**ATTACHMENT 3**

## ASBESTOS REINSPECTION REPORT



## CONFIDENTIAL AND PRIVILEGED

## ASBESTOS REINSPECTION

**For the property located at:**

**County of Los Angeles**

**Criminal Courts Building**

210 West Temple

Los Angeles, California

Prepared for:

**Mackone Development, Inc.**

2242 Beverly Blvd.

Los Angeles, California 90057

Attn: Matt Dugan

Prepared by:

**Ambient Environmental Inc.**

1464 Sixth Street

Norco, California 9286081

(951) 272-4730

March 30, 2012

Ambient Environmental Inc. Project #12-1312

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Todd Hill

California Certified Asbestos

Consultant #09-4544

**General**

Ambient Environmental Inc. was retained by Mackone Development to conduct a reinspection of Asbestos Containing Building Materials (ACBM) and Presumed Asbestos Containing Materials (PACM) in accordance with the Asbestos Hazard Emergency Response Act (AHERA) Final Rule published on October 30, 1987 in the Federal Register under Title 40 CFR Part 763 Subpart E. The Final Rule’s effective date was December 14, 1987.

Mr. John J. Lumpkin Jr. (CAC #92-0365), both EPA Accredited Building Inspectors, performed the inspection of the criminal courts elevators corridors and mechanical rooms on March 30, 2012.

**ReInspection Procedures**

The reinspection assessment and identification was performed by entering each interior and exterior functional space and assessing all structural/mechanical components and architectural finishes with each elevator. The following procedures were conducted during the reinspection assessment:

The reinspection included the following activities:

1. Review all existing original and all re-inspection asbestos reports.
2. Perform a walkthrough of each building to visually assess all homogeneous building materials identified in the survey reports.
3. Location of homogeneous ACBM.
4. Assessment of current conditions.

Areas inspected:

1. Elevator Lobbies
2. Elevator Mechanical Rooms
3. Elevator Shafts

**Assessment of ACBM**

Assessment covered three general areas of concern:

* Friable/Non-Friable: Materials are “friable” if, when dry, they can be crumbled by hand pressure.
* Non-Friable: ACBM are considered non-friable when dry and cannot be crumbled by hand pressure.
* Damage: Damage falls into three categories:

1. Significant: The material has suffered extensive damage over a wide area or damage in some areas is extremely severe so that the integrity of the whole material is threatened.
2. Damaged: The material has localized damage, which does not threaten the integrity of the whole homogeneous area.
3. Undamaged: The material is intact.

The following are previously identified asbestos-containing materials and presumed asbestos-containing materials located at the criminal court building elevators:

| Material | Location of Material | Asbestos Content | Friable | Condition |
| --- | --- | --- | --- | --- |
| 9x9 Floor Tile | Elevator Lobby Parking | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby Parking | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby Parking | 65% Chrysotile | Yes | Damaged |
| Floor Tile Mastic | Elevator Lobby Service | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room Service | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby Service | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 1st Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 1st Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 1st Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 1st Floor | 65% Chrysotile | Yes | Damaged |
| Acoustic Ceiling Texture | Elevator Lobby 1st Floor | 25% Chrysotile | Yes | Undamaged |
| 12x12 Floor Tile | Elevator Lobby 2nd Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 2nd Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 2nd Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 3rd Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 3rd Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 3rd Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 3rd Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 4th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 4th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 4th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 4th Floor | 30% Chrysotile | Yes | Undamaged |
| 12x12 Floor Tile | Elevator Lobby 5th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 5th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 5th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 5th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 6th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 6th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 6th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 6th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 7th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 7th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 7th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 7th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 8th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 8th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 8th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 8th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 9th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 9th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 9th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 9th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 10th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 10th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 10th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 10th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 11th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 11th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 11th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 11th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 12th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 12th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 12th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 12th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 13th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 13th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 13th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 13th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 14th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 14th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 14th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 14th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 15th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 15th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 15th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 15th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 16th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 16th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 16th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 16th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 17th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 17th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 17th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 17th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 18th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 18th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 18th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 18th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby 19th Floor | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby 19th Floor | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room 19th Floor | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby 19th Floor | 65% Chrysotile | Yes | Damaged |
| 12x12 Floor Tile | Elevator Lobby Penthouse | 2% Chrysotile | No | Undamaged |
| Floor Tile Mastic | Elevator Lobby Penthouse | 15% Chrysotile | No | Undamaged |
| Pipe Insulation (Fittings) | Elevator Mechanical Room Penthouse | 30% Chrysotile | Yes | Undamaged |
| Fireproofing | Elevator Lobby Penthouse | 65% Chrysotile | Yes | Damaged |

**Conclusion**

It is Ambient Environmental, Inc’s. professional opinion that all ACBM can be managed in place. Maintenance, construction and repair personnel should be made aware the presence of ACBM and instructed not to disturb and/or damage these materials. Current federal and state regulations require any repair, renovation and/or demolition of any ACBM should be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should proceed under the guidance or direction of an independent State Certified Asbestos Consultant. The ACBM identified during this three year re-inspection are in good condition and are not likely to pose an environmental or public health risk so long as the ACBM identified during this re-inspection are maintained in their present condition.

Ambient Environmental Inc. warrants that our services are performed, within the limits prescribed by the Asbestos Hazard Emergency Response Act (AHERA) Final Rule published on October 30, 1987 in the Federal Register under Title 40 CFR Part 763 Subpart E. Any recommendations in this report are professional opinions based solely on visual observations as described in this report. Opinions and recommendations presented herein apply to site conditions existing at the time of our investigation.

END OF ATTACHMENT 3