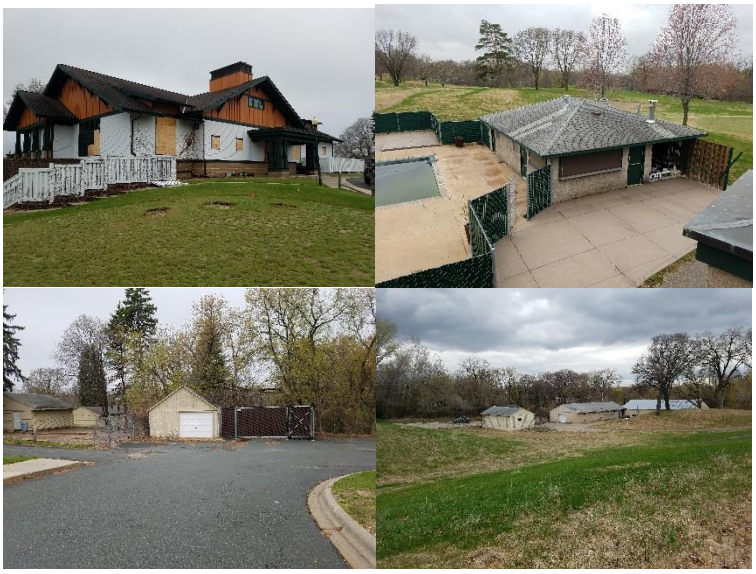
Hazardous Building Materials Inspection Report (Non-Destructive)

Former Hill Crest Country Club with Outbuildings
2200 Larpenteur Avenue East
Maplewood, Minnesota

Prepared for

Saint Paul Port Authority



Project B1903316
May 16, 2019

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

May 16, 2019

Project B1903316

Mr. Monte Hilleman
Saint Paul Port Authority
380 St. Peter Street, Suite 850
Saint Paul, MN 55102

Re: Hazardous Building Materials Inspection Report (Non-Destructive)
Former Hill Crest Country Club and Outbuildings
2200 Larpenteur Avenue East
Maplewood, Minnesota

Dear Mr. Hilleman:

The enclosed report provides the results of the hazardous building materials inspection (non-destructive) conducted on May 2, 2019 at the former Hill Crest Country Club and outbuilding located at 2200 Larpenteur Avenue East in Maplewood, Minnesota (Site). Braun Intertec Corporation was authorized to conduct this inspection in accordance with our Proposal QTB097210 dated April 3, 2019 and our General Conditions.

The following outline provides the structure of the report.

- Scope of Services
- Site Description
- Results
- Discussion
- Limitations

If you have any questions or need further assistance, please call Jerry Wallerius at 952.995.2478 or Robert Nordby at 952.995.2424.

Sincerely,

BRAUN INTERTEC CORPORATION

Gerald J. Wallerius, CHMM
Project Scientist

Robert E. Nordby
Associate Principal – Senior Scientist

Attachments:
Hazardous Building Materials Inspection Report (Non-Destructive)

Table of Contents

Description **Page**

Appendices

A. Scope of Services

The scope of our services was limited to:

- Visually examine accessible areas and identify locations of suspect asbestos-containing materials (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), mercury, and other miscellaneous hazardous material.
- Collect and analyze representative bulk samples of materials suspected of containing asbestos.
- Conduct limited LBP testing of potential re-useable components with painted surfaces suspected of containing lead (where applicable). Testing will be accomplished using a Niton X-ray fluorescence (XRF) spectrum analyzer. The Niton is a portable, non-destructive, in-situ test and measurement instrument.
- Assign a hazard rating based on asbestos content with respect to the materials condition, friability, accessibility, and hazard potential.
- Document the various materials' current conditions and ACM quantities.
- Generate a final report documenting the sample locations, analysis results, conditions, and ACM quantities.

B. Site Description

The subject of the inspection is the former Hill Crest Country Club with outbuilding located at 2200 Larpenteur Avenue East in Maplewood, Minnesota (Site). The former Clubhouse building is a two-level structure constructed of mainly of wood, concrete slab and concrete block. It was constructed in 1999 and has an approximate footprint of 11,250 square feet. The typical interior finishes included sheetrock/joint compound, lay-in ceiling panels, stained wood beams/columns/wainscot, floor tile, ceramic tile, and carpeting. The typical exterior finishes included wood siding/soffits/fascia, concrete block, concrete decking, wood framed windows, metal and wood doors. The roofing materials consisted of asphalt shingles. The building was unoccupied at the time of this inspection.

The outbuilding included as part of the inspection were the pool house, NW parking lot garage, west storage building, north and south cart corral buildings, 1475 maintenance building, Haz Mat storage shed, maintenance building #2, maintenance garage #3, and well pump shed.

Note: At the time of the inspection, no access was available to the interior of the pool house, NW parking lot garage, west storage building, and north and south cart corral buildings.

C. Results

C.1. Asbestos

A total of forty-two (42) bulk samples were collected on May 2, 2019, and submitted to EMSL Analytical, Inc., a microscopy laboratory that is fully accredited for asbestos bulk analysis.

C.1.a. Asbestos-Containing Materials

The following is a summary of building materials found or assumed to contain greater than one percent asbestos (ACM by regulatory definition):

Former Clubhouse Building

- 12-inch by 12-inch ceiling tile (white), assumed due to sampling constraints
- 12-inch by 12-inch ceramic wall/floor tile (tan) with grout, assumed due to sampling constraints
- 1-inch by 1-inch ceramic floor tile (tan) with grout, assumed due to sampling constraints
- Asphalt shingles (brown) with tar paper, assumed due to sampling constraints
- Foundation waterproofing, assumed due to sampling constraints
- Wall panel adhesive, assumed due to sampling constraints

Pool House (Exterior Access Only)

- No suspect ACM observed at the time of the inspection

NW Parking Lot Garage (Exterior Access Only)

- No suspect ACM observed at the time of the inspection

West Storage Building (Exterior Access Only)

- No suspect ACM observed at the time of the inspection

North and South Cart Corral Buildings (Exterior Access Only)

- No suspect ACM observed at the time of the inspection

Debris pile on pavement between the Cart Corral Buildings

- 2-foot by 4-foot ceiling panel contains 4.25 percent (%) chrysotile (asbestos)

1475 Maintenance Building

- 12-inch by 12-inch floor tile (brown) contains 1.25% chrysotile

Haz Mat Storage Shed

- No suspect ACM observed at the time of the inspection

Maintenance Building #2

- No suspect ACM observed at the time of the inspection

Maintenance Garage #3

- Transite panels (gray) contains 25% chrysotile

Well Pump Shed

- No suspect ACM observed at the time of the inspection

C.1.b. Non-Asbestos-Containing Materials

The following is a summary of building materials found to contain no asbestos or materials that contain one percent or less asbestos (non-ACM by regulatory definition):

Former Clubhouse Building

- 12-inch by 12-inch ceramic floor tile (brown-gray) with grout
- 12-inch by 12-inch floor tile (tan) with adhesive (tan)
- 2-foot by 2-foot ceiling panels (textured, fissured, sheetrock)
- 2-foot by 4-foot ceiling panel (sheetrock)
- 4-inch by 4-inch ceramic floor tile (brown) with grout and adhesive (tan) and bedding
- Adhesive (tan) on plastic wall panel
- Adhesive (tan) under carpet
- Caulk (black) on doors and window frames
- Caulk (gray) on copper ledge
- Caulk (red) fire stop
- Caulk (tan) on siding
- Floor leveler (gray)
- Sheetrock/joint compound
- Vinyl base (beige) with adhesive (tan)

Pool House (Exterior Access Only)

- Asphalt shingles (gray) with tar paper
- Caulk (gray) on door frame
- Sealant (gray) on pool deck

NW Parking Lot Garage (Exterior Access Only)

- Asphalt shingles (gray, red, green) with tar paper
- Caulk (white) on garage door frame

West Storage Building (Exterior Access Only)

- Asphalt shingles (gray, red, green) with tar paper
- Caulk (white) on door frame
- Cellulose board

North and South Cart Corral Buildings (Exterior Access Only)

- Asphalt shingles (gray, red, green) with tar paper
- Cellulose board

Debris pile on pavement between the Cart Corral Buildings

- Sheetrock

1475 Maintenance Building

- 12-inch by 12-inch ceiling tile (fissured)
- 2-foor by 2-foot ceiling panel (pitted)
- Adhesive (tan) on wall panel
- Gasket (green, white)
- Sheetrock/joint compound

Haz Mat Storage Shed
- Asphalt shingles (black) with tar paper

Maintenance Building #2
- Asphalt shingles (gray) with tar paper
- Adhesive pucks (tan) on wall panel
- Cellulose board
- Sheetrock

Maintenance Garage #3
- Asphalt shingles (gray) with tar paper
- Cellulose board

Well Pump Shed
- 12-inch pipe gasket (white)
- Asphalt shingles (gray) with tar paper

Refer to Table I in Appendix A, which lists individual functional spaces of the building, the suspect materials identified in that functional space, whether the suspect material was identified by analysis to be ACM, an estimated amount of each suspect material for the functional space, material conditions, assessment categories, and hazard ratings based on subjective observations made by our representatives.

Refer to Table II in Appendix B, which lists the homogenous material sample numbers, sample locations, suspect material descriptions, and the analysis results for each sample. This table summarizes the results from the Bulk Asbestos Laboratory Reports, which is attached in Appendix D.

Bulk asbestos analysis was conducted in accordance with EPA Method 40 CFR, Chapter 1, Part 763, Subpart F, and Appendix A (7/1/87 Edition).

C.2. Lead-Based Paint

Testing of limited building components for LBP was accomplished utilizing a Niton XL XRF field portable analyzer, Model No. XLP703A - Serial No. 26139, equipped with a 40-milocurie CD-109 source - Serial No. TR3979, installed on May 15, 2017. Analysis decision-making protocols were based on compliance with the EPA and Minnesota Department of Health (MDH), which consider any XRF result of 1.0 milligram per square centimeter (mg/cm^2) or greater to be LBP. The following is a list of LBPs that were found on the limited building components tested:

NW Parking Lot Garage (Exterior Access Only)
- Tan painted horizontal wood siding
- Tan painted wood soffits

West Storage Building (Exterior Access Only)
- Tan painted vertical wood siding
- Tan painted wood soffits and fascia

North and South Cart Corral Buildings (Exterior Access Only)
- Tan painted vertical and horizontal wood siding
- Tan painted wood soffits

Maintenance Building #2
- Tan painted wood soffit
- Tan painted wood window casing and sash
- Tan panted wood door frame
- White painted wood door
- White painted wood window casing and sash

Maintenance Garage #3
- Tan painted wood siding

The U.S. Occupational Safety and Health Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 applies to all situations where employees are engaged in the disturbance of lead-containing coatings, regardless of the quantity of lead involved. Therefore, any XRF result above 0.0 mg/cm^2 is considered "lead-containing coatings" in order to be in compliance with the OSHA standard. Demolition of the building may involve disturbing lead-containing coatings. Contractors should be informed of the presence of lead coatings and that they will be required to comply with the OSHA lead standard.

The following is a list of surfaces with lead-containing paint:

West Storage Building (Exterior Access Only)
- Tan painted horizontal wood siding
- Tan painted wood window frame and sill

North and South Cart Corral Buildings (Exterior Access Only)
- Tan painted wood fascia

Maintenance Building #2
- White painted steel beam

Maintenance Garage #3
- Tan painted wood garage door frame
- Tan painted wood window frame and sash

Refer to Table III in Appendix C, which lists the sample numbers, sample locations, component descriptions, XRF field results, and the paint condition for each sample.

C.3. Miscellaneous Regulated Waste

A visual inspection for miscellaneous regulated waste materials that require separate handling and disposal prior to disturbance during building demolition was also performed as part of this assessment. The following is a list of items documented at the Site:

C.3.a. Mercury

- Batteries – smoke detectors, emergency lighting systems, elevator control panels, exit signs, security systems and alarms
- Furnaces
- Lighting – fluorescent lamps, HID lamps
- Space heater controls
- Thermostats

C.3.b. Lead

- Exit signs
- Lead ring caps (roof vent pipe)
- Security systems

C.3.c. Chlorofluorocarbons

- Central air conditioning units
- Fire extinguishers
- Fire suppression system
- Refrigerators/freezers
- Walk-in cooler

C.3.d. Polychlorinated Biphenyl's

- Light ballasts
- Transformers

C.3.e. Electrical

- Electrical panels
- Fuses
- Motors and pumps
- Switch gears
- Transformers

C.3.f. Appliances

- Microwave oven
- Water heater

C.3.g. Oils

- Door closers
- Hydraulic fluid/Oil storage drums and containers
- Light ballasts

C.3.h. Miscellaneous

- Aerosol spray cans
- Circuit panels
- CO2 tanks for beverages
- Computer equipment
- Diesel fuel tank

- Electronic equipment
- Electronic thermostats
- Fungicides/Herbicides/Pesticides
- Gasoline tank
- Meters
- Miscellaneous cleaning supplies
- Overhead garage door openers
- Paint
- Pool chemicals
- Solid waste
- Stains
- Tires
- Treated timber

D. Discussion

D.1. Asbestos

D.1.a. Friable Asbestos-Containing Materials

The following ACMs are classified as friable materials according to EPA 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAPs):

Former Clubhouse Building

- 12-inch by 12-inch ceiling tile (white), assumed due to sampling constraints

Debris pile on pavement between the Cart Corral Buildings

- 2-foot by 4-foot ceiling panels

The ACM ceiling panels located in the debris pile on the pavement between the cart corral buildings were observed to be in damaged condition and mixed with the other miscellaneous building debris. The ACM ceiling panels and associated debris should be removed and disposed of by a MDH Certified Asbestos Abatement Contractor. The remaining above friable ACMs were observed to be in good condition at the time of our inspection. These materials should be maintained in good condition to prevent potential exposure to asbestos. Friable ACMs are required to be removed prior to disturbance by renovation/demolition in accordance with applicable state and federal regulations.

D.1.b. Category I Non-Friable Asbestos-Containing Materials

The following ACM is classified as a Category I non-friable ACM according to EPA NESHAPs:

Former Clubhouse Building

- Asphalt shingles (brown) with tar paper –assumed due to sampling constraints

1475 Maintenance Building

- 12-inch by 12-inch floor tile (brown)

The above Category I non-friable ACM's were observed to be in good condition at the time of our inspection. These materials should be maintained in good condition to prevent potential exposure to asbestos. Category I non-friable ACMs are not considered a hazard unless cut, drilled, sanded, or otherwise abraded. However, any Category I material that may become friable during renovation/demolition must be removed prior to that activity. Secondly, if left in place, the crushing or recycling of demolition debris is strictly prohibited. In addition, all demolition debris containing Category I materials must be disposed of at a landfill specifically permitted to accept this type of waste.

D.1.c. Category II Non-Friable Asbestos-Containing Materials

The following ACM is classified as a Category II non-friable ACM according to EPA NESHAPs:

Former Clubhouse Building

- 12-inch by 12-inch ceramic wall/floor tile (tan) with grout, assumed due to sampling constraints
- 1-inch by 1-inch ceramic floor tile (tan) with grout, assumed due to sampling constraints
- Foundation waterproofing, assumed due to sampling constraints
- Wall panel adhesive, assumed due to sampling constraints

Maintenance Garage #3

- Transite panels (gray)

The above Category II non-friable ACMs were observed to be in good condition at the time of our inspection. These materials should be maintained in good condition to prevent potential exposure to asbestos. Category II non-friable ACMs are not considered a hazard unless cut, drilled, sanded, or otherwise abraded. However, Category II non-friable ACMs that may become friable during renovation/demolition must be removed prior to that activity.

D.2. Lead-Based Paint

Building components with LBP should be maintained in good condition. If the building were to be demolished in its entirety, building components with lead paint are not required to be removed or disposed of as lead or hazardous waste. Any LBP-containing demolition waste and/or debris generated during building demolition should be subject to proper handling and disposal, consistent with applicable regulations and requirements.

D.3. Miscellaneous Regulated Waste

In the case of building demolition, any of the miscellaneous regulated waste items listed in Section C.3 that will be disturbed, must be removed prior to disturbance and must be recycled or disposed of in accordance with state and federal guidelines.

E. Limitations

This inspection was limited to areas available for observation via non-destructive means. In any building, the potential exists for hazardous building materials to be located inside walls, above ceilings, under floors, and other inaccessible areas. Braun Intertec cannot be held responsible for the presence of any such hidden materials. In the case of building renovation/demolition, contractors involved in the project should be made aware of this potential. If previously unidentified suspect hazardous building materials are exposed during their activities they should be sampled and analyzed for content prior to any disturbance.

Note: A destructive ACM investigation is required by the MPCA prior to building demolition. In addition, access to the to the interior of the pool house, NW parking lot garage, west storage building, and north and south cart corral buildings will be required.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

F. Asbestos Inspector Certification

I, the undersigned, do hereby certify that I am an accredited Asbestos Inspector in the State of Minnesota. A photocopy of my current asbestos inspector certificate is attached in Appendix E.

Signature: _____ Date: May 16, 2019
Stephen A. Luth
Project Scientist
Minnesota Department of Health Asbestos Inspector No: AI10702

Signature: _____ Date: May 16, 2019
Gerald J. Wallerius, CHMM
Project Scientist
Minnesota Department of Health Asbestos Inspector No: AI2305

Appendix A

Table I. Asbestos Building Inspection Results

BRAUN INTERTEC
The Science You Build On.

Table I. Asbestos Building Inspection Results

Client: St. Paul Port Authority
Location: Former Clubhouse with Outbuildings, 2200 Larpenteur Avenue E, Maplewood, Minnesota
Date of Inspection: May 2, 2019
Project: B1903316

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
Lower Level- Mechanical Room	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Lower Level- Mechanical Room	Furnace tape (black) tarry	No	2	<1 ft^2	ND	0
Lower Level- All Areas	Adhesive (tan) on carpet	No	3	9,000 ft^2	ND	0
Lower Level- All Areas	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Lower Level- Conference Room	2-foot x 2-foot Ceiling panels (textured)	No	4	160 ft^2	ND	0
Lower Level- Swing Room	2-foot x 2-foot Ceiling panels (textured)	No	4	160 ft^2	ND	0
Lower Level- Swing Room	2-foot x 2-foot Ceiling panels (fissured)	No	5	240 ft^2	ND	0
Lower Level- Swing Room	Vinyl base (beige) with adhesive (tan)	No	6	100 lin. ft	ND	0
Lower Level- Club Room	2-foot x 2-foot Ceiling panels (textured)	No	4	900 ft^2	ND	0
Lower Level- Club Room	Caulk - fire stop (red)	No	7	32 lin. ft	ND	0
Lower Level- Club Room	12-inch x 12-inch Floor tile (tan) with adhesive (tan)	No	8	350 ft^2	ND	0
Lower Level- Club Room	Vinyl base (beige) with adhesive (tan)	No	6	80 lin. ft	ND	0
Lower Level- Caddy Shack	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Lower Level- Caddy Shack	Vinyl base (beige) with adhesive (tan)	No	6	40 lin. ft	ND	0
Lower Level- Conference Room, Laundry Room, Women's Locker Room	2-foot x 2-foot Ceiling panels (textured)	No	4	2,182 ft^2	ND	0
Lower Level- Laundry Room	12-inch x 12-inch Floor tile (tan) with adhesive (tan)	No	8	320 ft^2	ND	0
Lower Level- Laundry Room	Vinyl base (beige) with adhesive (tan)	No	6	80 lin. ft	ND	0
Lower Level- Laundry Room	Caulk - (red) fire stop	No	7	30 lin. ft	ND	0
Lower Level- Women's Locker Room	**12-inch x 12-inch Ceramic wall/floor tile (tan) with grout**	**Assumed**	**No Sample**	**1,500 ft^2**	**ND**	**1**
Lower Level- Women's Locker Room	**1-inch x 1-inch Ceramic floor tile (tan) with grout**	**Assumed**	**No Sample**	**200 ft^2**	**ND**	**1**

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
Lower Level- Men's Locker Room	**12-inch x 12-inch Ceramic wall/floor tile (tan) with grout**	**Assumed**	**No Sample**	**1,600 ft^2**	**ND**	**1**
Lower Level- Men's Locker Room	**1-inch x 1-inch Ceramic floor tile (tan) with grout**	**Assumed**	**No Sample**	**240 ft^2**	**ND**	**1**
Lower Level- Beverage Station	Adhesive (tan) on plastic wall panel	No	9	800 ft^2	ND	0
Lower Level- Beverage Station	2-foot x 2-foot Ceiling panel (sheetrock)	No	10	225 ft^2	ND	0
Lower Level- Beverage Station	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	No	11	300 ft^2	ND	0
Upper Level- Kitchen	2-foot x 4-foot Ceiling panel (sheetrock)	No	12	2,500 ft^2	ND	0
Upper Level- Kitchen	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	No	11	3,100 ft^2	ND	0
Upper Level- Kitchen	Adhesive (tan) on plastic wall panel	No	9	5,000 ft^2	ND	0
Upper Level- Kitchen	Sheetrock/joint compound	No	1	Not Quantified	ND	0
Upper Level- Bar & Entry	12-inch x 12-inch Ceramic floor tile (brown-gray) with grout	No	13	140 ft^2	ND	0
Upper Level- Bar	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	No	11	200 ft^2	ND	0
Upper Level- Bar	2-foot x 2-foot Ceiling panel (sheetrock)	No	10	200 ft^2	ND	0
Upper Level- Janitor's Closet	2-foot x 4-foot Ceiling panel (sheetrock)	No	12	100 ft^2	ND	0
Upper Level- All Areas	Sheetrock/joint compound	No	15	Not Quantified	ND	0
Upper Level- All Areas	Adhesive (tan) under carpet with floor leveler (gray)	No	14	6,000 ft^2	ND	0
Upper Level- Dining Areas	**12-inch x 12-inch Ceiling tile (white)**	**Assumed**	**No Sample**	**1,900 ft^2**	**ND**	**1**
Upper Level- Restrooms (3)	**12-inch x 12-inch Ceramic wall/floor tile (tan) with grout**	**Assumed**	**No Sample**	**1,700 ft^2**	**ND**	**1**
Upper Level- All Areas	**Adhesive on wall panel**	**Assumed**	**No Sample**	**Not Quantified**	**ND**	**1**

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
Exterior- Front North	Caulk (tan) on siding	No	16	Not Quantified	ND	0
Exterior- Front North	Caulk (black) on doors and window frames	No	17	Not Quantified	ND	0
Exterior- Front North	Caulk (gray) on copper ledge	No	18	Not Quantified	ND	0
Exterior- Foundation	**Foundation waterproofing**	**Assumed**	**No Sample**	**Not Quantified**	**ND**	**1**
Exterior- Roof	**Asphalt shingles (brown) with tar paper**	**Assumed**	**No Sample**	**15,000 ft^2**	**ND**	**1**
Pool House- Exterior	Asphalt shingles (gray) with tar paper	No	19	800 ft^2	ND	0
Pool House- Exterior	caulk (gray) on door frame	No	20	50 lin. ft	ND	0
Pool House- Exterior	Sealant (gray) on pool deck	No	21	75 lin. ft	ND	0
Northwest Parking Lot Garage- Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	400 ft^2	ND	0
Northwest Parking Lot Garage- Exterior	Caulk (white) on garage door frame	No	23	30 lin. ft	ND	0
West Storage Building- Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	700 ft^2	ND	0
West Storage Building- Exterior	Caulk (white) on garage door frame	No	23	15 lin. ft	ND	0
West Storage Building- Exterior	Cellulose board	No	24	800 ft^2	ND	0
North Cart Corral- Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	2,000 ft^2	ND	0
North Cart Corral- Exterior	Cellulose board	No	24	1,600 ft^2	ND	0
South Cart Corral- Exterior	Cellulose board	No	24	1,600 ft^2	ND	0
South Cart Corral- Exterior	Asphalt shingles (gray, red, green) with tar paper	No	22	2,000 ft^2	ND	0
Debris Pile - On Pavement between Cart Corral Buildings	**2-foot x 4-foot Ceiling panel (fissured)**	**Yes**	**25**	**20 ft^2**	**D**	**3**
Debris Pile - On Pavement	Sheetrock	No	26	20 ft^2	ND	0
1475 Maintenance Building- Interior	Sheetrock/joint compound	No	27	3,500 ft^2	ND	0
1475 Maintenance Building- Interior	2-foot x 2-foot Ceiling panel (pitted)	No	28	150 ft^2	ND	0
1475 Maintenance Building- Interior	12-inch x 12-inch Ceiling tile (fissured)	No	29	150 ft^2	ND	0

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
1475 Maintenance Building- Interior	**12-inch x 12-inch Floor tile (brown) with mastic (black)**	**Yes (Floor Tile Only)**	**30**	**150 ft^2**	**ND**	**1**
1475 Maintenance Building- Interior	Adhesive (tan) on wall panel	No	31	150 ft^2	ND	0
1475 Maintenance Building- Interior	Gasket (green)	No	32	2 each	ND	0
1475 Maintenance Building- Interior	Gasket (white)	No	33	2 each	ND	0
Haz Mat Storage Shed-Roof	Asphalt shingles (black) with tar paper	No	34	100 ft^2	ND	0
Maintenance Building #2- Exterior	Asphalt shingles (gray) with tar paper	No	35	3,000 ft^2	ND	0
Maintenance Building #2- Exterior	Adhesive pucks (tan) on wall	No	36	5 ft^2	ND	0
Maintenance Building #2- Interior	Sheetrock	No	37	900 ft^2	ND	0
Maintenance Building #2- Interior	Cellulose board	No	38	10 ft^2	ND	0
Maintenance Garage #3-Exterior	Asphalt shingles (gray) with tar paper	No	35	700 ft^2	ND	0
Maintenance Garage #3-Interior	**Transite (gray)**	**Yes**	**39**	**120 ft^2**	**ND**	**1**
Maintenance Garage #3-Interior	Cellulose board	No	40	1,200 ft^2	ND	0
Well Pump Shed-Exterior	12-inch pipe gasket (white)	No	41	1 each	ND	0
Well Pump Shed-Exterior	Asphalt shingles (gray) with tar paper	No	42	200 ft^2	ND	0

1. Condition of ACM:
   ND = Not Damaged
   D = Damaged
   SD = Significantly Damaged

2. Hazard Category:
   0 = No hazard - material does not contain asbestos
   1 = ACM with potential for damage
   2 = ACM with potential for significant damage
   3 = Damaged or significantly damaged asbestos-containing miscellaneous material
   4 = Damaged or significantly damaged friable asbestos-containing thermal system insulation
   5 = Damaged or significantly damaged friable asbestos-containing surfacing material

Appendix B

Table II. Bulk Asbestos Analytical Results

BRAUN INTERTEC
The Science You Build On.

Table II. Bulk Asbestos Analytical Results

Client: St. Paul Port Authority
Location: Former Clubhouse with Outbuildings, 2200 Larpenteur Avenue E, Maplewood, Minnesota
Date of Inspection: May 2, 2019
Project: B1903316

Sample No.	Sample Location			Material	Asbestos Content (%)[1]
1	Clubhouse Bldg.	Lower Level	Mechanical Room	Sheetrock/joint compound	ND[2]
2	Clubhouse Bldg.	Lower Level	Mechanical Room	Furnace tape (black) tarry	ND
3	Clubhouse Bldg.	Lower Level	Hallway	Adhesive (tan) on carpet	ND
4	Clubhouse Bldg.	Lower Level	Conference Room	2-foot x 2-foot Ceiling panels (textured)	ND
5	Clubhouse Bldg.	Lower Level	Swing Room	2-foot x 2-foot Ceiling panels (fissured)	ND
6	Clubhouse Bldg.	Lower Level	Swing Room	Vinyl base (beige) with adhesive (tan)	ND
7	Clubhouse Bldg.	Lower Level	Club Room	Caulk (red) fire stop	ND
8	Clubhouse Bldg.	Lower Level	Club Room	12-inch x 12-inch Floor tile (tan) with adhesive (tan)	ND
9	Clubhouse Bldg.	Lower Level	Beverage Station	Adhesive (tan) on plastic wall panel	ND
10	Clubhouse Bldg.	Lower Level	Beverage Station	2-foot x 2-foot Ceiling panel (sheetrock)	ND
11	Clubhouse Bldg.	Lower Level	Beverage Station	4-inch x 4-inch Ceramic floor tile (brown) with grout, adhesive (tan) and bedding	ND
12	Clubhouse Bldg.	Upper Level	Kitchen	2-foot x 4-foot Ceiling panel (sheetrock)	ND
13	Clubhouse Bldg.	Upper Level	Bar	12-inch x 12-inch Ceramic floor tile (brown-gray) with grout	ND
14	Clubhouse Bldg.	Upper Level	Main Dining	Adhesive (tan) under carpet with floor leveler (gray)	ND
15	Clubhouse Bldg.	Upper Level	Janitor's Closet	Sheetrock/joint compound	ND
16	Clubhouse Bldg.	Exterior - Front	North	Caulk (tan) on siding	ND
17	Clubhouse Bldg.	Exterior - Front	North	Caulk (black) on doors and window frames	ND
18	Clubhouse Bldg.	Exterior - Front	North	Caulk (gray) on copper ledge	ND
19	Pool House	Exterior	North	Asphalt shingles (gray) with tar paper	ND
20	Pool House	Exterior	North	Caulk (gray) on door frame	ND
21	Pool House	Exterior	North	Sealant (gray) on pool deck	ND
22	NW Parking Lot Garage	Exterior	Northwest	Asphalt shingles (gray, red, green) with tar paper	ND
23	NW Parking Lot Garage	Exterior	Northwest	Caulk (white) on garage door frame	ND

Sample No.	Sample Location			Material	Asbestos Content (%)[1]		
24	West Storage Building	Exterior	West	Cellulose board	ND		
25	**Debris Pile**	**On Pavement**	**Between cart corrals**	**2-foot x 4-foot Ceiling panel (fissured)**	**Ceiling Tile:**	**Chrysotile**	**4.25**
26	Debris Pile	On Pavement	Between cart corrals	Sheetrock	ND		
27	1475 Maintenance Building		Interior	Sheetrock/joint compound	ND		
28	1475 Maintenance Building		Interior	2-foot x 2-foot Ceiling panel (pitted)	ND		
29	1475 Maintenance Building		Interior	12-inch x 12-inch Ceiling tile (fissured)	ND		
30	**1475 Maintenance Building**		**Interior**	**12-inch x 12-inch Floor tile (brown) with mastic (black)**	**Floor Tile:** Mastic:	**Chrysotile** N.D.	**1.25**
31	1475 Maintenance Building		Interior	Adhesive (tan) on wall panel	ND		
32	1475 Maintenance Building		Interior	Gasket (green)	ND		
33	1475 Maintenance Building		Interior	Gasket (white)	ND		
34	Haz Mat Storage Building		Roof	Asphalt shingles (black) with tar paper	ND		
35	Maintenance Building #2		Roof	Asphalt shingles (gray) with tar paper	ND		
36	Maintenance Building #2		Exterior	Adhesive pucks (tan) on wall	ND		
37	Maintenance Building #2		Interior	Sheetrock	ND		
38	Maintenance Building #2		Interior	Cellulose board	ND		
39	**Maintenance Building Garage #3**		**Interior**	**Transite (gray)**	**Transite:**	**Chrysotile**	**25**
40	Maintenance Building Garage #3		Interior	Cellulose board	ND		
41	Well Pump Shed		Exterior	12-inch pipe (white)	ND		
42	Well Pump Shed		Exterior	Asphalt shingles (gray) with tar paper	ND		

* Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S.EPA.

1. Asbestos content is indicated as an approximate percent by area.
2. ND = None Detected

Appendix C

Table III. Lead-Based Paint Testing Results

BRAUN INTERTEC
The Science You Build On.

Table III. Lead-Based Paint Testing

Client: St. Paul Port Authority
Location: Former Clubhouse with Outbuildings, 2200 Larpenteur Avenue E, Maplewood, Minnesota
Date of Inspection: May 2, 2019
Project: B1903316

Sample I.D. No.	Room/Area		Component Description			Results	Paint Condition G = Good P = Peeling
1	Calibration		Surface			1.00	---
2	Calibration		Buried			0.90	---
3	Calibration		Surface			0.90	---
4	NW Parking Lot Garage	Exterior	Siding- Vertical	Wood	Tan	0.00	P
5	**NW Parking Lot Garage**	**Exterior**	**Soffit**	**Wood**	**Tan**	**1.60**	**P**
6	NW Parking Lot Garage	Exterior	Fascia	Wood	Tan	0.00	P
7	NW Parking Lot Garage	Exterior	Garage Door Frame	Wood	Tan	0.00	P
8	**NW Parking Lot Garage**	**Exterior**	**Siding- Horizontal**	**Wood**	**Tan**	**3.30**	**P**
9	**West Storage**	**Exterior**	**Siding- Horizontal**	**Wood**	**Tan**	**0.60**	**P**
10	**West Storage**	**Exterior**	**Siding- Horizontal**	**Wood**	**Tan**	**0.80**	**P**
11	**West Storage**	**Exterior**	**Siding- Vertical**	**Wood**	**Tan**	**1.10**	**P**
12	**West Storage**	**Exterior**	**Soffit**	**Wood**	**Tan**	**1.80**	**P**
13	**West Storage**	**Exterior**	**Fascia**	**Wood**	**Tan**	**1.60**	**P**
14	West Storage	Exterior	Door Frame	Wood	Tan	0.00	P
15	West Storage	Exterior	Door	Wood	Tan	0.00	P
16	**West Storage**	**Exterior**	**Window Frame**	**Wood**	**Tan**	**0.70**	**P**
17	**West Storage**	**Exterior**	**Window Sill**	**Wood**	**Tan**	**0.10**	**P**
18	**North Cart Corral**	**Exterior**	**Siding- Horizontal**	**Wood**	**Tan**	**1.90**	**P**
19	North Cart Corral	Exterior	Siding- Vertical	Wood	Tan	0.00	P
20	North Cart Corral	Exterior	Soffit	Wood	Tan	0.00	P
21	North Cart Corral	Exterior	Fascia	Wood	Tan	0.10	P
22	North Cart Corral	Exterior	Siding- Vertical (West)	Wood	Tan	0.00	P
23	South Cart Corral	Exterior	Siding	Wood	Tan	0.00	P
24	**South Cart Corral**	**Exterior**	**Siding- Vertical**	**Wood**	**Tan**	**1.60**	**P**
25	**South Cart Corral**	**Exterior**	**Fascia**	**Wood**	**Tan**	**0.40**	**P**
26	**South Cart Corral**	**Exterior**	**Soffit**	**Wood**	**Tan**	**2.10**	**P**
27	Fence	Exterior	Fence	Wood	Tan	0.00	P

Sample I.D. No.	Room/Area		Component Description			Results	Paint Condition G = Good P = Peeling
28	South Cart Corral	Exterior	Garage Door Frame	Wood	Tan	0.00	P
29	1475 Maintenance Building	Interior	Wall	Sheetrock	White	0.00	P
30	1475 Maintenance Building	Interior	Door	Wood	Tan	0.00	G
31	1475 Maintenance Building	Interior	Door Frame	Wood	Tan	0.00	G
32	1475 Maintenance Building	Exterior	Siding	Metal	Tan	0.00	G
33	1475 Maintenance Building	Exterior	Overhead Door	Wood	Tan	0.00	G
34	1475 Maintenance Building	Exterior	Door Frame	Metal	Tan	0.00	G
35	1475 Maintenance Building	Exterior	Diesel Tank	Metal	Green	0.00	G
36	1475 Maintenance Building	Exterior	Gasoline Tank	Metal	White	0.00	G
37	1475 Maintenance Building	Exterior	Post	Metal	Brown	0.00	G
38	Haz Mat Storage	Exterior	Siding	Wood	Tan	0.00	G
39	Haz Mat Storage	Exterior	Soffit	Wood	Tan	0.00	G
40	Haz Mat Storage	Exterior	Fascia	Wood	Tan	0.00	G
41	Maintenance Building #2	Exterior	Wall	Cement Block	Tan	0.00	P
42	**Maintenance Building #2**	**Exterior**	**Window Casing**	**Wood**	**Tan**	**1.20**	**P**
43	**Maintenance Building #2**	**Exterior**	**Window Sash**	**Wood**	**Tan**	**1.30**	**P**
44	**Maintenance Building #2**	**Exterior**	**Door Frame**	**Wood**	**Tan**	**1.90**	**P**
45	**Maintenance Building #2**	**Exterior**	**Soffit**	**Wood**	**Tan**	**2.90**	**P**
46	Maintenance Building #2	Exterior	Fascia	Wood	Tan	0.00	P
47	Maintenance Building #2	Interior	Wall	Cement Block	White	0.00	G
48	Maintenance Building #2	Interior	Ceiling	Sheetrock	White	0.00	G
49	**Maintenance Building #2**	**Interior**	**Beam**	**Steel**	**White**	**0.10**	**G**
50	Maintenance Building #2	Interior	Column	Steel	White	0.00	G
51	**Maintenance Building #2**	**Interior**	**Window Casing**	**Wood**	**White**	**1.60**	**G**
52	**Maintenance Building #2**	**Interior**	**Window Sash**	**Wood**	**White**	**1.60**	**G**
53	**Maintenance Building #2**	**Interior**	**Door**	**Wood**	**White**	**2.20**	**G**
54	**Maintenance Garage #3**	**Exterior**	**Siding**	**Wood**	**Tan**	**1.80**	**P**
55	**Maintenance Garage #3**	**Exterior**	**Garage Door Frame**	**Wood**	**Tan**	**0.50**	**P**
56	Maintenance Garage #3	Exterior	Garage Door	Wood	Tan	0.00	P
57	**Maintenance Garage #3**	**Exterior**	**Window Frame**	**Wood**	**Tan**	**0.13**	**P**
58	**Maintenance Garage #3**	**Exterior**	**Window Sash**	**Wood**	**Tan**	**0.40**	**P**

Sample I.D. No.	Room/Area		Component Description			Results	Paint Condition G = Good P = Peeling
59	Well Pump Shed	Exterior	Siding	Wood	Tan	0.00	G
60	Well Pump Shed	Exterior	Soffit	Wood	Gray	0.00	G
61	Well Pump Shed	Exterior	Fascia	Wood	Gray	0.00	G
62	Well Pump Shed	Exterior	Pipe	Steel	Green	0.00	G
63	Calibration		Surface			1.00	---
64	Calibration		Buried			1.10	---
65	Calibration		Surface			0.90	---

mg/cm^2 = milligrams of lead per square centimeter of paint

Appendix D

Bulk Asbestos Laboratory Report and Chain of Custody Record

BRAUN INTERTEC

EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, MN 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

Attention:	Jerry Wallerius	**Phone:**	(952) 995-2478
	Braun Intertec	**Fax:**	(952) 995-2020
	11001 Hampshire Avenue South	**Received Date:**	05/02/2019 3:03 PM
	Bloomington, MN 55438	**Analysis Date:**	05/06/2019 - 05/07/2019
		Collected Date:	05/02/2019
Project:	B1903316		

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-Sheetrock *351902938-0001*	LOWER LEVEL-MECHANICAL ROOM - SHEETROCK/ JOINT COMPOUND	Brown/Gray Fibrous Homogeneous	15% Cellulose 2% Glass	40% Gypsum 43% Non-fibrous (Other)	None Detected
1-Joint Compound *351902938-0001A*	LOWER LEVEL-MECHANICAL ROOM - SHEETROCK/ JOINT COMPOUND	White Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
2 *351902938-0002*	LOWER LEVEL-MECHANICAL ROOM - FURNACE TAPE(BLACK TARRY)	Black Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
3 *351902938-0003*	LOWER LEVEL-HALLWAY - CARPET ADHESIVE (TAN)	Tan Fibrous Homogeneous	2% Cellulose <1% Synthetic	98% Non-fibrous (Other)	None Detected
4 *351902938-0004*	LOWER LEVEL-CONFERENCE ROOM - 2' X 2' CEILING PANELS-TEXTURED	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
5 *351902938-0005*	LOWER LEVEL-SWING ROOM - 2' X 2' CEILING PANELS-FISSURED	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
6 *351902938-0006*	LOWER LEVEL-SWING ROOM - VINYL BASE (BEIGE) WITH ADHESIVE (TAN)	Beige Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
7 *351902938-0007*	LOWER LEVEL-CLUB ROOM - FIRE STOP CAULKING (RED)	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Floor Tile *351902938-0008*	LOWER LEVEL-CLUB ROOM - 12" X 12" FLOOR TILE (TAN) WITH ADHESIVE (TAN)	Tan Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
8-Mastic *351902938-0008A*	LOWER LEVEL-CLUB ROOM - 12" X 12" FLOOR TILE (TAN) WITH ADHESIVE (TAN)	Tan Fibrous Homogeneous	2% Cellulose	5% Mica 93% Non-fibrous (Other)	None Detected
9 *351902938-0009*	LOWER LEVEL-BEVERAGE STATION - PLASTIC WALL PANEL ADHESIVE (TAN)	Tan Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected

Initial report from: 05/07/2019 11:46:07

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, MN 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
10 *351902938-0010*	LOWER LEVEL- BEVERAGE STATION - 2' X 2' CEILING PANEL- SHEETROCK	Brown/White Fibrous Homogeneous	20% Cellulose	40% Gypsum 40% Non-fibrous (Other)	None Detected
11-Ceramic Tile *351902938-0011*	LOWER LEVEL- BEVERAGE STATION - 4" X 4" CERAMIC FLOOR TILE (BROWN) WITH GROUT AND ADHESIVE (TAN) AND BEDDING	Brown Non-Fibrous Homogeneous		75% Ca Carbonate 25% Non-fibrous (Other)	None Detected
11-Grout *351902938-0011A*	LOWER LEVEL- BEVERAGE STATION - 4" X 4" CERAMIC FLOOR TILE (BROWN) WITH GROUT AND ADHESIVE (TAN) AND BEDDING	Gray Non-Fibrous Homogeneous		20% Quartz 40% Ca Carbonate 40% Non-fibrous (Other)	None Detected
11-Adhesive *351902938-0011B*	LOWER LEVEL- BEVERAGE STATION - 4" X 4" CERAMIC FLOOR TILE (BROWN) WITH GROUT AND ADHESIVE (TAN) AND BEDDING	Tan/White Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
11-Bedding *351902938-0011C*	LOWER LEVEL- BEVERAGE STATION - 4" X 4" CERAMIC FLOOR TILE (BROWN) WITH GROUT AND ADHESIVE (TAN) AND BEDDING	Gray Non-Fibrous Homogeneous		10% Quartz 55% Ca Carbonate 35% Non-fibrous (Other)	None Detected
12 *351902938-0012*	UPPER LEVEL- KITCHEN - 2' X 4' CEILING PANEL- SHEETROCK	Brown/Gray Fibrous Homogeneous	20% Cellulose 5% Glass	30% Gypsum 45% Non-fibrous (Other)	None Detected
13 *351902938-0013*	UPPER LEVEL- BAR - 12" X 12" CERAMIC FLOOR TILE (BROWN/GRAY) WITH GROUT	Silver Non-Fibrous Homogeneous		85% Micaceous Flakes 15% Non-fibrous (Other)	None Detected
14-Adhesive *351902938-0014*	UPPER LEVEL- MAIN DINING - CARPET ADHESIVE (TAN) WITH FLOOR LEVELER (GRAY)	Yellow Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
14-Leveler *351902938-0014A*	UPPER LEVEL- MAIN DINING - CARPET ADHESIVE (TAN) WITH FLOOR LEVELER (GRAY)	Gray Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
15-Sheetrock *351902938-0015*	UPPER LEVEL- JANITORS CLOSET - SHEETROCK / JOINT COMPOUND	Brown/Gray/Red Fibrous Homogeneous	20% Cellulose	40% Gypsum 40% Non-fibrous (Other)	None Detected

Initial report from: 05/07/2019 11:46:07

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, MN 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
15-Joint Compound *351902938-0015A*	UPPER LEVEL-JANITORS CLOSET - SHEETROCK / JOINT COMPOUND	White Non-Fibrous Homogeneous	<1% Cellulose	60% Ca Carbonate 40% Non-fibrous (Other)	None Detected
16 *351902938-0016*	EXTERIOR- FRONT NORTH - CAULKING (TAN) ON SIDING	Tan Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
17 *351902938-0017*	EXTERIOR- FRONT NORTH - CAULKING (BLACK) ON DOORS AND WINDOW FRAMES	Black Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
18 *351902938-0018*	EXTERIOR- FRONT NORTH - CAULKING (GRAY) ON COPPER LEDGE	Silver Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
19 *351902938-0019*	POOL HOUSE-EXTERIOR - ASPHALT SHINGLES (GRAY) WITH TAR PAPER	Black Fibrous Homogeneous	55% Cellulose	10% Quartz 35% Non-fibrous (Other)	None Detected
20 *351902938-0020*	POOL HOUSE-EXTERIOR - CAULKING (GRAY) ON DOOR FRAME	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21 *351902938-0021*	POOL HOUSE-EXTERIOR - POOL DECK SEALANT (GRAY)	Gray Non-Fibrous Homogeneous	<1% Cellulose	20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
22-Shingle *351902938-0022*	NW PARKING LOT GARAGE-EXTERIOR - ASPHALT SHINGLES (GRAY, RED, GREEN) WITH TAR PAPER	Gray/Red/Black Fibrous Homogeneous	55% Cellulose	10% Quartz 35% Non-fibrous (Other)	None Detected
22-Tar Paper *351902938-0022A*	NW PARKING LOT GARAGE-EXTERIOR - ASPHALT SHINGLES (GRAY, RED, GREEN) WITH TAR PAPER	White/Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
23 *351902938-0023*	NW PARKING LOT GARAGE-EXTERIOR - CAULKING (WHITE) ON GARAGE DOOR FRAME	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
24 *351902938-0024*	WEST STORAGE-EXTERIOR - CELLULOSE BOARD	Brown Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
25 *351902938-0025*	DEBRIS PILE - 2' X 4' CEILING PANEL-FISSURED	Gray/White Fibrous Homogeneous	75% Min. Wool	23% Non-fibrous (Other)	2% Chrysotile
26 *351902938-0026*	DEBRIS PILE - SHEETROCK	Brown/Gray Fibrous Homogeneous	20% Cellulose	40% Gypsum 40% Non-fibrous (Other)	None Detected

Initial report from: 05/07/2019 11:46:07

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, MN 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
27-Sheetrock *351902938-0027*	1475 MAINTENANCE BUILDING- INTERIOR - SHEETROCK/ JOINT COMPOUND	Brown/Gray Fibrous Homogeneous	20% Cellulose	40% Gypsum 40% Non-fibrous (Other)	None Detected
27-Joint Compound *351902938-0027A*	1475 MAINTENANCE BUILDING- INTERIOR - SHEETROCK/ JOINT COMPOUND	White Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
28 *351902938-0028*	1475 MAINTENANCE BUILDING- INTERIOR - 2' X 2' CEILING PANEL- PITTED	Gray/White Fibrous Homogeneous	30% Cellulose 40% Min. Wool	15% Perlite 15% Non-fibrous (Other)	None Detected
29 *351902938-0029*	1475 MAINTENANCE BUILDING- INTERIOR - 12" X 12" CEILING TILE- FISSURES	Brown/White Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
30-Floor Tile *351902938-0030*	1475 MAINTENANCE BUILDING- INTERIOR - 12" X 12" FLOOR TILE (BROWN) WITH MASTIC (BLACK)	Brown Fibrous Homogeneous	<1% Cellulose 5% Wollastonite	20% Ca Carbonate 75% Non-fibrous (Other)	<1% Chrysotile
30-Mastic *351902938-0030A*	1475 MAINTENANCE BUILDING- INTERIOR - 12" X 12" FLOOR TILE (BROWN) WITH MASTIC (BLACK)	Black Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
31 *351902938-0031*	1475 MAINTENANCE BUILDING- INTERIOR - WALL PANEL ADHESIVE (TAN)	Tan/White Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
32 *351902938-0032*	1475 MAINTENANCE BUILDING- INTERIOR - GASKET (GREEN)	Green Fibrous Homogeneous	45% Cellulose	55% Non-fibrous (Other)	None Detected
33 *351902938-0033*	1475 MAINTENANCE BUILDING- INTERIOR - GASKET (WHITE)	Green Fibrous Homogeneous	30% Cellulose 5% Wollastonite	65% Non-fibrous (Other)	None Detected
34 *351902938-0034* *Tar paper not present in sample.*	HAZMAT STORAGE- ROOF - ASPHALT SHINGLES (BLACK) WITH TAR PAPER	Black Fibrous Homogeneous	20% Glass	10% Quartz 20% Ca Carbonate 50% Non-fibrous (Other)	None Detected
35 *351902938-0035*	MAINTENANCE BUILDING #2- ROOF - ASPHALT SHINGLES (GRAY) WITH TAR PAPER	Black Fibrous Homogeneous	20% Glass	40% Ca Carbonate 40% Non-fibrous (Other)	None Detected
36 *351902938-0036*	MAINTENANCE BUILDING #2- EXTERIOR - WALL ADHESIVE PUCKS (TAN)	Tan Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected

Initial report from: 05/07/2019 11:46:07

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, MN 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
37 *351902938-0037*	MAINTENANCE BUILDING #2- INTERIOR - SHEETROCK	Brown/White Fibrous Homogeneous	20% Cellulose 5% Glass	40% Gypsum 35% Non-fibrous (Other)	None Detected
38 *351902938-0038*	MAINTENANCE BUILDING #2- INTERIOR - CELLULOSE BOARD	Black Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
39 *351902938-0039*	MAINTENANCE GARAGE #3- INTERIOR - TRANSITE (GRAY)	Gray Fibrous Homogeneous		45% Ca Carbonate 30% Non-fibrous (Other)	25% Chrysotile
40 *351902938-0040*	MAINTENANCE GARAGE #3- INTERIOR - CELLULOSE BOARD	Brown Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
41 *351902938-0041*	WELL PUMP SHED- EXTERIOR - 12" PIPE GASKET (WHITE)	White Fibrous Homogeneous	45% Cellulose 5% Wollastonite	50% Non-fibrous (Other)	None Detected
42-Shingle *351902938-0042*	WELL PUMP SHED- EXTERIOR - ASPHALT SHINGLES (GRAY) WITH TAR PAPER	Black Fibrous Homogeneous	20% Glass	10% Quartz 20% Ca Carbonate 50% Non-fibrous (Other)	None Detected
42-Tar Paper *351902938-0042A*	WELL PUMP SHED- EXTERIOR - ASPHALT SHINGLES (GRAY) WITH TAR PAPER	Black Fibrous Homogeneous	75% Cellulose	25% Non-fibrous (Other)	None Detected

Analyst(s)

Joshua Moorman (50)
Kelly Gallisdorfer (3)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

Initial report from: 05/07/2019 11:46:07

EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, MN 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

Attention: Jerry Wallerius
Braun Intertec
11001 Hampshire Avenue South
Bloomington, MN 55438

Project: B1903316

Phone:	(952) 995-2478
Fax:	(952) 995-2020
Received:	05/02/2019 3:03 PM
Analysis Date:	05/07/2019 - 05/10/2019
Collected:	05/02/2019

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
25 *351902938-0025*	DEBRIS PILE - 2' X 4' CEILING PANEL- FISSURED	Gray/White Fibrous Homogeneous		95.8% Non-fibrous (Other)	**4.25%** **Chrysotile**
30-Floor Tile *351902938-0030*	1475 MAINTENANCE BUILDING- INTERIOR - 12" X 12" FLOOR TILE (BROWN) WITH MASTIC (BLACK)	Brown Non-Fibrous Homogeneous		98.8% Non-fibrous (Other)	**1.25%** **Chrysotile**

Point Count performed on NOB material without gravimetric reduction at client request. Asbestos results may be under-reported.

Analyst(s)

Joshua Moorman (1)
Roxsee Stover (1)

Rachel Travis, Laboratory Manager
or other approved signatory

Report amended: 05/16/2019 10:59:34 Replaces initial report from: 05/07/2019 11:46:13 Reason Code: Client-Additional Analysis

EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, MN 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351902938
Customer ID:	BRAU50
Customer PO:	B1903316
Project ID:	

Attention: Jerry Wallerius
Braun Intertec
11001 Hampshire Avenue South
Bloomington, MN 55438

Project: B1903316

Phone:	(952) 995-2478
Fax:	(952) 995-2020
Received:	05/02/2019 3:03 PM
Analysis Date:	05/07/2019
Collected:	05/02/2019

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy. Quantitation using 400 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
30-Floor Tile *351902938-0030*	1475 MAINTENANCE BUILDING- INTERIOR - 12" X 12" FLOOR TILE (BROWN) WITH MASTIC (BLACK)	Brown Non-Fibrous Homogeneous		98.8% Non-fibrous (Other)	**1.25% Chrysotile**

Point Count performed on NOB material without gravimetric reduction at client request. Asbestos results may be under-reported.

Analyst(s)

Joshua Moorman (1)

Rachel Travis, Laboratory Manager
or other approved signatory

Initial report from: 05/07/2019 11:46:05

OrderID: 351902938

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*: 2938

EMSL ANALYTICAL, INC
14375 23RD AVE. NORTH
MINNEAPOLIS, MN 55447
PHONE. (763) 449-4922
FAX (763) 449-4924

Company Name : BRAUN INTERTEC	**EMSL Customer ID:**
Street: 11001 HAMPSHIRE AVE. S.	**City:** BLOOMINGTON **State/Province:** MN
Zip/Postal Code: 55438 **Country:** U.S.A.	**Telephone #:** 612-360-6733 **Fax #:**
Report To (Name): JERRY WALLERICH	**Please Provide Results:** ☐ Fax ☒ Email
Email Address: JWALLERICH@BRAUNINTERTEC.COM	**Purchase Order:**
Project Name/Number: BL9 03316	**EMSL Project ID** *(Internal Use Only)*:
U.S. State Samples Taken: MINNESOTA	**CT Samples:** ☐ Commercial/Taxable ☐ 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 ☐ Check if samples are from NY
☐ NIOSH 7400
☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
☒ PLM EPA 600/R-93/116 (<1%)
☐ PLM EPA NOB (<1%)
Point Count
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
Point Count w/Gravimetric
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
☐ NYS 198.1 (friable in NY)
☐ NYS 198.6 NOB (non-friable-NY)
☐ NYS 198.8 SOF-V
☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT (AHERA only)**
☐ AHERA 40 CFR, Part 763
☐ NIOSH 7402
☐ EPA Level II
☐ ISO 10312

TEM - Bulk
☐ TEM EPA NOB
☐ NYS NOB 198.4 (non-friable-NY)
☐ Chatfield SOP
☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
Fibers >10µm ☐ Waste ☐ Drinking
All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
☐ Microvac - ASTM D 5755
☐ Wipe - ASTM D6480
☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
☐ PLM EPA 600/R-93/116 with milling prep (<1%)
☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
☐ TEM Qualitative via Filtration Prep
☐ TEM Qualitative via Drop Mount Prep
☐ Cincinnati Method EPA 600/R-04/004 – PLM/TEM (BC only)

Other:
☐

☐ **Check For Positive Stop – Clearly Identify Homogenous Group**

Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm

Samplers Name: JERRY WALLERICH STEVE LUTH

Samplers Signature:

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1 → 42	"SEE TABLE II"	BULK	5-2-19

2200 CARPENTER AVE. E.

Client Sample # (s): 1 THROUGH 42 **Total # of Samples:** 42

Relinquished (Client): **Date:** 5-2-2019 **Time:** 3:03 PM

Received (Lab): Minneapolis WI **Date:** 5.2.19 **Time:** 3:03 pm

Comments/Special Instructions: PLEASE POINT COUNT IF 1% OR LESS

OrderID: 351902938

2938

BRAUN INTERTEC

Table II. Bulk Asbestos Analytical Results

Providing engineering and environmental solutions since 1957

Client:
Location: 2200 LAWRENCE AVE. E, ST. PAUL, MN
Date of Inspection 5-2-2009
Project No.: B1903316

Sample No.	Sample Location	Material	Asbestos Content (%)[1]
1	LOWER LEVEL - MECHANICAL ROOM	SHEETROCK JOINT COMPOUND	
2	↓ - ↓	FURNACE TAPE (SILVER TAN)	
3	↓ - HALLWAY	CARPET ADHESIVE (TAN)	
4	↓ - CONFERENCE ROOM	2'X2' CEILING PANELS - TEXTURED	
5	↓ - SWING ROOM	2'X2' CEILING PANELS - FISSURED	
6	↓ - ↓	VINYL BASE (BEIGE) WITH ADHESIVE (TAN)	
7	↓ - CLUB ROOM	FIRE STOP CAULKING (RED)	
8	↓ - ↓	12" X 12" FLOOR TILE WITH ADHESIVE (TAN)	
9	↓ - BEVERAGE STATION	PLASTIC WALL PANEL ADHESIVE (TAN)	
10	↓ - ↓	2'X2' CEILING PANEL - SHEETROCK	
11	↓ - ↓	4"X4" CERAMIC FLOOR TILE (BROWN) WITH GROUT AND ADHESIVE (TAN) AND BEDDING	
12	UPPER LEVEL - KITCHEN	2'X4' CEILING PANEL - SHEETROCK	
13	↓ - BAR	12" X 12" CERAMIC FLOOR TILE (BROWN/GRAY) WITH GROUT	
14	↓ - MAIN DINING	CARPET ADHESIVE (TAN) WITH FLOOR LEVELER (GRAY)	
15	↓ - JANITORS CLOSET	SHEETROCK (JOINT COMPOUND	
16	EXTERIOR - FACING NORTH	CAULKING (TAN) ON SIDING	
17	↓ - ↓	CAULKING (BLACK) ON DOORS AND WINDOW FRAMES	
18	↓ - ↓	CAULKING (GRAY) ON COPPER LEDGE	
19	POOL HOUSE - EXTERIOR	ASPHALT SHINGLES (GRAY) WITH TAR PAPER	
20	↓ - ↓	CAULKING (GRAY) ON DOOR FRAMES	
21	↓ - ↓	POOL DECK SEALANT (GRAY)	
22	NW PARKING LOT GARAGE - ↓	ASPHALT SHINGLES (GRAY, RED, GREEN) WITH TAR PAPER	
23	↓ - ↓	CAULKING (WHITE) ON GARAGE DOOR FRAMES	
24	WEST STORAGE - ↓	CELLULOSE BOARD	
25	NEBOIS PIZZA	2'X4' CEILING PANEL - FISSURED	
26	↓	SHEETROCK	

Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S. EPA.

1. Asbestos content is indicated as an approximate percent by area.
2. N.D. = None Detected.
3. N.A. = Not Analyzed.
4. < = Less Than.

2 of 3

Table 2 -

OrderID: 351902938

INTERTEC

2938

Table II. Bulk Asbestos Analytical Results

Providing engineering and environmental solutions since 1957

Client:
Location: 2200 CARPENTEUR AVE. E. ST. PAUL, MN
Date of Inspection 5-2-2019
Project No.: B1903316

Sample No.	Sample Location	Material	Asbestos Content (%)[1]
27	1475 MAINTENANCE - INTERIOR BUILDING	SHEETROCK (JOINT COMPOUND)	
28	↓ — ↓	2'X2' CEILING PANEL - PITTED	
29	↓ — ↓	12"X12" CEILING TILE - FISSURED	
30	↓ — ↓	12"X12" FLOOR TILE (GREEN) WITH MASTIC (BLACK)	
31	↓ — ↓	WALL PANEL ADHESIVE (TAN)	
32	↓ — ↓	GASKET (GREEN)	
33	↓ — ↓	GASKET (WHITE)	
34	HAZMAT STORAGE - ROOF	ASPHALT SHINGLES (BLACK) WITH TAR PAPER	
35	MAINTENANCE BUILDING #2 - ROOF	ASPHALT SHINGLES (GRAY) WITH TAR PAPER	
36	↓ - EXTERIOR	WALL ADHESIVE (TAN)	
37	↓ - INTERIOR	SHEETROCK	
38	↓ — ↓	CELLULOSE BOARD	
39	MAINTENANCE GARAGE #3 - INTERIOR	TRANSITE (GRAY)	
40	↓ — ↓	CELLULOSE BOARD	
41	WELL PUMP SHED - EXTERIOR	12" PIPE GASKET (WHITE)	
42	↓ — ↓	ASPHALT SHINGLES (GRAY) WITH TAR PAPER	

Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S. EPA.

1. Asbestos content is indicated as an approximate percent by area.
2. N.D. = None Detected.
3. N.A. = Not Analyzed.
4. < = Less Than.

3 of 3

Table 2 -

Appendix E

Asbestos Inspector Certificate

BRAUN INTERTEC

Certificate No: 5LM01251814IR

Expiration Date: January 25, 2019

This is to certify that

Stephen Luth

has attended and successfully completed an

ASBESTOS INSPECTOR REFRESHER TRAINING COURSE

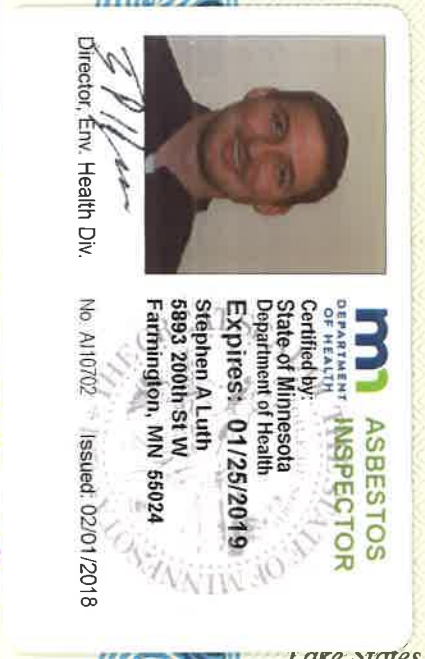
permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

Lake States Environmental, Ltd.

in

White Bear Lake, MN on January 25, 2018

Examination Date: January 25, 2018



Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 54868
(800) 254-9811

Training Instructor

Certificate No: 5LM11061803IR

Expiration Date: November 6, 2019

Director, Env. Health Div.

DEPARTMENT OF HEALTH
ASBESTOS INSPECTOR
Certified by:
State of Minnesota
Department of Health
Expires: 11/06/2019
Gerald J Wallerius
3010 Garland Ln N
Plymouth, MN 55447

No. AI2305 Issued: 11/15/2018

This is to certify that

Gerald J. Wallerius

has attended and successfully completed an

ASBESTOS INSPECTOR

REFRESHER TRAINING COURSE

permitted by

the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722

and meets the requirements of

Section 206 of Title II of the Toxic Substances Control Act (TSCA)

conducted by

Lake States Environmental, Ltd.

in

Hudson, WI on November 6, 2018

Examination Date: November 6, 2018

Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 54868
(800) 254-9811

Grant J Grosse

Training Instructor