PCBs. Otherwise, these materials should be treated as assumed ACMs/LBPs/PCBs**.**
- Manage the ACMs, LBPs, PCBs, and UW “in place” unless the materials are disturbed, repaired, or removed.

- Provide the required 10-working-day notification to the BAAQMD for every renovation project involving the removal of 100 square feet or more, 100 linear feet or more, or 35 cubic feet or more of asbestos. A 10-day notification is also required for every demolition project, regardless of the asbestos content. Prior to initiating abatement work, the abatement contractor must complete a Notification form and submit it to the BAAQMD.
- The building owner or designated representative should obtain a building renovation and/or demolition permit from the local county building department prior to proper removal and disposal of hazardous materials identified at the Site.
- Notification should be provided to contractors, subcontractors, and all other individuals having access to the building as to the presence of the suspect ACMs, LCPs, PCBs, and UW at the Site.
- UW should be removed from the Site and properly disposed or recycled prior to building renovation or demolition. These materials should be properly classified for waste disposal in accordance with Department of Toxic Substances Control regulations outlined in 22 CCR §66273.1–66273.101.

Terraphase's scope of work was limited to a visual inspection only of the two on-site buildings. As a results, bulk samples of suspect ACMs, LBPs, and/or PCBs were not collected from the Site.

5 Limitations

The opinions and recommendations presented in this report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by Terraphase and the party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, express or implied, is intended or given. To the extent that Terraphase relied upon any information prepared by other parties not under contract to Terraphase, Terraphase makes no representation as to the accuracy or completeness of such information. This report is expressly for the sole and exclusive use of the party for whom this report was originally prepared for a particular purpose. Only the party for whom this report was originally prepared and/or other specifically named parties have the right to make use of and rely upon this report. Reuse of this report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties, shall be at the user's sole risk.

The statements, opinions, and conclusions contained in this report are based solely upon the services performed by Terraphase as described in this report and the Scope of Work as established for the report by the client's budgetary and time constraints and the terms and conditions of the agreement with the client. In performing these services and preparing the report, Terraphase relied upon the work and information provided by others, including other consultants, whose information is not guaranteed by Terraphase. This report is intended for the client's sole and exclusive use and not for the benefit of others and may not be used or relied upon by others. The findings of the report are limited to those specifically expressed in the report and no other representations or warranties are given by Terraphase

and no additional conclusions should be reached or representations relied on other than those expressly stated in the report and as limited by the previously agreed upon terms and conditions for this project.

Results of any investigations or testing and any findings presented in this report apply solely to conditions existing at the time when Terraphase's investigative work was performed. It must be recognized that any such investigative or testing activities are inherently limited and do not represent a conclusive or complete characterization. Conditions in other parts of the Site may vary from those at the locations where data were collected. Terraphase's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities; 100 percent confidence in environmental investigation conclusions cannot reasonably be achieved.

Terraphase, therefore, does not provide any guarantees, certifications, or warranties regarding any conclusions regarding environmental contamination of any such property. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

Tables

Table 1
Summary of Suspected Asbestos-Containing Materials
Visual Hazardous Building Materials Survey
47-57 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
Building 1 - 31 - 47 South B Street (Exterior/Roofs)				
1	Concrete tilt up walls	Exterior	5,000 sf	Good
2	Stucco overhang	Exterior, overhang	1,000 sf	Good
3	Window caulking	Exterior, windows	500 lf	Good
4	Concrete sidewalk	Exterior, sidewalk	1,000 sf	Good
5	Asphalt	Exterior, parking lot	3,000 sf	Good
6	Roof field	Roof	4,000 sf	Good
7	HVAC mastic	Roof, HVAC units	100 lf	Good
31 South B Street - China Bee Garden				
8	White 4-inch ceramic wall tiles, grout, mortar	Exterior, front entry	200 sf	Good
9	Carpet glue	Dining room, floor	750 sf	Good
10	Acoustic ceiling	Dining room, ceiling	750 sf	Good
11	Knockdown texture	Dining room, walls	750 sf	Good
12	Mirror mastic	Dining room, walls	800 sf	Good
13	Fiber-reinforced plastic (FRP) panel, mastic	Hallway, walls	30 sf	Good
14	Witte 12-inch vinyl floor tiles (VFT), mastic	Hallway, floors	180 sf	Good
15	Red 4-inch ceramic floor tiles, grout, mortar	Kitchen, floor	600 sf	Good
16	White pebble pattern vinyl sheet flooring, mastic	Kitchen closet, floor	20 sf	Good
17	Off-white 4-inch ceramic floor tiles, grout, mortar	Restroom 1, Restroom 2, floors	230 sf	Good
18	White 4-inch ceramic wall tiles, grout, mortar	Restroom 1, Restroom 2, walls	160 sf	Good
19	Dark brown 4-inch by 6-inch VFT, mastic	Storage, floor	80 sf	Good
20	Transite panel	Storage, ceiling	20 sf	Good
21	Off-white 12-inch VFT, mastic	Pantry, floor	100 sf	Good
22	White painted stucco	Rear foyer, ceiling	100 sf	Good
23	Wallboard and joint compound	Throughout	3,500 sf	Good

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Summary of Suspected Asbestos-Containing Materials
Visual Hazardous Building Materials Survey
47-57 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
35 South B Street - Saigon Barbershop				
24	Brick-and-mortar façade	Exterior, front entry	50 sf	Good
25	White 2-foot by 4-foot acoustic ceiling tiles	Dining room, ceiling	300 sf	Good
26	White 12-inch ceramic floor tiles, grout, mortar	Dining room, floor	300 sf	Good
27	Wallboard and joint compound	Dining room, walls	1,000 sf	Good
43 South B Street - Poke Island				
28	Brick and mortar façade	Exterior, front entry	50 sf	Good
29	Brown 4-foot by 9-inch wood pattern VFT, mastic	Dining room, water heater closet	400 sf	Good
30	White 2-inch hexagon ceramic floor tile, grout, mortar	Restroom, floor	20 sf	Good
31	Red 4-inch ceramic floor tiles, grout, mortar	Kitchen, floor	120 sf	Good
32	FRP panel, mastic	Kitchen, walls	20 sf	Good
33	Blue/green 2-inch by 4-inch ceramic wall tiles, grout, mortar	Dining room counter, restroom, walls	100 sf	Good
34	Gray 4-inch baseboard, mastic	Water heater room	25 sf	Good
35	Heavy texture	Kitchen, water heater room, ceilings	250 sf	Poor
36	Wallboard and joint compound	Throughout	1,000 sf	Good
47 South B Street - Eggettes				
37	Brick and mortar façade	Exterior, front entry	50 sf	Good
38	Gray window caulk	Exterior, front entry, windows	100 lf	Good
39	Gray 1-foot by 2-foot ceramic floor tiles, grout, mortar	Dining room floor	550 sf	Good
40	Blue 12-inch ceramic floor tiles, grout, mortar	Dining room, hallway, closet, storage, floors	350 sf	Good
41	Brown 4-inch ceramic floor tiles, grout, mortar	Kitchen, floor	160 sf	Good
42	Brown 1-inch by 2-inch ceramic floor tiles, grout, mortar	Restroom 1, floor	40 sf	Good
43	Red 1-inch by 2-inch ceramic floor tiles, grout, mortar	Restroom 2, Restroom 3, floors	80 sf	Good
44	White 4-inch ceramic wall tiles grout, mortar	Restroom 2, walls	100 sf	Good
45	Clear 1-foot by 3-foot lined pattern ceramic wall tiles, grout, mortar	Restroom 1, walls	250 sf	Good
46	Carpet glue	Office, floor	50 sf	Good

Table 1
Summary of Suspected Asbestos-Containing Materials
Visual Hazardous Building Materials Survey
47-57 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
47	Tan 4-inch ceramic wall tiles, grout, mortar	Restroom 3, walls	750 sf	Good
48	Black 4-inch baseboard, mastic	Office, baseboard	100 lf	Good
49	Brown vapor barrier	Office, crawlspace	1,000 sf	Good
50	FRP panel, mastic	Kitchen, walls	500 sf	Good
51	White 2-foot acoustic ceiling tiles	Kitchen, ceiling	300 sf	Good
52	Wallboard and joint compound	Throughout	3,000 sf	Good
Building 2 - 57 South B Street, 349 1st Avenue (Exterior/Roof)				
53	Concrete masonry unit (CMU) walls	Exterior, walls	5,000 sf	Good
54	Concrete tilt up walls	Exterior, walls	2,000 sf	Good
55	Brick and mortar	Exterior, roof wall	1,000 sf	Good
56	Window caulking	Exterior, windows	500 lf	Good
57	Roof field	Roof	7,000 sf	Good
58	HVAC mastic	Roof, HVAC units	100 lf	Good
57 South B Street - Donut Delite				
59	White 2-foot by 4-foot acoustic ceiling tile	Dining room, ceiling	1,000 sf	Good
60	White 12-inch ceramic floor tiles, grout, mortar	Dining room, floor	1,000 sf	Good
61	White 4-inch ceramic wall tiles, grout, mortar	Dining room, walls	100 sf	Good
62	Wallboard and joint compound	Throughout	1,500 sf	Good
63	Red 4-inch ceramic floor tiles, grout, mortar	Kitchen, storage 1, floors	200 sf	Good
64	Red 12-inch stone ceramic floor tiles, grout, mortar	Hallway, floor	25 sf	Good
65	Tan 4-inch stone ceramic floor tiles, grout, mortar	Storage 2, floor	25 sf	Good
66	FRP panel, mastic	Kitchen, restroom, walls	650 sf	Good

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Summary of Suspected Asbestos-Containing Materials
Visual Hazardous Building Materials Survey
47-57 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
349 1st Avenue - Dutch Van Dalen Scales				
67	Brown 4-inch by 6-inch wood pattern VFT, mastic	Kitchen, floor	200 sf	Good
68	White levelling compound remnant	Kitchen, floor	100 sf	Poor
69	Carpet glue	Office 1, hallway, open office 1, floors	800 sf	Good
70	Red 4-inch ceramic floor tiles, grout, mortar	Water heater room, floor	25 sf	Good
71	Wallboard and joint compound	Throughout	4,000 sf	Good
72	Blue 2-foot by 3-foot VFT, mastic	Restroom 2, floor	50 sf	Fair

Note:
lf = linear feet
sf = square feet

Table 2
Summary of Suspect Lead-Based Paints
Visual Hazardous Building Materials Survey
47-57 South B Street, San Mateo, California

Material No.	Color/Material	Component	Location	Substrate	Condition
Building 1 - 31 - 47 South B Street (Exterior)					
1	Tan paint	Wall	Exterior	Concrete	Intact
2	Gray paint	Wall	Exterior	Corrugated metal	Intact
3	White paint	Pole	Exterior, overhang	Metal	Intact
4	White paint	Ceiling	Exterior, overhang	Stucco	Intact
5	Yellow paint	Floor	Exterior, parking lot	Asphalt	Fair
31 South B Street - China B Garden					
6	White 4-inch ceramic tiles	Wall	Exterior, front entry	Ceramic	Intact
7	Red 4-inch ceramic tiles	Floor	Kitchen, floor	Ceramic	Intact
8	Off-white 4-inch ceramic tiles	Floor	Restroom 1, Restroom 2, floors	Ceramic	Intact
9	White 4-inch ceramic tiles	Wall	Restroom 1, Restroom 2, walls	Ceramic	Intact
10	Yellow paint	Wall	Dining room, hallway, walls	Wallboard	Intact
11	White paint	pole	Kitchen, closet, restrooms 1 and 2, pantry, storage, walls	Wallboard	Intact
35 South B Street - Saigon Barbershop					
12	White paint	Wall	Dining room walls	Wallboard	Intact
13	White 12-inch ceramic tiles	Floor	Dining room, floor	Ceramic	Intact
43 South B Street - Poke Island					
14	White 2-inch hexagon ceramic tiles	Floor	Restroom, floor	Ceramic	Intact
15	Red 4-inch ceramic tiles	Floor	Kitchen, floor	Ceramic	Intact
16	Blue-green 2-inch by 4-inch ceramic tiles	Wall	Dining room counter, restroom, walls	Ceramic	Intact
17	White paint	Wall	Dining room, water heater room, kitchen walls	Wallboard	Intact
18	White paint	Ceiling	Kitchen	Texture/Wallboard	Poor
19	White paint	Door frames	Throughout	Wood	Intact

Table 2
Summary of Suspect Lead-Based Paints
Visual Hazardous Building Materials Survey
47-57 South B Street, San Mateo, California

Material No.	Color/Material	Component	Location	Substrate	Condition
47 South B Street - Eggettes					
20	White paint	Wall	Throughout	Wallboard	Intact
21	Gray 1-foot by 2-foot ceramic tiles	Floor	Dining room, floor	Ceramic	Intact
22	Blue 12-inch ceramic tiles	Floor	Dining room, hallway, closet, storage, floors	Ceramic	Intact
23	Brown 1-inch by 2-inch ceramic tiles	Floor	Restroom 1, floor	Ceramic	Intact
24	Red 1-inch by 2-inch ceramic tiles	Floor	Restroom 2, Restroom 3, floors	Ceramic	Intact
25	White 4-inch ceramic tiles	Wall	Restroom 2, walls	Ceramic	Intact
26	Tan 4-inch ceramic tiles	Wall	Restroom 3, walls	Ceramic	Intact
27	White paint	Door frames	Throughout	Wood	Intact
	Building 2 - 57 South B Street, 349 1st Avenue (Exterior)				
28	Tan paint	Wall	Exterior, walls	Concrete	Intact
29	Tan paint	Wall	Exterior, walls	CMU	Intact
30	Tan paint	Wall	Exterior, walls	Brick	Intact
57 South B Street - Donut Delite					
31	White paint	Wall	Throughout	Wallboard	Intact
32	White paint	Wall	Dining room, wainscot	Wood	Intact
33	Pink paint	Wall	Dining room, baseboard	Wood	Fair
34	White 12-inch ceramic tiles	Floor	Dining room, floor	Ceramic	Intact
35	Red 4-inch ceramic tiles	Floor	Kitchen, storage 1, floors	Ceramic	Intact
36	Red 12-inch stone ceramic tiles	Floor	Hallway, floor	Ceramic	Intact
37	Tan 4-inch stone ceramic tiles	Floor	Storage 2, floor	Ceramic	Intact
349 1st Avenue - Dutch Van Dalen Scales					
38	White paint	Wall	Throughout	Wallboard	Intact
39	Red 4-inch ceramic tiles	Floor	Water heater room	Ceramic	Intact

Table 3

Summary of Suspect Universal Waste

Visual Hazardous Building Materials Survey

47-57 South B Street, San Mateo, California

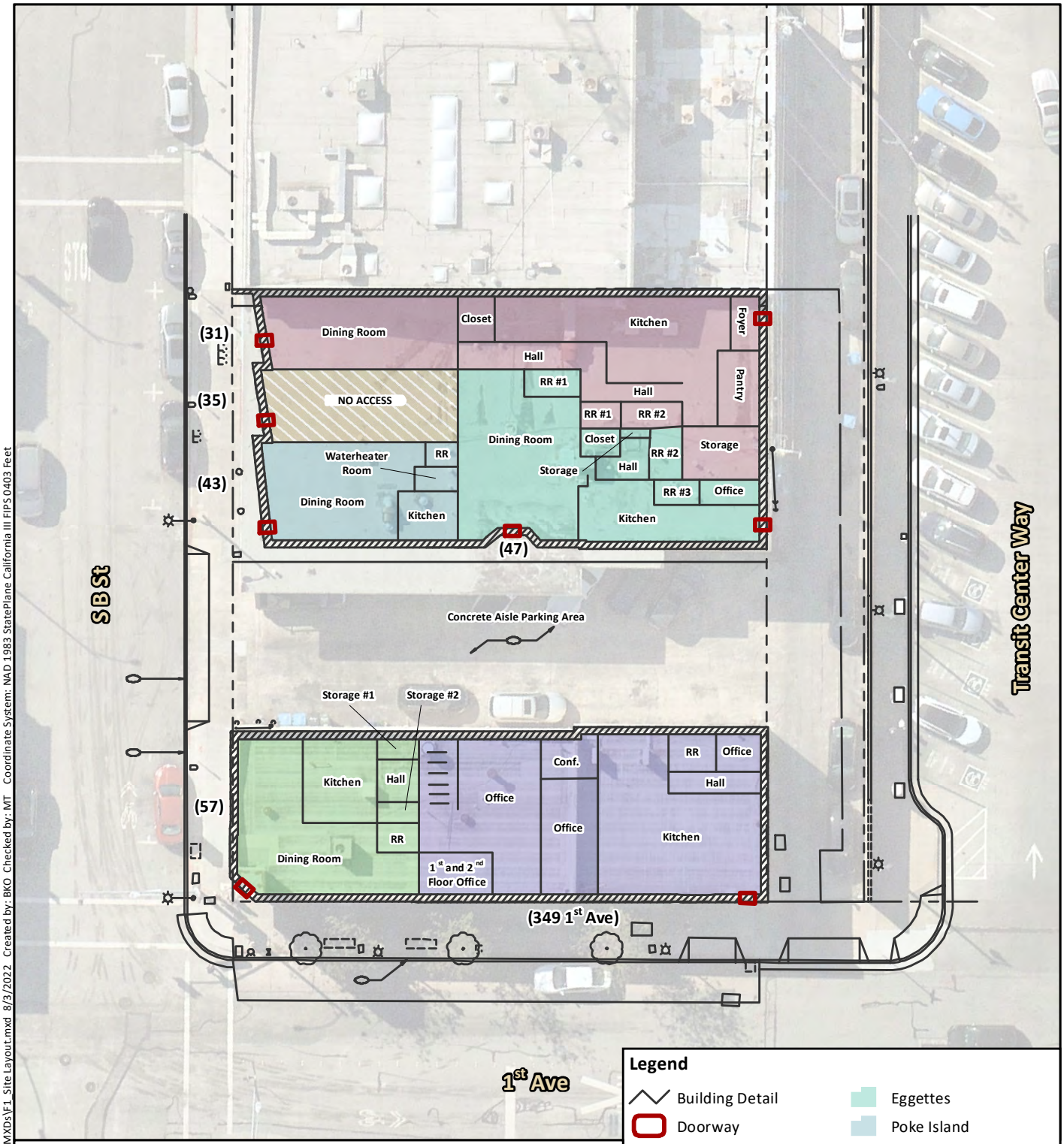
Universal Waste Material	Building 1				Building 2		Total Quantity
	31 S. B Street	35 S. B Street	43 S. B Street	47 S. B Street	57 S. B Street	349 1st Avenue	
Electronic Devices; Cathode Ray Tubes/Glass	**2**	**0**	**0**	**0**	**4**	**0**	**6**
Batteries	0	0	0	0	0	0	**0**
Electric Lamps; Light Tubes and Bulbs Listed Below							**205**
Bulbs - recessed can lights	15	10	17	36	36	8	122
Small Light tubes	0	0	0	0	0	0	0
Large 2-foot light tubes	0	0	0	0	0	0	0
Large 4-foot light tubes	12	0	3	36	18	14	83
Large 8-foot tubesA8:A10	0	0	0	0	0	0	0
Mercury-containing equipment; thermostats	0	0	1	0	0	0	**1**
CRTs; glass picture tubes	0	0	0	0	0	0	**0**
CRT Glass; glass picture tubes removed from devices	0	0	0	0	0	0	**0**
Non-empty aerosol cans	0	0	0	0	0	0	**0**
Ballasts	6	0	2	18	9	7	**42**
Fire extinguisher	2	0	0	0	1	0	**3**
Exit signs	1	0	1	0	1	0	**3**
CFCs for refrigeration	0	0	0	0	0	1	**1**

Note:

The Department of Toxic Substances and Control (DTSC) defines Universal Waste as:

1. Electronic devices: Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube [CRT]), including televisions, computer monitors, cellphones, VCRs, computer CPUs and portable DVD players.
2. Batteries: Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste.
3. Electric lamps: Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste (e.g., lead).
4. Mercury-containing equipment: Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury-added novelties such as jewelry, ornaments and footwear.
5. CRTs: The glass picture tubes removed from devices such as televisions and computer monitors.
6. CRT glass: A cathode ray tube that has been accidentally broken or processed for recycling.
7. Non-empty aerosol cans

Figure



Legend

- Building Detail
- Doorway

Suite Tenant

- China Bee Restaurant
- Donut Delite
- Eggettes
- Poke Island
- Saigon Barbershop
- Van Dalen Scale Corp.

Notes

- Building details are approximate
- Colors represent different suites; non-colored areas are shared

0 15 30 60 Feet

1 inch = 30 feet

N

SAFETY FIRST	CLIENT: Harvest Properties	Site Layout
terraphase engineering	PROJECT: Hazardous Building Material Survey 47-57 S. B Street, San Mateo, CA	
	PROJECT NUMBER: 0397.002.001	FIGURE 1

File: N:\GIS\Prj\0397_Harvest Properties\002_South B Street\MXDs\F1_Site Layout.mxd 8/3/2022 Created by: BKO Checked by: MT Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

Appendix A

Photographic Log

Photograph 1:

View depicting the exterior of Building 1 (31–47 South B Street).

Date: July 27, 2022

Photograph 2:

View depicting the rear of Building 1.

Date: July 27, 2022

Photograph 3:

View depicting the typical interior of 31 South B Street – China Bee Restaurant.

Date: July 27, 2022

Photograph 4:

View depicting the kitchen of 31 South B Street – China Bee Restaurant.

Date: July 27, 2022

Photograph 5:

View depicting Saigon Barbershop (no access).

Date: July 27, 2022

Photograph 6:

View depicting the typical interior of 43 South B Street – Poke Island.

Date: July 27, 2022

Photograph 7:

View depicting the kitchen of 43 South B Street – Poke Island.

Date: July 27, 2022

Photograph 8:

View depicting the typical interior of 47 South B Street - Eggettes.

Date: July 27, 2022

Photograph 9:

View depicting a typical restroom at 47 South B Street - Eggettes.

Date: July 27, 2022

Photograph 10:

View depicting the typical exterior of Building 2 (57 South B Street and 349 1st Avenue).

Date: July 27, 2022

Photograph 11:

View depicting the rear of Building 2.

Date: July 27, 2022

Photograph 12:

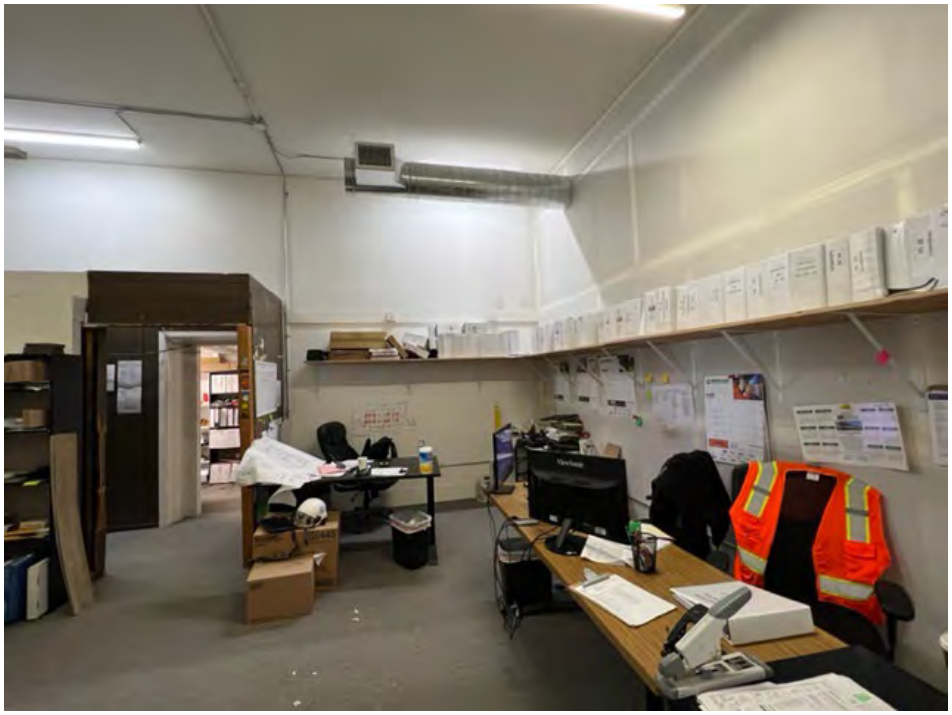
View depicting the typical interior of 57 South B Street – Donut Delite.

Date: July 27, 2022

Photograph 13:

View depicting the typical interior of 349 1st Avenue – Dutch Van Dalen Scales.

Date: July 27, 2022



Photograph 14:

View depicting the typical interior of 349 1st Avenue – Dutch Van Dalen Scales.

Date: July 27, 2022

Appendix B

Inspector Certifications

Appendix B: Inspector Certifications

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

Name: **Mark E Torres**

Certification No. **18-6369**

Expires on **01/16/23**

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.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
Mark Torres	Lead Inspector/Assessor	LRC-00000582	12/7/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD