

ASBESTOS SURVEY REPORT

Fox Shores Apartments
430 N River Street
Aurora, Illinois 60506

August 18, 2017
Partner Project Number: 17-191725.1

Prepared for:
Dwight Capital
New York, NY 10019



August 18, 2017

Andrew Chaimowitz
Dwight Capital
250 W 55th St. - 30th floor
New York, NY 10019

Subject: Asbestos Survey Report
430 N River Street
Aurora, Illinois 60506
Partner Project No. 17-191725.1

Dear Andrew Chaimowitz:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the findings of the asbestos survey conducted at the above-referenced address (the "subject property").

This survey included a site reconnaissance, material sampling, and laboratory analysis. This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions presented herein are based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services to Dwight Capital. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 443-455-1637.

Sincerely,

Partner Engineering and Science, Inc.



Brad Fountain
Relationship Manager

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1.0 INTRODUCTION

1.1 Property Description

<i>Property Data</i>	
Name	Fox Shores Apartments
Address	430 N River Street
City, State and Zip Code	Aurora, Illinois 60506
Property use	Multi-family residential
Number of buildings	One
Number of floors	Four
Year built	1970
Gross building area (sf)	100,340 (approximate)
Surveyed by	Robert Daly, Illinois Asbestos Building Inspector #100-19704
Survey date	August 15, 2017

1.2 Purpose and Scope

This asbestos survey was intended to meet the requirements of the "Baseline Survey" requirements of ASTM E2356-14. The Baseline Survey is a building-wide or facility-wide inspection that provides a general sense of the overall location, type, quantity, and condition of asbestos-containing materials present. It is thorough in that most accessible functional spaces are inspected and bulk samples taken of suspect materials observed. This report is limited and should not be misconstrued to be a comprehensive asbestos survey for renovation, demolition or similar purposes.

This survey included 10% of the residential units (9 out of 94), common areas, and mechanical areas. The roof was not accessed because the property manager did not have keys and the maintenance personnel scheduled to be on-site that day was not there.

Asbestos containing building materials can represent a significant risk to occupants, require special handling, and can sometimes affect the value of properties. In order to assist the client in evaluation of the asset survey is intended to identify, sample, analyze and evaluate homogenous areas of suspect building materials to screen for materials containing more than 1.0% actinolite, amosite, anthophyllite, chrysotile, crocidolite, or tremolite asbestiform fibers (40 CFR 61, Subpart M) in accordance with the agreed scope of services.

Sampling conducted was intended as indicative of the materials tested, and was not intended to conclusively determine the absence of asbestos-containing materials (ACMs). Asbestos may be present in materials not sampled, and additional sampling may be warranted in the event of future disturbance of suspect materials. All suspect materials should be managed in accordance with applicable regulations, and damaged ACMs should be removed, repaired, encapsulated, or enclosed in order to minimize the potential for release of asbestos fibers.

Additional services such as the interview of property management and maintenance personnel, tenants, review of prior reports, regulatory records, evaluation of compliance, risk assessment, and the development of abatement specifications are excluded from the scope of services, along with all other activities not

expressly identified herein. No demolition, destructive testing, product research was performed in attempts to reveal material compositions.

This work is not intended as a specification for asbestos abatement or to otherwise support bidding for or completion of maintenance, abatement, removal or replacement activities. Quantification of the exact quantities of materials is beyond the scope of this survey. Any quantities of ACM listed are estimates only, and should be confirmed by the user.

Partner and its subcontractor, and their employees/representatives bear no responsibility for the actual condition of the structure or safety of this site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the survey team or the client.

1.3 Methodology

1.3.1 Visual Evaluation

Building materials were observed to identify, classify and evaluate the condition of homogenous areas of suspect ACMs.

The building structure appears to be made of poured in-place concrete foundation, floors and columns. The walls and ceilings are finished with gypsum board (drywall). The ceiling boards are covered in textured surfacing material. Above the hard ceiling (accessed through hatches found sporadically throughout the building), bare concrete, uninsulated pipes and an insulated duct, most likely the kitchen/bathroom exhaust. The majority of the flooring system in the building appears to be uniform: red, nine inch vinyl tiles with black mastic laid over the concrete. A white layer is present on the red tile, either paint or leveling compound. Over the tile system is tacked down carpet with carpet pad. This system was observed in the living rooms, bedrooms, and common hallways, the majority of the facility. The kitchen floors generally contain two layers of vinyl floor tile over plywood, over concrete. The bathrooms are assumed to contain the same system as the kitchen, though it could not be verified without causing significant damage to the floor.

In the boiler room and the garage, pipes with insulation were observed. The long runs of pipe were observed to have fiberglass with joints, elbows, and fittings comprised of a white plastered or "mudded" material that is generally suspected to be ACM. The boilers appear to be relatively new; no suspect ACMs were observed. Spray-on fireproofing was observed on the ceiling of the boiler room.

Classification

Asbestos containing building materials are typically classified as surfacing, thermal systems insulation, or miscellaneous ACMs.

Surfacing - Material that is sprayed, troweled-on or otherwise applied to surfaces. Examples include acoustical plaster on ceilings, fireproofing on structural members, or similar applications for acoustical, fireproofing, and other purposes.

Thermal Systems Insulation – Materials applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain.

Miscellaneous – All other ACMs including taping mud, floor tile mastic, stucco, leveling compound, hard wall plasters, wall texturing as surfacing, etc.

Evaluation of Condition

An assessment of the condition of asbestos containing materials can be useful in deciding how to management materials. The ACM most likely to release asbestos fibers are those which are in a friable state. The definition of friable is any material, when dry, that is capable of being crumbled, pulverized or reduced to powder by hand pressure (40 CFR 763). Non-friable sources of asbestos are materials containing cement or asphaltic binder which may become friable and release fibers if the sources are exposed to actions such as abrasion, drilling, cutting, fracturing or hammering. Non-friable sources of asbestos do not typically pose a significant exposure risk if they remain in good condition and are not disturbed. During renovation or demolition activities or when subject to abrasive action, non-friable sources may become friable and thus may pose an exposure risk.

EPA protocols have been used in the evaluation of the condition of observed materials.

Good – Little or no visible damage or deterioration.

Damaged – Some insulation jackets are missing; water staining; crushing, gouges, punctures, or marring is evenly distributed.

Significantly Damaged – Damaged materials where the damage is extensive or severe. More than 10% of insulation jackets are missing; material is crushed, heavily gouged or punctured more than 10% of pipe runs, risers, boilers, tanks, ducts, etc.

The condition of materials is based upon observations at the time of the assessment, and is independent of the friable or non-friable nature of the materials.

Homogenous Areas

The United States Environmental Protection Agency (USEPA) as set forth in 40 CFR 763, defines a homogeneous area as “an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.” The collection of a minimum number of representative samples from each homogeneous area is generally required for reports completed for compliance with Federal and other regulations. If asbestos is identified in any samples from a homogeneous area, the entire homogeneous area is considered to contain asbestos.

1.3.2 Sampling and Laboratory Analysis

A total of fifty-four (54) bulk samples separated into sixty-three (63) layers of suspect asbestos containing materials were collected for analysis. Selected materials were analyzed using the Polarized Light Microscopy (PLM) method in accordance with the EPA reference method 600/R-93/116 for Determination of Asbestos in Bulk Building Materials.

The samples were analyzed by PLM at EMSL Analytical, which is accredited by the American Industrial Hygiene Association (AIHA) and the National Volunteer Laboratory Accreditation Program (NVLAP). The laboratory results and chain of custody are contained in Appendix A. Documentation of the laboratory results should be retained as a reference for future renovation and/or demolition activities.

Sample locations are recorded in Appendix A, however, a sample location diagram was not included. The uniformity of the building design makes for a less-useful sampling location diagram. Drawings and floorplans were requested but not provided.

1.3.3 Limiting Conditions

The performance of this survey was limited by the following condition(s).

- Additional ACMs may be located within areas that were not accessed.
- Laboratory analysis was limited to evaluation of asbestos content by PLM, with a detection limit of 1%. Additional analysis, by point count or Transmission Electron Microscopy (TEM), may be required to meet state or local requirements.
- The survey was limited to areas which were considered readily accessible. No disassembly of equipment or accessing pipe chases, wall cavities or other inaccessible areas was conducted.
- The roof was not inspected or sampled, there was no access on the day of the site visit.
- Bathroom floors were not sampled, due to concern over causing damage.
- Duct insulation (located above the hard ceilings) was not sampled because it could not be accessed.
- Drawings and floorplans were requested but not provided.

2.0 ANALYTICAL RESULTS

Federal regulations define ACM as any material containing more than one percent (1%) asbestos as determined using PLM (40 CFR 61).

A total of fifty-four (54) bulk samples separated into sixty-three (63) layers of suspect asbestos containing materials were collected for analysis. The samples were analyzed by PLM at EMSL Analytical, which is accredited by the American Industrial Hygiene Association (AIHA) and the National Volunteer Laboratory Accreditation Program (NVLAP). The analytical results are listed in the following table. The laboratory results and chain of custody are contained in Appendix A.

Asbestos Analytical Results

Sample	Description	Unit	Location	Analysis Results
1	Spray-on Fireproofing	Boiler Room	Ceiling	NAD*
2	Spray-on Fireproofing	Boiler Room	Ceiling	NAD
3	Spray-on Fireproofing	Boiler Room	Ceiling	NAD
4	**TSI Joint, 8" pipe	Garage	at parking spot 34	NAD
5	TSI Joint, 4" pipe, modine-type heater	Garage	at roll-up door	5% Chrysotile
6	TSI Joint, 4" pipe, closest to elevator equipment room	Garage	at roll-up door	NAD
7	TSI Joint, 4" pipe	Garage	at parking spot 10	NAD
8	Joint Compound, wall	118	Kitchen	NAD
9	Gypsum Board, wall	118	Kitchen	NAD
10	Floor tile, floral pattern, 4" Mastic	118	Kitchen	5% Chrysotile (Mastic)
11	Textured surface, ceiling	118	Hall closet	3% Chrysotile
12	Grout, shower wall	118	Bathroom	NAD
13	Floor tile, red, 9" Mastic, black	118	Bedroom	5% Chrysotile (both)
14	Leveling compound, grey/white	118	Bedroom	NAD
15	Textured surface, ceiling	119	Entry	2% Chrysotile
16	Joint Compound, wall	119	Entry	5% Chrysotile
17	Gypsum Board, wall	119	Entry	NAD
18	Floor tile, red, 9" Mastic, black Carpet mastic, yellow	119	Bedroom	5% Chrysotile (both)
19	Grout, shower wall	119	Bathroom	NAD
20	Textured surface, ceiling	Common Hall	near Unit 119 Door	5% Chrysotile
21	Textured surface, ceiling	Common Hall	near Unit 107 Door	5% Chrysotile
22	Textured surface, ceiling	301	Living Room	5% Chrysotile
23	Joint Compound, wall	301	Bedroom	2% Chrysotile
24	Gypsum Board, wall	301	Bedroom	NAD
25	Floor tile, red, 9" Mastic, black	301	Living Room	5% Chrysotile (both)
26	Floor tile, beige, 12" (top layer)	301	Kitchen	NAD
27	Floor tile, brown speckled, size unknown (bottom layer)	301	Kitchen	NAD
28	Grout, shower wall	301	Bathroom	NAD
29	Caulk, white, window	301	Living Room	NAD

Sample	Description	Unit	Location	Analysis Results
30	Floor tile, red, 9" Mastic, black	322	Bedroom	5% Chrysotile (both)
31	Floor tile, beige, 12" (top layer)	322	Kitchen	NAD
32	Floor tile, brown speckled, size unknown (bottom layer)	322	Kitchen	NAD
33	Textured surface, ceiling	322	Living Room	NAD
34	Joint Compound, wall	322	Living Room	3% Chrysotile
35	Gypsum Board, wall	322	Living Room	NAD
36	Textured surface, ceiling	405	Living Room	2% Chrysotile
37	Joint Compound, wall	405	Living Room	3% Chrysotile
38	Gypsum Board, wall	405	Living Room	NAD
39	Floor tile, red, 9" Mastic, black	405	Bedroom	5% Chrysotile (Mastic)
40	Floor tile, white, 12" Mastic, yellow	405	Closet	NAD
41	Leveling compound, grey/white	405	Closet	NAD
42	Grout, shower wall	405	Bathroom	NAD
43	Textured surface, ceiling	420	Kitchen	NAD
44	Joint Compound, wall	420	Kitchen	3% Chrysotile
45	Gypsum Board, wall	420	Kitchen	NAD
46	Floor tile, red, 9" Mastic, black	420	Bedroom	3-4% Chrysotile (both)
47	Caulk, white, window	420	Bedroom	NAD
48	Joint Compound, wall	424	Bedroom	3% Chrysotile
49	Gypsum Board, wall	424	Bedroom	NAD
50	Caulk, white, window, rubbery	424	Bedroom	NAD
51	Textured surface, ceiling	424	Bedroom	3% Chrysotile
52	Mastic, carpet, brown	Common Hall, 4th floor	near stairs	NAD
53	Mortar and brick	Elevator Lobby, 1st Floor		NAD
54	Caulk, door/window, black	Exterior	Main entry door	NAD

Notes

*NAD = No Asbestos Detected

**TSI = Thermal System Insulation, pipe size is *with* insulation

3.0 CONCLUSION

Based on the conditions set forth in this report, the following ACMs were confirmed:

Textured Surfacing Material, located on all ceilings - approximately 100,000 square feet (SF)

Generally in good condition, though sporadic damage observed throughout, particularly at closet doors which rubbed off whole sections of the textured material within the door radius.

Joint Compound and Gypsum Board, located on all walls and ceilings - approximately 200,000 SF

The gypsum board did not test positive for asbestos, however because it is not practically separable from the joint compound, both materials are considered ACM.

Floor tile, red, 9"x9", and Black Mastic, located on all floors in the facility (units and common halls) except for unit kitchens and bathrooms - approximately 100,000 SF

Kitchen **floor tile mastic**, located in kitchens and presumably bathrooms – approximately 10,000 SF

Thermal System Insulation (TSI) Joints, located in the garage - approximately 100 joints/fittings on pipes

While several joints were negative, extensive additional testing would be required to further delineate pipes with ACM joints and those without it, which was beyond the scope of this assessment.

Duct insulation, kitchen/bathroom exhaust ducts – approximately 1-2 per unit, leading to roof vents

They ducts were not sampled and are presumed to contain asbestos. The ducts were observed above ceilings but not accessible without causing significant damage.

The EPA recommends that all ACM be removed by a certified asbestos abatement contractor prior to any renovation or demolition activities that may impact the material. In the absence of planned renovation/demolition activities, the EPA recommends that ACM be managed in-place whenever asbestos is identified in a building. Any damaged ACM should be removed, repaired, encapsulated, or enclosed. ACM that are not damaged may be managed in place in accordance with a written Operations and Maintenance Program.

Prior to any demolition and/or renovation operations which may disturb any asbestos-containing materials in their buildings, federal, state and local laws require building owners and/or their representatives must meet the following requirements:

- Notifications,
- Removal techniques (such as wetting) for ACM,
- Clean-up procedures,
- Waste storage and disposal requirements.

Actions taken in regards to the ACM should be in compliance with any applicable federal, state, and local regulations or codes that may apply to handling, disposal, and contracting. Presently, general renovation and disposal operations at both publicly and privately owned and operated facilities are regulated by the federal USEPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) Asbestos Standard (40

CFR 61, Subpart M). Private contractors who may be retained by a private building owner and the building owner itself, are under jurisdiction of the Occupational Safety and Health Administration (OSHA) asbestos regulations (29 CFR 1910.1001 and 29 CFR 1926.1101, for the general and construction industries, respectively).

4.0 RELIANCE

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>

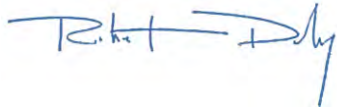
5.0 SIGNATURES OF PROFESSIONALS

No warranties, expressed or implied, are made by Partner, its subcontractors or employees. Professional services completed in connection with the work have been completed in with accordance with generally accepted engineering principles and practices.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions presented herein are based upon existing conditions and the information and data available to us during the course of this assignment.

Prepared By:

Partner Engineering and Science, Inc.

A handwritten signature in blue ink, appearing to read "R. H. Daly".

Robert Daly, Illinois Asbestos Building Inspector #100-19704
Inspector

A handwritten signature in blue ink, appearing to read "Ray Lavery".

Raymond G. Lavery
Senior Author

APPENDIX A: LABORATORY ANALYSIS & CHAIN OF CUSTODY



EMSL Analytical, Inc.

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EMSL Order: 261707363
Customer ID: 32PRTN78J
Customer PO: 17-191725.1
Project ID:

Attention: Robert Daly
Partner Engineering and Science, Inc.
805 N. Milwaukee Ave
Suite 401C
Chicago, IL 60642
Project: 17-191725.1

Phone: (800) 419-4923
Fax:
Received Date: 08/15/2017 4:30 PM
Analysis Date: 08/17/2017
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 261707363-0001	GARAGE - SPRAY-ON FIREPROOFING	Gray Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected
2 261707363-0002	GARAGE - SPRAY-ON FIREPROOFING	Gray Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected
3 261707363-0003	GARAGE - SPRAY-ON FIREPROOFING	Gray Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected
4 261707363-0004	TSI JOINT	Tan Non-Fibrous Homogeneous	10% Min. Wool	90% Non-fibrous (Other)	None Detected
5 261707363-0005	TSI JOINT	Tan Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
6 261707363-0006	TSI JOINT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7 261707363-0007	TSI JOINT	Tan Non-Fibrous Homogeneous	20% Min. Wool	80% Non-fibrous (Other)	None Detected
8 261707363-0008	JOINT COMPOUND	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9 261707363-0009	GYPSUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10-Floor Tile 261707363-0010	FLOORING + MASTIC	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10-Mastic 261707363-0010A	FLOORING + MASTIC	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
11 261707363-0011	TEXTURED CEILING	Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
12 261707363-0012	GROUT				Insufficient Material
13-Floor Tile 261707363-0013	FLOORING + MASTIC	Brown Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
13-Mastic 261707363-0013A	FLOORING + MASTIC	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
14 261707363-0014	LEVELING COMPOUND	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 08/17/2017 18:15:00



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162
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EMSL Order: 261707363
Customer ID: 32PRTN78J
Customer PO: 17-191725.1
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
15 261707363-0015	TEXTURED CEILING	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
16 261707363-0016	JOINT COMPOUND	Tan Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
17 261707363-0017	GYPSUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18-Floor Tile 261707363-0018	FLOORING+ MASTIC + YELLOW CARPET MASTIC	Brown Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
18-Mastic 261707363-0018A	FLOORING+ MASTIC + YELLOW CARPET MASTIC	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
19 261707363-0019	GROUT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 261707363-0020	TEXTURED CEILING	Tan Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
21 261707363-0021	TEXTURED CEILING	Tan Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
22 261707363-0022	TEXTURED CEILING	Tan Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
23 261707363-0023	JOINT COMPOUND	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
24 261707363-0024	GYPSUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Floor Tile 261707363-0025	FLOORING + MASTIC	Brown Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
25-Mastic 261707363-0025A	FLOORING + MASTIC	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
26-Floor Tile 261707363-0026	FLOORING TOP LAYER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26-Mastic 261707363-0026A	FLOORING TOP LAYER	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27-Floor Tile 261707363-0027	FLOORING BOTTOM LAYER	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27-Mastic 261707363-0027A	FLOORING BOTTOM LAYER	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
28 261707363-0028	GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
29 261707363-0029	CAULK, WINDOW	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 08/17/2017 18:15:00



EMSL Analytical, Inc.

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EMSL Order: 261707363
Customer ID: 32PRTN78J
Customer PO: 17-191725.1
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
30-Floor Tile 261707363-0030	FLOORING + MASTIC	Brown Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
30-Mastic 261707363-0030A	FLOORING + MASTIC	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
31 261707363-0031	FLOORING TOP LAYER	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32 261707363-0032	FLOORING BOTTOM LAYER	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33 261707363-0033	TEXTURED CEILING	Tan/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34 261707363-0034	JOINT COMPOUND	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
35 261707363-0035	GYP SUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
36 261707363-0036	TEXTURED CEILING	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
37 261707363-0037	JOINT COMPOUND	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
38 261707363-0038	GYP SUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
39-Floor Tile 261707363-0039	FLOORING + MASTIC	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
39-Mastic 261707363-0039A	FLOORING + MASTIC	Black Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
40-Floor Tile 261707363-0040	FLOORING + MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
40-Mastic 261707363-0040A	FLOORING + MASTIC	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
41 261707363-0041	LEVELING COMPOUND	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
42 261707363-0042	GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
43 261707363-0043	TEXTURED CEILING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
44 261707363-0044	JOITN COMPOUND	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
45 261707363-0045	GYP SUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 08/17/2017 18:15:00



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
<http://www.EMSL.com / chicagolab@emsl.com>

EMSL Order: 261707363
Customer ID: 32PRTN78J
Customer PO: 17-191725.1
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
46-Floor Tile <small>261707363-0046</small>	FLOORING + MASTIC	Brown Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
46-Mastic <small>261707363-0046A</small>	FLOORING + MASTIC	Black Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
47 <small>261707363-0047</small>	CAULK	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
48 <small>261707363-0048</small>	JOINT COMPOUND	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
49 <small>261707363-0049</small>	GYPSUM BOARD	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
50 <small>261707363-0050</small>	CAULK	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
51 <small>261707363-0051</small>	TEXTURED CEILING	White Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
52 <small>261707363-0052</small>	MASTIC	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
53 <small>261707363-0053</small> <i>Layers inseperable.</i>	BRICK + MORTAR	Brown/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
54 <small>261707363-0054</small>	CAULK	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s) _____

Brian Jolly (28)
Christine Stouffer (35)

James Hahn, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 08/17/2017 18:15:00



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

201707303

EMSL ANALYTICAL, INC.
4140 LITT DRIVE
HILLSIDE, IL 60162
PHONE: 773-313-0099
FAX: 773-313-0139

Company Name: PARTNER ENGINEERING + SCIENCE		EMSL Customer ID:	
Street: 805 N MILWAUKEE AVE #401C		City: CHICAGO	State/Province: IL
Zip/Postal Code: 60642	Country: US	Telephone #: 202 415 2058	Fax #:
Report To (Name): rdaly@partneresi.com		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: ROB DALY		Purchase Order:	
Project Name/Number: 17-191725.1		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: IL		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>
---	---	---

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: **ROBERT DALY** Samplers Signature: *[Signature]*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1	SPRAY-ON FIREPROOFING, GARAGE		AUG. 15, 2017
2	↓		
3	↓		
4	TSI JOINT		
5	↓		

Client Sample # (s): **1-54** Total # of Samples: **54**

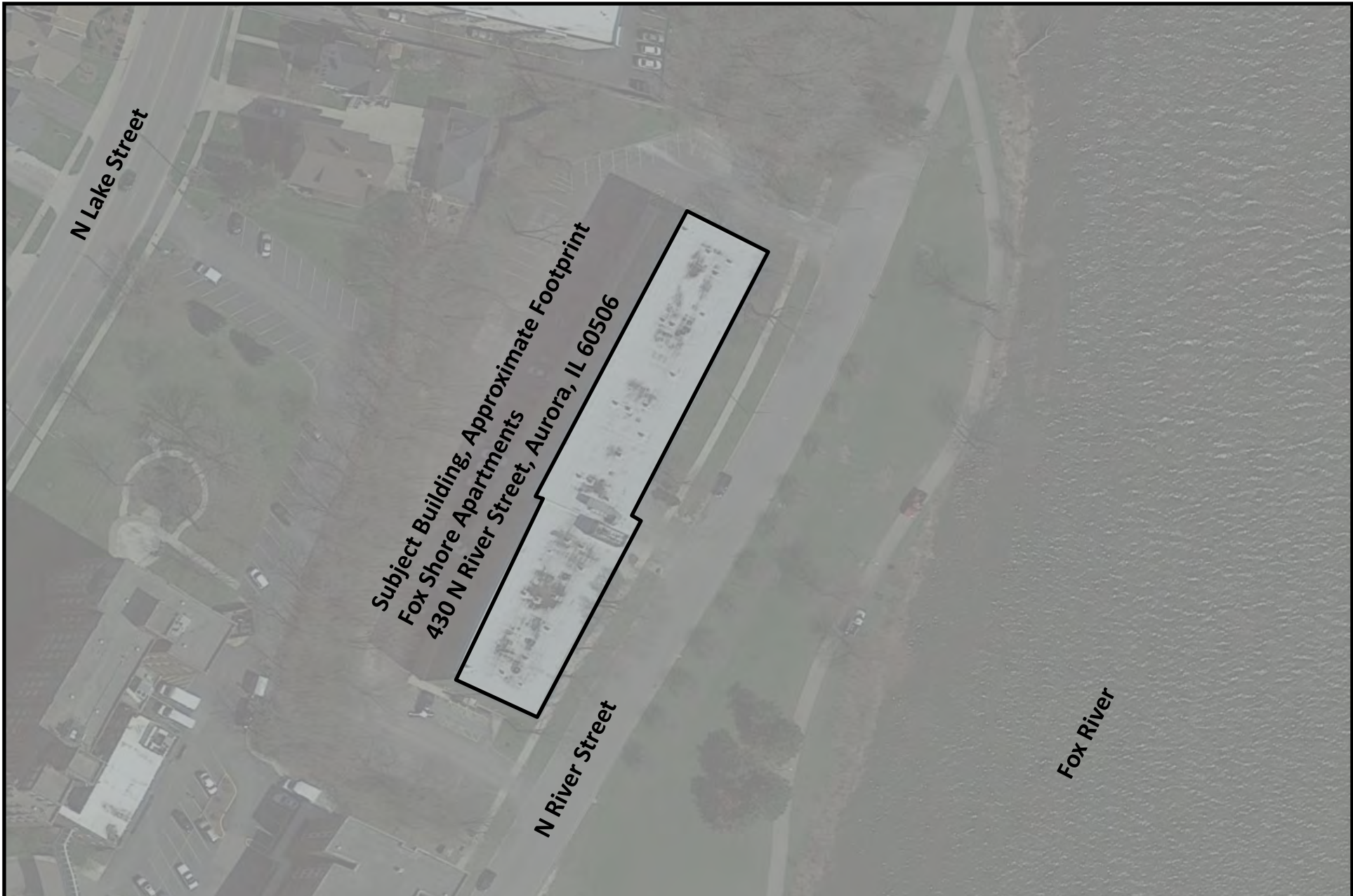
Relinquished (Client): *[Signature]* Date: **AUGUST 15, 2017** Time: **4:30 PM**

Received (Lab): *[Signature]* Date: **8-15-17** Time: **4:30pm UT**

Comments/Special Instructions: **ap@partneresi.com**

- 8 JOINT COMPOUND
- 9 GYPSUM BOARD
- 10 FLOORING + MASTIC
- 11 TEXTURED CEILING
- 12 GROUT
- 13 FLOORING + MASTIC
- 14 LEVELLING COMPOUND
- 15 TEXTURED CEILING
- 16 JOINT COMPOUND
- 17 GYPSUM BOARD
- 18 FLOORING + MASTIC + ^{BLACK} YELLOW CARPET MASTIC
- 19 GROUT
- 20 TEXTURED CEILING
- 21 ↓
- 22 ↓
- 23 JOINT COMPOUND
- 24 GYPSUM BOARD
- 25 FLOORING + MASTIC
- 26 FLOORING (TOP LAYER)
- 27 FLOORING (BOTTOM LAYER)
- 28 GROUT
- 29 CAULK, WINDOW
- 30 FLOORING + MASTIC
- 31 FLOORING (TOP LAYER)
- 32 ↓ (BOTTOM LAYER)
- 33 TEXTURED CEILING
- 34 JOINT COMPOUND
- 35 GYPSUM BOARD
- 36 TEXTURED CEILING
- 37 JOINT COMPOUND
- 38 GYPSUM BOARD
- 39 FLOORING + MASTIC
- 40 ↓
- 41 LEVELLING COMPOUND
- 42 GROUT
- 43 TEXTURED CEILING
- 44 JOINT COMPOUND
- 45 GYPSUM BOARD
- 46 FLOORING + MASTIC
- 47 CAULK
- 48 JOINT COMPOUND
- 49 GYPSUM BOARD
- 50 CAULK
- 51 TEXTURED CEILING
- 52 MASTIC
- 53 BRICK + MORTAR
- 54 CAULK

APPENDIX B: SAMPLE DIAGRAM



APPENDIX B: SITE DIAGRAM

Project No. 17-191725.1

SITE LOCATION

PARTNER




APPENDIX C: CERTIFICATIONS

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
IDPH
ASBESTOS
PROFESSIONAL
LICENSE

ID NUMBER	ISSUED	EXPIRES
100 - 19704	5/10/2017	05/15/2018

Robert J Daly
124 S East Avenue 1S
Oak Park, IL 60302



Environmental Health

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
IDPH
LEAD RISK
ASSESSOR LICENSE

LEAD ID	ISSUED	EXPIRES
1001800	1/10/2017	1/31/2018

Robert J Daly
124 S East Ave 1S
Oak Park, IL 60302



ILLINOIS LEAD PROGRAM
Environmental Health

Robert Daly
Asbestos Building Inspector (IL license and Training)
Lead-based Paint Risk Assessor (IL license and Training)

PARTNER

2017



OCCUPATIONAL TRAINING & SUPPLY, INC.
7233 S. Adams Street ♦ Willowbrook, IL 60527 ♦ (630) 655-3900 ♦ www.otssafety.com

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Robert Daly

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Wisconsin Department of Health Services for purposes of accreditation in accordance with requirements listed under CH.DHS159, Wisconsin Administrative Code; EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Location: 12304 75th Street Kenosha, WI 53142

Certificate Number: BIRWI1704141842
Course Date: 4/14/2017
Exam Date: 4/14/2017
Expiration Date: 4/14/2018

Issue Date: 4/14/2017



Kathy DeSalvo, Director

2016



OCCUPATIONAL TRAINING & SUPPLY, INC.
7233 S. Adams Street ♦ Willowbrook, IL 60527 ♦ (630) 655-3900

Lead Risk Assessor Refresher

Occupational Training & Supply, Inc. certifies that

Robert Daly

has successfully completed the Lead Risk Assessor Refresher course and has passed the competency exam with a minimum score of 70%. This course is accredited by the Illinois Department of Public Health in accordance with the Illinois Lead Poisoning Prevention Code.

Course Date: 10/12/2016
Exam Date: 10/12/2016
Expiration Date: 10/12/2019
Certificate Number: LRAR1610123840

Kathy DeSalvo, Director

Robert Daly
Asbestos Building Inspector (IL license and Training)
Lead-based Paint Risk Assessor (IL license and Training)

PARTNER

APPENDIX D: PHOTOGRAPHIC DOCUMENTATION



1. View of the Fox Shore building.



2. Another view of the Fox Shore building



3. View of the boiler room. The TSI all appears to be fiberglass and in good condition.



4. View of boiler room equipment. The TSI all appears to be fiberglass and in good condition.



5. View of the hot water holding tank. Bits of fiberglass insulation are stuck to the tank.



6. Close-up of the previous photo.



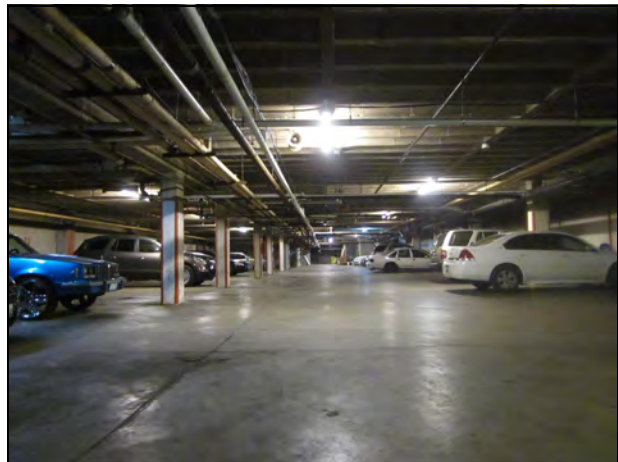
7. View of the piping in the boiler room. All of the TSI appears to be fiberglass and in good condition.



8. View of the piping in the boiler room. All of the TSI appears to be fiberglass and in good condition.



9. View of the spray-on fireproofing on the concrete ceiling of the boiler room.



10. View of the garage.



11. View of the pipes in the garage running along the ceiling.



12. View of the TSI joint: Sample #4, near parking spot #34. The TSI on the pipe run is fiberglass.



13. View of TSI joint sample #5, near the roll-up garage door. The pipe run TSI is fiberglass.



14. View of TSI joint Sample #6, near the elevator equipment room. The pipe run TSI is fiberglass.



15. View of TSI joint Sample #7, near parking spot #10. The pipe run TSI is fiberglass.



16. View of a typical common hallway.



17. View of a typical Living Room; note the textured ceiling, and gypsum board (drywall) throughout.



18. View of a typical bedroom.



19. View of a typical kitchen.



20. View of a typical bathroom.



21. Close-up of the texture surfacing material present on the ceilings. The material is applied to gypsum board.



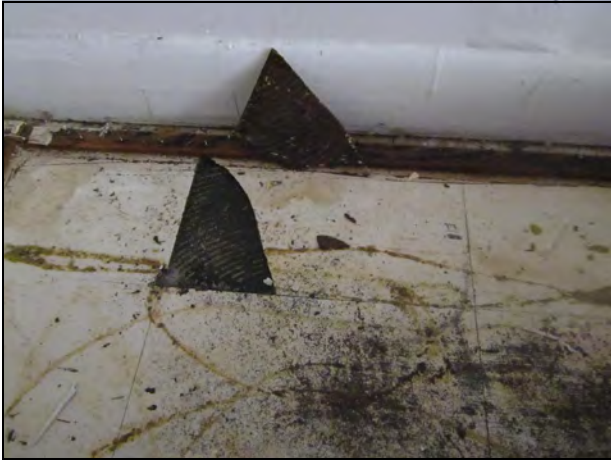
22. View of a bedroom closet; the pulled back carpet reveals floor tile and black mastic.



23. Close-up of the previous photo. The red tile is on the left, the black mastic is on the right. The white is either paint or leveling compound.



24. Another view of the same flooring system present in another unit.



25. Close-up of the previous photo.



26. Another view of the same flooring system.



27. Close-up of the previous photo.



28. View of a typical kitchen floor system. Two layers of tile over plywood, on top of concrete.



29. Close-up of the previous photo.



30. View of a ceiling hatch in the bathroom of a unit.



31. View inside the hatch revealing non-insulated pipes.



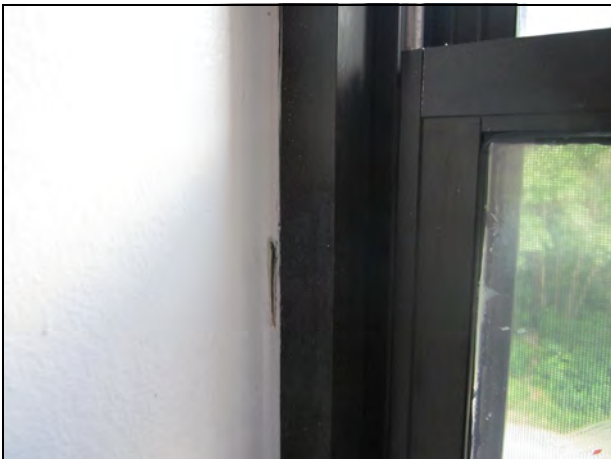
32. View inside the hatch showing concrete without spray-on fireproofing.



33. View inside the hatch of an insulated duct (could not be sampled) probably for bathroom/kitchen exhaust.



34. View of a typical window with caulk.



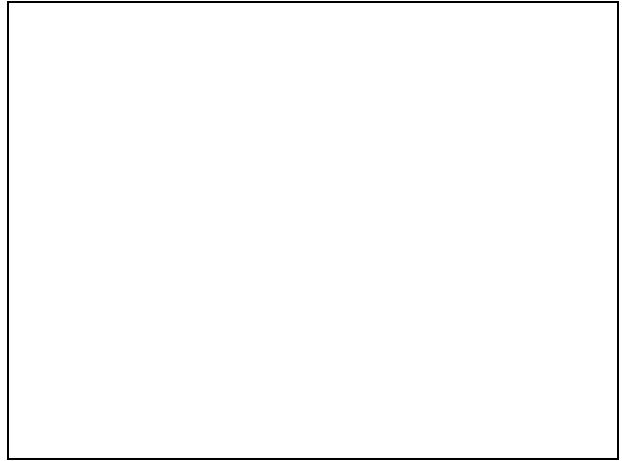
35. Close-up of a typical window caulk sample location.



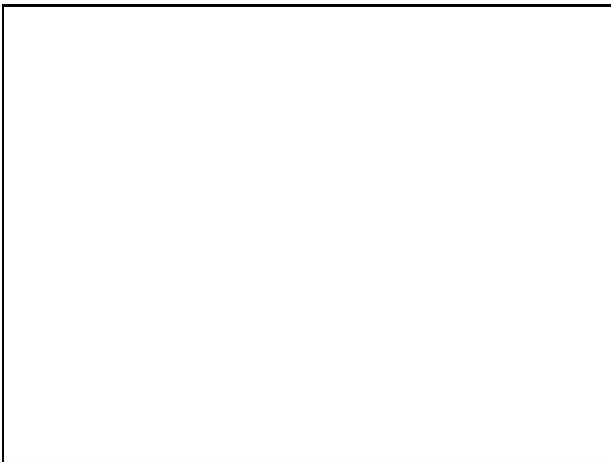
36. View of a typical through-wall A/C unit.



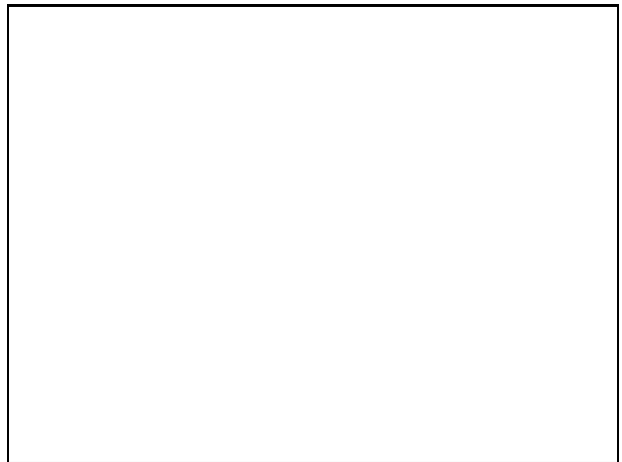
37. View of a typical unit baseboard heater. No insulation was observed.



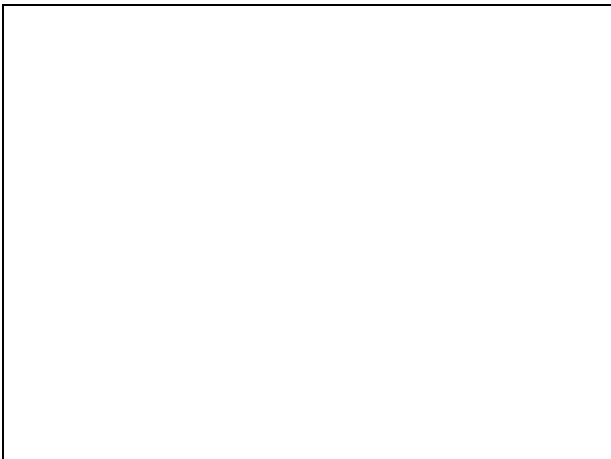
38.



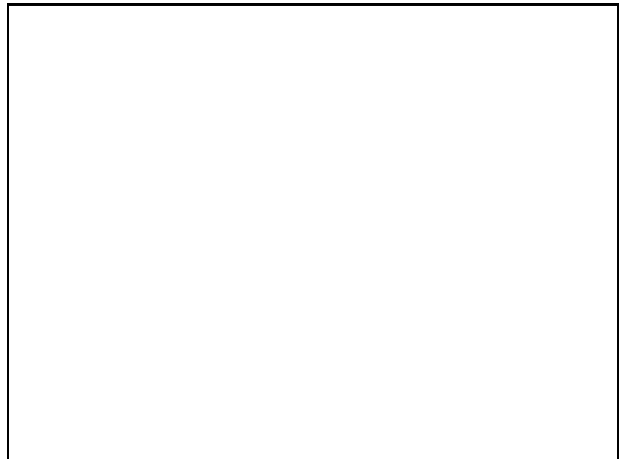
39.



40.



41.



42.