



# Exhibit "A"

## Asbestos Inspection Report

Site:

Blandford Elementary School  
2601 Blandford Drive  
Rowland Heights, CA 91748

Prepared for:

Rowland USD  
1830 South Nogales  
Rowland Heights, CA 91748

Date: June 16<sup>th</sup>, 2022



**Cardinal Environmental Consultants Inc.**

2681 Dow Avenue Suite C-1  
Tustin, California 92780  
Phone: (714) 730-5931  
Fax: (714) 730-1697

Date: June 16<sup>th</sup>, 2022

Owner/Client: Rowland USD  
1830 South Nogales  
Rowland Heights, CA 91748

Site Address: Blandford Elementary School  
2601 Blandford Drive  
Rowland Heights, CA 91748

Subject: Asbestos Inspection Report

Cardinal Environmental Consultants conducted a pre-renovation asbestos survey of the kitchen and lounge at Blandford Elementary School. The interior is primarily constructed of plaster interior walls with vinyl flooring and 1x1 ceiling tiles. All suspect materials were sampled in accordance with the regulations. Sampling methodology, laboratory reports and recommendations can be found on subsequent pages of this report.

**Regulatory Compliance**

On June 8<sup>th</sup>, 2022 Cardinal Environmental Consultants Inc conducted an asbestos survey of Blandford Elementary School. The survey was completed in compliance with the federal AHERA (Asbestos Hazard Emergency Response Act) 40 CFR Part 763 subpart E. The Act indicates procedures for sampling and reporting of asbestos information (about the school) to students, staff, and contractors working on schools where students K through 12 are present. David G Johnson (CAC 11-6940) conducted this inspection.

Adherence to NESHAP (National Emission Standard for Hazardous Air Pollutants) has been achieved with compliance to South Coast Air Quality Management District's Rule 1403. SCAQMD is the local air quality district that regulates and monitors asbestos abatement activity in the region of the school district.

## **Sampling Methodology - Asbestos**

Cardinal Environmental Consultants Inc. used several procedures from visual assessments to tactile assessments and a modified random sampling protocol to collect the samples of the suspect asbestos containing material. Cardinal's sampling procedures incorporate the use of plastic Ziploc bags, labeled with black permanent markers per a unique numbering sequence. One label with the suspect samples collected for this report was given a unique sample identification number. A second description was placed on the bulk sample log. Information about the sample, including the sample type and location was noted on the sheet as each sample was collected.

Asbestos: Any building material which contains asbestos in an amount greater than 1% by weight, area.

<1% Asbestos: Federal regulations and SCAQMD (South Coast Air Quality Management District) do not regulate asbestos at this percentage. Notifications to these agencies do not apply. However, OSHA regulations do apply. These are specific to "worker protection" issues. A contractor who is "DOSH certified" is required if removing more than a 100 square feet. Federal and State regulations do not regulate the disposal of this type of construction debris with this level of asbestos. However, your local landfill may have a "zero tolerance" for any asbestos containing debris.

### **Suspect Asbestos-Containing Materials**

Samples of suspect Asbestos-containing materials were taken throughout the interior and exterior of the buildings. We were able to collect representative samples of all the building materials.

The following materials were tested:

- Plaster
- Vinyl Flooring & Mastic
- Base Cove
- 1x1 Ceiling Tile
- Glue Spots

## **Results**

All samples were packaged and shipped to EmLab P&K, LLC (NVLAP 200757-0) 2841 Dow Avenue, Suite 300, Tustin, CA 92780 (866) 465-6653. The analysis procedure used to determine the presence of asbestos is outlined in the Code of Federal Regulations 40 CFR part 763, Section 1, Appendix A, Polarized Light Microscopy.

The following tables depict the asbestos at the school. The investigator has reviewed the results and construction of the buildings and made adjustments to the locations and the quantities based on “homogeneous areas”. AHERA can require that like areas in type, construction, and use (that test positive for asbestos) be combined with other similar areas. Therefore, some areas may not be specifically tested for asbestos but be included in an area of asbestos. Likewise, an area that has tested negative for asbestos could be included in the asbestos table because of the definition of “homogeneous area”.

Subsequent tables in this document depict what was sampled and the outcome of each. Those subsequent tables should be used for clarification and not for quantification of asbestos.

Asbestos:

Material	Location	Quantity
Floor Mastic	Kitchen & Lounge Renovation Area	1,500 sf

*The **ESTIMATED** quantities and locations **ARE NOT** to be used for bidding purposes. It is the sole responsibility of the contractor to verify quantities and locations of hazardous materials in the path of construction through site visits and contractual bid set documents, including, but not limited to all specifications, drawings, and addenda. Any discrepancies between the contractual bid set documentation and sit visits must be submitted in writing to the Owner or Owner's representative, **PRIOR** to bidding.*

Summary

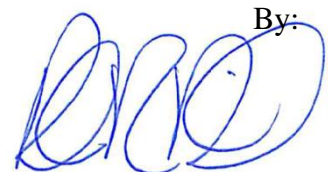
Contractors are obligated to review the scope of work when determining the asbestos removal quantities. The table lists all of the asbestos in the building not the removal quantities. The contractor should review the plans to determine the exact removals.

Although we aggressively searched for asbestos, the contractor should be made aware of the potential of uncovering asbestos during demolition. A supervisor trained in identifying asbestos should be present at the beginning of demolition.

June 16<sup>th</sup>, 2022

Sincerely yours,

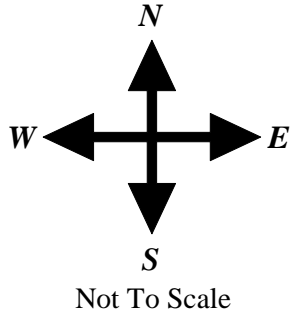
**CARDINAL ENVIRONMENTAL CONSULTANTS INC.,  
A California Corporation**

By: 

**Ronald R. McDaniel**

California Certified Asbestos Consultant #01-2865(Expiration 03-09-22)  
CDPH Certified Lead Inspector/Assessor and Project Monitor/Designer #3599

Diagram(s)



# Sampling Table

Date: June 16th, 2022  
 Client: Rowland Unified School District  
 Location: Blandford Elementary School  
 2601 Blandford Drive  
 Rowland Heights, CA 91748

Technician: David Johnson

Analysis Polarized Light Microscopy  
 Type: Code of Federal Regulations 40 CFR part  
 763, Section 1, Appendix A

Building #	Material	Sample #	Results	Condition	Hazard Rating	F/NF	Sample Location
Kitchen & Lounge	Plaster	B-01	ND	Good	N/A	N/A	Interior Walls
Kitchen & Lounge	Plaster	B-02	ND	Good	N/A	N/A	Interior Walls
Kitchen & Lounge	Plaster	B-03	ND	Good	N/A	N/A	Interior Walls
Kitchen & Lounge	Vinyl Floor Tile & Mastic	B-04	Tile - ND Mastic - 3%	Good	N/A	N/A	Floor Covering in Kitchen & Lounge
Kitchen & Lounge	Vinyl Floor Tile & Mastic	B-05	Tile - ND Mastic - 3%	Good	N/A	N/A	Floor Covering in Kitchen & Lounge
Kitchen & Lounge	Vinyl Floor Tile & Mastic	B-06	Tile - ND Mastic - 3%	Good	N/A	N/A	Floor Covering in Kitchen & Lounge
Kitchen & Lounge	Base Cove	B-07	ND	Good	N/A	N/A	Base of Interior Walls
Kitchen & Lounge	Base Cove	B-08	ND	Good	N/A	N/A	Base of Interior Walls
Kitchen & Lounge	Base Cove	B-09	ND	Good	N/A	N/A	Base of Interior Walls
Kitchen & Lounge	1x1 Ceiling tile	B-10	ND	Good	N/A	N/A	Ceilings & Upper Walls
Kitchen & Lounge	1x1 Ceiling tile	B-11	ND	Good	N/A	N/A	Ceilings & Upper Walls
Kitchen & Lounge	1x1 Ceiling tile	B-12	ND	Good	N/A	N/A	Ceilings & Upper Walls
Kitchen & Lounge	Glue Spots	B-13	ND	Good	N/A	N/A	Ceilings & Upper Walls

ND- No Asbestos Detected  
 NF- Non-Friable  
 F- Friable



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2601 Blandford Drive  
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Technician: David Johnson  
Analysis: Polarized Light Microscopy  
Type: Code of Federal Regulations 40 CFR part 763, Section 1, Appendix A

Building #	Material	Sample #	Results	Condition	Hazard Rating	F/NF	Sample Location
Kitchen & Lounge	Glue Spots	B-14	ND	Good	N/A	N/A	Ceilings & Upper Walls
Kitchen & Lounge	Glue Spots	B-15	ND	Good	N/A	N/A	Ceilings & Upper Walls

ND- No Asbestos Detected  
NF- Non-Friable  
F- Friable

# Laboratory Results

Report for:

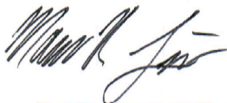
**David Johnson**  
**Cardinal Environmental**  
2681 Dow Avenue Ste. C1  
Tustin, CA 92780

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Regarding: Project: Blandford Elementary School; 2601 Blandford Dr, Rowland Heights  
EML ID: 2946682

Approved by:

Dates of Analysis:  
Asbestos PLM: 06-10-2022



Approved Signatory  
Mason Lewis

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)  
NVLAP Lab Code 201060-0

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Cardinal Environmental  
 C/O: David Johnson  
 Re: Blandford Elementary School; 2601 Blandford  
 Dr, Rowland Heights

Date of Sampling: 06-08-2022  
 Date of Receipt: 06-08-2022  
 Date of Report: 06-13-2022

**ASBESTOS PLM REPORT**

<b>Total Samples Submitted:</b>	15
<b>Total Samples Analyzed:</b>	13
<b>Total Samples with Layer Asbestos Content &gt; 1%:</b>	1

**Location: B-01, Plaster, Kitchen & Lounge**

Lab ID-Version‡: 14159966-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Light Gray Base Coat	ND
<b>Composite Non-Asbestos Content:</b>	< 1% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: B-02, Plaster, Kitchen & Lounge**

Lab ID-Version‡: 14159967-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Light Gray Base Coat	ND
<b>Composite Non-Asbestos Content:</b>	< 1% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: B-03, Plaster, Kitchen & Lounge**

Lab ID-Version‡: 14159968-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Light Gray Base Coat	ND
<b>Composite Non-Asbestos Content:</b>	< 1% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: B-04, Vinyl Floor Tile & Mastic (2 Layers), Kitchen & Lounge**

Lab ID-Version‡: 14159969-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Mastic	ND
Tan Floor Tile	ND
Black Mastic	3% Chrysotile
<b>Sample Composite Homogeneity:</b>	Moderate

**Comments:** Samples B-05 and B-06 were not analyzed due to prior positive series.

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Cardinal Environmental  
C/O: David Johnson  
Re: Blandford Elementary School; 2601 Blandford  
Dr, Rowland Heights

Date of Sampling: 06-08-2022  
Date of Receipt: 06-08-2022  
Date of Report: 06-13-2022

**ASBESTOS PLM REPORT**

**Location: B-07, Base Cove, Kitchen & Lounge**

Lab ID-Version‡: 14159972-1

Sample Layers	Asbestos Content
Black Baseboard	ND
<b>Sample Composite Homogeneity:</b> Good	

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 Dr, Rowland Heights

Date of Sampling: 06-08-2022  
 Date of Receipt: 06-08-2022  
 Date of Report: 06-13-2022

**ASBESTOS PLM REPORT**

**Location: B-08, Base Cove, Kitchen & Lounge**

Lab ID-Version‡: 14159973-1

Sample Layers	Asbestos Content
Black Baseboard	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: B-09, Base Cove, Kitchen & Lounge**

Lab ID-Version‡: 14159974-1

Sample Layers	Asbestos Content
Black Baseboard	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: B-10, 1x1 Ceiling Tile, Kitchen & Lounge**

Lab ID-Version‡: 14159975-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
<b>Composite Non-Asbestos Content:</b>	90% Cellulose
<b>Sample Composite Homogeneity:</b> Good	

**Location: B-11, 1x1 Ceiling Tile, Kitchen & Lounge**

Lab ID-Version‡: 14159976-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
<b>Composite Non-Asbestos Content:</b>	90% Cellulose
<b>Sample Composite Homogeneity:</b> Good	

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 C/O: David Johnson  
 Re: Blandford Elementary School; 2601 Blandford  
 Dr, Rowland Heights

Date of Sampling: 06-08-2022  
 Date of Receipt: 06-08-2022  
 Date of Report: 06-13-2022

**ASBESTOS PLM REPORT**

**Location: B-12, 1x1 Ceiling Tile, Kitchen & Lounge**

Lab ID-Version‡: 14159977-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
<b>Composite Non-Asbestos Content:</b>	90% Cellulose
<b>Sample Composite Homogeneity:</b>	Good

**Location: B-13, Glue Spots, Kitchen & Lounge**

Lab ID-Version‡: 14159978-1

Sample Layers	Asbestos Content
Brown Mastic	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Good

**Location: B-14, Glue Spots, Kitchen & Lounge**

Lab ID-Version‡: 14159979-1

Sample Layers	Asbestos Content
Brown Mastic	ND
<b>Composite Non-Asbestos Content:</b>	3% Cellulose
<b>Sample Composite Homogeneity:</b>	Good

**Location: B-15, Glue Spots, Kitchen & Lounge**

Lab ID-Version‡: 14159980-1

Sample Layers	Asbestos Content
Brown Mastic	ND
<b>Composite Non-Asbestos Content:</b>	3% Cellulose
<b>Sample Composite Homogeneity:</b>	Good

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