AllPhase Companies, Incorporated

404-A St. Croix Trail North, Lakeland, MN 55043
Phone: 651-436-2930 Fax: 651-436-3918

December 21, 2011

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
275 Bates Ave., St. Paul, MN
1596-11S-G1

Dear Ms. 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)—that is, material with greater than 1% asbestos by volume. The following report contains the results of the survey performed at the above referenced site.

In summary, 41 samples of building materials were collected and analyzed for asbestos type and amount. Asbestos was detected above 1 percent in the following **nine of the forty-one samples**:

Friable - Textured wall and ceiling - Stairway to 2nd floor		**~380 sf**
Category II - Adhesive for wall paneling, dark brown - Kitchen		**~200 sf**
Friable - Textured wall - Center-west room		**~430 sf**
Friable - Textured ceiling (troweled swirls)	**- Center-west room**	**~140 sf**
	- Northwest room	**~140 sf**
	- Living room	**~185 sf**
Friable - Textured wall - Northwest room		**~420 sf**
Friable - Textured wall - Bathroom		**~325 sf**
Category II - Counter top, tan - Kitchen		**~ 20 sf**
Friable - Duct insulation - Basement, by furnace		**~ 7 lf**
Category II - Transite siding - Building exterior		**~1,400 sf**

Two samples were found to contain asbestos above 0% and less then 1% asbestos.

***Textured wall and ceiling - Entry hallway**
***Textured wall - Living Room**

*** NESHAPS states that ACM is classified as a material that has asbestos greater than 1%. Therefore, these building materials are not classified as ACM.**

Friable ACM is defined by the Asbestos NESHAP, as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. (Sec. 61.141)

Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Supbart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry,

cannot be crumbled, pulverized, or reduced to powder by hand pressure. EPA also defines two categories of nonfriable ACM, Category I and Category II nonfriable ACM, which are described later in this guidance.

"Regulated Asbestos-Containing Material" (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM 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.

Refer to the asbestos Laboratory Report and chain of custody for other building materials tested and their locations.

This survey is an attempt to identify ACM. The above ACM volumes and locations are based solely upon the analytical results of the material collected from the referenced building structure and the observations made by the inspector at the time of the asbestos survey. However, there is no guarantee that all potential ACM was identified. If suspect ACM is discovered during demolition or remodeling and is not listed in this or previous surveys, work on that portion of the building should cease, the material wetted and covered, and an asbestos inspector brought to the site to collect a representative sample and submit to a certified laboratory to determine its asbestos content. Pending analytical results, an abatement crew should remove the ACM before work continues. The above ACM volumes and locations are based solely upon the analytical results of the material collected from the referenced building structure and the observations made by the inspector at the time of the asbestos survey.

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 Jenkin – 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)

David Jenkin, P.G.
Asbestos Inspector (#AI8101)

CAROLINA ENVIRONMENTAL, INC.
107 New Edition Court, Cary, NC 27511
Phone: (919) 481-1413 Fax: (919) 481-1442

LABORATORY REPORT
ASBESTOS BULK ANALYSIS
AMENDED

Client: **AllPhase Companies, Inc.**
404-A St. Croix Trail, Nort
Lakeland , MN 55043

Project: 275 Bates Ave.; 1596-11S-G1

CEI Lab Code: A11-9681
Received: 12-14-11
Analyzed: 12-17-11
Reported: 12-17-11
Analyst: Lynn Burkholder

CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
B-1	A1232149	TRANSITE SIDING Heterogeneous, Grey, White, Fibrous, Bound CHRY 15% BIND 80 % PAINT 5 %	CHRY 15%
B-2	A1232150	SHINGLE & FELT Heterogeneous, Grey, Fibrous, Bound TAR 50 % CELL 35 % GRAV 15 %	ND
B-3	A1232151	TAR Homogeneous, Tan, Fibrous, Bound TAR 95 % CELL 5 %	ND
B-4	A1232152	SHINGLE Heterogeneous, Grey, Fibrous, Bound TAR 60 % CELL 25 % GRAV 15 %	ND
B-5	A1232153A	TEXTURE Heterogeneous, Off-white, Fibrous, Bound CHRY <1% BIND 30 % PAINT 70 %	CHRY <1%
	A1232153B	PLASTER SKIM COAT Heterogeneous, White, Fibrous, Bound PLAS 95 % CELL 5 %	ND

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AMENDED

CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
	A1232153C	PLASTER BASE COAT	ND
	Homogeneous,	Grey, Fibrous, Bound	
		PLAS 100 % HAIR <1 %	
B-6	A1232154	TEXTURE	CHRY 2%
	Heterogeneous,	Off-white, Fibrous, Bound	
		CHRY 2% BIND 78 %	
		PAINT 20 %	
B-7	A1232155	SHEET FLOORING	ND
	Heterogeneous,	Green, Fibrous, Bound	
		VINYL 18 % CELL 60 %	
		TAR 20 %	
		MAST 2 %	
B-8	A1232156	FELT	ND
	Homogeneous,	Black, Fibrous, Bound	
		TAR 20 % CELL 80 %	
B-9	A1232157	ADHESIVE	ND
	Homogeneous,	Brown, Fibrous, Bound	
		MAST 100 % CELL <1 %	
B-10	A1232158	ADHESIVE	CHRY 5%
	Homogeneous,	Dk. Fibrous, Bound	
		CHRY 5% MAST 95 %	
B-11	A1232159A	FLOOR TILE	ND
	Homogeneous,	White, Non-fibrous, Bound	
		VINYL 100 %	

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CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
	A1232159B	MASTIC	ND
	Homogeneous,	Yellow, Non-fibrous, Bound	
		VINYL 100 %	
	A1232159C	FLOOR TILE	ND
	Homogeneous,	Off-white, Black, Non-fibrous, Bound	
		VINYL 100 %	
	A1232159D	MASTIC	ND
	Homogeneous,	Yellow, Non-fibrous, Bound	
		VINYL 100 %	
B-12	A1232160	FLOORING	ND
	Heterogeneous,	Tan, Fibrous, Bound	
		VINYL 20 % CELL 60 %	
		TAR 20 %	
		MAST <1 %	
B-13	A1232161	FLOORING	ND
	Homogeneous,	Off-white, Fibrous, Bound	
		VINYL 90 % FBGL 10 %	
B-14	A1232162	CEILING TILE	ND
	Heterogeneous,	White, Fibrous, Bound	
		PERL 25 % CELL 35 %	
		PAINT 5 % FBGL 35 %	
B-15	A1232163	TEXTURE	ND
	Homogeneous,	Brown, Non-fibrous, Bound	
		PAINT 100 %	

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CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
B-16	A1232164A	TEXTURE	CHRY 2%
	Heterogeneous,	Off-white, Fibrous, Bound	
		CHRY 2% BIND 78 %	
		PAINT 20 %	
	A1232164B	PLASTER SKIM COAT	ND
	Homogeneous,	White, Non-fibrous, Bound	
		PLAS 100 %	
	A1232164C	PLASTER BASE COAT	ND
	Homogeneous,	Grey, Fibrous, Bound	
		PLAS 100 % HAIR <1 %	
B-17	A1232165A	TEXTURE	CHRY 5%
	Heterogeneous,	Off-white, Fibrous, Bound	
		CHRY 5% BIND 95 %	
	A1232165B	PLASTER SKIM COAT	ND
	Homogeneous,	White, Non-fibrous, Bound	
		PLAS 100 %	
	A1232165C	PLASTER BASE COAT	ND
	Homogeneous,	Grey, Fibrous, Bound	
		PLAS 100 % HAIR <1 %	
B-18	A1232166	TEXTURE	CHRY 2%
	Heterogeneous,	Off-white, Fibrous, Bound	
		CHRY 2% BIND 93 %	
		PAINT 5 %	

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CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
B-19	A1232167A	TEXTURE	CHRY <1%
	Heterogeneous,	Off-white, Fibrous, Bound	
		CHRY <1% BIND 30 %	
		PAINT 70 %	
	A1232167B	PLASTER SKIM COAT	ND
	Homogeneous,	White, Non-fibrous, Bound	
		PLAS 100 %	
	A1232167C	PLASTER BASE COAT	ND
	Homogeneous,	Grey, Fibrous, Bound	
		PLAS 100 % HAIR <1 %	
B-20	A1232168A	FLOOR TILE	ND
	Homogeneous,	Off-white, Tan, Non-fibrous, Bound	
		VINYL 100 %	
	A1232168B	MASTIC	ND
	Homogeneous,	Yellow, Non-fibrous, Bound	
		VINYL 100 %	
B-21	A1232169A	FLOOR TILE	ND
	Homogeneous,	Brown, Non-fibrous, Bound	
		VINYL 100 %	
	A1232169B	MASTIC	ND
	Homogeneous,	Clear, Non-fibrous, Bound	
		VINYL 100 %	

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CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
B-22	A1232170	TEXTURE Heterogeneous, Off-white, Fibrous, Bound CHRY 2% BIND 93 % PAINT 5 %	CHRY 2%
B-23	A1232171A	FLOORING Heterogeneous, Green, Fibrous, Bound VINYL 20 % CELL 60 % TAR 20 %	ND
	A1232171B	FLOORING Heterogeneous, Tan, Black, Fibrous, Bound CHRY 25% VINYL 50 % CELL 5 % TAR 20 %	CHRY 25%
B-24	A1232172	TEXTURE Heterogeneous, White, Non-fibrous, Bound BIND 95 % PAINT 5 %	ND
B-25	A1232173	CEILING TILE Heterogeneous, White, Fibrous, Bound PAINT 5 % CELL 95 %	ND
B-26	A1232174	WINDOW GLAZING Heterogeneous, White, Non-fibrous, Bound PAINT 5 % BIND 95 %	ND
B-27	A1232175	DUCT INSULATION Homogeneous, Grey, Fibrous, Loosely Bound CHRY 65% BIND 35 %	CHRY 65%

The following definitions apply to the abbreviations used in the ASBESTOS BULK ANALYSIS REPORT:

CHRY = Chrysotile	CELL = Cellulose	DEBR = Debris
AMOS = Amosite	FBGL = Fibrous Glass	BIND = Binder
CROC = Crocidolite	CACO = Calcium Carbonate	SILI = Silicates
TREM = Tremolite	SYNT = Synthetics	GRAV = Gravel
ANTH = Anthophyllite	WOLL = Wollastonite	MAST = Mastic
ACTN = Actinolite	CERWL = Ceramic Wool	PLAS = Plaster
N D = None Detected	NTREM = Non-Asbestiform Tremolite	PERL = Perlite
NANTH = Non-Asbestiform Anthophyllite	FBGY = Fibrous Gypsum	RUBR =Rubber
		VER =Vermiculite

CLIENT: AllPhase Companies, Inc.

PROJECT: 275 Bates Ave.; 1596-11S-G1

CEI LAB CODE: A11-9681 AMENDED

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. These results pertain only to the samples analyzed. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. Unless notified in writing to return samples, Carolina Environmental, Inc. will discard all bulk samples after 30 days.

Many vinyl floor tiles have been manufactured using greater than 1% asbestos. Often the asbestos was milled to a fiber size below the detection limit of polarized light microscopy. Therefore, a "None Detected" (ND) reading on vinyl floor tile does not necessarily exclude the presence of asbestos. Transmission electron microscopy provides a more conclusive form of analysis for vinyl floor tiles.

It is certified by the signature below that Carolina Environmental, Inc. is accredited by the National Voluntary Accreditation Program (NVLAP) for the analysis of asbestos in bulk materials. The accredited test method is EPA / 600 / M4-82 / 020 for the analysis of asbestos in building materials. Procedures described in EPA / 600 / R-93 / 116 have been incorporated where applicable. The detection limit for the method is 0.1% (trace amount). Carolina Environmental, Inc.'s NVLAP accreditation number is #101768-0. This report is not to be used to claim product endorsement by NVLAP or any agency of the U. S. Government. This report and its contents are only valid when reproduced in full. Dust and soil analyses for asbestos using PLM are not covered under NVLAP accreditation.

ANALYST _____

REVIEWED BY _____

Tianbao Bai, Ph.D.
Laboratory Director

End of Report

A11. 9681 (27)
A/232149. A/232175

CAROLINA
ENVIRONMENTAL, INC.
107 New Edition Court, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

CHAIN OF CUSTODY RECORD
ASBESTOS/LEAD ANALYSIS

Client: AllPhase Companies, Inc.
Address: 404-A St. Croix Trl N.
Lakeland, MN 55043
EMail: allphasecompany@qwestoffice.net
PO #: 275 Bates Ave.

Project Manager: David Jenkin
Phone: 651-436-2930
Fax: -3918

PROJECT DESCRIPTION	PROJECT CODE	ASBESTOS: PLM Bulk
Exterior, 1st level	B-1 Transite siding	X
~~Roof~~ N. Wall 2nd level	2 Shingle + felt	⎮
Canopy at entry	3 Tar	⎮
Canopy roof	4 Shingle	⎮
Interior, Entry hall 1st Fl.	5 Wall text./plaster	⎮
1st Fl., Base of stairs	6 Wall text.	⎮
" Entry	7 Floor sheeting	⎮
" N-S running hall	8 Felt	⎮
" " " " paneling	9 Adh., brown	⎮
" SE Rm (Kitchen) paneling	10 Adh., dk brwn	⎮

TURN-AROUND TIME
Lead results require 48 Hour TAT or longer.

- ☐ 5 DAYS
- ☐ 3 DAYS
- ☒ 48 HOURS
- ☐ 24 HOURS*
- ☐ 4 HOURS*

CLIENT ID#
1596-115-G1

REMARKS:

Samples will be disposed of 30 days after analysis, unless otherwise requested.

Relinquished By: David Jenkin	Date / Time: 12/12/11	Received By: Kristy [illegible]	Date / Time: DEC 14 [illegible] 1:00PM
Relinquished By:	Date / Time:	Received By:	Date / Time:

CAROLINA ENVIRONMENTAL, INC.

107 New Edition Court, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

A11-9681

CHAIN OF CUSTODY RECORD
ASBESTOS/LEAD ANALYSIS

Pg 2 of 3

Client: AllPhase Companies, Inc.	Project Manager: David Jenkin
Address: 404-A St. Croix Trl N.	Phone: 651-436-2930
Lakeland, MN 55043	Fax: -3918
EMail: allphase-company@qwestoffice.net	
PO #: 275 Bates Ave.	

PROJECT DESCRIPTION	PROJECT CODE	ASBESTOS: PLM Bulk	PLM Point Count	PLM Grav/matrix	PCM Air	TEM Bulk	TEM Air	LEAD PAINT: Lead Paint	Lead Wipe	Lead Soil	Lead Air	Other Analysis
1st Fl., Kitchen	B-11 F.T. 12"x12"	X										
" " countertop	12 Flooring											
" Bathroom	13 "											
" Kitchen	14 Ceil. Tile 2'x4'											
" "	15 Ceil. text.											
", W.-center Rm	16 Wall text./plaster											
" " "	17 Ceil. text											
" NW Rm	18 Wall text.											
" Lvg rm	19 " "											
2nd Fl., Kitchen	20 F.T. 12"x12"											

TURN-AROUND TIME (*Lead results require 48 Hour TAT or longer)

- ☐ 5 DAYS
- ☐ 3 DAYS
- ☒ 48 HOURS
- ☐ 24 HOURS*
- ☐ 4 HOURS*

CLIENT ID# 1596-115-G1

Samples will be disposed of 30 days after analysis, unless otherwise requested.

REMARKS:

Relinquished By: David Jenkin	Date / Time: 12/12/11	Received By:	Date / Time:
Relinquished By: /	Date / Time:	Received By:	Date / Time:

A11-9681

CAROLINA ENVIRONMENTAL, INC.

107 New Edition Court, Cary, NC 27511
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CHAIN OF CUSTODY RECORD
ASBESTOS/LEAD ANALYSIS

Client: AllPhase Companies, Inc.
Address: 404-A St. Croix Trl N.
Lakeland, MN 55043
EMail: allphase.company@qwestoffice.net
PO #: 275 Bates Ave.

Project Manager: David Jenkin
Phone: 651-436-2930
Fax: -3918

PROJECT DESCRIPTION	PROJECT CODE	ASBESTOS: PLM Bulk	ASBESTOS: PLM 9-Grav/Mic	ASBESTOS: PCM Air	ASBESTOS: TEM Bulk	ASBESTOS: TEM Air	ASBESTOS: TEM Micro	LEAD PAINT: Lead Paint	LEAD PAINT: Lead Wipe	LEAD PAINT: Lead Soil	LEAD PAINT: Lead Air	Other Analysis
2nd Fl., Kitchen, under B-20	B-21 Flooring	X										
" , Bathroom	22 Wall Text.											
" , Kitchen counter top	23 Flooring-2 Types											
" , "	24 Ceil. Text.											
" , Lvgrm	25 Ceil. tile, 12"x12"											
" , E. window, off Lvgrm	26 Window glazing											
Basement, duct	27 Duct insul.											

TURN-AROUND TIME
Lead results require 48 Hour TAT or longer

- ☐ 5 DAYS
- ☐ 3 DAYS
- ☒ 48 HOURS
- ☐ 24 HOURS*
- ☐ 4 HOURS*

CLIENT ID#
1596-115-G1

REMARKS:

Samples will be disposed of 30 days after analysis, unless otherwise requested.

Relinquished By:	Date / Time:	Received By:	Date / Time:
David Jenkin	12/12/11		
Relinquished By:	Date / Time:	Received By:	Date / Time: