
DUE DILIGENCE ASBESTOS AND LEAD BASED PAINT ASSESSMENT REPORT

For:

**48 McLean Avenue
Yonkers, New York 10705
(Block 203, Lot 51.61)**

Prepared For:

**Banner Development, LLC
500 North Skokie Boulevard, Suite 600
Northbrook, Illinois 60062**

Prepared By:

**Langan Engineering, Environmental, Surveying
and Landscape Architecture, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001**



**Vijay Patel
Senior Associate/Vice President**

LANGAN

**March 28, 2017
Langan Project No. 100635102**

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ACRONYMS

USEPA	United States Environmental Protection Agency
NYSDOL	New York State Department of Labor
AHERA	Asbestos Hazard Emergency Response Act
OSHA	Occupational Safety and Health Administration
NVLAP	National Voluntary Laboratory Accreditation Program
CAA	Clean Air Act
CFR	Code of Federal Regulation
HEPA	High Efficiency Particulate Air
HUD	Housing and Urban Development
NESHAPS	National Emission Standards for Hazardous Air Pollutants
RCRA	Resource Conservation and Recovery Act
TSCA	Toxic Substances Control Act
PLM	Polarized Light Microscopy
TEM	Transmission Electron Microscopy
ACM	Asbestos-Containing Materials
LBP	Lead-Based Paint
PCB	Polychlorinated Biphenyls
SF	Square Feet
LF	Linear Feet
mg/cm ²	Milligrams per square centimeter
XRF	X-ray Fluorescence
AAS	Atomic Absorption Spectrometry
TCLP	Toxicity Characteristic Leaching Procedure
CFC	Chlorofluorocarbon
HCFC	Hydro Chlorofluorocarbon
PPM	Parts Per Million

1.0 INTRODUCTION

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) has prepared this Due Diligence Asbestos and Lead Based Paint Assessment Report on behalf of Banner Development, LLC for the building at 48 McLean Avenue, Yonkers, New York. The walk-thru assessment was limited to documenting and quantifying suspect asbestos containing materials (ACM) and lead based paint (LBP), and limited sampling of easily accessible materials which would have substantial remediation cost impact.

The remainder of this report presents our observations, findings, laboratory test results of samples, and an itemized inventory of ACM and LBP identified in the building, and conclusions and recommendations.

2.0 PROJECT INFORMATION

Client Name:	Banner Development, LLC	Survey Dates:	March 20, 2017
Professional's Project #:	100635102	Construction Dates:	Early 1900's
Professional's Project Manager:	Vijay Patel	No. of Building(s):	One
Phone No.:	973-560-4983	No. of Stories:	Two
Email:	vpatel@langan.com	Estimated Bldg. Gross Footage:	Approx. 60,000
Property Address:	48 McLean Avenue	Property Identification:	Block 203; Lot 51.61
Property Town, State:	Yonkers , New York	Property Use:	Commercial

3.0 SITE DESCRIPTION

The site is located at 48 McLean Avenue in the City of Yonkers, Westchester County, New York. It is situated on the eastern side of McLean Avenue and to the immediate northwest of the intersection of McLean and Van Courtland Park Avenues. The property is improved with a two story masonry, steel, and wood building which occupies an approximately 40,000 SF footprint.

4.0 ASBESTOS CONTAINING MATERIALS

4.1 File Review

No relevant files were available for our review.

4.2 Assessment Methodology

The asbestos Assessment was conducted in accordance with the United States Environmental Protection Agency (USEPA) protocol outlined in the USEPA publication "Asbestos in Buildings". Suspect ACM was visually identified during a walk-thru Assessment of the building. Suspect ACM was categorized into various homogeneous materials and types; sampled and analyzed for asbestos content. Limited sampling and analysis were conducted in accordance with the New York State Environmental Laboratory Program (ELAP) requirements. Samples collected were properly packaged in individual containers, sealed; catalogued and chain-of-custody documentation was completed. Quantities of suspect materials were recorded and observations such as physical condition of the materials were also noted.

4.3 Limited Asbestos Assessment and Findings

The field assessment of the subject building was conducted on March 20, 2017 by Langan's Adem Bajrami, a NYSDOL certified asbestos inspector. During the assessment, suspect materials observed in the building were documented, assessed, quantified, and sampled as necessary.

Sampling was limited to easily accessible suspect building materials which would have major remediation cost impact (i.e. wall plaster, pipe insulation, etc.). Suspect ACM that may not have substantial remediation cost impact were not sampled, and were assumed to be ACM. Suspect roofing materials were not sampled as part of this due diligence effort and were assumed to be ACM.

The assessments also excluded exploratory means of access such as puncturing walls and ceilings to identify hidden and concealed ACM.

A total of thirty-four (34) representative samples of accessible suspect materials were collected during our site visit. As required by the USEPA, samples were analyzed by individual layer (i.e., floor tile & the associated mastic were analyzed as two (2) separate samples). Bulk samples of the suspect ACM were analyzed using the Polarized Light Microscopy (PLM) analytical methodology in accordance with 40CFR 763 and NESHAP regulations. Non-friable organically bound (NOB) material samples which tested negative via PLM were reanalyzed using Transmission Electron Microscopy (TEM). Several suspect materials were identified as having asbestos content greater than one percent by weight and are considered to be "positive" for asbestos in accordance with the USEPA definition of an asbestos-containing material.

Samples were analyzed by AmeriSci New York. AmeriSci is certified by the National Voluntary Laboratory Accreditation Program (NVLAP) and New York State Environmental Laboratory Approval Program (NYSELAP).

Refer to Table T1 for a summary of asbestos assessment findings and remediation budgetary cost estimates for the building. A copy of analytical test results and chain of custody documentation is provided in Appendix A.

5.0 LEAD BASED PAINT (LBP)

A Niton XLp 300A X-Ray Fluorescence (XRF) Spectrum Analyzer was used to screen painted surfaces for the presence/absence of lead-based paint (LBP). The results are interpreted as concentrations of lead in milligrams per square centimeter (mg/cm^2). The definition of lead based paint as per Housing and Urban Development (HUD) guidelines was used to evaluate painted surfaces. According to HUD, an XRF reading below $1.0 \text{ mg}/\text{cm}^2$ would designate paint as non-LBP, while a reading of $1.0 \text{ mg}/\text{cm}^2$ or greater would designate paint as LBP.

A full protocol LBP survey as per Title X was not performed as part of this due diligence assessment. The locations, which were screened, primarily consisted of paint on the interior walls, columns, beams, window components, door components, and pipes. The building components were observed to have different color surface paint. Overall the paint was in fair condition.

A total of ninety-seven (97) painted locations were screened for lead during our site visit. Various color paint was identified as LBP with lead concentration greater than $1.0 \text{ mg}/\text{cm}^2$. A summary of XRF screening data is provided in Table T2.

6.0 CONCLUSIONS, RECOMMENDATION, LIMITATIONS, EXCEPTIONS

7.1 Asbestos Containing Materials

Regulatory Guidelines and Requirements

Federal

In accordance with the Clean Air Act (CAA), the U.S. Environmental Protection Agency (EPA) established National Emission Standards for hazardous Air Pollutants (NESHAP) to protect the public from exposure to airborne pollutants. Asbestos was one of the air pollutants, which was addressed under the NESHAP 40 CFR Part 61. The purpose of asbestos NESHAP regulations is to protect the public health by minimizing the release of asbestos when facilities, which contain ACM, are being renovated or demolished. EPA is responsible for enforcing regulations related to asbestos during renovations and demolition, however, the CAA allows the EPA to delegate this authority to State and Local Agencies. Even after EPA delegate's responsibility to a state or Local agency, EPA retains the authority to oversee agency performance and to enforce NESHAP regulations as appropriate.

State

Asbestos in New York State is regulated under the Labor Law Section 906, Part 56 of Title 12 of the Official Compilation of Codes, Rules, and Regulations. Within the department and for the purpose of the Department of Labor, this part (rule) is known as Industrial Code Rule No. 56 (ICR 56) relating to hazards to the public safety and health, during the removal, encapsulation, or disturbance of friable asbestos, or any handling of ACM that may result in the release of asbestos fiber.

Recommendation

This due diligence assessment was limited to visually observed suspect ACM and incomplete sampling. Confirmed and assumed ACM were identified in the building. Refer to Table 1 for a summary of preliminary asbestos assessment findings.

Prior to performing building renovation/demolition, a full protocol asbestos survey of the building will be necessary to confirm the findings of all suspect material which would be impacted by the work activities. Any suspect material that is not listed in this report and/or tested for asbestos must be assumed ACM.

ACM which will be impacted by planned renovation or demolition activities must be properly removed in accordance with applicable Federal, State and local regulations and requirements by a licensed asbestos abatement contractor.

All confirmed and assumed ACM in the building that will be left in place should be managed in good condition under an O & M plan. The purpose and objective of the O & M Plan is to maintain the assumed, presumed or known asbestos containing materials in good condition, prevent future release of asbestos fibers, and minimize exposure of all building occupants to asbestos fibers.

7.2 Lead Based Paint

Based on the limited XRF screening data, various color paint was identified as LBP. Overall, the paint on building components was in fair condition. All painted surfaces should be managed and maintained in good condition. A summary of XRF screening data is provided in Table 2.

Regardless of the lead concentrations in paint, work activities which would impact painted surfaces must comply with 29 CFR 1926.62 OSHA regulations. The contractors performing renovation/demolition work activities must take precautionary measures for dust control during construction. Painted surfaces that would be impacted by planned renovations which includes activities such as drilling, cutting, etc. and create dust should be properly addressed by following safe work practices and good housekeeping

procedures. Grinding and sanding of paint without HEPA filter exhaust, open flame gas fired torch, unconfined abrasive blasting, and chemical strippers containing methylene chloride or other human carcinogenic chemicals are not recommended.

7.0 BUDGETARY COST ESTIMATES FOR ACM AND LBP REMEDIATION

Based on these preliminary findings, **\$600,000** should be budgeted for a full protocol ACM and LBP survey, report, abatement design documents, project notifications, removal, handling, disposal and management of ACM and LBP identified in the building.

The aforementioned unit prices for asbestos removal are based on the location, size, and complexity of the project, and assume that all abatement work will be completed in one phase. These estimates are for budgetary purposes only. Actual removal cost may vary depending upon the market conditions and the time of year ACM are being removed, and work phasing. The estimates include the cost for insurance, overhead, material, labor, disposal permits, OSHA sampling and analysis, and profits. Additionally, the estimate cost is also based on the assumption that union labor wage rate will be used for the workers' and supervisors' wages.

TABLES

Table -T1 - SUMMARY OF ASBESTOS ASSESSMENT FINDINGS

**48 Mclean Avenue
Yonkers, New York 10705**

Material	Sample ID	Location	Survey Results	Estimated Quantity of ACM	Notes/Comments	Unit Price \$	Budgetary Estimate
ACM/Assumed ACM							
Pipe Insulation (Observed)	PI	Boiler Room	ACM	150 LF	---	\$ 30	\$ 4,500
		1st Floor - Scattered Locations	ACM	750 LF	---	\$ 30	\$ 22,500
		Throughout the Building	ACM	250 LF	Pipe insulation may exist concealed within wall, ceiling, and floor cavities.	\$ 30	\$ 7,500
Pipe Insulation (Concealed)							
9-inch Brown Floor Tiles and Associated Mastic	FT	2nd Floor - Office	ACM	1,750 SF	---	\$ 10	\$ 17,500
Window Glazing Putty	WG	Perimeter Windows	ACM	175 SF	Forty (40) window openings. Typical window opening dimensions are as follows; 32'x7', 16'x7', 8'x7', and 5'x7'.	\$ 40	\$ 7,000
Exterior Window Caulk	--		Assumed ACM	100 SF	Window guards prevented exterior caulk testing.	\$ 25	\$ 2,500
Caulk/Glazing Putty Debris on Window Sills	WDB		Non-ACM	175 SF	Debris on exterior window sills shall be handled as ACM.	\$ 25	\$ 4,375
Boiler Insulation	--	Boiler Room	Assumed ACM	200 SF	---	\$ 30	\$ 6,000
Boiler Breeching Insulation	--		Assumed ACM	250 SF	---	\$ 30	\$ 7,500
Kitchen Hood Insulation	--	1st Floor - Pizzeria	Assumed ACM	50 LF	---	\$ 50	\$ 2,500
2'x4' Ceiling Panels	--	1st Floor - Auto Shop & Pizzeria	Assumed ACM	1,000 SF	---	\$ 2	\$ 2,000
VAT/Mastic/Felt/Terrazzo & Materials Associated with Ceramic Floor Tiles (Waterproofing, Bed Mortar, etc.)	--	1st Floor - Scattered Locations	ACM	4,000 SF	Suspect flooring materials were observed exposed or are assumed to exist concealed under tiles/hardwood flooring.	\$ 10	\$ 40,000
Materials Associated with Ceramic Wall Tiles (Waterproofing, Bed Mortar, Glue, etc.)	--	1st & 2nd Floor	Assumed ACM	850 SF	---	\$ 10	\$ 8,500
Elevator Door Core Insulation	--	1st & 2nd Floor - Elevator Shaft	Assumed ACM	120 SF	Four (4) doors.	\$ 10	\$ 1,200
Wooden Wall Panel Glue	--	2nd Floor - Office	Assumed ACM	350 SF	---	\$ 7	\$ 2,450

Table -T1 - SUMMARY OF ASBESTOS ASSESSMENT FINDINGS

48 Mclean Avenue

Yonkers, New York 10705

Material	Sample ID	Location	Survey Results	Estimated Quantity of ACM	Notes/Comments	Unit Price \$	Budgetary Estimate
Electrical Panel Board	--	2nd Floor - Warehouse	Assumed ACM	20 SF	Live electricity prohibited testing.	\$ 50	\$ 1,000
Electrical Wire Insulation (Observed)	--		Assumed ACM	50 LF		\$ 10	\$ 500
Electrical Wire Insulation (Concealed)	--	1st & 2nd Floor	Assumed ACM	1,000 LF	Live electricity prohibited testing. Estimated quantity reflects the total length of conduits. The number of wires within the conduits may vary.	\$ 10	\$ 10,000
Bituminous Roofing/Flashing/Mastic Materials/Roof Shingles/Felt	--	Roofs	Assumed ACM	40,000 SF	---	\$ 10	\$ 400,000
Non-ACM Throughout							
Wall Plaster (1 Layer)	WP	1st Floor, 2nd Floor	Non-ACM	-- SF	See Note 1.	\$ -	\$ -
Wall Plaster (2 layers)	TWP	2nd Floor Restroom	Non-ACM	-- SF		\$ -	\$ -
Textured Wall Plaster (1 Layer)	PWP	Boiler Room, 1st Floor, 2nd Floor	Non-ACM	-- SF		\$ -	\$ -
Column Plaster (1 Layer)	CLP	1st Floor	Non-ACM	-- SF		\$ -	\$ -
Stucco	STC	Exterior	Non-ACM	-- SF		\$ -	\$ -
Drywall Board	SR	1st Floor, 2nd Floor	Non-ACM	-- SF	---	\$ -	\$ -
Drywall Joint Compound	SRJC	1st Floor, 2nd Floor	Non-ACM	-- SF	---	\$ -	\$ -
Metal Door Core Material (Type 1)	DI-1	1st Floor	Non-ACM	-- SF	---	\$ -	\$ -
Metal Door Core Material (Type 2)	DI-2	Boiler Room	Non-ACM	-- SF	---	\$ -	\$ -
1'x1' Ceiling Tiles	CT	2nd Floor - Office	Non-ACM	-- SF	---	\$ -	\$ -
Glue Daubs Associated with 1'x1' Ceiling Tiles			Non-ACM	-- SF	---	\$ -	\$ -
ESTIMATED FEE FOR THE ABATEMENT OF ACM/ASSUMED ACM						\$	547,525
ESTIMATE FOR PROPER HANDLING AND DISPOSAL OF LBP						\$	25,000
ALLOWANCE FOR SUPPLEMENTAL SURVEY, LABORATORY TESTING OF SAMPLES, PREPARATION OF ABATEMENT DOCUMENTS						\$	10,000
ESTIMATED FEE FOR PROJECT MONITORING, AIR SAMPLE ANALYSIS, AND CLOSURE REPORT						\$	17,475
TOTAL ACM AND LBP REMEDIATION ESTIMATES						\$	600,000

1 Limited samples of the observed suspect ACM were collected during the site visit. A full protocol asbestos survey and additional sampling will be required to meet regulatory requirements prior to performing renovations/demolition.

2 A material with asbestos content greater than one percent (>1.0%) is considered as an asbestos-containing material (ACM).

3 Project monitoring fee estimate excludes oversight/air testing during roof abatement.

Table -T2 - XRF SCREENING RESULTS

**48 Mclean Avenue
Yonkers, New York 10705**

Site Address: Yonkers, New York 10705		Project Name: 48 McLean Avenue Survey Dates: 3/20/2017				Action Level: <u>1.0 mg/cm²</u> Total Assays Reported: 98	
Survey ID#	Component	Substrate	Color	Test Location	Total Lead mg/cm ²	Results	Comments
N/A	Shutter Calibration				N/A	--	
N/A	Calibration				1.2	--	
N/A	Calibration				1.1	--	
1	Wall	Drywall	White	1st Floor - Space 46	< LOD	NEGATIVE	--
2	Door	Metal	Brown	1st Floor - Space 46	< LOD	NEGATIVE	--
3	Door frame	Metal	Brown	1st Floor - Space 46	< LOD	NEGATIVE	--
4	Wall	Drywall	Gray	1st Floor - Space 46	< LOD	NEGATIVE	--
5	Wall	Drywall	Green	1st Floor - Space 46	< LOD	NEGATIVE	--
6	Column	Metal	Yellow	1st Floor - Space 48	< LOD	NEGATIVE	--
7	Wall	Drywall	Yellow	1st Floor - Space 48	< LOD	NEGATIVE	--
8	Wall	Drywall	Green	1st Floor - Space 48	< LOD	NEGATIVE	--
9	Ceiling	Drywall	Green	1st Floor - Space 48	< LOD	NEGATIVE	--
10	Door	Metal	Brown	1st Floor - Space 48	< LOD	NEGATIVE	--
11	Door frame	Metal	Brown	1st Floor - Space 48	< LOD	NEGATIVE	--
12	Door	Wood	White	1st Floor - Space 48	< LOD	NEGATIVE	--
13	Door frame	Wood	White	1st Floor - Space 48	< LOD	NEGATIVE	--
14	Wall	Plaster	Yellow	1st Floor - Space 48	< LOD	NEGATIVE	--
15	Wall	Plaster	Yellow	1st Floor - Space 48	< LOD	NEGATIVE	--
16	Column	Plaster	White	1st Floor - Space 48	< LOD	NEGATIVE	--
17	Wall	Cinderblock	White	1st Floor - Space 50	< LOD	NEGATIVE	--
18	Wall	Plaster	White	1st Floor - Space 50	< LOD	NEGATIVE	--
19	Wall	Plaster	Tan	1st Floor - Space 50	< LOD	NEGATIVE	--
20	Wall	Drywall	White	1st Floor - Space 50	< LOD	NEGATIVE	--
21	Ceiling	Drywall	White	1st Floor - Space 50	< LOD	NEGATIVE	--
22	Column	Metal	White	1st Floor - Space 50	< LOD	NEGATIVE	--
23	Wall	Drywall	Yellow	1st Floor - Space 50	< LOD	NEGATIVE	--
24	Wall	Plaster	White	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
25	Wall	Brick	White	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
26	Wall	Brick	Gray	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
27	Wall	Drywall	White	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
28	Wall	Drywall	Gray	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
29	Wall	Cinderblock	White	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
30	Wall	Cinderblock	Gray	1st Floor - Space Between 50 & 60	0.19	NEGATIVE	--
31	Column	Metal	Gray	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
32	Column	Metal	White	1st Floor - Space Between 50 & 60	< LOD	NEGATIVE	--
33	Wall	Plaster	White	1st Floor - Space 60	0.1	NEGATIVE	--
34	Column	Plaster	White	1st Floor - Space 60	< LOD	NEGATIVE	--
35	Wall	Drywall	Tan	1st Floor - Space 60	< LOD	NEGATIVE	--
36	Wall	Cinderblock	White	1st Floor - Space 60	< LOD	NEGATIVE	--
37	Wall	Cinderblock	Red	1st Floor - Space 60	< LOD	NEGATIVE	--
38	Floor	Concrete	Red	1st Floor - Space 60	0.15	NEGATIVE	--

Table -T2 - XRF SCREENING RESULTS

**48 Mclean Avenue
Yonkers, New York 10705**

Site Address: Yonkers, New York 10705		Project Name: 48 McLean Avenue Survey Dates: 3/20/2017				Action Level: <u>1.0 mg/cm²</u> Total Assays Reported: 98	
Survey ID#	Component	Substrate	Color	Test Location	Total Lead mg/cm ²	Results	Comments
39	Door	Metal	Red	1st Floor - Space 60	0.9	NEGATIVE	---
40	Door frame	Metal	Red	1st Floor - Space 60	1.2	POSITIVE	---
41	Door frame	Metal	Red	1st Floor - Space 60	1.4	POSITIVE	---
42	Wall	Drywall	White	2nd Floor - Office	< LOD	NEGATIVE	---
43	Door	Metal	Black	2nd Floor - Office	1.4	POSITIVE	---
44	Door frame	Metal	Black	2nd Floor - Office	1.8	POSITIVE	---
45	Column	Wood	White	2nd Floor - Office	< LOD	NEGATIVE	---
46	Window frame	Metal	White	2nd Floor - Office	0.7	NEGATIVE	---
47	Radiator	Metal	White	2nd Floor - Office	3	POSITIVE	---
48	Wall	Drywall	White	2nd Floor - Office	< LOD	NEGATIVE	---
49	Column	Metal	White	2nd Floor-Warehouse	2.6	POSITIVE	---
50	Column	Metal	Yellow	2nd Floor - Warehouse	3.8	POSITIVE	---
51	Pipe	Metal	White	2nd Floor - Warehouse	6.9	POSITIVE	---
53	Pipe	Metal	Yellow	2nd Floor - Warehouse	12.4	POSITIVE	---
53	Wall	Plaster	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
54	Wall	Plaster	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
55	Wall	Brick	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
56	Window frame	Metal	Yellow	2nd Floor - Warehouse	2	POSITIVE	---
57	Wall	Brick	Yellow	2nd Floor - Warehouse	1.8	POSITIVE	---
58	Wall	Plaster	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
59	Door	Metal	Yellow	2nd Floor - Warehouse	0.5	NEGATIVE	---
60	Door frame	Metal	Yellow	2nd Floor - Warehouse	0.7	NEGATIVE	---
61	Wall	Plaster	Yellow	2nd Floor - Warehouse	< LOD	NEGATIVE	---
62	Wall	Drywall	Yellow	2nd Floor - Warehouse	0.6	NEGATIVE	---
63	Wall	Plaster	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
64	Wall	Plaster	Black	2nd Floor - Warehouse	< LOD	NEGATIVE	---
65	Pipe	Metal	Red	2nd Floor - Warehouse	< LOD	NEGATIVE	---
66	Elevator door	Metal	Yellow	2nd Floor - Warehouse	1.8	POSITIVE	---
67	Elevator door frame	Metal	Yellow	2nd Floor - Warehouse	1.5	POSITIVE	---
68	Beam	Metal	White	2nd Floor - Warehouse	6.1	POSITIVE	---
69	Joist	Wood	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
70	Joist	Wood	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
71	Ceiling	Wood	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---

Table -T2 - XRF SCREENING RESULTS

**48 Mclean Avenue
Yonkers, New York 10705**

Site Address: Yonkers, New York 10705		Project Name: 48 McLean Avenue Survey Dates: 3/20/2017				Action Level: <u>1.0 mg/cm²</u> Total Assays Reported: 98	
Survey ID#	Component	Substrate	Color	Test Location	Total Lead mg/cm ²	Results	Comments
72	Ceiling	Wood	White	2nd Floor - Warehouse	< LOD	NEGATIVE	---
73	Railing	Metal	Yellow	2nd Floor - Warehouse	0.5	NEGATIVE	---
74	Wall	Plaster	White	Boiler Room	< LOD	NEGATIVE	---
75	Wall	Plaster	Silver	Boiler Room	0.17	NEGATIVE	---
76	Pipe	Metal	Red	Boiler Room	< LOD	NEGATIVE	---
77	Door	Metal	Gray	Boiler Room	< LOD	NEGATIVE	---
78	Door frame	Metal	Red	Boiler Room	1.1	POSITIVE	---
79	Wall	Stucco	Tan	Exterior	< LOD	NEGATIVE	---
80	Door	Metal	Brown	Exterior	< LOD	NEGATIVE	---
81	Door frame	Metal	Brown	Exterior	< LOD	NEGATIVE	---
82	Vent	Metal	Tan	Exterior	< LOD	NEGATIVE	---
83	Wall	Stucco	Tan	Exterior	< LOD	NEGATIVE	---
84	Wall	Brick	Black	Exterior	1.7	POSITIVE	---
85	Wall	Stucco	Gray	Exterior	< LOD	NEGATIVE	---
86	Garage door frame	Metal	Yellow	Exterior	2.2	POSITIVE	---
87	Wall	Brick	Aqua	Exterior	< LOD	NEGATIVE	---
88	Wall	Stucco	Aqua	Exterior	5.2	POSITIVE	---
89	Wall	Stucco	White	Exterior	0.05	NEGATIVE	---
90	Corner protector	Metal	Blue	Exterior	2.9	POSITIVE	---
91	Corner protector	Metal	Yellow	Exterior	3.1	POSITIVE	---
92	Wall	Stucco	Yellow	Exterior	< LOD	NEGATIVE	---
93	Wall	Stucco	Red	Exterior	< LOD	NEGATIVE	---
94	Wall	Brick	Yellow	Exterior	< LOD	NEGATIVE	---
95	Wall	Brick	Red	Exterior	< LOD	NEGATIVE	---
96	Wall	Brick	Blue	Exterior	< LOD	NEGATIVE	---
97	Wall	Stucco	Blue	Exterior	< LOD	NEGATIVE	---
98	Window guard	Metal	Black	Exterior	< LOD	NEGATIVE	---
N/A	Calibration				1.1		---
N/A	Calibration				1.1		---

NEGATIVE
POSITIVE

= Negative Lead Result

= Positive Lead Result

<LOD = Less than level of detection

DAILY CALIBRATIONS

Date: 3/20/2017

APPENDIX A

Laboratory Test Results

and

Chain of Custody Documentation (Asbestos)



Please Reply To:

AmeriSci New York

117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

FACSIMILE TELECOPY TRANSMISSION

To: Vijay Patel
Langan Engineering & Environmental Services
Fax #: (201) 794-7501
Email: vpatel@langan.com, pklich@Langan.com, ddesai@langan.com, pmunirathinam@langan.com, hpatel@langan.com, abajrami@langan.com

From: Ella Babayeva
AmeriSci Job #: 217033106
Subject: ELAP-PLM/TEM 5 day Results
Client Project: 100635102; 48 McLean Avenue; Yonkers, NY

Date: Sunday, March 26, 2017

Time: 12:18:21

Number of Pages: 16

(including cover sheet)

Comments:

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PLM Bulk Asbestos Report

Langan Engineering & Environmental S
Attn: Vijay Patel
300 Kimball Drive
4th Floor
Parsippany, NJ 07054

Date Received 03/21/17 **AmeriSci Job #** 217033106
Date Examined 03/24/17 **P.O. #**
ELAP # 11480 **Page** 1 of 8
RE: 100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
PI-1-A PI1 Location: 1st Fl, Garage - Pipe Insulation	217033106-01	Yes	50 % (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Fibrous, Bulk Material Asbestos Types: Crocidolite <1 % pc, Chrysotile 50.0 % Other Material: Cellulose 20 %, Non-fibrous 30 %			
PI-1-B PI1 Location: Boiler Room - Pipe Insulation	217033106-02		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
PI-1-C PI1 Location: Boiler Room - Pipe Insulation	217033106-03		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
WP-1 Location: 1st Floor - Wall Plaster (1 Layer)	217033106-04	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material Asbestos Types: Other Material: Cellulose Trace, Non-fibrous 100 %			
WP-2 Location: 1st Floor - Wall Plaster (1 Layer)	217033106-05	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Brown, Homogeneous, Non-Fibrous, Cementitious, Bulk Material Asbestos Types: Other Material: Cellulose Trace, Non-fibrous 100 %			

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
WP-3 Location: 2nd Floor - Wall Plaster (1 Layer)	217033106-06	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
TWP-1 Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Skim Coat	217033106-07L1	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
TWP-1 Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Base Coat	217033106-07L2	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
TWP-2 Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Skim Coat	217033106-08L1	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
TWP-2 Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Base Coat	217033106-08L2	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
TWP-3 Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Skim Coat	217033106-09L1	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
TWP-3	217033106-09L2	No	NAD
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Base Coat		(by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
PWP-1	217033106-10	No	NAD
	Location: 2nd Floor - Textured Wall Plaster (1 Layer)		(by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
PWP-2	217033106-11	No	NAD
	Location: 2nd Floor - Textured Wall Plaster (1 Layer)		(by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
PWP-3	217033106-12	No	NAD
	Location: Boiler Room - Textured Wall Plaster (1 Layer)		(by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
CLP-1	217033106-13	No	NAD
	Location: 1st Floor - Ceiling Plaster (1 Layer)		(by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
	Analyst Description: Tan, Homogeneous, Non-Fibrous, Cementitious, Bulk Material		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
CLP-2	217033106-14	No	NAD
	Location: 1st Floor - Ceiling Plaster (1 Layer)		(by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
	Analyst Description: Tan, Homogeneous, Non-Fibrous, Cementitious, Bulk Material		
	Asbestos Types:		
	Other Material: Cellulose Trace, Non-fibrous 100 %		

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CLP-3 Location: 1st Floor - Ceiling Plaster (1 Layer)	217033106-15	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Tan, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
SR-1-A SR1 Location: 1st Floor - Drywall Board	217033106-16	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 10 %, Fibrous glass Trace, Non-fibrous 90 %			
SR-1-B SR1 Location: 2nd Floor - Drywall Board	217033106-17	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 5 %, Fibrous glass Trace, Non-fibrous 95 %			
SRJC-1-A SRJC1 Location: 1st Floor - Drywall Joint Compound	217033106-18	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
SRJC-1-B SRJC1 Location: 2nd Floor - Drywall Joint Compound	217033106-19	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
STC-1 Location: Exterior - Stucco	217033106-20	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
STC-2 Location: Exterior - Stucco	217033106-21	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
STC-3 Location: Exterior - Stucco	217033106-22	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
DI-1-A DI1 Location: 1st Floor - Metal Door Core Material	217033106-23	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 100 %, Non-fibrous Trace			
DI-1-B DI1 Location: 1st Floor - Metal Door Core Material	217033106-24	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 100 %, Non-fibrous Trace			
DI-2-A DI2 Location: Boiler Room - Metal Door Core Material	217033106-25	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 100 %, Non-fibrous Trace			
DI-2-B DI2 Location: Boiler Room - Metal Door Core Material	217033106-26	No	NAD (by NYS ELAP 198.1) by Ella Babayeva on 03/24/17
Analyst Description: Tan, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 100 %, Non-fibrous Trace			

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
FT-1-A FT1	217033106-27L1 Location: 2nd Floor Office - 9-Inch Brown Floor Tiles	Yes	4.7 % (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 4.7 %			
Other Material: Non-fibrous 24.6 %			
FT-1-A FT1	217033106-27L2 Location: 2nd Floor Office - 9-Inch Brown Floor Tiles Mastic	Yes	2.9 % (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.9 %			
Other Material: Non-fibrous 26 %			
FT-1-B FT1	217033106-28L1 Location: 2nd Floor Office - 9-Inch Brown Floor Tiles		N/A/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
FT-1-B FT1	217033106-28L2 Location: 2nd Floor Office - 9-Inch Brown Floor Tiles Mastic		N/A/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
CT-1-A CT1	217033106-29L1 Location: 2nd Floor Office - 1' X 1' Ceiling Tile	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 12.6 %			
CT-1-A CT1G	217033106-29L2 Location: 2nd Floor Office - 1' X 1' Ceiling Tile Glue Daub	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 41 %			

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CT-1-B CT1	217033106-30L1 Location: 2nd Floor Office - 1' X 1' Ceiling Tile	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 7.7 %			
CT-1-B CT1G	217033106-30L2 Location: 2nd Floor Office - 1' X 1' Ceiling Tile Glue Daub	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Brown, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 43.6 %			
WG-1-A WG1	217033106-31 Location: 1st Floor - Window Glazing Putty	Yes	Trace (<0.25 % pc) ¹ (EPA 400 PC) by Ella Babayeva on 03/24/17
Analyst Description: OffWhite, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile <0.25 % pc Other Material: Fibrous Talc Trace, Non-fibrous 10.7 %			
WG-1-B WG1	217033106-32 Location: 2nd Floor - Window Glazing Putty	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous Talc Trace, Non-fibrous 17.4 %			
WDB-1-A WDB1	217033106-33 Location: Exterior - Debris On Window Sill	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous Talc Trace, Non-fibrous 5.1 %			
WDB-1-B WDB1	217033106-34 Location: Exterior - Debris On Window Sill	No	NAD (by NYS ELAP 198.6) by Ella Babayeva on 03/24/17
Analyst Description: Grey, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 1.2 %			

Client Name: Langan Engineering & Environmental Services

PLM Bulk Asbestos Report

100635102; 48 McLean Avenue; Yonkers, NY

Reporting Notes:

(1) Sample prepared for analysis by ELAP 198.6 method

Analyzed by: Ella Babayeva 

*NAD/NSD =no asbestos detected; NA =not analyzed; NAPS=not analyzed/positive stop, (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP 200546-0), ELAP PLM Method 198.1 for NY friable samples, which includes the identification and quantitation of vermiculite or 198.6 for NOB samples or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab 11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. AIHA-LAP, LLC Lab ID 102843, RI Cert AAL-094, CT Cert PH-0186, Mass Cert AA000054.

Reviewed By: _____ END OF REPORT _____

Table I
Summary of Bulk Asbestos Analysis Results
 100635102; 48 McLean Avenue; Yonkers, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	PI-1-A	PI1	---	---	---	---	Crocidolite <1	NA
	Location: 1st Fl, Garage - Pipe Insulation							
02	PI-1-B	PI1	---	---	---	---	Chrysotile 50.0 NA/PS	NA
	Location: Boiler Room - Pipe Insulation							
03	PI-1-C	PI1	---	---	---	---	NA/PS	NA
	Location: Boiler Room - Pipe Insulation							
04	WP-1		---	---	---	---	NAD	NA
	Location: 1st Floor - Wall Plaster (1 Layer)							
05	WP-2		---	---	---	---	NAD	NA
	Location: 1st Floor - Wall Plaster (1 Layer)							
06	WP-3		---	---	---	---	NAD	NA
	Location: 2nd Floor - Wall Plaster (1 Layer)							
07L1	TWP-1		---	---	---	---	NAD	NA
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Skim Coat							
07L2	TWP-1		---	---	---	---	NAD	NA
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Base Coat							
08L1	TWP-2		---	---	---	---	NAD	NA
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Skim Coat							
08L2	TWP-2		---	---	---	---	NAD	NA
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Base Coat							
09L1	TWP-3		---	---	---	---	NAD	NA
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Skim Coat							
09L2	TWP-3		---	---	---	---	NAD	NA
	Location: 2nd Floor Restroom - Wall Plaster (2 Layers)/Base Coat							
10	PWP-1		---	---	---	---	NAD	NA
	Location: 2nd Floor - Textured Wall Plaster (1 Layer)							
11	PWP-2		---	---	---	---	NAD	NA
	Location: 2nd Floor - Textured Wall Plaster (1 Layer)							
12	PWP-3		---	---	---	---	NAD	NA
	Location: Boiler Room - Textured Wall Plaster (1 Layer)							
13	CLP-1		---	---	---	---	NAD	NA
	Location: 1st Floor - Ceiling Plaster (1 Layer)							

Client Name: Langan Engineering & Environmental Services

Table I
Summary of Bulk Asbestos Analysis Results

100635102; 48 McLean Avenue; Yonkers, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
14	CLP-2		---	---	---	---	NAD	NA
Location: 1st Floor - Ceiling Plaster (1 Layer)								
15	CLP-3		---	---	---	---	NAD	NA
Location: 1st Floor - Ceiling Plaster (1 Layer)								
16	SR-1-A	SR1	---	---	---	---	NAD	NA
Location: 1st Floor - Drywall Board								
17	SR-1-B	SR1	---	---	---	---	NAD	NA
Location: 2nd Floor - Drywall Board								
18	SRJC-1-A	SRJC1	---	---	---	---	NAD	NA
Location: 1st Floor - Drywall Joint Compound								
19	SRJC-1-B	SRJC1	---	---	---	---	NAD	NA
Location: 2nd Floor - Drywall Joint Compound								
20	STC-1		---	---	---	---	NAD	NA
Location: Exterior - Stucco								
21	STC-2		---	---	---	---	NAD	NA
Location: Exterior - Stucco								
22	STC-3		---	---	---	---	NAD	NA
Location: Exterior - Stucco								
23	DI-1-A	DI1	---	---	---	---	NAD	NA
Location: 1st Floor - Metal Door Core Material								
24	DI-1-B	DI1	---	---	---	---	NAD	NA
Location: 1st Floor - Metal Door Core Material								
25	DI-2-A	DI2	---	---	---	---	NAD	NA
Location: Boiler Room - Metal Door Core Material								
26	DI-2-B	DI2	---	---	---	---	NAD	NA
Location: Boiler Room - Metal Door Core Material								
27L1	FT-1-A	FT1	0.266	20.3	50.4	24.6	Chrysotile 4.7	NA
Location: 2nd Floor Office - 9-Inch Brown Floor Tiles								
27L2	FT-1-A	FT1	0.246	29.7	41.5	26.0	Chrysotile 2.9	NA
Location: 2nd Floor Office - 9-Inch Brown Floor Tiles Mastic								
28L1	FT-1-B	FT1	0.297	5.1	63.6	31.3	NA/PS	NA
Location: 2nd Floor Office - 9-Inch Brown Floor Tiles								

See Reporting notes on last page

Client Name: Langan Engineering & Environmental Services

Table I
Summary of Bulk Asbestos Analysis Results

100635102; 48 McLean Avenue; Yonkers, NY

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
28L2	FT-1-B	FT1	0.179	49.7	26.3	24.0	NA/PS	NA
Location: 2nd Floor Office - 9-Inch Brown Floor Tiles Mastic								
29L1	CT-1-A	CT1	0.231	15.6	71.9	12.6	NAD	NAD
Location: 2nd Floor Office - 1' X 1' Ceiling Tile								
29L2	CT-1-A	CT1G	0.183	45.9	13.1	41.0	NAD	NAD
Location: 2nd Floor Office - 1' X 1' Ceiling Tile Glue Daub								
30L1	CT-1-B	CT1	0.235	13.6	78.7	7.7	NAD	NAD
Location: 2nd Floor Office - 1' X 1' Ceiling Tile								
30L2	CT-1-B	CT1G	0.264	46.6	9.8	43.6	NAD	NAD
Location: 2nd Floor Office - 1' X 1' Ceiling Tile Glue Daub								
31	WG-1-A	WG1	0.225	16.4	72.9	9.1	Chrysotile <0.25	Chrysotile 1.6
Location: 1st Floor - Window Glazing Putty								
32	WG-1-B	WG1	0.230	8.3	74.3	17.4	NAD	NA/PS
Location: 2nd Floor - Window Glazing Putty								
33	WDB-1-A	WDB1	0.350	6.9	88.0	5.1	NAD	NAD
Location: Exterior - Debris On Window Sill								
34	WDB-1-B	WDB1	0.242	9.5	89.3	1.2	NAD	NAD
Location: Exterior - Debris On Window Sill								

Analyzed by: Marik Peysakhov ; Date Analyzed 3/26/2017

**Quantitative Analysis (Semi/Full): Bulk Asbestos Analysis - PLM by EPA 600/M4-82-020 per 40 CFR or ELAP 198.1 for New York friable samples or ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/16 (not covered by NVLAP Bulk accreditation) or ELAP 198.4; for New York samples; NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace <1%; (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses); NVLAP (PLM) 200546-0, NYSDOH ELAP Lab 11480, AIHA-LAP, LLC (PLM) Lab ID 102843.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogeneous materials).

Reviewed By: _____

300 Kimball Drive
 Parsippany, NJ 07054
 Phone: 973-560-4900
 Fax: 973-560-4901

Sample ID Number	Description of Sample	Sample Location	Analysis Requested for Asbestos			Analysis Requested for Lead	Analysis Requested for PCB	Results
			PLM	PLM-NOB	TEM			
PT-1-A	PIPE INSULATION	1ST FL - GARAGE	X					
PT-1-B	↓	BOILER ROOM	X					
PT-1-C	↓	↓	X					
WP-1	WALL PASTER (1 LAYERS)	1ST FLOOR	X					
WP-2	↓	↓	X					
WP-3	↓	2ND FLOOR	X					
TWP-1	WALL PASTER (2 LAYERS)	2ND FLOOR RESTROOM	X					
TWP-2	↓	↓	/					
TWP-3	↓	↓	X					

#217033106

6 hours	12 hours	24 hours	48 hours	72 hours	5 days
					X

Total No. of Samples: 9
 Turnaround Request: 5 days
 Stop analysis @ 1st positive (>1% by weight) for each homogenous sample group. Please e-mail results to abajrami@langan.com and vpatel@langan.com.

Relinquished By: ADEM BAJRAMI	Date: 3/20/17	Time: 1800
Received by: [Signature]	Date: 3/21/17	Time: 1030
Company: LANGAN	Company: AMERISC.	

Laboratory Name:

300 Kimball Drive
 Parsippany, NJ 07054
 Phone: 973-560-4900
 Fax: 973-560-4901

CHAIN OF CUSTODY RECORD / ANALYSIS REQUEST

Sample ID Number	Description of Sample	Sample Location	Analysis Requested for Asbestos			Analysis Requested for Lead	Analysis Requested for PCB	Results
			PLM	PLM-NOB	TEM			
PWP-1	TEXTURED WALL PAINTER (14402)	2ND FLOOR	X					
PWP-2			X					
PWP-3		BOILER ROOM	X					
CLP-1	COLUMN PAINTER (14402)	1ST FLOOR	X					
CLP-2			X					
CLP-3			X					
SR-1-A	DRYWALL BOARD	1ST FLOOR	X					
SR-1-B		2ND FLOOR	X					
SRJC-1-A	DRYWALL JOINT COMPOUND	1ST FLOOR	X					
SRJC-1-B		2ND FLOOR	X					

6 hours	12 hours	24 hours	48 hours	72 hours	5 days
					X

Turnaround Request: 10

10

Stop analysis @ 1st positive (>1% by weight) for each homogenous sample group. Please e-mail results to abajrami@langan.com and vpatel@langan.com.

Reinquisitioned By: ADEM BAJRAMI	Date: 3/20/17	Time: 1:00 PM
Company: LANGAN	Date: 3/21/17	Time: 1030
Received by:	Date: 3/21/17	Time: 1030
Company: LANGAN	Date: 3/21/17	Time: 1030

Laboratory Name:

#217033106

300 Kimball Drive
 Parsippany, NJ 07054
 Phone: 973-560-4900
 Fax: 973-560-4901

Sample ID Number	Description of Sample	Sample Location	Analysis Requested for Asbestos			Analysis Requested for Lead	Analysis Requested for PCB	Results
			PLM	PLM-NOB	TEM			
STC-1	STUCCO	EXTERIOR	X					
STC-2			X					
STC-3			X					
DI-1-A	METAL DASH CASE MATERIAL	1ST FLOOR	X					
DI-1-B			X					
DI-2-A		BOLLER ROOM	X					
DI-2-B			X					
FT-1-A	9-1/2" x 11" BROWN FLOOR TILES AND MASTIC	2ND FLOOR OFFICE	X	X				
FT-1-B			X	X				
FT-1-A	1/2" x 1" CEILING TILE AND GULL DASH		X	X				
CT-1-B			X	X				

6 hours	12 hours	24 hours	48 hours	72 hours	5 days
					X

Total No. of Samples: 11
 Turnaround Request:
 Laboratory Instructions: Stop analysis @ 1st positive (>1% by weight) for each homogenous sample group. Please e-mail results to abajrami@langan.com and vpatel@langan.com.

Relinquished By: ADEM BAJRAMI	Date: 3/20/17	Time: 1800
Company: LANGAN	Date: 3/21/17	Time: 1030
Received by: <i>[Signature]</i>	Date: 3/21/17	Time: 1030
Company: LANGAN	Date: 3/21/17	Time: 1030

Laboratory Name: #217033106

300 Kimball Drive
 Parsippany, NJ 07054
 Phone: 973-560-4900
 Fax: 973-560-4901

CHAIN OF CUSTODY RECORD / ANALYSIS REQUEST

Project Name: Address: Langan Job No. #: Sampled By/License #:	Auth. By: Phone No: Sampling Date:	Vijay Patel (973) 560-4900 3/20/17	Analysis Requested for Asbestos				Analysis Requested for Lead	Analysis Requested for PCB	Results
			PLM	PLM-NOB	TEM	AAS			
48 McLELLAN AVENUE YUCKENY, NJ 100655122 ADEM BAJRAMI / NYC125555/NYS07-06216									
WB-1-A window caulking PUTTY WB-1-B CAULK/GULCHING PUTTY WB-1-A DEBRIS ON WINDOW SILL WB-1-B			X	X	X				
			X	X	X				
			X	X	X				
			X	X	X				
#217033106									

6 hours	12 hours	24 hours	48 hours	72 hours	5 days
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Total No. of Samples: 4 Turnaround Request: Stop analysis @ 1st positive (>1% by weight) for each homogenous sample group. Please e-mail results to abajrami@langan.com and vpatel@langan.com.

Relinquished By: ADEM BAJRAMI Date: 3/20/17 Time: 1:00 PM
 Company: LANGAN
 Received by: Joe Date: 3/21/17 Time: 10:30
 Company: AMMISI

Laboratory Name:

APPENDIX B

Langan's Certifications and Laboratory Accreditations

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Langan Engineering Environmental Surveying and
Landscape Architecture, DPC
8th Floor
21 Penn Plaza
360 West 31st Street
New York, NY 10001

FILE NUMBER: 13-70336
LICENSE NUMBER: 70336
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 02/16/2017
EXPIRATION DATE: 02/28/2018

Duly Authorized Representative – Vijay Patel:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Eileen M. Franko, Director
For the Commissioner of Labor

United States Environmental Protection Agency

This is to certify that

Langan Engineering, Environmental, Surveying and Landscape
Architecture, D.P. C

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has
received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

New York

This certification is valid from the date of issuance and expires May 30, 2018

NY-2233-5

Certification #

May 28, 2015

Issued On



A handwritten signature in black ink, appearing to read "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

NYC DEP ASBESTOS CONTROL PROGRAM
ASBESTOS CERTIFICATE



BAJRAMI,
ADEM
INVESTIGATOR
125555

EXPIRES: 11/9/2018
DOB: [REDACTED] M 6' 02"

MUST BE CARRIED ON ALL ASBESTOS PROJECTS

NYC DEP ASBESTOS CONTROL PROGRAM

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



ADEM BAJRAMI
CLASS(EXPIRES)
C ATEC(11/17) D INSP(11/17)
H PM (11/17)

CERT# 07-06216
DMV# T13999230

MUST BE CARRIED ON ASBESTOS PROJECTS

STATE OF NEW YORK - DEPARTMENT OF LABOR

United States Environmental Protection Agency

This is to certify that



Adem Bajrami

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires November 19, 2019

LBP-R-128821-1

Certification #

October 07, 2016

Issued On

A handwritten signature in black ink, appearing to read "John Gorman".

John Gorman, Chief

Pesticides & Toxic Substances Branch





SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

AmeriSci New York
DBA: AmeriSci New York
117 E. 30th Street
New York, NY 10016
Mr. Paul Mucha
Phone: 212-679-8600 Fax: 212-679-2711
Email: pmucha@amerisci.com
<http://www.amerisci.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 200546-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

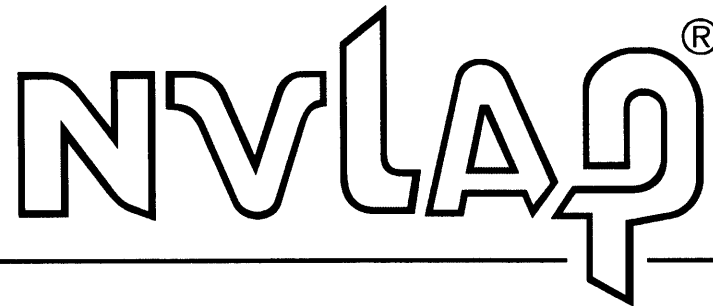
Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

Handwritten signature of Dana S. Gorman in black ink.

For the National Voluntary Laboratory Accreditation Program

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200546-0

AmeriSci New York
New York, NY

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2016-07-01 through 2017-06-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program

A handwritten signature in black ink, appearing to read "David S. Lerman", is written over a horizontal line. The signature is cursive and somewhat stylized.



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

LAB ID: 11480

April 01, 2016

MR. PAUL J. MUCHA
AMERICA SCIENCE TEAM NEW YORK INC
117 EAST 30TH ST
NEW YORK, NY 10016

Certificate Expiration Date:
April 01, 2017

Dear Mr. Mucha,

Enclosed are certificate(s) of approval issued to your environmental laboratory for the current permit year. The certificate(s) supersede(s) any previously issued one(s) and is(are) in effect through the expiration date listed. Please carefully examine the certificate(s) to insure that the categories, subcategories, analytes, and methods for which your laboratory is approved are correct. In addition, verify that your laboratory's name, address, lead technical director, and identification number are accurate.

Pursuant to NYCRR Subpart 55-2.2, original certificates must be posted conspicuously in the laboratory and copies shall be made available to any client of the laboratory upon request.

Pursuant to NYCRR Subpart 55-2.6, any misrepresentation of the fields of accreditation (category - method - analyte) for which your laboratory is approved may result in denial, suspension, or revocation of your certification. Any use of the Environmental Laboratory Approval Program (ELAP) or National Environmental Laboratory Accreditation Program (NELAP) name, reference to the laboratory's approval status, and/or using the NELAP logo in any catalogs, advertising, business solicitations, proposals, quotations, laboratory analytical reports, or other materials must include the laboratory's ELAP identification number and distinguish between testing for which the laboratory is approved and testing for which the laboratory is not approved.

If you have any questions, please contact ELAP at the New York State Department of Health (NYS DOH), Wadsworth Center, PO Box 509, Albany NY, 12201-0509; by phone at (518) 485-5570; by facsimile at (518) 485-5568; and by email at elap@health.ny.gov.

Sincerely,

Michael P. Ryan, M.T. (ASCP), Ph.D.
Director, Division of Laboratory Quality Certification
Environmental Laboratory Approval Program

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2017
Issued April 01, 2016

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. PAUL J. MUCHA
AMERICA SCIENCE TEAM NEW YORK INC
117 EAST 30TH ST
NEW YORK, NY 10016

NY Lab Id No: 11480

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual

Serial No.: 54287

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.