

Pre Demolition Asbestos Survey

At

**Retail Spaces
90 -96 Westchester Avenue
White Plains, NY 10601**

Prepared for:

**RICK DICOLA
Saber Realty
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**

October 31, 2012

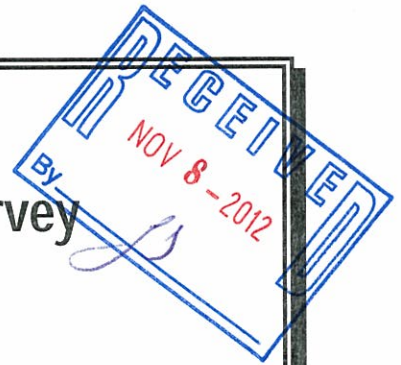


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1.0 PROJECT FACT SHEET

Project Title: Pre Demolition Asbestos Inspection Report

Project Location: 90 - 96 Westchester Avenue, White Plains, NY 10601

Building: Retail building

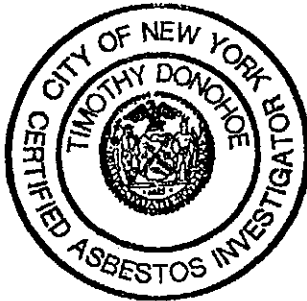
Prepared For: RICK DICOLA

Owner: Saber Realty
80 Business Park Drive Suite 100
Armonk, New York 10504

Contacts: Mr. Rick Dicola
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Armonk, New York 10504

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 DICOLA for the demolition at 90 - 96 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 October 24, 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	Aircell pipe insulation	F	PLM	Y	Assumed ACM
2	1x1 Vinyl floor tile	NF	TEM	N	
3	2x4 Grid ceiling tile	NF	TEM	N	
4	Plaster walls	F	PLM	N	
5	Basement Plaster ceiling	F	PLM	N	
6	Window glazing on wood windows	NF	TEM	N	
7	Black tar pipe covering on exterior pipes	NF	TEM	Y	6.1% Chrysotile
8	Black rolled roof	NF	TEM	N	
9	Black tar flashing on parapet walls on roof	NF	TEM	Y	13.4% Chrysotile

Summary of accessible areas inspected for asbestos containing materials:

Location Functional Space	Asbestos Material Description	Approx. Qty. LF SF EA.			% Damage	FN
90-92 Westchester Ave Window Store and vacant store						
Basement						
Entire	Aircell pipe insulation	180			25%	
First floor						
Outside Rear	Black tar pipe covering	80			50%	
Roof						
Entire	Roof flashing tar		60		<10%	
94-96 Westchester Ave Pizza Store and Bead Shop						
Basement						
Entire	Aircell pipe insulation	120			50%	
First floor						
Throughout	All materials non acm					
Roof						
Entire	Roof flashing tar		60		<10%	
98 Westchester Ave Tailor						
Basement						
Entire	None					
First floor						
Outside Rear	Black tar pipe covering	80				
Roof						
Entire	Roof flashing tar		30		<10%	

3.0 INTRODUCTION

An inspection for asbestos containing materials was performed in the Retail buildings at 90 -98 Westchester Avenue in 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 a strip mall consisting of a Window store, a vacant space, a pizza parlor, a bead store and a tailor's shop. It is a wood frame building with a masonry brick foundation. The main floor is retail spaces. There are 2 basements under the 4 stores. The boiler room is below the window store and consists of a hot water boiler and insulated pipes. The AC system is on the roof and in the rear of the building. All suspect materials inside the retail spaces were negative for asbestos. The flashing tar on the roof, the aircell pipe insulation and the rear pipe tar covering was found to contain asbestos.

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 ACM 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 ACM.

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.

Retail buildings 90 - 96 Westchester Ave
Pre-Renovation Asbestos survey
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9.0 Licenses and Certifications

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, N.J. 07010

FILE NUMBER: 0819631
LICENSE NUMBER: 28545
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 07/18/2012
EXPIRATION DATE: 07/31/2018

Only Authorized Representative: Timothy Donohoe

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 project 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.


Bileen M. Frank, Acting Director
FOR THE COMMISSIONER OF LABOR

SH 432 (4-07)

NYC DEP Asbestos Control Program
Asbestos Certificate



DONOHUE,
TIMOTHY J
INVESTIGATOR
116879
EXPIRES: 1/18/2014
DOB: 1/18/1966 M 6' 2"

Must be carried on all asbestos projects

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



TIMOTHY J DONOHUE
CLASS(EXPIRES)
C ATEC(01/13) D INSP(01/13)
H FM (01/13) I PD (01/13)



CERT# 89-09236
DMV# 271451509

MUST BE CARRIED ON ASBESTOS PROJECTS

Retail buildings 90 - 96 Westchester Ave
Pre-Renovation Asbestos survey
DVD Environmental Inc. 10/12

10.0 Sample Results

AAL
Asbestos Analytical Lab

Asbestos Analytical Lab

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: 10/24/2011
Date Received: 10/26/2011
Date Analyzed: 10/26/2011
AAL Batch #: 12-3632
ATC Batch #: 51303
Total Samples: 18
Report Date: 10/27/2011

Project: 90-98 Westchester Avenue
Address:

PLM /NOB-PLM /TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1	12-3632-1	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Pizza Shop Basement by Office Sample Description: 1x1 Vinyl Floor Tile Analyst Description: Beige, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 28.4% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM
2	12-3632-2	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Pizza Shop Basement by Office Sample Description: 1x1 Vinyl Floor Tile Analyst Description: Beige, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 28.5% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM
3	12-3632-3	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Rear of Building on Exterior Pipe Sample Description: Black Pipe Caves Analyst Description: Black, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Non-fibrous 3.3% Comments: See #4			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM

See Reporting notes on last page

PLM/NOB-PLM/TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
4	12-3632-4	YES	6.1% (by NYS ELAP 198.6) NOB-PLM
Location: Rear of Building on Exterior Pipe Sample Description: Black Pipe Caves Analyst Description: Black, Non-Friable, NonHomogeneous Asbestos Types: Chrysotile Other Material: Non-fibrous 7.7%			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
5	12-3632-5	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Bead Store Near Wall Sample Description: Plaster Wall Analyst Description: Tan, Granular, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 100% Comments:			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
6	12-3632-6	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Bead Store Near Wall Sample Description: Plaster Wall Analyst Description: Tan, Granular, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 100% Comments:			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
7	12-3632-7	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Bead Store Near Wall Sample Description: Plaster Wall Analyst Description: Tan, Granular, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 100% Comments:			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM

See Reporting notes on last page

PLM/NOB-PLM/TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
8	12-3632-8	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Basement Ceiling Sample Description: Plaster Analyst Description: Brown, Granular, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 100% Comments:			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
9	12-3632-9	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Basement Ceiling Sample Description: Plaster Analyst Description: Grey, Granular, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 100% Comments:			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
10	12-3632-10	NO	NAD (by NYS ELAP 198.1) PLM-Friable
Location: Basement Ceiling Sample Description: Plaster Analyst Description: Grey, Granular, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 100% Comments:			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
11	12-3632-11	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Front Windows - Wood Sample Description: Window Glaze Analyst Description: Grey, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose, Non-fibrous 9.5% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM

See Reporting notes on last page

PLM/NOB-PLM/TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
12	12-3632-12	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Front Windows - Wood Sample Description: Window Glaze Analyst Description: Grey, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Tr. Cellulose, Non-fibrous 52.3% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM
13	12-3632-13	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Empty Store Sample Description: 2x2 Grid Ceiling Analyst Description: Grey, Friable, NonHomogeneous Asbestos Types: Other Material: Tr. Cellulose, Non-fibrous 39.9% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM
14	12-3632-14	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Window Store Sample Description: 2x2 Grid Ceiling Analyst Description: Grey, Friable, NonHomogeneous Asbestos Types: Other Material: Tr. Cellulose, Non-fibrous 28.9% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM
15	12-3632-15	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Rolled Roof Sample Description: Roof Felt Analyst Description: Black, Non-Friable, NonHomogeneous Asbestos Types: Other Material: Tr. Cellulose, Non-fibrous 1.6% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM

See Reporting notes on last page

PLM/NOB-PLM/TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
16	12-3632-16	NO	NAD (by NYS ELAP 198.6) NOB-PLM
Location: Rolled Roof Sample Description: Roof Felt Analyst Description: Black,Non-Friable,NonHomogeneous Asbestos Types: Other Material: Tr.Cellulose,Non-fibrous 1.9% Comments: TEM Required			
NOB-TEM Results (Final)		NO	NAD (by NYS ELAP 198.4) NOB-TEM
17	12-3632-17	YES	13.4% (by NYS ELAP 198.6) NOB-PLM
Location: Roof Tar Flashing Sample Description: Tar Analyst Description: Black,Non-Friable,NonHomogeneous Asbestos Types: Chrysotile Other Material: Non-fibrous 13.4%			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM
18	12-3632-18		NA (by NYS ELAP 198.6) NOB-PLM
Location: Roof Tar Flashing Sample Description: Tar Analyst Description: Black,Non-Friable,NonHomogeneous Asbestos Types: Other Material: Non-fibrous 25.4% Comments: See #17			
NOB-TEM Results (Final)			NA (by NYS ELAP 198.4) NOB-TEM

See Reporting notes on last page

PLM/NOB-PLM/TEM BULK ASBESTOS REPORT

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
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12-3632

Reporting Notes: PLM Analyzed by: Mina Beshay
TEM Analyzed by: Roman Peysakhov

Date Analyzed: 10/27/12

Uus
R Peysakhov

*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.

ELAP TEM Method 198.4 was performed at ATC Associates Inc. (ELAP LAB ID 10879)

Reviewed by: Uus End of Report 10/27/12

DVD Environmental, Inc.

PO Box 2152, Cliffside Park, NJ 07010

Phone: 212 260 - 9818

Fax: 201 941 - 8739

E-mail Tdonohoe@dvdenvironmental.com

12-3632

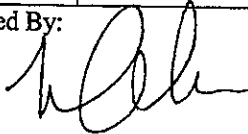
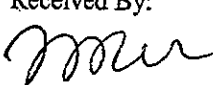
51303

Bulk Sample Chain of Custody / Data Sheet

Laboratory:	Address:	Job #:
Project Information: 90-98 Westchester Ave	Analysis	Turnaround Time
	Type	6-8 hr 12 hr 24 hr 48 hr 72 hr 5 day other
Sampled By: Tim Donohoe Number: Manager: Site:	ELAP PLM	Comments: Positive stop for all homogeneous materials. Inconclusive NOBs (only) should go directly to TEM.
	ELAP TEM	
	ELAP PLM/TEM	
	TEM/ Water	
	TEM/Chatfield	
	PLM	
	LEAD	
	OTHER	

Results to: tdonohoe@dvdenvironmental.com	Return Samples Yes <input checked="" type="checkbox"/> No
Invoice to: DVD Environmental, Inc.	Phone #: 212 260 9818
Written Report to: DVD Environmental, Inc.	Fax #: 201 941 8739
Comments: Read for 1 st Positive of each material	Other #:

Sample I.D. Date: 10/24/12	Sample Location	Material Type	Results PLM TEM	Homogeneous area/ quantity
01	Pizza Shop basement by office	1x1 vinyl floor tile		1 140 ft
02				1 —
03	Rear of building on exterior pipe	Black pipe caps		2 100 ft
04				2 —
05	Back store mar wall	plaster wall		3 2000
06				3 —
07				3 —
08	Basement ceiling	Plaster		4 1000
09				4 —
10				4 —
11	Front windows - wood	Window glaze		5 25 ft
12				5 —
13	Empty store	2x2 gr. d. cil		6 200 ft
14	Window store			6 —
15	Rolled roof	Roof felt		7 2200
16				7 —
17	Roof tar flashing	Tar		8 200
18				8 —
Assumed	Aluminum pipe in basement			

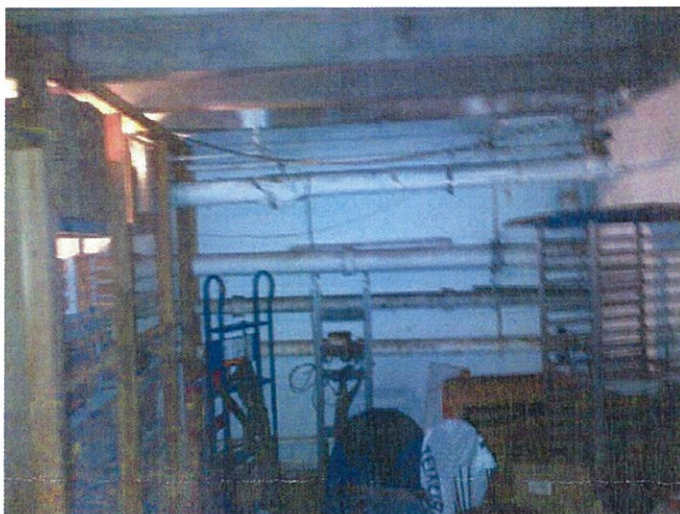
Relinquished By: 	Date / Time: 10/24/12	Received By: 	Date / Time: 10/26/12 10:20
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Analyzed by the B.L. 10/26/12 7:20 am

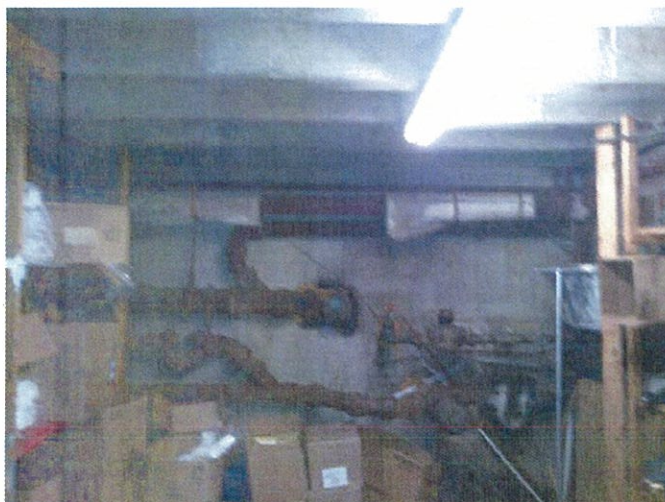
Retail buildings 90 - 96 Westchester Ave
Pre-Renovation Asbestos survey
DVD Environmental Inc. 10/12

11.0 Photos

Retail buildings 90 - 96 Westchester Ave
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Pizza Parlor basement pipe insulation

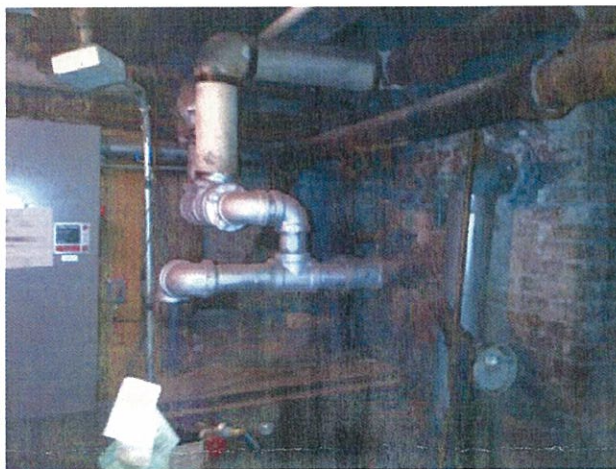


Pizza Parlor basement



Rear Of building

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Boiler room in Window Store



Window store basement storage area



Rear of building, black tar covering on exterior pipe