

Pre-Demolition Hazardous Building Materials Inspection Report

Gasoline Station/Convenience Store
6401 Highway 10
Ramsey, Minnesota

Prepared for

City of Ramsey



Project B1610732.00
November 28, 2016

Braun Intertec Corporation

November 28, 2016

Project B1610732.00

Mr. Patrick Brama
Economic Development Manager/Assistant City Administrator
City of Ramsey
c/o SRF Consulting Group
1 Carlson Parkway North, Suite 150
Minneapolis, MN 55447

Re: Pre-Demolition Hazardous Building Materials Inspection Report
Gasoline Station/Convenience Store
6401 Highway 10
Ramsey, Minnesota

Dear Mr. Brama:

The enclosed report provides the results of the pre-demolition hazardous building materials inspection conducted on November 10 & 11, 2016, at the gas station/convenience store located at 6401 Highway 10 in Ramsey, Minnesota (Site). Braun Intertec Corporation was authorized to conduct this inspection in accordance with our Proposal QTBO48371 dated November 8, 2016 and the Braun Intertec General Conditions.

If you have any questions or need further assistance, please call Eric Bieniek at 612.834.4627 or Derek Schilling at 952.995.2674.

Sincerely,

BRAUN INTERTEC CORPORATION



Eric W. Bieniek *Wak!*
Environmental Technician



Derek M. Schilling, PG, CHMM
Associate Principal – Senior Scientist

Attachments:

Pre-Demolition Hazardous Building Materials Inspection Report

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A. Scope of Services

The scope of our services was limited to:

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

B. Site Description

The subject of the inspection is the gas station/convenience store located at 6401 Highway 10 in Ramsey, Minnesota. The building is a single level, slab-on-grade, metal structure. It was originally constructed in 2003 and encompasses approximately 9,950 square feet. The building is constructed of metal, concrete and concrete block foundation walls. The typical interior finishes included epoxy flooring, sheetrock/joint compound, and lay-in ceiling panels. The exterior of the building has a stucco finish with an assumed rubber membrane roof system. The property also has a metal canopy that encompasses approximately 6,100 square feet. The building was vacant and unoccupied at the time of the inspection.

C. Results

C.1. Asbestos

Twenty-eight (28) bulk samples were collected on November 10 & 11, 2016 and submitted to EMSL Analytical, Inc., a microscopy laboratory that is fully accredited for asbestos bulk analysis.

C.1.a. Asbestos-Containing Materials

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

- Asphalt roof material (assumed), no roofing samples were collected to protect the integrity of the roofing systems

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

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

- 2-foot by 2-foot lay-in ceiling panels (red), sheetrock with vinyl cover
- 2-foot by 2-foot lay-in ceiling panels (white), pocks & pinholes
- 2-foot by 2-foot lay-in ceiling panels (white), sheetrock with vinyl cover
- 2-foot by 4-foot lay-in ceiling panels (white), sheetrock with vinyl cover
- 4-inch baseboard (gray) with adhesive (tan)
- 8-inch by 8-inch concrete block & mortar
- Adhesive (tan) - behind fiberglass wall paneling
- Brick & mortar
- Caulk (brown) - window frames
- Caulk (gray) - vertical wall expansion joints
- Caulk (gray, rubbery) - concrete floor expansion joints
- Caulk (gray, tacky) - glass block window frames
- Caulk (gray/white) - window & door frames, wall expansion joints
- Caulk (purple) - door frame
- Caulk (tan) - horizontal wall expansion joints
- Caulk (tan/orange) - wall, window, & door frames
- Epoxy flooring (gray)
- Epoxy flooring (green)
- Gasket (white, cloth) - HVAC gaskets
- Glaze (black, rubbery) - on windows
- Red fire caulk
- Sheetrock/joint compound
- Stucco (green, tan, orange, & red)
- Wall partition paneling (brown)

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

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

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

C.2. Lead-Based Paint

Testing of limited building components for lead-based paint was accomplished utilizing a Niton XL X-Ray Fluorescence (XRF) field portable analyzer, Model No. XLP303A - Serial No. 22287, equipped with a 40-milcurie CD-109 source - Serial No. TR3277, installed on March 17, 2015.

Analysis decision-making protocols were based on compliance with the United States (US) EPA and Minnesota Department of Health (MDH), which consider any x-ray fluorescence (XRF) result of 1.0 milligram per square centimeter (mg/cm²) or greater to be "lead-based paint." The following is a list of lead-based paints that were found on the limited building components tested.

- **No "lead-based paint" was detected in the surfaces tested at the time of the inspection.**

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

C.3. Miscellaneous Regulated Waste

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

C.3.a. Poly-Chlorinated Biphenyls (PCBs)

- Light ballasts
- Transformers

C.3.b. Mercury

- Batteries – smoke detectors, emergency lighting, exit signs and security system.
- Electrical Systems – electrical panels, load meters, supply relays, control switches, fuses, motors, and pumps.
- Heating – natural gas furnace, gauges, space heater controls, thermostats, and unit heater controls.
- Lighting – fluorescent lamps, "silent" wall switches, explosion proof lighting, high-intensity discharge, neon and high-pressure sodium lamps.

C.3.c. Chlorofluorocarbons (CFCs) and Hydrochlorofluorocarbons (HCFCs)

- Fire extinguishers
- Refrigerants – heat pumps, roof-top air conditioners and walk-in coolers.

C.3.d. Hazardous Waste

- Chemicals – antifreeze, paint cans, paint drums, polyurethane, solvents, stains, industrial lubricants, chemical sealer, presoak/wall cleaner, and foaming polish.
- Lead – exit signs, lead-acid batteries, and security system.
- Petroleum products – oils in miscellaneous motors and door closers, machine oil, and machine pistons.

C.3.e. Miscellaneous

- 165-gallon tank (contents unknown)
- Air compressor
- Automotive parts
- Computer equipment
- Drive-thru system
- Meters
- Miscellaneous cleaning supplies
- Stove/oven
- Television
- Water heater
- Water softener

D. Discussion

D.1. Asbestos-Containing Materials

D.1.a. Category I Non-Friable ACM

The following asbestos-containing materials are classified as Category I non-friable materials according to EPA 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAPs):

- Asphalt roof material (assumed), no roofing samples were collected to protect the integrity of the roofing systems.

Note: The various roofing materials were noted at the time of this inspection. Roofing materials were not sampled for asbestos content as part of this inspection in order to maintain the integrity of the roofing system. The roofing materials should be sampled for asbestos content prior to building renovation/demolition.

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

D.2. Lead-Based Paint

No lead-based paint was identified on the surfaces tested during this inspection. In addition, given the date of construction (2003) it is unlikely that lead-based paint is present.

D.3. Miscellaneous Regulated Waste

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

E. Limitations

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

Note: A destructive ACM investigation is required by the MPCA prior to building renovation/demolition. It is recommended that the destructive ACM investigation is performed once the building is vacant.

Note: *It is assumed that pipe insulation may be present in currently inaccessible chases, wall cavities, and above hard ceilings.*

Note: It should also be noted that in order to maintain the integrity of the roof systems, no roofing materials were sampled. For the purpose of this report, the roofing and flashing materials are assumed to contain asbestos until proven otherwise by sampling and analysis.

Note: Various electrical systems were identified during the survey. These systems were believed to be currently "charged" and active. Suspect materials are located within these electrical boxes, control panels (breaker bars, insulation, and electrical wire insulation). For the purpose of this report, all electrical systems associated in these areas assessed are to be assumed to contain asbestos until proven otherwise by sampling and analysis.

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

F. Asbestos Inspector Certification

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

Signature:  Date: Nov 28, 2016
Eric W. Bieniek *CoE!*
Environmental Technician III
Minnesota Department of Health Asbestos Inspector No: AI12781

Appendix A

Table I. Asbestos Building Inspection Results

Client: City of Ramsey
 Location: 6401 Highway 10, Ramsey, MN 55303
 Date of Inspection: November 10 & 11, 2016
 Project: B1610732.00

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition ¹	Hazard Category ²
Exterior	Stucco (green, tan, orange, & red)	No	1A-E	5,000 ft ²	ND	0
Exterior	Brick & mortar	No	2	1,100 ft ²	ND	0
Exterior	Caulk (gray) - vertical wall expansion joints	No	3	250 lin. ft.	ND	0
Exterior	Caulk (tan) - horizontal wall expansion joints	No	4	350 lin. ft.	ND	0
Exterior	Caulk (brown) - window frames	No	5	20 lin. ft. (visible)	ND	0
Exterior	Caulk (tan/orange) - wall, window, & door frames	No	6	300 lin. ft.	ND	0
Exterior	Caulk (gray, tacky) - glass block window frames	No	7	40 lin. ft.	ND	0
Exterior	8" x 8" concrete block & mortar	No	8	1,000 ft ²	ND	0
Kitchen Spaces	Sheetrock/joint compound	No	9	Throughout	D	0
Kitchen Spaces	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	175 lin. ft.	ND	0
Kitchen Spaces	2' x 4' lay-in ceiling panels (white), sheetrock with vinyl cover	No	11	1,000 ft ²	D	0
Kitchen Spaces	2' x 2' lay-in ceiling panels (red), sheetrock with vinyl cover	No	12	200 ft ²	ND	0
Kitchen Spaces	2' x 2' lay-in ceiling panels (white), pocks & pinholes	No	13	60 ft ²	D	0
Kitchen Spaces	Adhesive (tan) - behind fiberglass wall paneling	No	14	1,500 ft ²	ND	0
Kitchen Spaces	4" baseboard (gray) with adhesive (tan)	No	15	100 lin. ft.	ND	0
Kitchen Spaces	Glaze (black, rubbery) - on windows	No	16	70 lin. ft.	ND	0
Kitchen Spaces	Epoxy flooring (green)	No	17	650 ft ²	ND	0
Kitchen Spaces	Epoxy flooring (gray)	No	18	1,200 ft ²	ND	0
Dining & Sales Areas	Sheetrock/joint compound	No	9	Throughout	ND	0

Table I. Asbestos Building Inspection Results

6401 Highway 10, Ramsey, MN 55303

B1610732.00

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Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition ¹	Hazard Category ²
Dining & Sales Areas	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	300 lin. ft.	ND	0
Dining & Sales Areas	2' x 2' lay-in ceiling panels (white), pocks & pinholes	No	13	650 ft ²	ND	0
Dining & Sales Areas	Adhesive (tan) - behind fiberglass wall paneling	No	14	125 ft ²	ND	0
Dining & Sales Areas	4" baseboard (gray) with adhesive (tan)	No	15	300 lin. ft.	ND	0
Dining & Sales Areas	Glaze (black, rubbery) - on windows	No	16	600 lin. ft.	ND	0
Dining & Sales Areas	Epoxy flooring (green)	No	17	200 ft ²	ND	0
Dining & Sales Areas	Epoxy flooring (gray)	No	18	1,500 ft ²	ND	0
Bathrooms	Sheetrock/joint compound	No	9	Throughout	ND	0
Bathrooms	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	20 lin. ft.	ND	0
Bathrooms	Epoxy flooring (gray)	No	18	200 ft ²	ND	0
Bathrooms	2' x 2' lay-in ceiling panels (white), sheetrock with vinyl cover	No	19	200 ft ²	ND	0
North Offices	Sheetrock/joint compound	No	9	Throughout	ND	0
North Offices	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	30 lin. ft.	ND	0
North Offices	2' x 2' lay-in ceiling panels (white), pocks & pinholes	No	13	250 ft ²	ND	0
North Offices	4" baseboard (gray) with adhesive (tan)	No	15	90 lin. ft.	ND	0
North Offices	Glaze (black, rubbery) - on windows	No	16	56 lin. ft.	ND	0
North Offices	Epoxy flooring (gray)	No	18	250 ft ²	ND	0
Walk-In Cooler	Epoxy flooring (gray)	No	18	400 ft ²	ND	0
Walk-In Cooler	Gasket (white, cloth) - HVAC gaskets	No	20	6 lin. ft. (visible)	ND	0
Carwash	Glaze (black, rubbery) - on windows	No	16	100 lin. ft.	ND	0
Carwash	Caulk (purple) - door frame	No	21	18 lin. ft.	ND	0

Table I. Asbestos Building Inspection Results

6401 Highway 10, Ramsey, MN 55303

B1610732.00

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Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition ¹	Hazard Category ²
Carwash	Caulk (gray/white) - window & door frames, wall expansion joints	No	22	175 lin. ft.	ND	0
Carwash	Wall partition paneling (brown)	No	23	110 ft ²	ND	0
West Sprinkler, Garage, Storage, & Electrical Rooms	Caulk (gray/white) - window & door frames, wall expansion joints	No	22	210 lin. ft.	ND	0
West Sprinkler, Garage, Storage, & Electrical Rooms	Red fire caulk	No	24	90 lin. ft.	ND	0
Recycling Room	Caulk (gray/white) - window & door frames, wall expansion joints	No	22	10 lin. ft.	ND	0
Recycling Room	Red fire caulk	No	24	25 lin. ft.	ND	0
Roof	Roof materials	Assume	—	9,800 ft²	ND	1

1. Condition of ACM:

ND = Not Damaged

D = Damaged

SD = Significantly Damaged

2. Hazard Category:

0 = No hazard - material does not contain asbestos

1 = ACM with potential for damage

2 = ACM with potential for significant damage

3 = Damaged or significantly damaged asbestos-containing miscellaneous material

4 = Damaged or significantly damaged friable asbestos-containing thermal system insulation

5 = Damaged or significantly damaged friable asbestos-containing surfacing material

Appendix B

Table II. Bulk Asbestos Analytical Results

Client: City of Ramsey
Location: 6401 Highway 10, Ramsey, MN 55303
Date of Inspection: November 10 & 11, 2016
Project: B1610732.00

Sample No.	Sample Location			Material	Asbestos Content (%) ¹
1A	Exterior	East Side	South End	Stucco (green, tan, orange, & red)	N.D. ²
1B	Exterior	North Side	Above Garages	Stucco (green, tan, orange, & red)	N.D.
1C	Exterior	West Side	North End	Stucco (green, tan, orange, & red)	N.D.
1D	Exterior	West Side	Middle	Stucco (green, tan, orange, & red)	N.D.
1E	Exterior	West Side	South End	Stucco (green, tan, orange, & red)	N.D.
2	Exterior	East Side	SE Corner	Brick & mortar	N.D.
3	Exterior	East Side	South End	Caulk (gray) - vertical wall expansion joints	N.D.
4	Exterior	East Side	South End	Caulk (tan) - horizontal wall expansion joints	N.D.
5	Exterior	East Side	North End	Caulk (brown) - window frames	N.D.
6	Exterior	West Side	North End	Caulk (tan/orange) - wall, window, & door frames	N.D.
7	Exterior	West Side	South End	Caulk (gray, tacky) - glass block window frames	N.D.
8	Exterior	South End	By Entrance	8" x 8" concrete block & mortar	N.D.
9	Kitchen	South End	By Door	Sheetrock/joint compound	N.D.
10	Kitchen	By-Drive Thru Window	At Floor	Caulk (gray, rubbery) - concrete floor expansion joints	N.D.
11	Kitchen	South End	At Ceiling	2' x 4' lay-in ceiling panels (white), sheetrock with vinyl cover	N.D.
12	Kitchen	East Side	At Ceiling	2' x 2' lay-in ceiling panels (red), sheetrock with vinyl cover	N.D.
13	Kitchen	South End	At Ceiling	2' x 2' lay-in ceiling panels (white), pocks & pinholes	N.D.
14	Kitchen	South End	At Wall End	Adhesive (tan) - behind fiberglass wall paneling	N.D.
15	Kitchen	South End	By Door	4" baseboard (gray) with adhesive (tan)	N.D.
16	Kitchen	South End	At Window	Glaze (black, rubbery) - on windows	N.D.
17	Dining Room	North Side	At Door	Epoxy flooring (green)	N.D.
18	Dining Room	North Side	At Floor	Epoxy flooring (gray)	N.D.

Table II. Bulk Asbestos Analytical Results

6401 Highway 10, Ramsey, MN 55303

B1610732.00

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Sample No.	Sample Location			Material	Asbestos Content (%) ¹
19	Women's Bathroom	Middle	At Ceiling	2' x 2' lay-in ceiling panels (white), sheetrock with vinyl cover	N.D.
20	Walk-In Cooler	At South End	On HVAC Debris	Gasket (white, cloth) - HVAC gaskets	N.D.
21	Carwash	North End	At Door	Caulk (purple) - door frame	N.D.
22	Carwash	North End	At Window	Caulk (gray/white) - window & door frames, wall expansion joints	N.D.
23	Carwash	South End	Above Door Frame	Wall partition paneling (brown)	N.D.
24	West Storage Room	North Side	On Wall	Red fire caulk	N.D.

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

1. Asbestos content is indicated as an approximate percent by area.

2. N.D. = None Detected

Appendix C

Table III. Lead-Based Paint Testing Results

Client: City of Ramsey
 Location: 6401 Highway 10, Ramsey, MN 55303
 Date of Inspection: November 10 & 11, 2016
 Project: B1610732.00

Sample I.D. No.	Room/Area	Component Description			Results	Paint Condition G = Good P = Peeling
1	Calibration	Surface			1.10	NA
2	Calibration	Buried			1.10	NA
3	Calibration	Surface			1.00	NA
6401 Highway 10, Ramsey, MN 55303						
4	Kitchen, Dining, & Sales Areas	Wall	Sheetrock	Red	0.00	G
5	Kitchen, Dining, & Sales Areas	Wall	Sheetrock	Orange	0.00	G
6	Kitchen, Dining, & Sales Areas	Window	Metal	Maroon	0.00	G
7	Kitchen, Dining, & Sales Areas	Window Sill	Metal	Maroon	0.00	G
8	Kitchen, Dining, & Sales Areas	Floor	Epoxy	Green	0.00	G
9	Kitchen, Dining, & Sales Areas	Floor	Epoxy	Gray	0.00	G
10	Kitchen, Dining, & Sales Areas	Column	Metal	Beige	0.00	G
11	Kitchen, Dining, & Sales Areas	Door	Metal	Maroon	0.00	G
12	Kitchen, Dining, & Sales Areas	Door Frame	Metal	Maroon	0.00	G
13	Kitchen, Dining, & Sales Areas	Truss	Metal	Yellow	0.00	G
14	Kitchen, Dining, & Sales Areas	Roof Deck	Metal	Yellow	0.00	G
15	Kitchen, Dining, & Sales Areas	HVAC Duct	Metal	Yellow	0.00	G
16	Offices	Wall	Sheetrock	White	0.00	G
17	Carwash	Wall	Concrete Block	White	0.00	G
18	Carwash	Door	Metal	White	0.00	G
19	Carwash	Door Frame	Metal	White	0.00	G
20	Carwash	Floor	Concrete	White	0.00	G
21	Carwash	Floor	Concrete	Gray	0.00	G
22	Carwash	Washer Posts	Metal	Gray	0.23	G
23	Carwash	Carwash Track	Metal	Brown	0.00	G
24	Carwash	Carwash Track	Metal	Orange	0.00	G
25	Carwash	Carwash Track	Metal	Yellow	0.00	G
26	Sprinkler, Garage, Storage, & Electrical Rms	Roof Deck	Concrete	Gray	0.00	G
27	Sprinkler, Garage, Storage, & Electrical Rms	Roof Hatch	Metal	Brown	0.00	G
28	Sprinkler, Garage, Storage, & Electrical Rms	Stair Stringer	Metal	Gray	0.00	G
29	Sprinkler, Garage, Storage, & Electrical Rms	Stair Railing	Metal	Gray	0.00	G
30	Exterior	Wall	Concrete Block	Tan	0.00	G
31	Exterior	Canopy Column	Metal	White	0.00	G
32	Exterior	Safety Bumpers	Metal	Yellow	0.00	G
33	Exterior	Curb	Concrete	Yellow	0.00	P
34	Exterior	Canopy Soffit	Metal	White	0.00	G
35	Calibration	Surface			1.10	NA
36	Calibration	Buried			1.10	NA
37	Calibration	Surface			1.00	NA

mg/cm² = milligrams of lead per square centimeter of paint

Appendix D

Bulk Asbestos Analysis Reports



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

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

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

EMSL Order: 351607999

Customer ID: BRAU50

Customer PO:

Project ID:

Attention: Rob Nordby
Braun Intertec
11001 Hampshire Avenue South
Bloomington, MN 55438

Phone: (952) 995-2000

Fax: (952) 995-2020

Received Date: 11/11/2016 4:40 PM

Analysis Date: 11/16/2016

Collected Date: 11/11/2016

Project: ANOKA C-STORE/B1610732.00

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1A-Gray Layer 351607999-0001	EXTERIOR EAST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1A-Tan Layer 351607999-0001A	EXTERIOR EAST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Tan/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
<i>Inseparable paint / coating layer included in analysis</i>					
1B-Gray Layer 351607999-0002	EXTERIOR NORTH SIDE ABOVE GARAGES, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1B-Tan Layer 351607999-0002A	EXTERIOR NORTH SIDE ABOVE GARAGES, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1C-Gray Layer 351607999-0003	EXTERIOR WEST SIDE NORTH END, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1C-Tan Layer 351607999-0003A	EXTERIOR WEST SIDE NORTH END, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1D-Gray Layer 351607999-0004	EXTERIOR WEST SIDE MIDDLE, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1D-Tan Layer 351607999-0004A	EXTERIOR WEST SIDE MIDDLE, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1E-Gray Layer 351607999-0005	EXTERIOR WEST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1E-Tan Layer 351607999-0005A	EXTERIOR WEST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Brick 351607999-0006	EXTERIOR EAST SIDE SE CORNER, BRICK & MORTAR	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Mortar 351607999-0006A	EXTERIOR EAST SIDE SE CORNER, BRICK & MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/16/2016 17:51:27



EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

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

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

EMSL Order: 351607999
Customer ID: BRAU50
Customer PO:
Project ID:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
3 351607999-0007	EXTERIOR EAST SIDE SOUTH END, CAULK (GRAY) - VERT. WALL EXP. JOINTS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4 351607999-0008	EXTERIOR EAST SIDE SOUTH END, CAULK (TAN) - HORIZONTAL WALL EXP. JOINTS	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5 351607999-0009	EXTERIOR EAST SIDE NORTH END, CAULK (BRN) - WINDOW FRAMES	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6 351607999-0010	EXTERIOR WEST SIDE NORTH END, CAULK (TAN/ORANGE) - WALL/WIND./DOOR FRAMES	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7 351607999-0011	EXTERIOR WEST SIDE NORTH END, CAULK (GRAY/TACKY) - GLASS BLOCK WIND. FRAMES	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8 351607999-0012	EXTERIOR SOUTH END BY ENTRANCE, 8x8" CONCRETE BLOCKS & MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9 351607999-0013 <i>This is a composite result of sheetrock and jt. compound.</i>	KITCHEN SOUTH END BY DOOR, SR/JC	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
10 351607999-0014	KITCHEN BY DRIVE-THRU WIND. @ FLOOR, CAULK (GRAY, RUBBERY) - CON. FL. EXP. JOINTS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11 351607999-0015	KITCHEN SOUTH END @ CEILING, 2x4' LAY-IN C.P. (WHITE) SR W/ VINYL COVER	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
12 351607999-0016	KITCHEN EAST END @ CEILING, 2x2' LAY-IN C.P. (RED) SR W/ VINYL CORNER	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
13 351607999-0017	KITCHEN SOUTH END @ CEILING, 2x2' LAY-IN E.P. (WHITE), POCKS/PINHOLES	Gray/White Fibrous Heterogeneous	50% Cellulose 30% Glass	15% Perlite 5% Non-fibrous (Other)	None Detected
14 351607999-0018	KITCHEN SOUTH END @ WALL END, ADHESIVE (TAN) - BEHIND F.G. WALL PANELS	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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

EMSL Order: 351607999
Customer ID: BRAU50
Customer PO:
Project ID:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
15-Baseboard 351607999-0019	KITCHEN SOUTH END BY DOOR, 4" BASEBOARD (GRAY) W/ ADH. (TAN)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15-Mastic 351607999-0019A	KITCHEN SOUTH END BY DOOR, 4" BASEBOARD (GRAY) W/ ADH. (TAN)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16 351607999-0020	KITCHEN SOUTH END @ WIND., GLAZE (BLACK, RUBBERY) - ON WINDOWS	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17 351607999-0021	DINING ROOM NORTH SIDE @ FLOOR, EPOXY FLOORING (GREEN)	Gray/White/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 351607999-0022	DINING ROOM NORTH SIDE @ FLOOR, EPOXY FLOORING (GRAY)	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19 351607999-0023	WOMENS BATHROOM MIDDLE @ CEILING, 2x2' LAY-IN C.P. (WHITE) SR W/ VINYL CORNER	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
20-Gasket 351607999-0024	WALK-IN COOLER @ SOUTH END ON HVAC DEBRIS, GASKET (WHITE CLOTH) - HVAC GASKETS	White Fibrous Homogeneous	100% Glass		None Detected
20-Caulk 351607999-0024A	WALK-IN COOLER @ SOUTH END ON HVAC DEBRIS, GASKET (WHITE CLOTH) - HVAC GASKETS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21 351607999-0025	CAR WASH NORTH END @ DOOR, CAULK (PURPLE) - DOOR FRAME	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22 351607999-0026	CAR WASH NORTH END @ WIND., CAULK (GRAY/WHITE) - WIND./DOOR/WALL EXP. JOINTS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23 351607999-0027	CAR WASH SOUTH END ABOVE DR. FRAME, WALL PARTITION PANELING (BROWN)	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
24 351607999-0028	W. STORAGE ROOM NORTH SIDE ON WALL, RED FIRE CAULK	Red Non-Fibrous Homogeneous	3% Glass	97% Non-fibrous (Other)	None Detected

Initial report from: 11/16/2016 17:51:27



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EMSL Order: 351607999

Customer ID: BRAU50

Customer PO:

Project ID:

Analyst(s)

Nicholas Asuncion (36)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from: 11/16/2016 17:51:27



EMSL ANALYTICAL, INC
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

7999

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company Name : Braun Intertec Corporation		EMSL Customer ID:	
Street: 11001 Hampshire Avenue South		City: Bloomington	State/Province: MN
Zip/Postal Code: 55438	Country: USA	Telephone #: 952.995.2424	Fax #: 952.995.2020
Report To (Name): Robert Nordby & Eric Bieniek		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: RNordby / EBieniek @braunintertec.com		Purchase Order:	
Project Name/Number: AYLKA C-STORE /B1610732.00		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: Minnesota		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			

Turnaround Time (TAT) Options* - Please Check

3 Hour
 6 Hour
 24 Hour
 48 Hour
 72 Hour
 96 Hour
 1 Week
 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite* <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> TEM Qual. via Filtration Technique <input type="checkbox"/> TEM Qual. via Drop-Mount Technique <small>*Can not accept New York State Loose Fill Vermiculite Samples</small> Other: <input checked="" type="checkbox"/> Point Count (400-non-grav) if <1%. Do not point count if None Detected.
---	--	--

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Eric Bieniek **Samplers Signature:** *[Signature]*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
IA-24	See Attached "Table II"	---	11/11/2016 AUPM

Client Sample # (s): IA - 24 **Total # of Samples:** 28

Relinquished (Client): *[Signature]* **Date:** 11/11/2016 **Time:** 4:40 PM

Received (Lab): *[Signature]* **Date:** 11/11/16 **Time:** 4:40

Comments/Special Instructions: Okay to send to other EMSL locations. Point count up to 5 samples; if >5 samples <1%, call for approval. Invoice: *[Signature]* (EG: EG@braunintertec.com) - same address.
 JEN CROFT J CROFT



The Science You Build On.

7999

Table II. Bulk Asbestos Analytical Results

Client:

Location: 6401 HWY 10, ANOKA, MN

Date of Inspection: 10/11/16

Project: R1610732.00

Sample No.	Sample Location		Material	Asbestos Content (%) ¹
1A	EXTERIOR	EAST SIDE SOUTH END	STUCCO (BRN, TAN, ORANGE, RED)	
1B		NORTH SIDE ABOVE GARAGES		
1C		WEST SIDE NORTH END		
1D		MIDDLE		
1E		SOUTH END		
2		EAST SIDE SE CORNER	BRICK & MORTAR	
3		SOUTH END	CAULK (GRAY) - VERT. WALL EXP. JOINTS	
4			CAULK (TAN) - HORIZONTAL WALL EXP. JOINTS	
5		NORTH END	CAULK (BRN) - WINDOW FRAMES	
6		WEST SIDE	CAULK (TAN/ORANGE) - WALL/WIND./DOOR FRAMES	
7		SOUTH END	CAULK (GRAY/TACKY) - GLASS BLOCK WIND. FRAMES	
8		SOUTH END BY ENTRANCE	8x8" CONCRETE BLOCKS & MORTAR	
9	KITCHEN	SOUTH END BY DOOR	STR/JC	
10		BY DRIVE-THRU WALL @ FLOOR	CAULK (GRAY, RUBBERY) - CON. PL. EXP. JOINTS	
11		SOUTH END @ CEILING	2x4' LAY-IN C.P. (WHITE) SR w/ VINYL COVER	
12		EAST SIDE	2x2' LAY-IN C.P. (RED) SR w/ VINYL COVER	
13		SOUTH END	2x2' LAY-IN C.P. (WHITE), POLKS/PIM-DUES	
14			ADHESIVE (TAN) - BEHIND F.G. WALL PANELS	
15			4" BASEBOARD (GRAY) w/ ADM. (TAN)	
16			GATE (BLACK, RUBBERY) - ON WINDOWS	
17	DINING ROOM	NORTH SIDE @ DOOR	2x2' LAY-IN C.P. (WHITE) , EPOXY FLOORING (GREEN)	

Appendix E

Asbestos Inspector Certificate

Certificate No: 5LMI1081603IR

Expiration Date: November 8, 2017

This is to certify that

Eric Bieniek

has attended and successfully completed an

**ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE**

permitted by

the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722

and meets the requirements of

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

conducted by

Lake States Environmental, Ltd.

Hudson, WI on November 8, 2016

Examination Date: November 8, 2016

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



MDH ASBESTOS
INSPECTOR

Certified by:
State of Minnesota
Department of Health

Expires: 11/08/2017

Eric W Bieniek
2008 Juliet Ave
St Paul, MN 55105

SP/ken
Director, Env. Health Div.

No. A12781

Issued: 11/16/2016

Paul D. McNeill
Training Inspector