

AllPhase Companies, Incorporated

404-A St. Croix Trail North, Lakeland, MN 55043

Phone: 651-436-2930 Fax: 651-436-3918

June 2, 2016

Beth Ulrich
Project Manager
Dept. of Planning and Economic Development
1400 City Hall Annex, 25 West 4th Street
Saint Paul, MN 55102

RE: Asbestos Survey AllPhase #1596-16S-2
1186 Prosperity Avenue, St. Paul, Minnesota 55106

Dear Ms. Beth Ulrich:

AllPhase Companies, Incorporated, (AllPhase) performed an asbestos survey at the above referenced site in connection with a demolition in order to identify asbestos-containing material (ACM). The following report contains the results of the survey performed at the above referenced site.

In summary, 46 samples of building materials were collected and analyzed for asbestos type and amount. Asbestos was detected in **one of the forty-six samples**, contained above 1% asbestos. Analysis results only represent building materials that were collected from the referenced building structure. Refer to the asbestos Laboratory Report and chain of custody for other building materials tested and their locations. The following samples detected the presence of asbestos:

*** Category I – Gray Floor tile adhesive located on the north side of the building – 700 sf**

*** The two other samples collected of the Gray floor tile detected <1%, however these are assumed to be greater than 1% due to one of the three being greater than 1%, thus all flooring adhesive material should be assumed to greater than 1%.**

Multiple samples of ceiling tiles samples were collected and the white oblong dot ceiling tile and the yellowish ceiling tile located on the southern portion of the market did detect <1% amosite. Based on the analysis this would not be considered asbestos containing building materials, however your contractor should be aware that trace amounts of asbestos are present.

This survey is an attempt to identify ACM. However, there is no guarantee that all potential ACM was identified. If suspect ACM is discovered during the work and is not listed in this or previous limited surveys, work on that portion of the building should cease, the material wetted and covered, and an asbestos inspector brought to the site to sample and submit to a certified laboratory the sample to determine its asbestos content. Pending analytical results, an abatement crew should remove the ACM before work continues.

INTRODUCTION

The scope of our services was to conduct an asbestos survey which includes collecting a small portion of the building materials and submitting the sample to a certified laboratory for analysis by PLM. Analysis only assesses the portion of building material collected and submitted.

- A. Collect bulk samples of suspect ACMs for laboratory analysis.
- B. Analyze the collected samples for asbestos content.

Minnesota requires surveys to be performed by a Minnesota Certified Inspector. This survey was conducted by David Jenkins Asbestos Inspector #AI8101.

Samples of suspect ACMs were collected by AllPhase by removing a small portion of the suspect material and then placing the individual samples into separate sealed containers.

DISCLAIMERS

Asbestos surveys do not necessarily succeed in identifying all locations and types of ACM on-site. This is because of the variety of locations and the inconsistency of asbestos occurrence in a given building material. Our survey is based solely upon the building materials that were observed and sampled for analysis. Therefore, if unsampled building materials are encountered during the demolition, they should be assessed on a material-by-material basis. If suspect ACM is observed which has not been listed in our evaluation, it should be collected and evaluated by a certified individual and laboratory, respectively. If there is a potential for that material to be ACM, work should stop until the question of asbestos content and/or abatement is resolved in a manner that protects human health and the environment and abides by regulatory guidelines.

Certain building materials are not considered suspect ACM and are not sampled as part of the survey. These materials include but are not limited to wood, concrete (with exceptions), plastics such as polyethylene, polystyrene and polyvinylchloride, fiberglass, rubber (natural and neoprene—black synthetic), foam insulation, metals and glass.

METHODOLOGY

Building materials were analyzed by a NVLAP-accredited laboratory, #101768-0. Laboratory analysis was conducted in accordance with Environmental Protection Agency (EPA) guidelines. The examination for the presence and identification of asbestos fibers in bulk samples is performed in the laboratory using cross-polarized light microscopy and dispersion-staining, particle-identification techniques. Analysis was performed in accordance with EPA 600/M4-82-020 and EPA 600/R-93/116 where applicable. This methodology determines the presence of asbestos varieties, which include Chrysotile, Amosite, Crocidolite, Anthophyllite, Tremolite and Actinolite.

REMARKS

Some of the rules and regulations set by the Environmental Protection Agency (EPA) may apply when the existence of ACMs is confirmed. A complete review of these rules can be found in Part 3 of the Federal Register EPA, 40 CFR Part 61. Summaries of these rules are as follows:

According to §61.145 of NESHAPS, friable ACMs must be removed from the site prior to demolition. This includes materials that were originally non-friable but have become friable—that is, Category I & II material—due to damage or deterioration—for example, floor tile that has significant chipping or cracking. The necessity for the removal of Category I and II material is evaluated on a site-by-site basis.

Disturbing ACM may require that the Minnesota Pollution Control Agency and/or the Minnesota Department of Health be notified prior to activities with asbestos.

The environmental services performed by AllPhase's survey crew and analyst for this project have been conducted in a manner consistent with the degree of care and technical skill exercised by environmental professionals currently practicing in this area under similar budget and time constraints. Recommendations contained in this report represent our professional judgment at the time the project was performed. No other warranty is intended or implied.



Rennie Smith, P.G.
Asbestos Inspector (#AI3119)



Report for:

Rennie Smith
AllPhase Companies, INC
404A St Croix Trail N
Lakeland, MN 55043

Regarding: Project: 1186 Properties
EML ID: 1544194

Approved by:

Dates of Analysis:
Asbestos PLM: 05-27-2016

Approved Signatory
Gregorio Delgado

Service SOPs: Asbestos PLM (EPA Methods 600/R-93/116 & 600/M4-82-020, SOP EM-AS-S-1267)

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 items 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.

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: AllPhase Companies, INC
 C/O: Rennie Smith
 Re: 1186 Properties

Date of Sampling: 05-23-2016
 Date of Receipt: 05-24-2016
 Date of Report: 05-27-2016

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Total Samples Submitted: 25

Total Samples Analyzed: 25

Total Samples with Layer Asbestos Content > 1%: 1

Location: 1S, Gray F.T

Lab ID-Version‡: 7156971-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Tan Mastic	ND
Black Mastic	< 1% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 2S, Gray F.T

Lab ID-Version‡: 7156972-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Tan Mastic	ND
Black Mastic	< 1% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 3S, Lt Gray F.T.

Lab ID-Version‡: 7156973-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Off-White Thinset	ND
Tan Mastic	ND
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Poor

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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".

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Date of Report: 05-27-2016**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116****Location: 4S, BR F.T.**

Lab ID-Version‡: 7156974-1

Sample Layers	Asbestos Content
Brown Floor Tile	ND
Off-White Thinset	ND
Black Mastic	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: 5S, Vinyl Sheet Flr w/Spat

Lab ID-Version‡: 7156975-1

Sample Layers	Asbestos Content
Off-White Sheet Flooring with Soffit Backing	ND
Composite Non-Asbestos Content:	5% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: 6S, Cream F.T.

Lab ID-Version‡: 7156976-1

Sample Layers	Asbestos Content
Cream Floor Tile	ND
Transparent Mastic	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 7S, White F.T. SW Side

Lab ID-Version‡: 7156977-1

Sample Layers	Asbestos Content
Off-White Floor Tile	ND
Black Mastic	ND
Yellow Mastic	ND
Black Mastic	< 1% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 8S, White F.T. SW Side

Lab ID-Version‡: 7156978-1

Sample Layers	Asbestos Content
Off-White Floor Tile	ND
Black Mastic	ND
Yellow Mastic	ND
Black Mastic with Off-White Compound	< 1% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 9S, Peach F.T. Office

Lab ID-Version‡: 7156979-1

Sample Layers	Asbestos Content
Brown Floor Tile	ND
Yellow Mastic with Off-White Compound	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: 10S, Woodcolor F.T. Utility Rm

Lab ID-Version‡: 7156980-1

Sample Layers	Asbestos Content
Dark Brown Floor Tile	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 11S, Off White F.T. SE

Lab ID-Version‡: 7156981-1

Sample Layers	Asbestos Content
Off-White Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 12S, Off White F.T. SE

Lab ID-Version‡: 7156982-1

Sample Layers	Asbestos Content
Off-White Floor Tile	ND
Black Mastic	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 13S, C.T. Dots and Dashes

Lab ID-Version‡: 7156983-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: 14S, C.T. Dots and Dashes

Lab ID-Version‡: 7156984-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 15S, White Oblong Dots So. C.T.

Lab ID-Version‡: 7156985-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	< 1% Amosite
Composite Non-Asbestos Content:	80% Glass Fibers < 1% Cellulose
Sample Composite Homogeneity:	Good

Location: 16S, White Oblong Dots So. C.T.

Lab ID-Version‡: 7156986-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	< 1% Amosite
Composite Non-Asbestos Content:	80% Glass Fibers < 1% Cellulose
Sample Composite Homogeneity:	Good

Location: 17S, Yellowish C.T. So. Side

Lab ID-Version‡: 7156987-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	< 1% Amosite
Composite Non-Asbestos Content:	80% Glass Fibers < 1% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: 18S, Window Caulk

Lab ID-Version‡: 7156988-1

Sample Layers	Asbestos Content
White Caulk with Black Surface	ND
Sample Composite Homogeneity: Good	

Location: 19S, Wall Sheetrock East

Lab ID-Version‡: 7156989-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

Location: 20S, Wall Sheetrock NW

Lab ID-Version‡: 7156990-1

Sample Layers	Asbestos Content
Off-White Drywall with Brown Paper and White Paint	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Moderate	

Location: 21S, Roof Caulk

Lab ID-Version‡: 7156991-1

Sample Layers	Asbestos Content
Gray/Black Caulk	ND
Sample Composite Homogeneity: Good	

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Location: 22S, Roof Caulk

Lab ID-Version‡: 7156992-1

Sample Layers	Asbestos Content
Gray/Black Caulk	ND
Sample Composite Homogeneity:	Good

Location: 23S, Vent Caulk HVAC

Lab ID-Version‡: 7156993-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Sample Composite Homogeneity:	Good

Location: 24S, Vent Caulk North Vent

Lab ID-Version‡: 7156994-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Sample Composite Homogeneity:	Good

Location: 25S, Gutter Caulk

Lab ID-Version‡: 7156995-1

Sample Layers	Asbestos Content
Black Caulk with Red Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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