



June 10, 2026

Fox Shore Preservation L.P.

**RE: Phase Contrast Microscopy (PCM) Air and Transmission Electron Microscopy (TEM)
Sampling Summary Letter
Fox Shore Apartments
Common Area: Garage
430 N. River Road, Aurora, IL 60506
TRC Project: 000740748**

IEPA
Division of Records Management
Releasable

JUL 09 2026

PROJECT SUMMARY

Reviewer: AMS

TRC conducted a limited visual assessment of the Garage following clean-up of potential asbestos containing material (ACM) debris from renovation activities that occurred in other areas of the building. This work also included spray of encapsulation on remaining building materials. In the garage asbestos containing pipe insulation was also abated. During the visual assessment, TRC did not observe visible asbestos containing material (ACM) debris/residue.

Air monitoring was accomplished using Phase Contrast Microscopy (PCM) sampling methods and analysis. PCM air samples were collected following the National Institute of Occupational Safety and Health (NIOSH) 7400 method using high-volume air sampling pumps, calibrated prior to sampling at a flow rate between 5.0 and 15.0 liters per minute (lpm) with a calibration check upon completion of the sampling procedures. PCM samples were analyzed by EMSL Analytical Inc., located in Hillside, IL. Air sample results were compared to the EPA criteria of 0.01 fibers per cubic centimeter (f/cc), which is the limit set for determining clean air at the boundaries of regulated work areas or following the completion of an abatement activity, or comparable background levels if established.

Post-cleaning surface sampling was conducted to ensure proper cleaning practices. Micro vacuum samples were collected from porous surfaces. Dust wipe samples were collected from non-porous surfaces. Dust wipe surface samples were analyzed using Method ASTM 6480 and results did not indicate any levels of asbestos. These samples were analyzed by EMSL Analytical Inc., located in Hillside, IL. These samples were collected to determine the presence or absence of asbestos fibers within the work area.

Please see the following results for sampling completed on May 28, 2026:

Sample Date	Sample Type	Work Area Sample Location	Volume (liters)	Laboratory Results (f/cc)
05/28/26	Post Cleaning	Garage – Containment South	1,200	<0.0022
05/28/26	Post Cleaning	Garage- Containment Center Near Decon	1,200	<0.0022
05/28/26	Post Cleaning	Garage- Containment Center Near West Out	1,200	<0.0022
05/28/26	Post Cleaning	Garage- Containment North Center	1,200	<0.0022

Sample Date	Sample Type	Work Area Sample Location	Volume (liters)	Laboratory Results (f/cc)
05/28/26	Post Cleaning	Garage- Containment North Near Stairwell	1,200	<0.0022
05/28/26	Post Cleaning	Garage- Containment West Storage Room	1,200	<0.0022

Air Sampling Results:

In the samples collected, fiber counts were detected significantly below practical guidelines of <0.01 fibers/cc representing efficient cleaning activities and clean air.

Post-Cleaning Surface Sampling Results:

Sample Date	Sample Type	Work Area Sample Location	Area Sampled (cm ²)	Asbestos Structures (str/cm ²)	Asbestos Present (Y/N)
05/28/26	Post Cleaning - Wipe	Garage Containment- South Floor	100	<2.99	No
05/28/26	Post Cleaning - Wipe	Garage Containment- North Floor	100	<2.99	No

In the samples collected, fibers were detected significantly below practical guidelines of <1000 str/cm² representing efficient cleaning activities.

CONDITIONS AND LIMITATIONS

The content presented in this report is based on data collected during the site inspections and surveys, review of pertinent regulations, requirements, guidelines and commonly followed industry standards, and information provided by Client, their clients, agents, and representatives.

The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. TRC believes the data and analysis to be accurate and relevant but cannot accept responsibility for the accuracy or completeness of available documentation or possible withholding of information of other parties.

It is the responsibility of the property owner to disclose the relevant history of the site. TRC cannot assume responsibility for investigation of any unknown issues which are not brought to our attention prior to the commencement of the work.

This report has been prepared for TRC's client. The results and opinions set forth by TRC are based on the information in our possession as of the date of this report. TRC assumes no obligation to advise you of any changes that may later be brought to our attention.



TRC appreciates the opportunity to provide you with consulting services. If you have any questions or comments, please contact us. We look forward to working with you on future endeavors.

TRC Environmental Corporation

Sincerely,

A handwritten signature in blue ink, appearing to read "Ast", written over a light blue horizontal line.

Andrew Stuart
National Market Director

A handwritten signature in blue ink, appearing to read "CStenger", written over a light blue horizontal line.

Chemin Stenger
Project Manager

PROJECT INFORMATION SECTION			
Project Name	Fox Shore Apartments - Verification Sampling	TRC Office	230 West Monroe Street Suite 1840 Chicago IL 60606
TRC Project Number	740748	Client Name	Fox Shore Preservation

LOG NOTES SECTION	
Note	
TECHNICIAN: Joe Frey DATE: 05-28-26 TIME: 03:00 PM SUFFICIENT NEGATIVE PRESSURE: Yes WASTE ADEQUATELY WET: YES VISUAL EMISSIONS OBSERVED: NO DEBRIS OBSERVED IN SHOWER OR CLEAN ROOM: NO	12:00 Conducted final visual inspection of the garage containment area. No visible dust or debris observed, all waste has been bagged and loaded out of the containment. Encapsulant has been sprayed on surfaces. Setting up PCM air samples. 12:38 PCM samples are running. Box fans are running. Agitated air with the leaf blower. Collected six (6) PCM samples and two (2) wipe samples. There are no porous materials to sample so both surface samples are wipes. Sample Collected: Wipes: 052826W1 - Garage containment south floor 052826W2 - Garage containment north floor 052826W3 - Blank PCM Air: 052826C1 - Garage containment south 052826C2 - Garage containment center near decon 052826C3 - Garage containment center near waste out 052826C4 - Garage containment north center 052826C5 - Garage containment north near stairwell 052826C6 - Garage containment west storage room 052826C7 - Field Blank 052826C8 - Lab Blank
 Caption: 052826W1 - Garage Containment South Floor	 Caption: 052826W2 - Garage Containment North Floor



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: 262605610

Customer ID: TRCI25

Customer PO: 740748

Project ID:

Attention: Mitch Pendergrass
TRC Environmental, Inc.
230 West Monroe Street
Suite 1840
Chicago, IL 60606

Phone: (312) 578-0870

Fax:

Received Date: 05/28/2026 04:26 PM

Analysis Date: 05/29/2026

Collected Date:

Project: FOX SHORE - GARAGE CLEARANCES 5/28/26

Test Report: Fiber Count by Phase Contrast Microscopy (PCM), NIOSH 7400 Method - A Rules, Revision 3, Issue 3, 6/14/2019

Sample	Location	Sample Date	Volume (L)	Fibers	Fields	LOD (fib/cc)	Fibers/mm ²	Fibers/cc	Notes
052826C1	GARAGE CONTAINMENT SOUTH		1200	<5.5	100	0.0022	<7.01	<0.0022	
262605610-0001									
052826C2	GARAGE CONTAINMENT CENTER NEAR DECON		1200	<5.5	100	0.0022	<7.01	<0.0022	
262605610-0002									
052826C3	GARAGE CONTAINMENT CENTER NEAR WEST OUT		1200	<5.5	100	0.0022	<7.01	<0.0022	
262605610-0003									
052826C4	GARAGE CONTAINMENT NORTH CENTER		1200	<5.5	100	0.0022	<7.01	<0.0022	
262605610-0004									
052826C5	GARAGE CONTAINMENT NORTH NEAR STAIRWELL		1200	<5.5	100	0.0022	<7.01	<0.0022	
262605610-0005									
052826C6	GARAGE CONTAINMENT WEST STORAGE ROOM		1200	<5.5	100	0.0022	<7.01	<0.0022	
262605610-0006									
052826C7	FIELD BLANK			<5.5	100		<7.01		Field Blank
262605610-0007									
052826C8	LAB BLANK			<5.5	100		<7.01		Lab Blank
262605610-0008									

The results reported have been blank corrected as applicable.

Analyst(s):

Megan Wilkie PCM 8

James Hahn, Laboratory Manager
or other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, 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. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Limit of detection is 7 fibers/mm². Fiber counts outside the recommended fiber density range of the method (100-1300 f/mm²) have greater than optimal variability and are probably biased. Field blank results, when available, are used to blank correct results. NIOSH 7400 requires field blanks be submitted at a rate of 10%, with a minimum of 2 per set. Measurement of uncertainty available upon request. The results in this report meet all requirements of the NELAC standards unless otherwise noted. Intra-laboratory Sr values: 5-20 fibers = 0.21, 21-50 fibers = 0.21, 51-100 fibers = 0.16. Inter-laboratory Sr values (Average of EMSL round robin data) = 0.32.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL

Initial report from: 05/29/2026 12:03 PM

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

EMSL

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

262605610

Pencil
Eraser

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information	Customer ID:	Billing ID:
	Company Name: <u>TRC Companies</u>	Company Name:
	Contact Name: <u>Mitch Pendegrass</u>	Billing Contact:
	Street Address: <u>220 W Madison St</u>	Street Address:
	City, State, Zip: <u>Chicago IL 60606</u>	City, State, Zip:
	Country: <u>USA</u>	Country:
Phone:	Phone:	
Email(s) for Report: <u>jfrey@trccompanies.com</u>	Email(s) for Invoice:	

Project Information

Project Name/No: <u>Fox Shore - Garage Clearances</u>	<u>5/28/26</u>	Purchase Order: <u>740748</u>
EMSL LIMS Project ID: (if applicable EMSL will provide)	US State where samples collected: <u>IL</u>	State of Connecticut (CT) must select project location: Commercial (Taxable) Residential (Non-Taxable)
Sampled By Name: <u>Joseph Frey</u>	Sampled By Signature: <u>J. Frey</u>	No of Samples in Shipment: <u>8</u>

Turn-Around-Time (TAT)

3 Hour 4-4.5 Hour AHERA ONLY 6 Hour 24 Hour 32 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only, samples must be submitted by 11:30 am

Test Selection

PCM Air

NIOSH 7400

NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)

PLM EPA 600/R-93/116 (<1%)

PLM EPA NOB (<1%)

POINT COUNT

400 (<0.25%) 1,000 (<0.1%)

POINT COUNT w/ GRAVIMETRIC

400 (<0.25%) 1,000 (<0.1%)

NIOSH 9002 (<1%)

NYS 198.1 (Friable - NY)

NYS 198.6 NOB (Non-Friable - NY)

NYS 198.8 (Vermiculite SM-V)

TEM - Air

AHERA 40 CFR, Part 763

NIOSH 7402

EPA Level II

ISO 10312*

TEM - Bulk

TEM EPA NOB

NYS NOB 198.4 (Non-Friable-NY)

TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust

Microvac - ASTM D5755

Wipe - ASTM D6480

Qualitative via Filtration Prep

Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*

PLM EPA 600/R-93/116 with milling prep (<0.25%)

PLM EPA 600/R-93/116 with milling prep (<0.1%)

TEM EPA 600/R-93/116 with milling prep (<0.1%)

TEM Qualitative via Filtration Prep

TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements.

Positive Stop - Clearly Identified Homogeneous Areas (HA)		Filter Pore Size (Air Samples)	0.8um 0.45um
Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
052826C1	Garage Containment South	1200 L	5/28/26 2pm
052826C2	Garage Containment Center Near Recon	1200 L	
052826C3	Garage Containment Center Near West Exit	1200 L	
052826C4	Garage Containment North Center	1200 L	
052826C5	Garage Containment North Near Stairwell	1200 L	
052826C6	Garage Containment West Storage Room	1200 L	
052826C7	Field Blank	N/A	
052826C8	Lab Blank	N/A	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

TRC # 740748

Method of Shipment: <u>Hand Off</u>	Sample Condition Upon Receipt:
Relinquished by: <u>J. Frey</u>	Date/Time: <u>5/28/26 4:20 pm</u>
Relinquished by: <u>J. Frey</u>	Date/Time: <u>5/28/26 4:26 PM</u>
Received by: <u>MMN</u>	Date/Time: <u>5/28/26 4:26 PM</u>

Controlled Document - COC-05 Asbestos R16 10/26/2021

AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162

Phone/Fax: (773) 313-0099 / (773) 313-0139

<http://www.EMSL.com> / chicagolab@emsl.com

EMSL Order: 262605611

Customer ID: TRCI25

Customer PO: 740748

Project ID:

Attention: Mitch Pendergrass
TRC Environmental, Inc.
230 West Monroe Street
Suite 1840
Chicago, IL 60606

Phone: (312) 578-0870

Fax:

Received Date: 05/28/2026 4:26 PM

Analysis Date: 05/29/2026

Collected Date:

Project: FOX SHORE - GARAGE WIPES - 5/28/26

Test Report: Asbestos Analysis of Dust Samples Using Method ASTM 6480

Sample ID	Area Sampled (cm ²)	Asbestos Type	Asbestos Structures	Sensitivity (str/cm ²)	Concentration (str/cm ²)	Comments
052826W1	100	None Detected	<2.99	940	<2810	
262605611-0001						
052826W2	100	None Detected	<2.99	940	<2810	
262605611-0002						
052826W3		Not Analyzed	<2.99			
262605611-0003						

Analyst(s):

James Hahn (2)

James Hahn, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Hillside, IL

Initial report from: 05/29/2026 17:59:09

Asbestos Chain of Custody (Air, Bulk, Soil)

EPA/NIOSH Order Number / Lab Use Only

EMSL Analytical, Inc.
200 Route 130 North
Clarks Summit, NJ 08407PHONE: (800) 255-0075
EMAIL: info@emsl.com

262605611

Company Name TRC Companies	Company Name
Contact Name Mitch Pendergast	Contact Name
Street Address 230 W. Marshall	Street Address
City, State, Zip Chicago, IL 60606	City, State, Zip
Country USA	Country
Phone	Phone
Sample ID for Report jfrey@trccompanies.com	Sample ID for Report

Project Name FOX Shore - Garage Wipes - 5/28/26	Project Number 740748
Sampled By Name Joseph Frey	Sampled By Signature <i>Joe Frey</i>
Number of Samples in Report 3	Number of Samples in Report
☐ 0 Hour ☐ 4-6 Hour ☐ 8 Hour ☒ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week	☐ 0 Hour ☐ 4-6 Hour ☐ 8 Hour ☒ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

NIOSH 7080 ☐ NIOSH 7080 w/ Sr. TWA PLM EPA 8200-GB-110 (<1%) ☐ PLM EPA 8200-GB-110 (<1%) PORT COUNT ☐ 400 (<0.2%) ☐ 1,000 (<0.1%) PORT COUNT w/ GRAVIMETRIC ☐ 400 (<0.2%) ☐ 1,000 (<0.1%) NIOSH 9302 (<1%) ☐ NYS 100.1 (Fibers - NY) ☐ NYS 100.6 NCB (Non-Fibers - NY) ☐ NYS 100.8 (Verminella SM-V)	NIOSH 7080 ☐ AHERA-40 CFR, Part 708 ☐ NIOSH 7080 ☐ EPA Lead II ☐ ISO 10912 TEM - Bulk ☐ TEM EPA NCB ☐ NYS NCB 100.4 (Non-Fibers - NY) ☐ TEM EPA 8200-GB-110 w/ Milling Prep (0.1%) Other Test (please specify)	TEM - Sealed Bulk ☐ Microscopic - ASTM D6708 ☒ Wipe - ASTM D6708 ☐ Qualitative via Filtration Prep ☐ Qualitative via Drop Mount Prep Soil - Bulk - Verminella Specimen SM-V ☐ PLM EPA 8200-GB-110 with milling prep (<0.20%) ☐ PLM EPA 8200-GB-110 with milling prep (<0.1%) ☐ TEM EPA 8200-GB-110 with milling prep (<0.1%) ☐ TEM Qualitative via Filtration Prep ☐ TEM Qualitative via Drop Mount Prep
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☐ Positive Step - Clearly Identified Homogeneous Area (HSA)	Filter Face Size (Air Sampled)	☐ 4.0um	☐ 0.4um
Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
052826 W1	Garage Containment - South Floor	100 cm ²	5/28/26 2pm
052826 W2	Garage Containment - North Floor	100 cm ²	↓
052826 W3	Blank	N/A	

Special Instructions under Regulatory Requirements (Sample Specifications, Processing Methods, Units of Detection, etc.) Analyze wipe blank only if there is a detect			
TRC # 740748			
Method of Transport Handoff	Sample Condition Upon Receipt		
Released by: <i>Joe Frey</i>	Date/Time: 5/28/26 4:20 PM	Received by: HMN	Date/Time: 5/28/26 4:26 PM
Released by:	Date/Time:	Received by:	Date/Time:

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference to their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customers.