

Pre Demolition Asbestos Survey

At

Parts and Service Building
80 Westchester Ave
White Plains, New York 10601

Prepared for:

RICK DICOLA
Saber WP, LLC
80 Business Park Drive Suite 100
Armonk, New York 10504

Prepared by:

DVD Environmental Inc.
PO Box 2152
Cliffside Park, NJ 07010
212 260 9818

July 16, 2012

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1.0 PROJECT FACT SHEET

Project Title: Pre Demolition Asbestos Inspection Report

Project Location: 80 Westchester Ave, White Plains, New York 10601

Building: Parts and Service Building

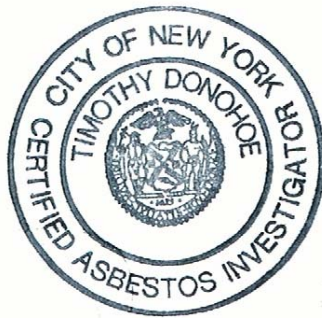
Prepared For: RICK DICOLA

Owner: Saber WP, LLC
80 Westchester Ave
White Plains, New York 10601

Contacts: Mr. Rick Dicola
80 Westchester Ave
White Plains, New York 10601

Consultant: DVD Environmental, Inc.
PO Box 2152
Cliffside Park, New Jersey 07010
212-260-9818

Inspector(s): Tim Donohoe



Tim Donohoe
NYS Certified Asbestos Inspector
EPA Certified Asbestos Inspector
NYCDEP Investigator

2.0 EXECUTIVE SUMMARY

DVD, INC. was contracted to provide environmental support to RICK DECOLA for the renovation/demolition at 80 Westchester Ave in White Plains, NY. This contract required the performance of a building inspection for asbestos-containing building materials. This data will be used for reporting only.

DVD's EPA certified inspector performed the asbestos inspection on July 11, 2012. This asbestos inspection survey report includes a listing of all materials suspected to contain asbestos, analytical methods, limitations and results, and an area by area inventory of ACM. An investigation of accessible spaces was performed at the property to identify all suspect ACBM.

Section 2.0 Listing of Suspect Asbestos Containing Materials

HOMOGENEOUS MATERIALS & ACBM CONFIRMATION LIST

H #	HG Material Description	F/NF	Analysis	ACBM	ACM Type
1	Window Caulk and glazing	NF	TEM	N	
2	Old vinyl tile on shop floor	NF	TEM	Y	
3	New Vinyl tile in customer area	NF	TEM	N	
4	Offices 2x4 Grid Ceiling tile	NF	TEM	N	
5	Roof Shingles	NF	TEM	N	
6	Roof patches	NF	TEM	N	
7	Waterproofing roofing under driveway	NF	TEM	Y	Assumed

Summary of accessible areas inspected for asbestos containing materials:

Location Functional Space	Asbestos Material Description	Approx. Qty.			% Damage	FN
		LF	SF	EA.		
80 Westchester Ave						
Basement						
Main	None					
Boiler Room	On fittings		3		100%	
First floor						
Garage	No suspect materials					
Roof						
Entire	Non Asbestos					
Driveway	Assumed ACM		2400		< 10%	1

Footnotes:

1. Inaccessible under asphalt driveway

3.0 INTRODUCTION

An inspection for asbestos containing materials was performed in the Parts and Service Building at 80 Westchester Ave in the White Plains, New York. The scope of the inspection was to locate, sample, quantify, and report asbestos containing materials in all areas within the structure.

4.0 BUILDING DESCRIPTION AND SPACE USE

The building is an abandoned auto dealership Parts and Service Area. It is a masonry brick and wood structure. The basement boiler room consists of 2 hot water boilers and a small amount of residual insulation on pipes. The boiler room is shared by the Parking garage and Parts and Service buildings.

5.0 SURVEY PROCEDURE AND GUIDELINES

The survey was performed according to the Environmental Protection Agency recommended procedures found in EPA 560/5-85-024. These procedures call for the visual inspection of the building for suspect asbestos containing material and analysis of representative samples of such materials. In addition to the required visual inspection, fiberglass insulated systems were penetrated to determine the substrate in several locations.

The survey and sampling was performed by Timothy Donohoe, All procedures meet the above requirements. All accessible areas were inspected for three basic types of asbestos used in building materials:

1. **Surfacing Material** that is sprayed-on, troweled on or otherwise applied to surfaces, such as acoustical plaster on ceilings, fireproofing materials on structural members, or other materials for acoustical, fireproofing or decorative purposes.
2. **Thermal System Insulation** applied to pipes, fittings, boilers, breaching, tanks, ducts, or other structural components to prevent heat loss or gain, water condensation, or for other purposes.
3. **Miscellaneous ACBM** means building materials on structural components, structural members or fixtures, such as floor and ceiling tile, transite wall panels, transite pipe, roofing shingles, roof flashing and many other materials that are exclusive of surfacing or thermal system insulation.

SOURCES OF INFORMATION - Survey Information was collected by means of visual inspection, interviews, sample collection, and sample analysis.

6.0 ANALYTICAL METHODS

POLARIZED LIGHT MICROSCOPY (PLM) is the EPA recommended method (EPA method 40 CFR 763, subpart F, App A) for determining the presence of asbestos in building materials. These materials include, but are not limited to, pipe and boiler insulation, acoustical coatings, spray-on fireproofing, plasters, ceiling tiles, and floor tiles. The PLM procedures involves taking a small amount of the suspect material, isolating the fibers present, and identifying them based on the crystalline properties observed. All asbestos types are crystalline materials and as a result can be identified by specific optical properties observed in the polarized light microscope. In addition, non-asbestos fibrous materials can also be identified including : glass , mineral wool, cellulose, gypsum, and synthetic fibers.

Results of the analysis are reported as a percentage of the total sample. The PLM method is sensitive to concentrations of asbestos down to 1%. Each sample was first examined under the stereo microscope. The analyst looked for layering, colors, friability, fibrosity and general appearance. Approximately 0.5mg of each unique layer of each sample was immersed in refractive index oil and was observed in the microscope at 40-400X. The sample's components were then identified by six different optical criteria to determine fiber type and visual percentages. The optical criteria determined include: morphology, pleochroism, birefringence, extinction, sign of elongation, and refractive index parallel and perpendicular to elongation. Non-friable, organically bound (NOB) material (floor tiles, roofing, mastic flashing) determined to be negative for asbestos by PLM analysis are considered positive by the NYS Environmental Laboratory Approval Program until proven negative by transmission electron microscopy (TEM) - (NYS ELAP Protocols 198.1/198.4). Therefore, TEM analysis was performed on all NOB materials where no asbestos was detected using PLM.

7.0 REPORTING

HOMOGENEOUS MATERIALS & ACBM CONFIRMATION LIST- is a summary list of each building material that was tested. Note that each material was assigned a homogeneous material number (HA No.) in the first column of the list. The second column is the material description, the third column indicates if the material is friable (F) or non-friable (NF), the fourth column is a code assigned to each homogenous material for purposes of classification and recording on sample log sheets (Chain of Custody form). The fifth and sixth column is used in categorizing each for the existence of asbestos (Y-Yes, N-No). Positive materials contain greater than one percent (>1%) asbestos as per OSHA 29 CFR Part 1926.1101.b, (Subpart Z). Any material not sampled is considered Presumed Asbestos Containing Material-PACM is material has not been tested by a certified laboratory to confirm asbestos content. Material must be treated as ACM until laboratory results confirm otherwise. The last column is for footnotes specific and unique to the each building.

8.0 DISCUSSION

This report is designed as a database of all ACBM discovered during the asbestos survey. Accordingly, the USEPA, NYSDOL and NYC DEP require the building owner to provide an asbestos inspection prior to building Demolition or demolition and notification prior to abatement. This process requires a detailed review of plans and specifications in order to determine the extent of construction influence that might extend to areas that contain ACBM.

OSHA Asbestos standard 29CFR1910.1001 applies to all occupational exposures to asbestos in all industries covered by the Occupational Safety and Health Act, except construction work and ship repairing, shipbuilding and shipbreaking employment and related employments.

All materials remaining in the building are intact and can be safely left in place with periodic monitoring for damage. Intact and Non friable materials can be safely left in place until you plan to renovate or demolish these rooms or replace the roof.

9.0 Licenses and Certifications

Car Dealership - Parts and Service Building 80 Westchester Ave, White Plains NY
Pre-Renovation Asbestos survey
DVD Environmental Inc. 7/12

07/29/11 FRI 11:38 FAX 518 485 8530

NYSDOL/L & C

001

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

DVD Environmental, Inc.
P.O. Box 2152
Cliffside Park, NJ 07010

FILE NUMBER: 06-0631
LICENSE NUMBER: 28545
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 07/27/2011
EXPIRATION DATE: 07/31/2012

Duly Authorized Representative - Timothy Denohoe:

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.

Maureen A. Cox

Maureen A. Cox, Director
FOR THE COMMISSIONER OF LABOR

SH 432 (4-07)

10.0 Sample Results

51 Gage Road

East Brunswick, NJ 08816

Tel. 917-478-7715

Fax: 800-718-3597

Client: DVD Environmental, Inc.
Attn. to Tim Donohoe

Fax: (201) 941-8739
Phone: (212) 260-9818
Email: Tdonohoe@dvdenvironmental.com

Collected Date: 7/11/2012
Date Received: 7/13/2012
Date Analyzed: 7/14/2012
AAL Batch #: 12-2420
Total Samples: 12
Report Date: 7/14/2012

Project 80 Westchester Avenue
Address: Parts + Service Building

NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1	12-2420-1	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Shop Windows Sample Description: Caulk Analyst Description: Grey, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 42.1% Comments: TEM Required			
2	12-2420-2	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Shop Windows Sample Description: Caulk Analyst Description: Grey, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 26.6% Comments: TEM Required			
3	12-2420-3	YES	TRACE (by NYS ELAP 198.6) NOB-PLM
Location: Shop Floor 2nd Building Sample Description: Vinyl Tile Analyst Description: Brown, Non-Friable, NonHomogeneous Asbestos Types: Chrysotile Other Material: Non-fibrous 61.6% Comments: TEM Required			
4	12-2420-4	YES	TRACE (by NYS ELAP 198.6) NOB-PLM
Location: Shop Floor 2nd Building Sample Description: Vinyl Tile Analyst Description: Brown, Non-Friable, NonHomogeneous Asbestos Types: Chrysotile Other Material: Non-fibrous 47.7% Comments: TEM Required			

See Reporting notes on last page

NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
5	12-2420-5	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Customer Area Sample Description: 1x1 Grey Tile Analyst Description: Grey, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 32.5% Comments: TEM Required			
6	12-2420-6	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Customer Area Sample Description: 1x1 Grey Tile Analyst Description: Grey, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 38.1% Comments: TEM Required			
7	12-2420-7	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Customer Area Sample Description: 2x4 Grey Tile Analyst Description: Brown, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 60.2% Comments: TEM Required			
8	12-2420-8	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Customer Area Sample Description: 2x4 Grey Tile Analyst Description: Brown, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 60.4% Comments: TEM Required			
9	12-2420-9	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Roof Sample Description: Shingle Roof Analyst Description: Black, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 42.9% Comments: TEM Required			

See Reporting notes on last page

NOB-PLM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
10	12-2420-10	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Roof Sample Description: Shingle Roof Analyst Description: Black, Non-Friable, Non-Homogeneous Asbestos Types: Other Material: Non-fibrous 44.3% Comments: TEM Required			
11	12-2420-11	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Roof Sample Description: Office Roof Analyst Description: Black, Non-Friable, Non-Homogeneous Asbestos Types: Other Material: Non-fibrous 37.2% Comments: TEM Required			
12	12-2420-12	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Roof Sample Description: Office Roof Analyst Description: Black, Non-Friable, Non-Homogeneous Asbestos Types: Other Material: Non-fibrous 42.9% Comments: TEM Required			

Reporting Notes:

Analyzed by: Yelena Peysakhova

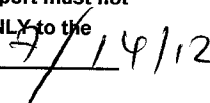


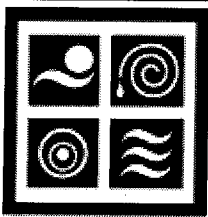
*NAD/NSD- no asbestos detected; NA= not analyzed/positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763, ELAP PLM Method 198.1 for NY Friable samples (NY ELAP LAB ID11938); Note:

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 treated as non-asbestos containing in NY State (also see EPA Advisory for floor tile, FR 59, 146,38970/1/94). 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.

Reviewed by:

End of Report





AMBIENT GROUP, INC.

470 Seventh Ave, 12th Floor, New York, NY 10018

Phone: 212-944-4615 Fax: 212-944-4618

NY ELAP ID#10865

Bulk Asbestos Fiber Analysis **by Transmission Electron Microscopy**

Laboratory Report

AGL38381

Client: Asbestos Analytical Lab
Address: 51 Gage Road
East Brunswick NY 08816

Job Number: 12-2420

Date Received: 07/13/2012

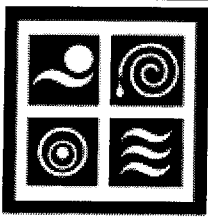
Date Analyzed: 07/15/2012

Collected By: Client Submitted

Collected: 07/11/2012

Job Location: DVD Enviromental, Inc. 80
Westchester Avenue, Parts +Service
Building

FIELD-ID COLLECTED	LOCATION / DESCRIPTION	COLOR	Asbestos Detected	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
1 07/11/2012 0038381-001	Shop Windows / Caulk		No		Non-Fibrous/Other 100
2 07/11/2012 0038381-002	Shop Windows / Caulk		No		Non-Fibrous/Other 100
3 07/11/2012 0038381-003	Shop Floor 2nd Building / Vinyl Tile		Yes	Chrysotile 12.3	Non-Fibrous/Other 87.7
5 07/11/2012 0038381-005	Customer Area / 1x1 Grey Tile		No		Non-Fibrous/Other 100
6 07/11/2012 0038381-006	Customer Area / 1x1 Grey Tile		No		Non-Fibrous/Other 100
7 07/11/2012 0038381-007	Customer Area / 2x4 Grey Tile		No		Non-Fibrous/Other 100
8 07/11/2012 0038381-008	Customer Area / 2x4 Grey Tile		No		Non-Fibrous/Other 100
9 07/11/2012 0038381-009	Roof / Shingle Roof		No		Non-Fibrous/Other 100



AMBIENT GROUP, INC.

470 Seventh Ave, 12th Floor, New York, NY 10018

Phone: 212-944-4615 Fax: 212-944-4618

NY ELAP ID#10865

Laboratory Report

AGL38381

Bulk Asbestos Fiber Analysis **by Transmission Electron Microscopy**

Client: Asbestos Analytical Lab
Address: 51 Gage Road
East Brunswick NY 08816

Collected By: Client Submitted
Collected: 07/11/2012

Job Number: 12-2420
Date Received: 07/13/2012
Date Analyzed: 07/15/2012
Job Location: DVD Enviromental, Inc. 80
Westchester Avenue, Parts +Service
Building

FIELD-ID

COLLECTED	LOCATION / DESCRIPTION	COLOR	Asbestos Detected	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
10 07/11/2012 0038381-010	Roof / Shingle Roof		No		Non-Fibrous/Other 100
11 07/11/2012 0038381-011	Roof / Office Roof		No		Non-Fibrous/Other 100
12 07/11/2012 0038381-012	Roof / Office Roof		No		Non-Fibrous/Other 100

*Weight of Residue is <1%. Analysis Unnecessary

**Not Analyzed Positive Stop


SIGNED FOR AMBIENT GROUP, INC. BY:

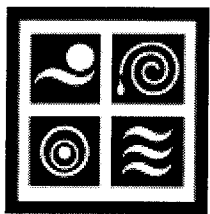
Sample Analysis by:

Transmission Electron Microscopy (TEM)

Method of Sample Preparation and Analysis:

All samples were prepared and analyzed in accordance with NYS ELAP Item 198.4 "TEM Method for Identifying and Quantifying Asbestos in Non-Fibrous Organically Bound Bulk Samples" Revision 11/22/06.

Quantitative transmission electron microscopy is currently the only method that can be used to determine absolutely if this material can be considered or treated as non-asbestos containing.



CASE NARRATIVE

AMBIENT GROUP, INC.

Asbestos Analytical Lab
51 Gage Road
East Brunswick, NY 08816

Order#: AGL38381
Project: Bulk TEM

The following samples were received as indicated below and on the attached Chain of Custody record. All analyses were performed within the holding time and with acceptable quality control results unless otherwise noted.

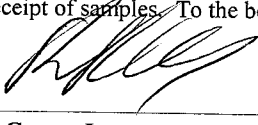
SAMPLE ID	LAB ID	MATRIX	Date Collected	Date Received
1	0383810-01	BULK	07/11/2012	07/13/2012
2	0383810-02	BULK	07/11/2012	07/13/2012
3	0383810-03	BULK	07/11/2012	07/13/2012
4	0383810-04	BULK	07/11/2012	07/13/2012
5	0383810-05	BULK	07/11/2012	07/13/2012
6	0383810-06	BULK	07/11/2012	07/13/2012
7	0383810-07	BULK	07/11/2012	07/13/2012
8	0383810-08	BULK	07/11/2012	07/13/2012
9	0383810-09	BULK	07/11/2012	07/13/2012
10	0383810-10	BULK	07/11/2012	07/13/2012
11	0383810-11	BULK	07/11/2012	07/13/2012
12	0383810-12	BULK	07/11/2012	07/13/2012

Suspected Asbestos Containing Material (ACM) was analyzed according to the EPA 600/M4/82/020 "Method for the Determination of Asbestos in Bulk Building Material" and NYS DOH ELAP Item 198.1 for specific Point-Counting criteria and quantitation.

If material was determined to be a Non-Friable Organically Bound Bulk (NOB) sample we also follow the NYS DOH ELAP Methods 198.6 and 198.4 for gravimetric reduction and reporting of constituents after examination by Polarized Light Microscopy (198.6) and/or Transmission Electron Microscopy (198.4). Method 198.4 is the only method that can confirm a negative NOB sample.

The enclosed results of analyses are representative of the samples as received by the laboratory. Ambient Group makes no representations or certifications as to the methods of sample collection, sample identification, or transportation handling procedures used prior to our receipt of samples. To the best of my knowledge, the information contained in this report is accurate and complete.

Approved By:


Ambient Group, Inc.

Date:

7/15/12

DVD Environmental, Inc.

PO Box 2152, Cliffside Park, NJ 07010

Phone: 212 260 – 9818

Fax: 201 941 – 8739

E-mail Tdonohoe@dvdenvironmental.com

4 12-2420

ACL 38 381

Bulk Sample Chain of Custody / Data Sheet

Laboratory:		Address:							Job #:		
Project Information: 80 Westchester Ave Parts + Service Bldg		Analysis		Turnaround Time						Comments:	
		Type		6-8 hr	12 hr	24 hr	48 hr	72 hr	5 day	other	Positive stop for all homogeneous materials. Inconclusive NOBs (only) should go directly to TEM.
		ELAP PLM									
		ELAP TEM									
		ELAP PLM/TEM									
Sampled By: Tim Donohoe		TEM/ Water									
Number:		TEM/Chatfield									
Manager:		PLM									
Site:		LEAD									
		OTHER									

Results to: tdonohoe@dvdenviromental.com

Invoice to: **DVD Environmental, Inc.**

Written Report to: **DVD Environmental, Inc.**

Comments: Read for 1st Positive of each material

Return Samples	Yes	X	No
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Phone #: 212 260 9818

Fax #:	201 941 8739
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Other #:

[illegible]

Relinquished By:

Date / Time

Received By: /

Date / Time:

[Handwritten signature]

7/4/12

Received By: AAI uneye.

иного.

Date/Time: 7/13/12 10:40

7/14/12 12:35