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PRE-DEMOLITION ASBESTOS SURVEY

Former Gas Station and Convenience Store APN 002-053-01 and 002-053-02 Silver Peak, Nevada

*Contract DEP14-008
Task Number M22-17*

Prepared for:

*State of Nevada
Department of Conservation & Natural Resources
Division of Environmental Protection
901 South Stewart Street, Suite 3005
Carson City, Nevada 89701*

*ATTN:
Mr. David Friedman*

July 31, 2017

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LIST OF ACRONYMS

ACM	Asbestos-containing Materials
AHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
BEC	BEC Environmental, Inc.
CEM	Certified Environmental Manager
EMLAB	EMLab P&K
EMLAP	Accreditation Plan
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
IAQ	Indoor Air Quality
SSHASP	Site-specific Health and Safety Plan
HBMS	Hazardous Building Materials Survey
MGA	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
RDSBC	Rural Desert Southwest Brownfields Coalition
SAP	Sampling and Analysis Plan
TSI	Thermal Systems Insulation
VFT	Vinyl Floor Tile
VSF	Vinyl Sheet Flooring
XRF	X-Ray Fluorescence

1. INTRODUCTION

McGinley and Associates, Inc. (MGA) is pleased to submit this report summarizing the results of the Pre-demolition Asbestos Survey performed for the above-referenced former gas station and convenience store located in Silver Peak, Nevada. These assessment activities are funded through a 128 (a) Brownfields grant under United States Environmental Protection Agency (USEPA) Cooperative Agreement #RP-00T84901-3 to the Nevada Division of Environmental Protection (NDEP) and its associated State of Nevada Brownfields Program (NBP).

In December of 2016, BEC Environmental Inc. (BEC) conducted a Phase I Environmental Site Assessment (ESA) of the subject property for Nye County on behalf of Rural Desert Southwest Brownfields Coalition (RDSBC) (BEC, 2016). The ESA was prepared as part of the RDSBC Assessment grant that was funded by the United States Environmental Protection Agency (EPA) (BEC, 2016). The ESA was in compliance with the American Society of Testing Materials (ASTM) E 1527-13 standards and to conform to All Appropriate Inquiries (AAI). The purpose of the ESA was to identify the presence or likely presence of Recognized Environmental Conditions (REC), Historical Recognized Environmental Conditions (HREC), and Controlled Recognized Environmental Conditions (CREC). The Phase I ESA provided the following recommendations regarding hazardous building materials:

- Based on the age of the building, the potential exists for asbestos-containing materials in the Convenience Store (BEC, 2016).

Therefore, the purpose of this survey was to assess for the potential presence of asbestos at the subject property. Mr. Ryan Jones, a Nevada Asbestos Abatement Consultant, License No. IJPM-1189 conducted these services at the subject site. The asbestos survey was conducted in general accordance with Asbestos Hazard Emergency Response Act (AHERA) regulations. The survey is intended to provide information necessary to satisfy the National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for asbestos abatement and is based upon site conditions at the time of field activities.

1.1 Site Location

The subject property consists of a former gas station and convenience store, located southeast of Main Street (Nevada State Route 265) and northwest of Mohawk Drive on and southeast of Main Street (State Route 265) in Silver Peak, Nevada. The subject property is comprised of approximately 0.55-acres of land located on Esmeralda County Assessor parcel numbers (APNs) 002-052-01 and 002-053-02. The subject property is located within a portion of the Northeast $\frac{1}{4}$ of Section 22, Township 2 South, Range 39 East, of the Mount Diablo Baseline and Meridian. The site is comprised of one, 100 square foot structure (gas station change booth), one, 934 square foot building (convenience store), and one, 204 square foot wooden storage shed. The location of the site is presented in Figure 1.

1.2 Background

The subject property, a former gas station and convenience store, is currently owned by Tracey Bilyeu and is located in Silver Peak, Nevada. The property consists of two parcels of land with three buildings. The buildings were formerly utilized as a gas station booth, convenience store, and storage shed.

According to Esmeralda County Assessor's records, the gas station booth was built in 1949 and the convenience store building and wooden storage shed were constructed in 1971. The convenience store building and storage shed are located on Esmeralda County APN 002-053-01 and the gas

station booth is located on APN 002-053-02. The convenience store building consists of an office, store area, and restrooms. The wooden shed and gas station booth each consist of a single room.

2. SCOPE OF WORK

The Pre-demolition Asbestos Survey consisted of the following:

- Performed a preliminary assessment of suspect ACM to determine homogeneous areas and to develop a sampling program.
- Performed bulk sampling of suspect ACM and submitted samples to a certified laboratory for analysis by polarized light microscopy (PLM). Sample analysis was conducted according to EPA protocol described in the Asbestos Hazard Emergency Response Act (Code of Federal Regulations, Section 40, Part 763).
- Prepared this asbestos survey report presenting our data and summarizing the results of the materials assessed.

3. PRE-DEMOLITION ASBESTOS SURVEY

3.1 Asbestos Sampling Activities

Between June 19, 2017 and June 20, 2017, Mr. Ryan Jones, a Nevada-certified asbestos consultant, conducted a pre-demolition asbestos survey at the property. Copies of professional certifications are included in Appendix A. The asbestos survey consisted of a preliminary visual assessment to identify suspect ACM and the collection of building material samples from the convenience store building, storage shed, and gas station booth. Representative samples of suspect ACM were collected after designating 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. With the exception of areas inaccessible at the time of the survey, representative samples were collected from each area, within the limitations of this survey. Additional samples were collected from roofing material located on the ground in the vicinity of the convenience store building.

Samples were collected using EPA-recommended sampling procedures in general accordance with the procedures recommended in ASTM International Practice E 2356-04. Each bulk sample collected was placed and sealed in a sample bag and assigned a unique sample identification number (B-01 through B-32). Proper decontamination techniques were utilized after each sample was collected. The samples were submitted under chain-of-custody procedures to 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 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 is included in Appendix B. Copies of laboratory certifications and accreditations are included in Appendix C.

The asbestos survey was conducted in general accordance with AHERA regulations. The survey is intended to provide information necessary to satisfy the NESHAP requirements for asbestos abatement and is based upon site conditions at the time of field activities.

MGA did not disassemble mechanical systems, fire-rated doors, piping, or machinery due to accessibility issues and/or safety concerns; therefore, unidentified asbestos may be present at the site.

3.2 ACM Analytical Results

The asbestos survey results are summarized in Table 1. Sample locations are presented on Figures 2 through 3. Based on the analytical results of bulk samples collected during this survey, the following building materials had reported asbestos concentrations.

Former Gas Station/Convenience Store – Exterior

- Approximately 100 square feet of friable roofing mastic (silver) containing <1% (trace) chrysotile asbestos is located in the vicinity of the former gas station and convenience store buildings (exterior). The roofing mastic and associated roofing material was observed to be in a damaged condition. Quantities should be verified. (Class II)

It should be noted that the ACM quantities provided above are estimates only. ACM quantities should be re-measured or verified prior to bidding, asbestos abatement, or demolition activities.

4. CONCLUSIONS/RECOMMENDATIONS

Based on the pre-demolition asbestos survey results, roofing mastic (silver) was identified to contain ACM in “trace” concentrations. EPA and Nevada Department of Industrial Relations regulations require the removal of all RACM prior to any renovation or demolition activities that could impact or disturb RACM. Therefore, prior to the disturbance of these materials, it is recommended that the following procedures be performed in order to maintain regulatory compliance (if applicable):

- Although the roofing material identified to contain asbestos contains <1% chrysotile, MGA recommends asbestos abatement in accordance with applicable regulations due to its damaged condition.

In accordance with Nevada Administrative Code (NAC) 618.951 “*Exemption of Certain Activities From Requirements*,” vinyl asbestos floor tile, exterior roofing materials, exterior siding, drywall, joint compound, and other non-friable materials containing asbestos are exempt from requirements of NAC 618.850 to 618.986, inclusive, and the referenced materials may remain in place during demolition activities.

To remain eligible for the exemption, the activities must be performed in accordance with 29 CFR 1910.1001 and 29 CFR 1926.1101, and practices must be maintained to ensure that materials containing asbestos are:

- Not sanded, power sawed, or drilled;
- Removed in the largest sections practicable and carefully lowered to the ground;
- Handled carefully to minimize breakage throughout removal, handling, and transportation to an authorized disposal site; and
- Wetted before removal and during subsequent handling, to the extent practicable.

There is a possibility that additional suspect ACM may be found during abatement/demolition activities (including but not limited to wall/crawl spaces). 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 building materials should cease until laboratory analysis is performed,

OR

- The materials should be considered ACMs and abated in accordance with applicable regulations.

5. LIMITATIONS

The conclusions presented herein are partially based on information provided by MGA. MGA 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. There is a possibility that additional hazardous building materials may be found during renovation/demolition activities (including but not limited to wall/crawl spaces).

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 MGA 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 MGA 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.

6. 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.

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

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.



Ryan C. Jones, Nevada Asbestos License IJPM 1189
Senior Geologist

Reviewed by:



Brett C. Bottenberg, C.E.M. #1690, Exp. 10/7/17
Senior Project Manager

7. REFERENCES

BEC Environmental, Inc., December 23, 2016. *Phase I Environmental Site Assessment, Old Gas Station and Convenience Store (APNs 002-053-01 and 002-053-02), Main Street, Silver Peak, Nevada.*

Nevada Division of Environmental Protection, 2013. *Final Nevada Brownfields Program Quality Assurance Program Plan (QAPP).*

Nevada 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, 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.

Table 1. Asbestos Survey Results

Sample ID	Layers	Building Area	Sample Location	Sample Description	Laboratory Description	Asbestos Content	Friable (Y/N)	Condition	Approximate Quantity (LF/SF/EA)
B-01	1	Convenience Store	Main Area	Textured DW (White)	White Drywall with Brown Paper	ND	Y	Damaged	ND
	2				White Texture with Paint	ND			
B-02	1	Convenience Store	Main Area	Textured DW (White)	White Texture with Paint	ND	Y	Damaged	ND
B-03	1	Convenience Store	Men's RR	Textured DW (White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				White Texture with Paint	ND			
B-04	1	Convenience Store	Main Area	Textured DW (White)	White Texture with Paint	ND	Y	Damaged	ND
B-05	1	Convenience Store	Entry	Textured DW (White)	White Drywall with Brown Paper	ND	Y	Damaged	ND
	2				White Texture with Paint	ND			
B-06	1	Convenience Store	Kitchen	VSF (Beige)	Beige Sheet Flooring	ND	Y	Good	ND
B-07	1	Convenience Store	Kitchen	VSF (Beige)	Beige Sheet Flooring	ND	Y	Good	ND
B-08	1	Convenience Store	Kitchen	VSF (Beige)	Beige Sheet Flooring	ND	Y	Good	ND
B-09	1	Convenience Store	Main Area	VSF (Beige)	Beige Sheet Flooring	ND	Y	Good	ND
B-10	1	Convenience Store	Main Area	VSF (Beige)	Beige Sheet Flooring	ND	Y	Good	ND
B-11	1	Convenience Store	Men's RR	VSF (Off-White)	Off-White Sheet Flooring	ND	Y	Good	ND
B-12	1	Convenience Store	Women's RR	VSF (Off-White)	Off-White Sheet Flooring	ND	Y	Good	ND
B-13	1	Convenience Store	Main Area	ACT (Popcorn) (Off-White)	White Popcorn Ceiling with Paint	ND	Y	Good	ND
B-14	1	Convenience Store	Main Area	ACT (Popcorn) (Off-White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				White Popcorn Ceiling with Paint	ND			
B-15	1	Convenience Store	Entry	ACT (Popcorn) (Off-White)	White Popcorn Ceiling with Paint	ND	Y	Good	ND
B-16	1	Storage Building	Storage Building	DW (White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				White Texture with Paint	ND			
B-17	1	Storage Building	Storage Building	DW (White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				White Texture with Paint	ND			
B-18	1	Storage Building	Storage Building	DW (White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				Joint Compound	ND			
	3				Cream Tape	ND			
	4				White Texture with Paint	ND			
B-19	1	Storage Building	Storage Building	VSF (Brown)	Brown Sheet Flooring	ND	Y	Good	ND
B-20	1	Storage Building	Storage Building	VSF (Brown)	Brown Sheet Flooring	ND	Y	Good	ND
B-21	1	Storage Building	Storage Building	VSF (Brown)	Brown Sheet Flooring	ND	Y	Good	ND

Legend:

ACT - Acoustical Ceiling Tile

DW - Drywall

ND - None Detected

SF - Square feet

VFT - Vinyl Floor Tile

VSF - Vinyl Sheet Flooring

Sample ID	Layers	Building Area	Sample Location	Sample Description	Laboratory Description	Asbestos Content	Friable (Y/N)	Condition	Approximate Quantity (LF/SF/EA)
B-22	1	Storage Building	Storage Building	Cove Base (Brown)	Brown Base Board	ND	N	Good	ND
	2				Yellow Mastic	ND			
B-23	1	Storage Building	Storage Building	Cove Base (Brown)	Brown Base Board	ND	N	Good	ND
	2				Yellow Mastic	ND			
B-24	1	Gas Station Building	Exterior	Paint (Red)	Red Paint	ND	Y	Damaged	ND
B-25	1	Gas Station Building	Exterior	Paint (White)	White Paint	ND	Y	Damaged	ND
B-26	1	Exterior Debris	Exterior Debris	Roofing Material (Black/Silver)	Black Roofing Material	ND	Y	Damaged	SF 100
	2				Silver Mastic	< 1% Chrysotile			
B-27	1	Exterior Debris	Exterior Debris	Roofing Material (Black/Silver)	Black Roofing Material	ND	Y	Damaged	
	2				Silver Mastic	< 1% Chrysotile			
B-28	1	Exterior Debris	Exterior Debris	Roofing Material (Black/Silver)	Black Roofing Material	ND	Y	Damaged	
	2				Silver Mastic	< 1% Chrysotile			
B-29	1	Convenience Store	Kitchen	FRP Mastic (Brown)/ DW (White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				Joint Compound	ND			
	3				Cream Tape	ND			
	4				White Texture with Paint	ND			
B-30	1	Convenience Store	Kitchen	FRP Mastic (Brown)/ DW (White)	White Drywall with Brown Paper	ND	Y	Good	ND
	2				Joint Compound	ND			
	3				Cream Tape	ND			
	4				White Texture with Paint	ND			
B-31	1	Convenience Store	Main Area	VSF (Beige)	Beige Sheet Flooring	ND	Y	Good	ND
	2				Brown Mastic	ND			
B-32	1	Convenience Store	Entry	Textured DW (White)	White Drywall with Brown Paper	ND	Y	Damaged	ND
	2				White Texture with Paint	ND			

Legend:

ACT - Acoustical Ceiling Tile

DW - Drywall

ND - None Detected

SF - Square feet

VFT - Vinyl Floor Tile

VSF - Vinyl Sheet Flooring

APPENDIX A

Professional Certifications

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
DIVISION OF INDUSTRIAL RELATIONS
Occupational Safety and Health Administration
Asbestos Control Program

HW
Certifies That Ryan Jones

is Licensed As Asbestos Abatement Consultant

License No. IJPM-1189

Expiration Date 09/28/2017

Signature Of Licensee _____

Ryan C. Jones

APPENDIX B

Analytical Reports and Chains-of-Custody



Report for:

Ryan Jones
McGinley and Associates
815 Maestro Drive
Reno, NV 89511

Regarding: Project: BRN042; Old Gas Station/Convenience Store
EML ID: 1751019

Approved by:

Dates of Analysis:
Asbestos PLM: 07-03-2017

Approved Signatory
Dr. Kamashwaran Ramanathan

Service SOPs: Asbestos PLM (EPA Methods 600/R-93/116 & 600/M4-82-020, SOP EM-AS-S-1267)

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 items 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.

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.

Client: McGinley and Associates
 C/O: Ryan Jones
 Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
 Date of Receipt: 06-28-2017
 Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Total Samples Submitted: 32
Total Samples Analyzed: 32

Total Samples with Layer Asbestos Content > 1%: 0

Location: B-1, Convenience Store - Main Area - Textured DW (White)

Lab ID-Version‡: 8181614-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-2, Convenience Store - Main Area - Textured DW (White)

Lab ID-Version‡: 8181615-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: B-3, Convenience Store - Men's RR - Textured DW (White)

Lab ID-Version‡: 8181616-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-4, Convenience Store - Main Area - Textured DW (White)

Lab ID-Version‡: 8181617-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Sample Composite Homogeneity:	Moderate

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 NVLAP, NIST, or any agency of the federal government. 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.

‡ 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".

Client: McGinley and Associates
 C/O: Ryan Jones
 Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
 Date of Receipt: 06-28-2017
 Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-5, Convenience Store - Entry - Textured DW (White)

Lab ID-Version‡: 8181618-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-6, Convenience Store - Kitchen - VSF (Beige)

Lab ID-Version‡: 8181619-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-7, Convenience Store - Kitchen - VSF (Beige)

Lab ID-Version‡: 8181620-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-8, Convenience Store - Kitchen - VSF (Beige)

Lab ID-Version‡: 8181621-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

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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.

‡ 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".

Client: McGinley and Associates
 C/O: Ryan Jones
 Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
 Date of Receipt: 06-28-2017
 Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-9, Convenience Store - Main Area - VSF (Beige)

Lab ID-Version‡: 8181622-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-10, Convenience Store - Main Area - VSF (Beige)

Lab ID-Version‡: 8181623-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-11, Convenience Store - Men's RR - VSF (Off-White)

Lab ID-Version‡: 8181624-1

Sample Layers	Asbestos Content
Off-White Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-12, Convenience Store - Women's RR - VSF (Off-White)

Lab ID-Version‡: 8181625-1

Sample Layers	Asbestos Content
Off-White Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

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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.

‡ 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".

Client: McGinley and Associates
C/O: Ryan Jones
Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
Date of Receipt: 06-28-2017
Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-13, Convenience Store - Main Area - ACT (Popcorn)(Off-White)

Lab ID-Version‡: 8181626-1

Sample Layers	Asbestos Content
White Popcorn Ceiling with Paint	ND
Sample Composite Homogeneity: Moderate	

Location: B-14, Convenience Store - Main Area - ACT (Popcorn)(Off-White)

Lab ID-Version‡: 8181627-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Popcorn Ceiling with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-15, Convenience Store - Entry - ACT (Popcorn)(Off-White)

Lab ID-Version‡: 8181628-1

Sample Layers	Asbestos Content
White Popcorn Ceiling with Paint	ND
Sample Composite Homogeneity: Moderate	

Location: B-16, Storage Building - DW (White)

Lab ID-Version‡: 8181629-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

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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.

‡ 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".

Client: McGinley and Associates
 C/O: Ryan Jones
 Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
 Date of Receipt: 06-28-2017
 Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-17, Storage Building - DW (White)

Lab ID-Version‡: 8181630-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-18, Storage Building - DW (White)

Lab ID-Version‡: 8181631-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Joint Compound	ND
Cream Tape	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-19, Storage Building - VSF (Brown)

Lab ID-Version‡: 8181632-1

Sample Layers	Asbestos Content
Brown Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-20, Storage Building - VSF (Brown)

Lab ID-Version‡: 8181633-1

Sample Layers	Asbestos Content
Brown Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

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Client: McGinley and Associates
 C/O: Ryan Jones
 Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
 Date of Receipt: 06-28-2017
 Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-21, Storage Building - VSF (Brown)

Lab ID-Version‡: 8181634-1

Sample Layers	Asbestos Content
Brown Sheet Flooring	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: B-22, Storage Building - Cove Base (Brown)

Lab ID-Version‡: 8181635-1

Sample Layers	Asbestos Content
Brown Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: B-23, Storage Building - Cove Base (Brown)

Lab ID-Version‡: 8181636-1

Sample Layers	Asbestos Content
Brown Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: B-24, Gas Station Building - Ext. - Paint (Red)

Lab ID-Version‡: 8181637-1

Sample Layers	Asbestos Content
Red Paint	ND
Sample Composite Homogeneity:	Good

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Client: McGinley and Associates
C/O: Ryan Jones
Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
Date of Receipt: 06-28-2017
Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-25, Gas Station Building - Ext. - Paint (White)

Lab ID-Version‡: 8181638-1

Sample Layers	Asbestos Content
White Paint	ND
Sample Composite Homogeneity: Good	

Location: B-26, Exterior Debris - Roofing Material (Back/Silver)

Lab ID-Version‡: 8181639-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Silver Mastic	< 1% Chrysotile
Composite Non-Asbestos Content:	65% Cellulose
Sample Composite Homogeneity: Moderate	

Location: B-27, Exterior Debris - Roofing Material (Back/Silver)

Lab ID-Version‡: 8181640-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Silver Mastic	< 1% Chrysotile
Composite Non-Asbestos Content:	65% Cellulose
Sample Composite Homogeneity: Moderate	

Location: B-28, Exterior Debris - Roofing Material (Back/Silver)

Lab ID-Version‡: 8181641-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Silver Mastic	< 1% Chrysotile
Composite Non-Asbestos Content:	65% Cellulose
Sample Composite Homogeneity: Moderate	

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Client: McGinley and Associates
C/O: Ryan Jones
Re: BRN042; Old Gas Station/Convenience Store

Date of Sampling: 06-19-2017
Date of Receipt: 06-28-2017
Date of Report: 07-03-2017

ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116

Location: B-29, Convenience Store - Kitchen - FRP Mastic (Brown)/DW (White)

Lab ID-Version‡: 8181642-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Joint Compound	ND
Cream Tape	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-30, Convenience Store - Kitchen - FRP Mastic (Brown)/DW (White)

Lab ID-Version‡: 8181643-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Joint Compound	ND
Cream Tape	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: B-31, Convenience Store - Main Area - VSF (Beige)

Lab ID-Version‡: 8181644-1

Sample Layers	Asbestos Content
Beige Sheet Flooring	ND
Brown Mastic	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Moderate

Location: B-32, Convenience Store - Entry - Textured DW (White)

Lab ID-Version‡: 8181645-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
White Texture with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS BULK SAMPLE DATA SHEET

lot 2

McGinley & Associates
Environmental Engineering and Science

1915 N. Green Valley Parkway, Suite 200
Henderson, NV 89074 PH: (702)563-0600

Project Name: Old Gas Station/Convenience Store
 Project No.: BEN042
 Project Manager: Ryan Jones
 Site Address: Silver Peak, NV

Sampled by: RS
 Email: ryjones@mcg.com
 Date Sampled: 6/28/17
 Turn Around Time: Standard

Laboratory Notes:

EM Lab

Lab ID	Sample ID	Sample Location	Sample Description	Quantity (SF/LF/EA/CF)	Friable (Y/N)	Condition	Sample (Y/N)
	B-01	Convenience Store - Main Area	Textured Put (White)				
	B-02	↓					
	B-03	Men's RR					
	B-04	Main Area					
	B-05	Entry					
	B-06	Kitchen	VSF (Beige)				
	B-07	↓					
	B-08	Main Area					
	B-09	↓					
	B-10	Men's RR	VSF (Off-White)				
	B-11	↓					
	B-12	Women's RR	ACT (Popcorn) (Off-White)				
	B-13	Main Area	↓				
	B-14	↓					
	B-15	Entry	DW (White)				
	B-16	Storage Building	↓				
	B-17	↓					
	B-18	↓					
	B-19	↓					
	B-20	↓					



Relinquished By: (sign/print)		Company	Date / Time	Received By: (sign/print)	Laboratory
<i>Ryan C. Jones</i>		MGA	6/28/17 1700	<i>[Signature]</i>	6/28/17 2:55 pm

Quantity
 SF-Square Feet
 LF-Linear Feet
 EA-Each
 CF-Cubic Feet

Condition
 G-Good
 D-Damaged
 SD-Significantly Damaged

ASBESTOS BULK SAMPLE DATA SHEET

McGinley & Associates
 Environmental Engineering and Science
 1915 N. Green Valley Parkway, Suite 200
 Henderson, NV 89074 PH: (702)563-0600

Project Name:
Project No.:
Project Manager: Ryan Jones
Site Address:

Sampled by:
Email:
Date Sampled:
Turn Around Time:

Laboratory Notes:

Lab ID	Sample ID	Sample Location	Sample Description	Quantity (SF/LF/EA/CF)	Friable (Y/N)	Condition	Sample (Y/N)
	B-21	Storage Building -	VSF (Brown)				
	B-22	↓	Coat Room (Brown)				
	B-23	↓	Paint (Red)				
	B-24	Gas Station Building - Extn	Paint (White)				
	B-25	↓	Roofing Materials (Black/Silver)				
	B-26	Exterior Debris					
	B-27	↓	FRP Marlex (Brown) / DW (White)				
	B-28	Concrete Store - Kitchen					
	B-29	↓	VSF (Beige)				
	B-30	Concrete Store - Main Area	Textured DW (White)				
	B-31	↓					
	B-32	- Entry					



CHAIN OF CUSTODY INFORMATION:

Relinquished By: (sign/print)	Company	Date / Time	Received By: (sign/print)	Laboratory
<i>Ryan Jones</i>	MEG	6/25/17 1700	<i>[Signature]</i>	6/28/17 3:55 pm

Quantity
 SF-Square Feet
 LF-Linear Feet
 EA-Each
 CF-Cubic Feet

Condition
 G-Good
 D-Damaged
 SD-Significantly Damaged

APPENDIX C

Laboratory Certifications and Accreditations

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 500056-0

EMLab P&K, LLC - Las Vegas
Henderson, NV

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

Asbestos Fiber Analysis

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

2017-07-01 through 2018-06-30

Effective Dates

A handwritten signature in blue ink, appearing to read 'Dana S. Laman'.

For the National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMLab P&K, LLC - Las Vegas

6100 Mountain Vista

Suite #160

Henderson, NV 89014

Mr. Dan Shelby

Phone: 623-298-1015 Fax: 623-445-6217

Email: dshelby@emlabpk.com

<http://www.emlab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 500056-0

Bulk Asbestos Analysis

Code

Description

18/A01

EPA -- Appendix E to Subpart E of Part 763 -- Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

A handwritten signature in blue ink, appearing to read "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program