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HAZARDOUS BUILDING MATERIALS SURVEY

Asbestos and Lead-Based Paint

50 Kietzke Lane Reno, Nevada APN 012-304-01

Contract DEP17-026 Task Number MA32-21

Prepared for:

State of Nevada Department of Conservation & Natural Resources Division of Environmental Protection 901 South Stewart Street, Suite 4001 Carson City, Nevada 89701

On Behalf of:

Reno-Sparks Indian Colony

May 4, 2021

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LIST OF ACRONYMS

ACM	Asbestos-containing Materials
AHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
CEM	Certified Environmental Manager
DW	Drywall
EMLAB	EMLab P&K
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
IAQ	Indoor Air Quality
HASP	Health and Safety Plan
HBMS	Hazardous Building Materials Survey
HUD	United States Department of Housing and Urban Development
LBP	Lead-based Paint
McGinley	McGinley and Associates
NESHAP	National Emission Standard for Hazardous Air Pollutants
NVLAP	National Voluntary Laboratory Accreditation Program
OSHA	Occupational Health and Safety Administration
PE	Professional Engineer
PLM	Polarized Light Microscopy
QA	Quality Assurance
RACM	Regulated Asbestos-containing Material
SAP	Sampling and Analysis Plan
TSI	Thermal Systems Insulation
VFT	Vinyl Floor Tile
VSF	Vinyl Sheet Flooring

1. INTRODUCTION

McGinley and Associates, Inc. (McGinley) is pleased to submit this report summarizing the results of the Hazardous Building Materials Survey (HBMS) performed on the single story building associated with Washoe County Assessor's Parcel Number (APN) 012-304-01 and addressed at 50 Kietzke Lane in Reno, Nevada and hereafter referred to as the Subject Property.

These assessment activities were conducted on behalf of the Reno Sparks Indian Colony (RSIC) for the Nevada Division of Environmental Protection (NDEP) as part of RSIC's due diligence efforts prior to closing on the purchase of the property. Funding provided by NDEP's associated State of Nevada Brownfields Program (Contract DEP17-026, Task Number MA32-21) was utilized to conduct these assessment activities.

McGinley conducted the pre-demolition asbestos survey and limited lead-based paint assessment to identify asbestos-containing materials (ACM) and lead-based paint (LBP) coatings that may require appropriate removal, handling, and disposal prior to demolition activities. Ms. Aurelia Walsh, a Nevada Asbestos Abatement Consultant, License No. IM-2002 and EPA certified Lead Risk Assessor, License No. LBP-R-I203290-1, conducted these services at the Subject Property. Copies of professional certifications are included in Appendix A. The assessments were performed in general accordance to the Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) prepared by McGinley (February 2021) and the NDEP Quality Assurance Program Plan (QA Program Plan) prepared for the NBP (NDEP, 2013).

1.1 Site Location

The Subject Property is currently identified with Washoe County as Assessor's Parcel Number (APN) 012-304-01 and is located in Section 7, Township 19 North, Range 20 East, of the Mount Diablo Baseline and Meridian. The property is accessed from the east via Sunshine Lane, the north via Kuenzli Street, and the west via Kietzke Lane.

The Subject Property is comprised of approximately 0.68 acres of land and consists of a fenced storage yard, shed office, paved wash area, and covered storage areas. The Subject Property boundary and building locations are presented in Figures 1 and 2. Site information pertaining to the Subject Property is summarized in the table below:

Assessor's Parcel Number	Parcel Size (acres)	Address	Building Construction Year	Building Size (ft ²)	Building Use
012-304-01	0.68	50 Kietzke Lane	2000	180	Office Shed

1.2 Background

McGinley reviewed the previous Phase I Environmental Site Assessment (ESA) conducted by McGinley on behalf of the RSIC for the Nevada Division of Environmental Protection (NDEP), dated January 21, 2021. According to the information reviewed, the Subject Property appears to have been developed by the 1930s with a residence, several ancillary structures, and an irrigation channel. The agricultural uses appear to have been discontinued by the mid-1960s. A structure within the eastern portion of the parcel was demolished by the early 1970s and the land became utilized for vehicle parking and storage. During the 1990s, the existing shed office was constructed and the former residence was demolished.

The Subject Property has been occupied by GMS Logistics Corp., a trucking company, since March 2019. The Subject Property was identified as historically occupied by residential tenants, livestock, used car dealers, a scrap and salvage yard, and retail stores, and a temporary construction sign company.

With the exception of the Phase I ESA, no previous investigations are known to have been conducted at the Subject Property and it appears that no regulatory involvement has occurred in the past.

2. SCOPE OF WORK

The HBMS activities consisted of the following:

- Performing a Pre-Demolition Asbestos Survey;
- Performing a Limited Lead-Based Paint Survey; and
- Preparing this technical report.

The field activities described below were conducted in general accordance with the projectspecific SAP and HSAP, which were developed by McGinley in February of 2021. The SAP describes sampling and analysis activities to be performed prior to proposed demolition activities in order to evaluate the Subject Property for select hazardous building materials. The HASP was developed in conjunction with the SAP and is attached to the SAP as an Appendix.

3. PRE-DEMOLITION ASBESTOS SURVEY

The pre-demolition asbestos survey was conducted on March 8, 2021, in accordance with U.S. Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements. Samples were collected from the Subject Property using EPA-recommended sampling procedures in general accordance with the procedures recommended in the Asbestos Hazard Emergency Response Act [(AHERA), 40 Code of Federal Regulations (CFR) 763, Subpart E] as referenced in the Occupational Safety and Health Administration (OSHA) asbestos in construction standard (29 CFR 1926.1101) and the ASTM International Practice E 2356-04 *Standard Practice for Comprehensive Building Asbestos Surveys*. The purpose of the survey was to determine the presence of ACMs within the Subject Property buildings. The survey design was based upon site conditions at the time of field activities.

McGinley did not disassemble mechanical systems, fire-rated doors, piping, or machinery due to accessibility issues or safety concerns; therefore, unidentified asbestos/lead-based paint may be present at the site. Additionally, McGinley did not access roofs, attics, or crawl spaces of the buildings where access doors/hatches were absent.

3.1 Regulations

The asbestos NESHAP (40 CFR Part 61, Subpart M) is an asbestos standard that was promulgated to enforce regulations to protect the public from exposure to airborne contaminants (e.g., asbestos due to renovation or demolition activities) that are known to be hazardous to human health. An asbestos containing material (ACM) is defined as any material that contains greater than one percent (1%) asbestos as determined by laboratory analysis using polarized light microscopy (PLM). According to NESHAP, asbestos-containing building materials are classified as either friable or non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized or reduced to powder by hand pressure. The EPA

further distinguishes non-friable ACMs as Category I and Category II. Non-friable ACM is defined as:

- Category I ACM: asbestos-containing gaskets, packings, resilient floor coverings, resilient floor covering mastic, and asphalt roofing products containing more than 1% asbestos.
- Category II ACM: includes all other non-friable ACM, for example, asbestos-cement shingles and tiles, and transite boards or panels containing more than 1% asbestos.

The applicability of the NESHAP to Category I and II ACM depends on the condition of the material at the time of demolition or renovation, the nature of the operation to which the material will be subjected, and the amount of ACM involved. Per the NESHAP, a thorough asbestos inspection must be conducted prior to demolition or renovation of a structure to identify any Regulated ACM (RACM). RACM is defined by NESHAP as the following:

- All friable ACM;
- Category I and II non-friable ACM that has become friable;
- Category I and II non-friable ACM that has already been or will be subject to sanding, grinding, cutting, or abrading; or
- Category I and II non-friable ACM that has already been or is likely to become crumbled, pulverized, or reduced to powder during renovation or demolition activities.

If the amount of RACM in a facility meets or exceeds the regulatory threshold amount of 260 linear feet, 160 square feet, or 35 cubic feet off of facility components (if the material could not be measured previously), the NESHAP asbestos regulations require the removal of all RACM from the facility prior to beginning any activity that might damage, strip, remove, dislodge, cut, drill, or similarly disturb the material. In addition, according to the Nevada OSHA regulations NAC 618.960, before any building or structure which contains friable ACM may be demolished, the friable ACM must be removed regardless of the amount involved.

ACM is also regulated under Occupational Safety & Health Administration (OSHA) regulations set forth in 29 CFR 1926.1101. Pursuant to these regulations, ACM should only be disturbed by workers who have received the proper training in asbestos abatement and maintenance activities. Class I work is defined by OSHA as activities involving the removal of thermal system insulation (TSI), surfacing material, and presumed asbestos containing material (PACM). Class II work is defined by OSHA as activities involving the removal of ACM which is not TSI or surfacing material

3.2 Asbestos Sampling Activities

Prior to sample collection, a preliminary visual assessment of each building was conducted to identify suspect ACM. Once the visual assessment was complete, samples of suspect ACMs were collected from designated homogeneous sampling areas (areas in which the materials are uniform in color, texture, construction or application date, and general appearance). Each homogeneous area was observed for material type, location, condition, and friability.

A total of 3 bulk samples were collected from the Subject Property. Each collected bulk sample was placed and sealed in a sample bag and assigned a unique sample identification number (*BRN073-AB-001 through BRN073-AB-003*). Based on the number of samples collected, a field duplicate sample was not collected for this survey. A summary of the samples collected during the survey is presented in Table 1. Sample locations are presented in Figure 3.

3.3 Laboratory Analysis

The samples were submitted under chain-of-custody procedures to Eurofins EMLab P&K (EMLab) located in Las Vegas, Nevada. EMLab is an accredited laboratory in the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos fiber analysis. The samples were analyzed using polarized light microscopy (PLM) with dispersion staining, for the presence and quantification of asbestos fibers, in accordance with EPA Method 600/R-93/116. A copy of the analytical report and chain-of-custody record is included in Appendix B. Copies of laboratory certifications and accreditations are included in Appendix C.

3.4 Asbestos Analytical Results

Based on the analytical results of bulk samples collected during this survey, all samples collected were reported to be below the laboratory detection limit for asbestos.

4. LIMITED LEAD-BASED PAINT SURVEY

On March 8, 2021, Ms. Aurelia Walsh, an EPA-certified Lead Inspector, conducted a limited lead-based paint (LBP) survey for the Subject Property. The limited LBP survey was conducted to identify the presence and content level of lead for compliance with regulatory requirements pertaining to worker protection and waste disposal. These requirements are regulated by the following:

- Occupational Safety and Health Administration (OSHA) 29 CFR 1926.62
- EPA 40 CFR Part 745, Subpart L Lead Based Paint Activities

The limited lead-based paint survey was conducted in general accordance with EPA's work practice standards for conducting LBP activities (40 CFR 745.227), and the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Second Edition, July 2012); it should be noted that this was not a comprehensive surface-by-surface investigation for LBP, but rather a screening survey of major coated surfaces where the presence of LBP is suspected.

4.1 Lead-based paint Sampling Activities

Prior to sampling, a preliminary visual assessment was conducted to evaluate presence, color, and condition of the painted components, determine homogeneous areas, and to develop a sampling scheme. A physical assessment of painted surfaces was conducted to determine if the paint was intact or damaged. Damaged paint appears as cracked, chipped and/or peeling away from the substrate as a result of moisture, wear, heat and/or age.

Based on the limited LBP visual and physical assessment, the painted surfaces were determined to be intact and in good condition and no painted surfaces were identified as being suspect LBP; therefore, no paint chip samples were collected at the Subject Property.

5. CONCLUSIONS AND RECOMENDATIONS

5.1 **Pre-Demolition Asbestos Survey**

Based on the asbestos survey results, asbestos was not identified in the samples collected, therefore abatement is not necessary at this time. There is a possibility that additional suspect ACM may be discovered during demolition activities (including but not limited to wall/crawl spaces and subflooring). Should additional suspect ACM, not sampled or

assessed in this report, be uncovered during abatement/demolition activities, the following steps should be taken:

- Samples of suspect material should be collected for laboratory analysis by a licensed asbestos inspector, and any activities which may affect the materials or expose workers to the damaged materials should cease until laboratory analysis is performed, or
- The materials should be considered ACMs and abated in accordance with applicable regulations.

Please note that according to the NESHAP Standard for Asbestos, prior to any demolition of a facility, regardless of whether asbestos is involved, a Notification of Demolition and Renovation must be submitted to the Washoe County Air Quality Management Division.

5.2 Limited Lead-Based Paint Survey

Based on the limited LBP visual and physical assessment, no painted surfaces were identified as being suspect LBP; therefore, no paint chip samples were collected at the Subject Property. There is a possibility that suspect LBP may be encountered during demolition activities (including but not limited to wall/crawl spaces). Should suspect LBP, not sampled or assessed in this report, be uncovered at any time, the following steps should be taken:

• Samples of the suspect material should be collected and any activities which may affect the materials or expose workers to the damaged materials should cease until the laboratory analysis is performed.

6. LIMITATIONS

The conclusions presented herein are partially based on information provided by McGinley. McGinley makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. The results reported herein are applicable to the time the sampling occurred. In addition, not all building materials were accessible at the time of the assessment. Therefore, inaccessible areas may have unidentified asbestos containing materials present that will require future assessment and/or abatement not characterized in this report.

It should be recognized that definition and evaluation of environmental conditions is a difficult and inexact science. Judgments and opinions leading to conclusions and recommendations are generally made with an incomplete knowledge of the conditions present. More extensive studies, including additional environmental investigations, can tend to reduce the inherent uncertainties associated with such studies. Additional information not found or available to McGinley at the time of writing this report may result in a modification to the conclusions and recommendations contained herein.

The presentation of data presented herein is intended for the purpose of the visualization of environmental conditions. A greater degree of spatial and temporal data density may result in a more accurate representation of environmental conditions. Although such data visualization techniques may aid in providing a conceptual understanding of environmental conditions, such presentations are not intended to completely depict environmental conditions.

This report is not a legal opinion. The services performed by McGinley have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made. The use of the word "certify" in this document constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

7. CLOSURE

We appreciate the opportunity to provide these services to you. Should you have any questions regarding the contents of this report, or need additional information, please contact us at your convenience.

Respectfully submitted,

McGinley and Associates, Inc.

Aurelia J. Walsh Nevada Asbestos License No. IM-2002 EPA Lead Risk Assessor License No. LBP-R-I203290-1 Project Manager

Reviewed by:

I hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession, and to the best of my knowledge, comply with all applicable federal, state and local statutes, regulations and ordinances

Brett C. Bottenberg, P.E., C.E.M. #1690, Exp. 10/7/21 Operations Manager, Las Vegas

8. **REFERENCES**

Nevada Occupational Health and Safety Administration (OSHA) - NAC 618.960.

OSHA's "Criteria to rebut the designation of installed material as PACM (Presumed Asbestos Containing Material)", 1926.1101(k)(5).

United States Environmental Protection Agency. 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants (NESHAP).

US EPA. December 2002. Guidance for Quality Assurance Project Plans. EPA QA/G-5, EPA/240/R-02/009.

US EPA. February 2006. *Guidance on Systematic Planning using the Data Quality Objectives Process.* EPA QA/G-4, EPA/240/B-06/001.

US EPA. July 1993. Test Method. Method for the determination of Asbestos in Bulk Building Materials. EPA/600/R-93/116.

US EPA. March 2001. EPA Requirements for Quality Assurance Project Plans. EPA QA/R-5, EPA/240/B-01/003.

ASTM E2356-04, *Standard Practice for Comprehensive Building Asbestos Surveys*, ASTM International, West Conshohocken, PA, 2004, www.astm.org



R:\Projects\GIS Data\BRN\073\Fig 1 - Project Location Map.mxd



R:\Projects\GIS Data\BRN\073\Fig 2 - Site Map.mxd



R:\Projects\GIS Data\BRN\073\Fig 3 - 50 Kietzke Ln.mxd

Table 1: Summary of Asbestos Bulk Samples						
Sample ID	Building	Sample Location	Sample Description	Friable (Y/N)	Condition	Asbestos Content
BRN073-AB-001	50 Kietzke	Office #1 - Wall	DW (White)	Y	Good	ND
BRN073-AB-002	50 Kietzke	Office #2 - Wall	Text. DW w/ Insulation (White/Pink)	Y	Fair	ND
BRN073-AB-003	50 Kietzke	Office #2 - Floor	VFT (Wood)	N	Good	ND

APPENDIX A Professional Certifications

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTR DIVISION OF INDUSTRIAL RELATIONS Occupational Safety and Health Administration Asbestos Control Program	
Certifies That Aurelia Walsh	
is Licensed As Asbestos Abatement Consultant	
License No. IM-2002 Expiration Date 06/18/2021	
Signature Of Licensee	

tes Emironmental Protection Agency This is to certify that	Aurelia J Walsh s fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has seived certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as: Risk Assessor	Jut the Jurts dirticut at: Administered Lead-based Paint Activities Program States, Tribes and Intritories	Introcted and from the date of issuance and expires June 28, 2023 June 28, 2023 Anti-Anti-Anti-Anti-Anti-Anti-Anti-Anti-
United Stat	E B	All EPA	This ce LBP-R-I203290-1 Certification # June 14, 2019 Issued On

APPENDIX B

Analytical Reports and Chains-of-Custody



Report for:

Aurelia Walsh McGinley and Associates 815 Maestro Drive Reno, NV 89511

Regarding:

Project: BRN073; BRN073 EML ID: 2596931

Approved by:

Approved Signatory Kyle Demsko

Dates of Analysis: Asbestos PLM: 03-17-2021

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267) NVLAP Lab Code 500056-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EMLab P&K

Client: McGinley and Associates C/O: Aurelia Walsh Re: BRN073; BRN073

ASBESTOS PLM REPORT

6100 Mountain Vista St, Ste #160, Henderson, NV 89014 (866) 888-6653 Fax (623) 780-7695 www.emlab.com

Date of Submittal: 03-15-2021 Date of Receipt: 03-15-2021 Date of Report: 03-18-2021

Total Samples Submitted:	3
Total Samples Analyzed:	3
Total Samples with Layer Asbestos Content > 1%:	0

Location: BRN073-AB-001, 50 Kietzke, Office #1-Wall,	DW (White) Lab ID-Version [‡] : 12396413-1
Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN073-AB-002, 50 Kietzke, Office #2-Wall, Text. DW w/ Insulation (White/ Pink)

Pink)	Lab ID-Version‡: 12396414-1
Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Pink Insulation	ND
Composite Non-Asbestos Content:	85% Glass Fibers
	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN073-AB-003, 50 Kietzke, Office #2-Floor, VFT (Wood)

Lab ID-Version 12396415-1

Sample Layers	Asbestos Content
Tan Sheet Flooring	ND
Composite Non-Asbestos Content:	< 1% Glass Fibers
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

 \ddagger A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins EPK Built Environment Testing, LLC

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APPENDIX C

Laboratory Certifications and Accreditations

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United Star National Institu		E	is accredited by the National Vol listed	This laboratory is accredited in acc This accreditation demonstrates techn management system (n	2020-07-01 through 2021-06-30 Effective Dates

R

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Eurofins EMLab P&K

6100 Mountain Vista Suite #160 Henderson, NV 89014 Ms. Urooj Sagheer Phone: 281-940-2576 Email: usagheer@emlabpk.com http://www.emlab.com

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 500056-0

Bulk Asbestos Analysis

CodeDescription18/A01EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of
Asbestos in Bulk Insulation Samples18/A03EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program