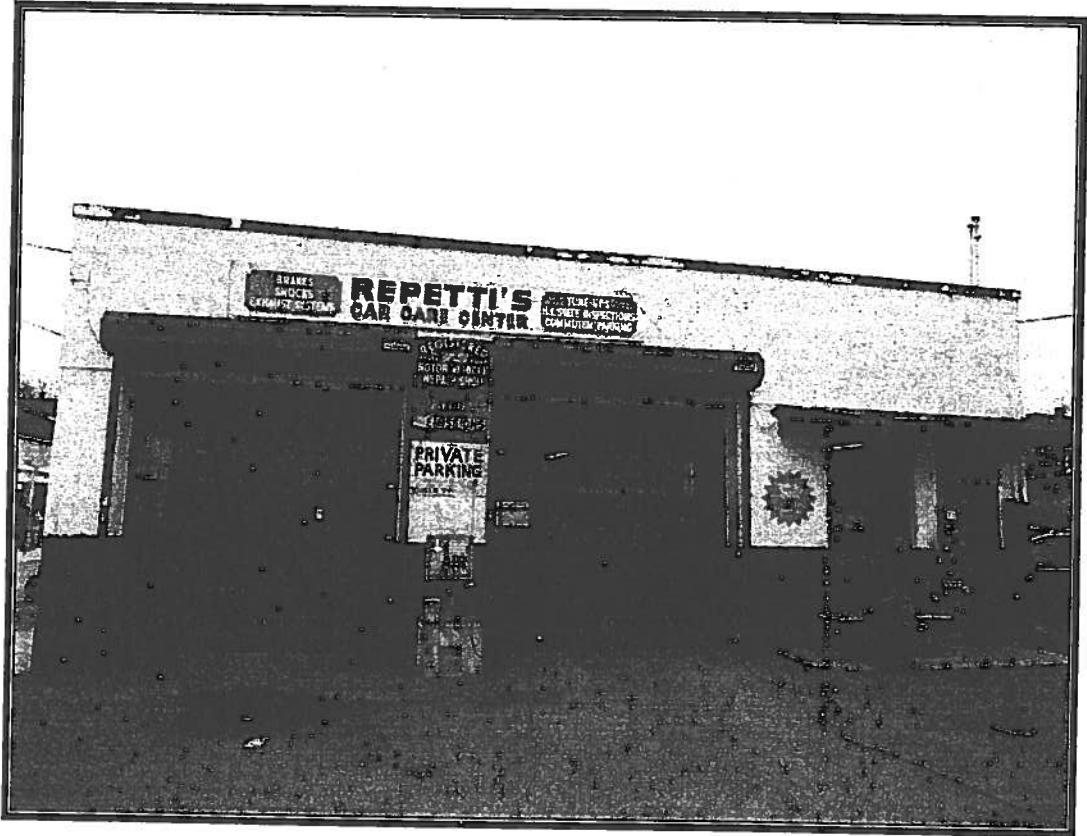


Limited Asbestos Inspection Report

22 S. West Street
Mt. Vernon, NY 10550



Date: December 9, 2013

Prepared by:
Environmental Maintenance Contractors, Inc.
5 Anderson Lane, Goldens Bridge,
New York 10526
rstumbo@enviromain.com

Established in 1995
NYS DOL Asbestos Handling License #28535
EPA Lead Paint Certification #NY-62470-1
NYS DEC Waste Transporter Permit #3A-812

Richard Stumbo
President

ENVIRONMENTAL MAINTENANCE CONTRACTORS, INC.

Environmental Consulting, Testing, Reporting and Remedial / Abatement Services

* Asbestos Testing and Removal * Lead Based Paint (XRF) Testing * Underground Storage Tank Removal Services*
* Indoor Air Quality Testing * Mold Abatement Service * Hazardous Material Testing and Abatement *
* Environmental Phase I and II Assessments *

December 9, 2013

ASBESTOS INSPECTION REPORT

PROPERTY INSPECTED

Subject property is located at 22 S. West Street in Mt. Vernon, NY.

TARGET STRUCTURES/AREAS

Subject building is located on the property at 22 S. West Street in Mt. Vernon, NY.

GENERAL DESCRIPTION OF TARGETED STRUCTURES/AREAS

Interior & Exterior Building Materials on the building located at 22 S. West Street in Mt. Vernon, NY.

INSPECTION RATIONALE

Environmental Maintenance Contractors, Inc. (EMC) was retained to perform a pre-demolition inspection of the building to determine if any Asbestos Containing Materials (ACM's) would be disturbed during demolition activities. No penetrations or exploratory demolition was performed in order to collect any samples during the asbestos survey including but not necessarily limited to ceilings, walls and floor cavities.

INSPECTION AND BULK SAMPLE COLLECTION

The targeted areas were surveyed for Asbestos Containing Materials (ACM's) on December 4, 2013. All accessible areas/rooms were visually inspected and representative samples collected, as appropriate and required. The inspections were performed by Francis Ciriaco and Floyd Sus. Representing EMC, Mr. Ciriaco (Cert. # 09-19591) and Mr. Sus (Cert. # 06-00928) are NYS-DOL Certified Asbestos Inspectors.

INSPECTION PROTOCOL

The purpose of the inspection was to identify readily accessible asbestos containing materials within the targeted areas that would be disturbed during demolition activities. For the purpose of performing this inspection, EMC inspectors visited all accessible areas within the targeted areas and collected samples of representative materials.

INACCESSABLE AREAS N/A

LABORATORY

Following collection of bulk samples, the samples were submitted to a laboratory accredited by the New York State Department of Health Environmental Laboratory Approval Program (ELAP# 10879) to analyze samples for asbestos using Polarized Light Microscopy (PLM) techniques.

EMC, Inc. 5 Anderson Lane, Goldens Bridge, New York 10526 Tel: 914-232-7355, Fax: 914-232-7357
rstumbo@enviromain.com

Friable (pipe insulation, sheetrock, plaster, etc.) and Non-Friable-Organically Bound (NOB) (floor tile, mastic, etc.) materials were both analyzed by PLM. Any NOB samples that were negative for asbestos via PLM analysis must be analyzed via Transmission Electron Microscopy (TEM) for confirmatory purposes. The NYS-DOH requires TEM analysis to conclusively state that a NOB sample does not contain asbestos.

It should be noted that some NOB samples, even if inconclusively analyzed by PLM may not be submitted for TEM analysis. This is the case if intimately associated with materials that were found to be positive (i.e. mastic adhered to a floor tile that was negative). In this case, the sample may not have been further analyzed via TEM. Because they cannot be removed separately, all such materials and their associated materials should be deemed asbestos containing and treated accordingly.

SAMPLED MATERIALS

The following is a listing of different materials that were collected from the targeted areas and submitted for analysis for the purpose of this report:

Exterior Building Materials:

- Roofing Materials (Roof Tar, Membrane, Flashing Tar & Flashings)
- Exterior Wall Coat (Brown & White Coats)
- Black Mortar beneath Exterior Wall Coat
- Window Waterproofing

Interior Building Materials:

- Plaster (Brown & White Coats)
- Joint Compound
- Sheetrock
- Flooring Materials (Mastic, 9x9 Vinyl Tiles, 12x12 Vinyl Tiles & Linoleum)

RESULTS & QUANTITIES (Asbestos Containing Materials Only)

Sample analysis indicates that the following materials were found to contain asbestos in concentrations greater than one-percent (>1%) and are therefore deemed Asbestos Containing Materials (ACM), including:

ACM Type	Location	Approx. Quantity
All Roofing Materials (Roof Tar, Membrane, Flashing Tar & Flashings)	Entire Main Roof and Canopy	2,350 Sq. Ft.
All Flooring Materials (Mastic, 9x9 Vinyl Tiles, 12x12 Vinyl Tiles and Linoleum)	Reception/Office Area	120 Sq. Ft.

Notes: All Quantities are an Estimate and/or To be Determined (TBD). Field verification is necessary to confirm site conditions and the locations & quantities of ACM's identified.

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CONCLUSIONS

The limited asbestos survey did identify accessible asbestos containing materials within the targeted areas of the building located at 22 S. West Street in Mt. Vernon, NY. Please find attached the sample analysis reports.

Please note that based on the nature of this inspection, it is possible that unidentified materials may be uncovered and/or encountered during demolition/renovation activities. If additional suspect asbestos containing materials are encountered during demolition activities, work should cease within that area of work, the area should be isolated from unauthorized entry, and the materials should be sampled for analysis to determine total asbestos content. Only through further sampling and analysis by certified personnel and the use of an accredited laboratory can a suspect material be identified as non-asbestos containing.

As per applicable Federal, State, and City regulations all asbestos containing materials identified must be properly abated by a NYS DOL Licensed Contractors as well as NYSDOL Certified personnel prior to any demolition/renovation activities that could disturb these materials. Any penetrations to the ACM or impact to the intact ACM matrix would be considered a disturbance. Please note that any non-asbestos contractor performing any work that may impact the building materials must be informed of the presence and location of the ACM, and that disturbance is prohibited. In addition, the non-asbestos contractor personnel performing any work on or around ACM's must have current OSHA asbestos awareness training.

Should you have any questions or require additional information, please do not hesitate to contact me at (914) 232-7355.

Sincerely,
Environmental Maintenance Contractors, Inc.

Allan Ciriaco
Vice President of Operations

Attachment(s): Laboratory Sample Results, Licenses and Certifications

Client: ENVIRONMENTAL MAINTENANCE CONTRACTORS
5 ANDERSON LANE
GOLDENS BRIDGE, NY 10526
Fax: (914) 232-7357 **Phone:** (914) 232-7355

Sample Date: 12/4/2013
Date Received : 12/5/2013
Date Analyzed : 12/6/2013

Project:

Cardno ATC Batch # 27976

Methods: EPA 600/M4-82-020

ELAP 198.1, 198.6 and 198.4

Location: 22 SOUTH WEST ST., MT. VERNON, NY

Bulk Asbestos Analysis Results

Sample #	Location	Type of Material	Method	Non-Asbestos		NOB % Type	Asbestos % Type
				% Fibrous	% Non-Fibrous		
1	ROOF	ROOF TAR	NOB-PLM			66.1% Organic 11% Residue 20.1% Carbonate	2.8% Chrysotile
27976 -1					0.0% Vermiculite		
Analyzed By: George Htay		Color: BLACK Second Analyst: Mohamed Fata		Comments: PLM Inconclusive			Total Asbestos: 2.8 %
2	INTERIOR (RECEPTION)	9X9 TILES	NOB-TEM			51.5% Organic 22.1% Residue 20.9% Carbonate	5.5% Chrysotile
27976 -2					0.0% Vermiculite		
Analyzed By: George Htay		Color: BROWN Second Analyst: Roman Peysakhov		Comments: PLM Inconclusive, NOB-PLM Inconclusive			Total Asbestos: 5.5 %
3	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -3					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
4	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -4					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
5	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -5					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
6	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -6					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
7	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -7					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					

Sample #	Location	Type of Material	Method	Non-Asbestos		NOB % Type	Asbestos % Type
				% Fibrous	% Non-Fibrous		
8	INTERIOR (RECEPTION)	PLASTER WHITE	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -8					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
9	INTERIOR (RECEPTION)	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -9					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
10	INTERIOR	PLASTER BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -10					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					
11	EXTERIOR	BLACK MORTAR LAYER BENEATH WALL COAT	PLM		100% Mineral Filler		
27976 -11					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: BLACK					
12	EXTERIOR	BLACK MORTAR LAYER BENEATH WALL COAT	PLM		100% Mineral Filler		
27976 -12					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: BLACK					
13	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -13					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
14	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -14					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
15	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE ¹³
27976 -15					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
16	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -16					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			
17	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		Total Asbestos: TRACE ¹³
27976 -17					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					



Cardno ATC
 104 E. 25th Street, 10th Floor
 New York, NY 10010
 Tel. 212-353-8280
 Fax: 212-353-8306

Sample #	Location	Type of Material	Method	Non-Asbestos		NOB % Type	Asbestos % Type
				% Fibrous	% Non-Fibrous		
18	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -18					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			Total Asbestos: TRACE ¹³
19	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -19					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
20	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -20					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			Total Asbestos: TRACE ¹³
21	EXTERIOR	WALL COAT BROWN	PLM	Trace% Cellulose	100% Mineral Filler		
27976 -21					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: LT.BROWN					
22	EXTERIOR	WALL COAT WHITE	PLM	Trace% Cellulose	100% Mineral Filler		Trace Chrysotile
27976 -22					0.0% Vermiculite		
Analyzed By: George Htay		Color: WHITE		Comments: NOB recommended			Total Asbestos: TRACE ¹³
23	EXTERIOR	WINDOW WATER PROOFING	NOB-TEM			25.9% Organic 7.1% Residue 66.6% Carbonate	0.4% Anthophyllite
27976 -23					0.0% Vermiculite		
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Pepsakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			Total Asbestos: 0.4 %
24	EXTERIOR	WINDOW WATER PROOFING	NOB-TEM			27.4% Organic 6.2% Residue 66.1% Carbonate	0.3% Anthophyllite
27976 -24					0.0% Vermiculite		
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Pepsakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			Total Asbestos: 0.3 %
25	INTERIOR	JOINT COMPOUND	NOB-TEM			22.5% Organic 17.9% Residue 59.6% Carbonate	NONE DETECTED
27976 -25					0.0% Vermiculite		
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Pepsakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
26	INTERIOR	JOINT COMPOUND	NOB-TEM			31.1% Organic 21.7% Residue 47.2% Carbonate	NONE DETECTED
27976 -26					0.0% Vermiculite		
Analyzed By: George Htay		Color: OFF-WT. Second Analyst: Roman Pepsakhov		Comments: PLM inconclusive, NOB-PLM inconclusive			
27	INTERIOR	SHEETROCK	PLM	25% Cellulose Trace% FiberGlass	75% Mineral Filler		
27976 -27					0.0% Vermiculite		NONE DETECTED
Analyzed By: George Htay		Color: WHITE					



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Sample #	Location	Type of Material	Method	Non-Asbestos		NOB % Type	Asbestos % Type
				% Fibrous	% Non-Fibrous		
28	INTERIOR	SHEETROCK	PLM	26% Cellulose	74% Mineral Filler		
27976 -28				Trace% FiberGlass	0.0% Vermiculite		NONE DETECTED

Analyzed By: George Htay

Color: WHITE

NOTES:

- 1) The Limit of Detection is the same as the Reporting Limit for these results.
- 2) The Reporting Limit (RL) is the Limit of Quantitation. For point counts the limit of quantitation of 0.25%; based on one asbestos point counter over 400 non-empty points.
- 3) Asbestos Containing Material (ACM) Definition: > 1% asbestos by weight is considered an ACM
- 4) Disclaimer: The laboratory is not responsible for sample collection. Please refer to enclosed letter. This report may not be reproduced, except in full, without written approval by Cardno ATC. This report may not be used to claim product endorsement by NVLAP or any other agency of the U.S. Government. This report relates only to the samples reported above as described in the chain of custody. Quality control data is available upon request.
- 5) Accredited by NVLAP #101187-0 and by NY State ELAP #10879
- 6) Confidentiality Notice: The document(s) contained herein are confidential and privileged information, intended for the exclusive use of the individual or entity named above.
- 7) Liability Notice: Cardno ATC and its personnel shall not be liable for any misinformation provided to us by the client regarding these samples. This report relates only to samples submitted and analyzed.
- 8) When the results display more than three digits, only the first three are significant. The data within this report is reliable to 3 significant figures.
- 9) The condition of all samples was acceptable upon receipt.
- 10) The laboratory certifies that the test results meet all requirements of NELAC.
- 11) Supplement to test report batch # _____, Amendments: _____, Amendment Dates: _____, Amended by: _____
- 12) PLM Letter is attached on this report.
- 13) TRACE: The result is reported as Trace when No points are counted and asbestos is identified. For ELAP Trace is < 1%.
- 14) Cardno ATC certifies that this report is an accurate and authentic report of the results obtained from the laboratory analysis
- 15) The uncertainty for these test results is available upon request.
- 16) ELAP requires method ELAP 198.1 for the analysis of samples containing ≤ 10% vermiculite. For samples containing > 10% vermiculite ELAP requires methods ELAP 198.1 followed by ELAP 198.6. *This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.*

George Htay

Analyst: _____

Mohamed Fata

Analyst: _____

Roman Peysakhov

Analyst: _____

Milena Bonezzi *M. Bonezzi*

Approved by
 Laboratory Director: _____

Asbestos Bulk Sample Analysis - Chain of Custody

Client: 20 SOUTHWEST ST. NAT. VERNON, NY
 Site Location: 12-9-2013
 Project: FRANCOIS ENLACO
 Date Sampled: 09-19-2011 Exp. 10/14
 Technician: FRANCOIS ENLACO

Phone: 914-232-7355
 Fax: 914-232-7357
 Email: epaocelli@enviromain.com

Turn Around Time: 24hr (circled)
 Rush 12hr
 Other:
 Lab#:

Field #	Group	Sample Description	Location	Asbestos Content	Notes
1	1	ROOF TAN	ROOF	N	Please Stop on First Positive for each Group 28 P/V
2	2	9 X 9 TILES	INTERIOR (RECEPTION)	N	
3	3	PLASTER (BROWN)	↓	Y	
4	3	(WHITE)			
5	3	(BROWN)			
6	3	(WHITE)			
7	3	(BROWN)			
8	3	(WHITE)			
9	3	(BROWN)			
10	3	PLASTER "			
11	4	BLACK MORTAR LAYER BEHIND WALL COAT		INTERIOR	
12	4	BLACK MORTAR LAYER BEHIND WALL COAT		EXTENSION	
13	5	WALL COAT (BROWN)	↓		
14	5	(WHITE)			
15	5	WALL COAT (BROWN)		EXTENSION	

DRAWING/SKETCH (REQUIRED)
 Analyzed by: FRANCOIS ENLACO
 Date: 12/15/13
 Time: 12:45 PM

Sampled By: (Signature)	Date
1) <u>[Signature]</u>	
Printed Name: <u>FRANCOIS ENLACO</u>	Time
Relinquished By: (Signature)	Date
2) <u>[Signature]</u>	
Printed Name: <u>FRANCOIS ENLACO</u>	Time
Relinquished By: (Signature)	Date
3) <u>[Signature]</u>	
Printed Name: <u>FRANCOIS ENLACO</u>	Time
Relinquished By: (Signature)	Date
4) <u>[Signature]</u>	
Printed Name: <u>FRANCOIS ENLACO</u>	Time
Relinquished By: (Signature)	Date
5) <u>[Signature]</u>	
Printed Name: <u>FRANCOIS ENLACO</u>	Time

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ENVIRONMENTAL MAINTENANCE CONTRACTORS, INC.
Environmental Consulting, Testing, Reporting and Remedial / Abatement Services

December 11, 2013

RE: Environmental Abatement and Demolition Services @ 22 S. West Street, Mt. Vernon, NY

Environmental Maintenance Contractors, Inc. (EMC) is pleased to provide this proposal to perform the asbestos abatement and demolition services at the above referenced project. The project involves the abatement of all asbestos-containing materials (ACM's) identified in the Asbestos Inspection Report, prepared by EMC, dated December 9, 2013. EMC will also provide for the demolition of the building down to slab or grade – please note that price does not include any fill materials for the project. The slab of the building will be cracked and left in place and the footing will remain in place. All work will be performed in accordance with all applicable Federal, State, and Local requirements.

Independent Air/Project Monitoring services are required for this project and shall be provided/hired by Client/Owner directly.

Fee Schedule:

Asbestos Abatement Services:

Abatement of all ACM's including approx. 2,350 sq. ft. of roofing materials and approx. 120 sq. ft. of flooring materials, lump sum: \$19,450

NYS DOL Asbestos Project Notification Application (\$2,000) and Variance (\$1,200), lump sum: **\$ 3,200**

Total for Abatement: \$22,650



Demolition Services:

Demolition of structure, lump sum: \$28,750

Preparation and submission of Demo Permit, estimate: \$1,800

Temporary Fencing around the site during work, estimate: \$9,800

Obtaining sidewalk and partial street closure, as required, estimate: @ cost

Electrical Disconnects, estimate: \$2,800

Plumbing and gas disconnects, estimate: \$3,800

Exterminator services, estimate: \$650

Total for Demol: \$47,600

Terms and Conditions:

Safe access shall be readily available to the work areas. All and any movable objects within the work area(s) shall be removed by client/owner prior to mobilization by EMC. Client/owner responsible for any necessary security

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measures. Client/owner shall provide electric and water to the work areas. The client agrees to indemnify, exonerate, and hold harmless EMC against the risk of loss, damage, or expense, by reason of suits, claims, demands, judgments, and causes of action for personal injury, death, or property damage arising out of or in any way in consequence of the performance of all work undertaken by EMC, except that in no instance shall the client be held responsible for any liability claim, demand, or cause of action attributable solely to the negligence of EMC. **Payment Schedule: 25% prior to start of work and remaining upon completion of abatement work and demolition.** Lump sum based on access to all areas without phasing – remobilization for project will incur additional costs. Price based on non-union labor. Applicable sales tax is excluded as certificate of capital improvement or tax exemption may apply.

Please acknowledge your acceptance of this proposal and approval of the terms and conditions by signing below and returning a copy for our files.

Agreed and Accepted:

Signature of Owner

Date

Sincerely,



Environmental Maintenance Contractors, Inc.
Richard Stumbo, President