

September 25, 2015

Vincent Veroneau
JB Brown & Sons, Inc.
PO Box 207
Portland, Maine 04101

Re: Asbestos Demolition Impact Assessments
101 York Street & 85 York Street
Portland, Maine
St.Germain Collins File No.: 3789

Dear Vin:

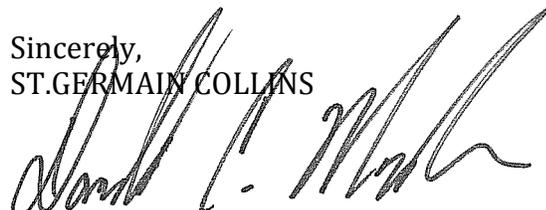
St.Germain Collins is pleased to provide you with this letter, which presents the findings of asbestos demolition impact assessments (ADIA's) of the three buildings located at 101 and 85 York Street in Portland, Maine (Site).

The ADIA's were conducted to document the presence of Presumed Asbestos Containing Materials (PACM) within the Site buildings that may be impacted by building demolition or renovation. Copies of the assessments are attached.

The only asbestos-containing material (ACM) identified is 30 linear feet of chimney liner located in 101 York Street (El Rayo) building. This material will need to be removed and disposed of prior to or during demolition of the building in accordance with the Maine Department of Environmental Protection (MEDEP), United States Environmental Protection Agency (USEPA) National Emission Standard for Hazardous Air Pollutants (NESHAPs), and Occupational Safety and Health Administration (OSHA) requirements.

We appreciate the opportunity to provide environmental consulting services to JB Brown & Sons, Inc. If you have any questions or comments please feel free to contact us at 207-591-7000.

Sincerely,
ST.GERMAIN COLLINS



Donald C. McFadden
Senior Project Manager

Attachments

EXPERIENCE YOU CAN RELY ON

WHEN IT COUNTS



ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality
- OSHA Compliance
- Asbestos Consulting
- Training
- Lead Consulting
- Industrial Hygiene

September 23rd, 2015

Mr. Donald McFadden
St. Germain Collins
846 Main Street
Westbrook, Maine 04092

Dear Mr. McFadden;

Environmental Safety & Hygiene Associates, Inc. was retained by St. Germain Collins Constructors to conduct a MDEP and USEPA compliant asbestos demolition impact assessment of a structure located at 85 York Street, Portland, Maine. The assessment was conducted on September 15th, 2015 by Mr. Mark Coleman and Mr. Mark Griffeth, both State of Maine certified Asbestos Inspectors.

The objective of the assessment was to assess and document the presence of Presumed Asbestos Containing Materials (PACM) within the boundaries of structure that may be impacted by building demolition or renovation. In addition, the assessment was conducted to assure compliance with the requirements of the MDEP, USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP's), and the Occupational Safety and Health Administration (OSHA).

Background

During the survey, the inspection team identified suspect PACM's for subsequent sampling and analysis. The asbestos building material survey was conducted in accordance with Maine DEP Chapter 425 Asbestos Management Regulations. The inspection included collection of bulk building material samples of suspect materials that are representative of each homogenous building material type area. The MDEP has minimum sampling requirements for the varying types of suspect materials they are as follows;

Surfacing materials; sprayed or applied by trowel and include fireproofing materials and various plasters. At least three bulk samples of surfacing materials were collected from each homogeneous area that was less than 1,000-square feet. Five bulk samples were collected for areas 1,000 to 5,000-square feet, and seven bulk samples were collected for areas greater than 5,000-square feet

Miscellaneous ACM; includes a variety of ceiling tiles, floor tiles, and gypsum board. Sample quantities for miscellaneous ACM follow the same requirements as for the two previously mentioned ACM types.

Mr. Donald McFadden
St. Germain Collins
Page Two

Thermal system insulation; including boiler cover, pipe cover, and duct insulation were assessed. The materials were either assumed to be asbestos containing or were sampled as follows; At least three bulk samples of thermal system insulation from each homogenous area or at least one bulk sample from each homogeneous patched area if the section is less than six linear or square feet

All bulk samples collected were submitted to Northeast Laboratory Services, Portland, Maine an independent State-licensed and NVLAP Accredited Asbestos Analytical Laboratory. Bulk samples of surfacing materials, thermal system insulation, and cementitious materials were analyzed by PLM-EPA 600/R-93/116 visual estimation method. Materials with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Bulk samples of non-friable organically bound materials (NOB's) such as flooring, asphalt, adhesives, coatings, and glazing were analyzed by PLM/NOB EPA 600/R-93/116 with gravimetric reduction method. Materials with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Summary of Findings

BIOS collected ten (10) sample groups (See attached bulk sample summary) from areas of the structure that may be impacted by future demolition work. Based on the findings of this assessment and the analytical data the structure has **NO** regulated asbestos containing building materials that need to be removed prior to renovation or demolition.

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Cream Linoleum (Level one)
- Joint Compound (Three levels)
- Drywall (Three levels)
- 24" x 24" Ceiling Tiles (Three levels)

Closing

The possibility for hidden or un-sampled PACM is a factor to consider when conducting routine maintenance, renovations, or general demolition. Should suspect PACM be encountered during any of the above operations that are not identified in this report or conclusive results can't be obtained, additional sampling / analysis should be conducted by a State of Maine Licensed Asbestos Inspector.

We appreciate the opportunity to assist you with your asbestos testing needs, should you require further assistance please feel free to contact us at any time.

Very truly,


Mark P. Coleman CIE, CMR
President

Asbestos Analytical Results

ST.GERMAIN COLLINS
 846 MAIN ST.
 WESTBROOK, ME 04092
 PROJECT NO. 15-216

TESTING DATE: 09/15/2015

ASBESTOS BULK SAMPLE SUMMARY

85 YORK STREET, PORTLAND

SAMPLE ID	SAMPLE LOCATION	SAMPLE DESCRIPTION/COLOR	RESULTS
1-A	BASEMENT	JOINT COMPOUND - WHITE	NONE DETECTED
1-B	"	"	NONE DETECTED
1-C	"	"	NONE DETECTED
2-A	BASEMENT	DRYWALL - WHITE	NONE DETECTED
2-B	"	"	NONE DETECTED
2-C	"	"	NONE DETECTED
3-A	BASEMENT	24 X 24 CEILING TILES - GRAY	NONE DETECTED
3-B	"	"	NONE DETECTED
3-C	"	"	NONE DETECTED
4-A	BASEMENT	LINOLEUM - CREAM	NONE DETECTED
4-B	"	"	NONE DETECTED
4-C	"	"	NONE DETECTED
5-A	1 ST FLOOR	JOINT COMPOUND - WHITE	NONE DETECTED
5-B	"	"	NONE DETECTED
5-C	"	"	NONE DETECTED
6-A	1 ST FLOOR	DRYWALL - WHITE	NONE DETECTED
6-B	"	"	NONE DETECTED
6-C	"	"	NONE DETECTED
7-A	1 ST FLOOR	24 X 24 CEILING TILES - WHITE	NONE DETECTED
7-B	"	"	NONE DETECTED
7-C	"	"	NONE DETECTED
8-A	2 ND FLOOR	JOINT COMPOUND - WHITE	NONE DETECTED
8-B	"	"	NONE DETECTED
8-C	"	"	NONE DETECTED
9-A	2 ND FLOOR	DRYWALL - WHITE	NONE DETECTED
9-B	"	"	NONE DETECTED
9-C	"	"	NONE DETECTED
10-A	2 ND FLOOR	24 X 24 CEILING TILES - WHITE	NONE DETECTED
10-B	"	"	NONE DETECTED
10-C	"	"	NONE DETECTED





P.O. Box 788
Waterville, Maine 04903-0788

999 Forest Avenue
Portland, Maine 04103

CLIENT

Mark Coleman
Environmental Safety & Hygiene
17 Patrick Drive
Westbrook ME 04092

ASBESTOS ANALYSIS

Report Date: September 21, 2015

Received Date: 9/16/2015

Administrative Offices
Phone : 207-873-7711
Fax : 207-873-7022

Customer Service
Phone : 207-878-6481
Fax : 207-878-2265

**Analysis Report of Bulk Material via
EPA Method 600/R-93/116 Polarized
Light Microscopy**

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		Asbestos
				Fibrous	Non-Fibrous	
RB06304	85 York Street	Basement	White	-- %	100%	Not Detected
Client ID/Desc:	1A/ Joint Compound	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06305	85 York Street	Basement	White	-- %	100%	Not Detected
Client ID/Desc:	1B/ Joint Compound	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06306	85 York Street	Basement	White	-- %	100%	Not Detected
Client ID/Desc:	1C/ Joint Compound	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06307	85 York Street	Basement	White	05 %	95 %	Not Detected
Client ID/Desc:	2A/ Drywall	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06308	85 York Street	Basement	White	15 %	85 %	Not Detected
Client ID/Desc:	2B/ Drywall	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06309	85 York Street	Basement	White	15 %	85 %	Not Detected
Client ID/Desc:	2C/ Drywall	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06310	85 York Street	Basement	Gray	85 %	15 %	Not Detected
Client ID/Desc:	3A/24"x24" Ceiling Tiles	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06311	85 York Street	Basement	Gray	85 %	15 %	Not Detected
Client ID/Desc:	3B/24"x24" Ceiling Tiles	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM

RB06304

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		
				Fibrous	Non-Fibrous	Asbestos
RB06312	85 York Street	Basement	Gray	85 %	15 %	Not Detected
Client ID/Desc:	3C/24"x24"Ceiling Tiles	Analyzed Date	9/17/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06313	85 York Street	Basement	Cream	-- %	61 %	Not Detected
Client ID/Desc:	4A/Cream Linoleum	Analyzed Date	9/18/2015	Test:	PLM NOB	Analyst ASM
RB06314	85 York Street	Basement	Cream	-- %	63 %	Not Detected
Client ID/Desc:	4B/Cream Linoleum	Analyzed Date	9/18/2015	Test:	PLM NOB	Analyst ASM
RB06315	85 York Street	Basement	Cream	-- %	63 %	Not Detected
Client ID/Desc:	4C/Cream Linoleum	Analyzed Date	9/18/2015	Test:	PLM NOB	Analyst ASM
RB06316	85 York Street	1st Floor	White	-- %	100%	Not Detected
Client ID/Desc:	5A/Joint Compound	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06317	85 York Street	1st Floor	White	-- %	100%	Not Detected
Client ID/Desc:	5B/Joint Compound	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06318	85 York Street	1st Floor	White	-- %	100%	Not Detected
Client ID/Desc:	5C/Joint Compound	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06319	85 York Street	6A/Drywall	White	05 %	95 %	Not Detected
Client ID/Desc:	6A/Drywall	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06320	85 York Street	6B/Drywall	White	05 %	95 %	Not Detected
Client ID/Desc:	6B/Drywall	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06321	85 York Street	6C/Drywall	White	05 %	95 %	Not Detected
Client ID/Desc:	6C/Drywall	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06322	85 York Street	7A/24"x24"Ceiling Tiles	White	85 %	15 %	Not Detected
Client ID/Desc:	7A/24"x24"Ceiling Tiles	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		
				Fibrous	Asbestos	
RB06323	85 York Street		White	85 %	15 %	Not Detected
Client ID/Desc:	7B/24"x24"Ceiling Tiles	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06324	85 York Street		White	85 %	15 %	Not Detected
Client ID/Desc:	7C/24"x24"Ceiling Tiles	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06325	85 York Street	2nd Floor	White	02 %	98 %	Not Detected
Client ID/Desc:	8A/Joint Compound	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06326	85 York Street	2nd Floor	White	01 %	99 %	Not Detected
Client ID/Desc:	8B/Joint Compound	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06327	85 York Street	2nd Floor	White	01 %	99 %	Not Detected
Client ID/Desc:	8C/Joint Compound	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06328	85 York Street	2nd Floor	White	02 %	98 %	Not Detected
Client ID/Desc:	9A/Drywall	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06329	85 York Street	2nd Floor	White	02 %	98 %	Not Detected
Client ID/Desc:	9B/Drywall	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06330	85 York Street	2nd Floor	White	02 %	98 %	Not Detected
Client ID/Desc:	9C/Drywall	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06331	85 York Street	2nd Floor	White	85 %	15 %	Not Detected
Client ID/Desc:	10A/24"x24"Ceiling Tiles	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06332	85 York Street	2nd Floor	White	85 %	15 %	Not Detected
Client ID/Desc:	10B/24"x24"Ceiling Tiles	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06333	85 York Street	2nd Floor	White	85 %	15 %	Not Detected
Client ID/Desc:	10C/24"x24"Ceiling Tiles	Analyzed Date	9/21/2015	Test:	PLM Visual Estimate	Analyst ASM

Should you have any questions concerning your asbestos test result(s), please feel free to call us. Thank you for using Northeast Laboratory testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized by: Bill Sargent, Laboratory Manager **Date:** 9/21/2015

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL liability extends only to the cost of the testing. State of Maine license #LB-0082.



Chain of Custody Record

Ship Samples To:

Northeast Laboratory Services 999 Forest Avenue Portland, ME 04103	Tel: (207) 878-6481 Toll Free: 1-855-731-9161 Fax: (207) 878-2265	Asbestos Analysis
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Company:	ESH	<div style="text-align: right;">Lab Use Only</div> <div style="text-align: center;">  -6333 </div> <div style="text-align: center; font-size: 0.8em;"> * R B 0 6 3 0 4 * </div>
Address:	17 Patrick Drive	
City, State, Zip:	Westbrook ME 04092	
Client Contact:	Mark Coleman	
Phone:	207-805-6658	
Purchase Order # :		
Email For Reporting:		

Project Number: 85 YORK STREET

Analysis: Circle One PLM EPA 600/R-93/116 (<1%) PLM EPA NOB (<1%) POINT COUNT 400 (<0.25%) POINT COUNT 400 W/GRAVIMETRIC (<0.25%) Check For Positive Stop	Turnaround Time: Circle One 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week
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Lab No. <small>(lab use only)</small>	Sample Identification/ Product Name	Date and Time Sampled	Sample Matrix	Sample Type	Analysis Requested
	<u>SEE ATTACHED</u>	<u>9/15/15</u>	<u>Bulk</u>	<u>ASBESTOS</u>	<u>PLM/NOB</u>

Special Sample Information, Testing or Reporting Instructions:

Custody Record				
Date	Time	Samples Relinquished By	Samples Received By	Comments
<u>9/15/15</u>	<u>1330</u>		<u>9/16/15 @ 920</u>	



ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality
- OSHA Compliance
- Asbestos Consulting
- Training
- Lead Consulting
- Industrial Hygiene

September 23rd, 2015

Mr. Donald McFadden
St. Germain Collins
846 Main Street
Westbrook, Maine 04092

Dear Mr. McFadden;

Environmental Safety & Hygiene Associates, Inc. was retained by St. Germain Collins Constructors to conduct a MDEP and USEPA compliant asbestos demolition impact assessment of a structure (Cantina) located at ~~101~~⁸⁵ York Street, Portland, Maine. The assessment was conducted on September 15th, 2015 by Mr. Mark Coleman and Mr. Mark Griffeth, both State of Maine certified Asbestos Inspectors.

The objective of the assessment was to assess and document the presence of Presumed Asbestos Containing Materials (PACM) within the boundaries of structure that may be impacted by building demolition or renovation. In addition, the assessment was conducted to assure compliance with the requirements of the MDEP, USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP's), and the Occupational Safety and Health Administration (OSHA).

Background

During the survey, the inspection team identified suspect PACM's for subsequent sampling and analysis. The asbestos building material survey was conducted in accordance with Maine DEP Chapter 425 Asbestos Management Regulations. The inspection included collection of bulk building material samples of suspect materials that are representative of each homogenous building material type area. The MDEP has minimum sampling requirements for the varying types of suspect materials they are as follows;

Surfacing materials; sprayed or applied by trowel and include fireproofing materials and various plasters. At least three bulk samples of surfacing materials were collected from each homogeneous area that was less than 1,000-square feet. Five bulk samples were collected for areas 1,000 to 5,000-square feet, and seven bulk samples were collected for areas greater than 5,000-square feet

Miscellaneous ACM; includes a variety of ceiling tiles, floor tiles, and gypsum board. Sample quantities for miscellaneous ACM follow the same requirements as for the two previously mentioned ACM types.

Thermal system insulation; including boiler cover, pipe cover, and duct insulation were assessed. The materials were either assumed to be asbestos containing or were sampled as follows; At least three bulk samples of thermal system insulation from each homogenous area or at least one bulk sample from each homogeneous patched area if the section is less than six linear or square feet

All bulk samples collected were submitted to Northeast Laboratory Services, Portland, Maine an independent State-licensed and NVLAP Accredited Asbestos Analytical Laboratory. Bulk samples of surfacing materials, thermal system insulation, and cementitious materials were analyzed by PLM-EPA 600/R-93/116 visual estimation method. Materials with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Bulk samples of non-friable organically bound materials (NOB's) such as flooring, asphalt, adhesives, coatings, and glazing were analyzed by PLM/NOB EPA 600/R-93/116 with gravimetric reduction method. Materials with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Summary of Findings

BIOS collected six (6) sample groups (See attached bulk sample summary) from areas of the structure that may be impacted by future demolition work. Based on the findings of this assessment and the analytical data the structure has **NO** regulated asbestos containing building materials that need to be removed prior to renovation of demolition.

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Skim Coat Compound on Walls
- Gypsum Panels
- Drywall Wall
- Joint Compound on Drywall
- 24" x 48" Ceiling Tiles
- Asphalt Roof Roofing Under Rubber Roof

Closing

The possibility for hidden or un-sampled PACM is a factor to consider when conducting routine maintenance, renovations, or general demolition. Should suspect PACM be encountered during any of the above operations that are not identified in this report or conclusive results can't be obtained, additional sampling / analysis should be conducted by a State of Maine Licensed Asbestos Inspector.

We appreciate the opportunity to assist you with your asbestos testing needs, should you require further assistance please feel free to contact us at any time.

Very truly


Mark P. Coleman CIE, CMR

Asbestos Analytical Results

ST.GERMAIN COLLINS
846 MAIN ST.
WESTBROOK, ME 04092
PROJECT NO. 15-216

Testing Date: 09/15/2015

ASBESTOS BULK SAMPLE SUMMARY

CANTINA | 101 YORK STREET, PORTLAND

SAMPLE ID	SAMPLE LOCATION	SAMPLE DESCRIPTION/COLOR	RESULTS
1-A	THROUGHOUT	JOINT COMPOUND - WHITE	NONE DETECTED
1-B	"	"	NONE DETECTED
1-C	"	"	NONE DETECTED
2-A	THROUGHOUT	DRYWALL - WHITE	NONE DETECTED
2-B	"	"	NONE DETECTED
2-C	"	"	NONE DETECTED
3-A	THROUGHOUT	SKIM COAT ON WALLS - WHITE	NONE DETECTED
3-B	"	"	NONE DETECTED
3-C	"	"	NONE DETECTED
4-A	THROUGHOUT	GYPHUM LATHE - WHITE	NONE DETECTED
4-B	"	"	NONE DETECTED
4-C	"	"	NONE DETECTED
5-A	THROUGHOUT	24 X 48 CEILING TILES - WHITE	NONE DETECTED
5-B	"	"	NONE DETECTED
5-C	"	"	NONE DETECTED
6-A	EXTERIOR	BUILT-UP ROOFING - BLACK	NONE DETECTED
6-B	"	"	NONE DETECTED
6-C	"	"	NONE DETECTED



P.O. Box 788
Waterville, Maine 04903-0788

999 Forest Avenue
Portland, Maine 04103

ASBESTOS ANALYSIS

Report Date: September 23, 2015

Received Date: 9/16/2015

Administrative Offices
Phone : 207-873-7711
Fax : 207-873-7022

Customer Service
Phone : 207-878-6481
Fax : 207-878-2265

CLIENT

Mark Coleman
Environmental Safety & Hygiene
17 Patrick Drive
Westbrook ME 04092

Analysis Report of Bulk Material via EPA Method 600/R-93/116 Polarized Light Microscopy

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		Asbestos
				Fibrous	Non-Fibrous	
RB06361	101 York St Cantina		White	-- %	100%	Not Detected
Client ID/Desc:	1A/ Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06362	101 York St Cantina		White	01 %	99 %	Not Detected
Client ID/Desc:	1B/ Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06363	101 York St Cantina		White	01 %	99 %	Not Detected
Client ID/Desc:	1C/ Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06364	101 York St Cantina		White	07 %	93 %	Not Detected
Client ID/Desc:	2A/ Drywall	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06365	101 York St Cantina		White	07 %	93 %	Not Detected
Client ID/Desc:	2B/ Drywall	Analyzed Date	9/23/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06366	101 York St Cantina		White	07 %	93 %	Not Detected
Client ID/Desc:	2C/ Drywall	Analyzed Date	9/23/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06367	101 York St Cantina		White	-- %	100%	Not Detected
Client ID/Desc:	3A/ Skim Coat on Walls	Analyzed Date	9/23/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06368	101 York St Cantina		White	01 %	99 %	Not Detected
Client ID/Desc:	3B/ Skim Coat on Walls	Analyzed Date	9/23/2015	Test:	PLM Visual Estimate	Analyst ASM

Should you have any questions concerning your asbestos test result(s), please feel free to call us. Thank you for using Northeast Laboratory testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized by: Bill Sargent, Laboratory Manager **Date:** 9/23/2015

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL liability extends only to the cost of the testing. State of Maine license #LB-0082.

Chain of Custody Record

Ship Samples To:

Northeast Laboratory Services 999 Forest Avenue Portland, ME 04103	Tel: (207) 878-6481 Toll Free: 1-855-731-9161 Fax: (207) 878-2265	Asbestos Analysis
--	---	-------------------

Company:	ESH
Address:	17 Patrick Drive
City, State, Zip:	Westbrook ME 04092
Client Contact:	Mark Coleman
Phone:	207-805-6658
Purchase Order #:	
Email For Reporting:	

Lab Use Only


- 378

* R B 0 6 3 6 1 *

Project Number: 101 YORK STREET CANTINA

<p>Analysis: Circle One</p> <p>PLM EPA 600/R-93/116 (<1%) PLM EPA NOB (<1%) POINT COUNT 400 (<0.25%) POINT COUNT 400 W/GRAVIMETRIC (<0.25%) Check For Positive Stop</p>	<p>Turnaround Time: Circle One</p> <p>6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week</p>
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Lab No. (lab use only)	Sample Identification/ Product Name	Date and Time Sampled	Sample Matrix	Sample Type	Analysis Requested
	SEE ATTACHED	9/14/15	Bulk	ASBESTOS	PLM / NOB

Special Sample Information, Testing or Reporting Instructions:

Custody Record				
Date	Time	Samples Relinquished By	Samples Received By	Comments
9/15/15	1330		na-jb15@q20	



ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality
- OSHA Compliance
- Asbestos Consulting
- Training
- Lead Consulting
- Industrial Hygiene

September 23rd, 2015

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St. Germain Collins
846 Main Street
Westbrook, Maine 04092

Dear Mr. McFadden;

Environmental Safety & Hygiene Associates, Inc. was retained by St. Germain Collins Constructors to conduct a MDEP and USEPA compliant asbestos demolition impact assessment of a structure (El Rayo) located at 101 York Street, Portland, Maine. The assessment was conducted on September 15th, 2015 by Mr. Mark Coleman and Mr. Mark Griffeth, both State of Maine certified Asbestos Inspectors.

The objective of the assessment was to assess and document the presence of Presumed Asbestos Containing Materials (PACM) within the boundaries of structure that may be impacted by building demolition or renovation. In addition, the assessment was conducted to assure compliance with the requirements of the MDEP, USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP's), and the Occupational Safety and Health Administration (OSHA).

Background

During the survey, the inspection team identified suspect PACM's for subsequent sampling and analysis. The asbestos building material survey was conducted in accordance with Maine DEP Chapter 425 Asbestos Management Regulations. The inspection included collection of bulk building material samples of suspect materials that are representative of each homogenous building material type area. The MDEP has minimum sampling requirements for the varying types of suspect materials they are as follows;

Surfacing materials; sprayed or applied by trowel and include fireproofing materials and various plasters. At least three bulk samples of surfacing materials were collected from each homogeneous area that was less than 1,000-square feet. Five bulk samples were collected for areas 1,000 to 5,000-square feet, and seven bulk samples were collected for areas greater than 5,000-square feet

Miscellaneous ACM; includes a variety of ceiling tiles, floor tiles, and gypsum board. Sample quantities for miscellaneous ACM follow the same requirements as for the two previously mentioned ACM types.

Thermal system insulation; including boiler cover, pipe cover, and duct insulation were assessed. The materials were either assumed to be asbestos containing or were sampled as follows; At least three bulk samples of thermal system insulation from each homogenous area or at least one bulk sample from each homogeneous patched area if the section is less than six linear or square feet

All bulk samples collected were submitted to Northeast Laboratory Services, Portland, Maine an independent State-licensed and NVLAP Accredited Asbestos Analytical Laboratory. Bulk samples of surfacing materials, thermal system insulation, and cementitious materials were analyzed by PLM-EPA 600/R-93/116 visual estimation method. Materials with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Bulk samples of non-friable organically bound materials (NOB's) such as flooring, asphalt, adhesives, coatings, and glazing were analyzed by PLM/NOB EPA 600/R-93/116 with gravimetric reduction method. Materials with an asbestos content of less than 10% as determined by PLM were reanalyzed by Point Count Method.

Summary of Findings

BIOS collected seven (7) sample groups (See attached bulk sample summary) from areas of the structure that may be impacted by future demolition work. Based on the findings of this assessment and the analytical data the structure has regulated asbestos containing building materials that should be properly removed prior to renovation or demolition.

Visual inspection of the building identified the following suspect asbestos-containing building materials:

- Skim Coat Compound on Walls
- Drywall Wall and Ceiling Panels
- Joint Compound on Drywall
- Orange Asphalt Roof Shingles on Back Shed
- Gray Asphalt Roof Shingles on Right Back Shed
- Black Asphalt Roof Shingles on Right Side Shed
- Stainless Steel Chimney Lining
- Blown Insulation

The ACMs identified in this building are summarized below.

BUILDING AREA	ASBESTOS MATERIAL	QUANTITY	ABATEMENT METHOD
Asbestos Chimney	16" Diameter Chimney / Parts	30 lin./ft.	AM-3
Notes: AM-1 Negative pressure regulated area methods using MDEP alternative work practices for demolition projects or full containment regulated area methods per MDEP for renovation projects AM-2 Regulated area using wet and chemical removal methods per MDEP alternative work practices non-friable adhesives AM-3 Regulated area and wet removal methods per OSHA and MDEP disposal requirements			

Budgetary Cost Estimates

The objective of this facility assessment was to develop and document the presence of accessible Presumed Asbestos Containing Materials (PACM) within the boundaries of the facility that may be impacted by building demolition or demolition. BIOS is providing the following budgetary cost estimates for the sole purpose of *illustrating the potential cost impact* to remove the asbestos containing building materials outlined in this report only.

The budgetary cost estimates have also been prepared to provide projected costs for removal and disposal of various hazardous building components in accordance with the MDEP, USEPA, NESHAP's, and OSHA.

The budgetary cost estimates are based on the assumption that the building owner will remove the asbestos containing building materials outlined in this report in large phases by building level and common functional spaces and do not take into consideration or reflect any proposed phasing, encapsulation, or selective asbestos removals. In addition, the budgetary cost estimates reflect our professional opinion as it relates to anticipated costs to remove the asbestos identified in this report. Furthermore, the estimates should not be used to compare or support any estimate or opinion provided by others and is not a formal bid or cost estimate to conduct the work.

The budgetary cost estimates for the ACMs identified in this building are summarized below.

BUILDING AREA	ASBESTOS MATERIAL	QUANTITY	BUGETARY COST
Asbestos Chimney	16" Diameter Chimney / Parts	30 lin./ft.	\$1,500.00

Mr. Donald McFadden
St. Germain Collins
Page Four

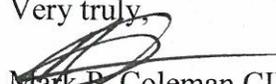
Closing

The asbestos building material inventory and budgetary cost estimates do not include asbestos in areas that were not accessible or not able to be investigated during the assessment and building materials that were not sampled such as inaccessible or hidden materials (Pipe chases, crawl spaces, wet walls, ceiling plenums, sub-soils, etc.).

The possibility for hidden or un-sampled PACM is a factor to consider when conducting routine maintenance, renovations, or general demolition. Should suspect PACM be encountered during any of the above operations that are not identified in this report or conclusive results can't be obtained, additional sampling / analysis should be conducted by a State of Maine Licensed Asbestos Inspector.

We appreciate the opportunity to assist you with your asbestos testing needs, should you require further assistance please feel free to contact us at any time.

Very truly,


Mark P. Coleman CIE, CMR
President

Asbestos Analytical Results

ST.GERMAIN COLLINS
 846 MAIN ST.
 WESTBROOK, ME 04092
 PROJECT NO. 15-216

Testing Date: 09/15/2015

ASBESTOS BULK SAMPLE SUMMARY

EL RAYO | 101 YORK STREET, PORTLAND

SAMPLE ID	SAMPLE LOCATION	SAMPLE DESCRIPTION/COLOR	RESULTS
1-A	THROUGHOUT	SURFACE COAT PLASTER - WHITE	NONE DETECTED
1-B	"	"	NONE DETECTED
1-C	"	"	NONE DETECTED
1-D	"	"	NONE DETECTED
1-E	"	"	NONE DETECTED
2-A	THROUGHOUT	DRYWALL PANELS - WHITE	NONE DETECTED
2-B	"	"	NONE DETECTED
2-C	"	"	NONE DETECTED
2-D	"	"	NONE DETECTED
2-E	"	"	NONE DETECTED
3-A	THROUGHOUT	JOINT COMPOUND - WHITE	NONE DETECTED
3-B	"	"	NONE DETECTED
3-C	"	"	NONE DETECTED
4-A	BACK SHED	ROOF SHINGLES - ORANGE	NONE DETECTED
4-B	"	"	NONE DETECTED
4-C	"	"	NONE DETECTED
4-D	"	"	NONE DETECTED
4-E	"	"	NONE DETECTED
5-A	BACK R SHED	ROOF SHINGLES - GRAY	NONE DETECTED
5-B	"	"	NONE DETECTED
5-C	"	"	NONE DETECTED
6-A	RIGHT SHED	ROOF SHINGLES - BLACK	NONE DETECTED
6-B	"	"	NONE DETECTED
6-C	"	"	NONE DETECTED
7-A	EXTERIOR	CHIMNEY LINING - TAN	45% CHRYSOTILE
7-B	"	"	STOP POSITIVE (NOT ANALYZED)
7-C	"	"	STOP POSITIVE (NOT ANALYZED)



P.O. Box 788
Waterville, Maine 04903-0788

999 Forest Avenue
Portland, Maine 04103

ASBESTOS ANALYSIS

Report Date: September 22, 2015

Received Date: 9/16/2015

Administrative Offices
Phone : 207-873-7711
Fax : 207-873-7022

Customer Service
Phone : 207-878-6481
Fax : 207-878-2265

CLIENT

Mark Coleman
Environmental Safety & Hygiene
17 Patrick Drive
Westbrook ME 04092

**Analysis Report of Bulk Material via
EPA Method 600/R-93/116 Polarized
Light Microscopy**

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		
				Fibrous	Non-Fibrous	Asbestos
RB06334	EIRayo 101 York St		White	-- %	100%	Not Detected
Client ID/Desc:	1A/Plaster Surf Coat	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06335	EIRayo 101 York St		White	-- %	100%	Not Detected
Client ID/Desc:	1B/Plaster Surf Coat	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06336	EIRayo 101 York St		White	-- %	100%	Not Detected
Client ID/Desc:	1C/Plaster Surf Coat	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06337	EIRayo 101 York St		White	-- %	100%	Not Detected
Client ID/Desc:	1D/Plaster Surf Coat	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06338	EIRayo 101 York St		White	-- %	100%	Not Detected
Client ID/Desc:	1E/Plaster Surf Coat	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06339	EIRayo 101 York St		White	15 %	85 %	Not Detected
Client ID/Desc:	2A/Drywall Panels	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06340	EIRayo 101 York St		White	15 %	85 %	Not Detected
Client ID/Desc:	2B/Drywall Panels	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06341	EIRayo 101 York St		White	15 %	85 %	Not Detected
Client ID/Desc:	2C/Drywall Panels	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM

RB06334

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		
				Fibrous	Asbestos	
RB06342	EIRayo 101 York St		White	20 %	80 %	Not Detected
Client ID/Desc:	2D/Drywall Panels	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06343	EIRayo 101 York St		White	15 %	85 %	Not Detected
Client ID/Desc:	2E/Drywall Panels	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06344	EIRayo 101 York St		White	05 %	95 %	Not Detected
Client ID/Desc:	3A/Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06345	EIRayo 101 York St		White	02 %	98 %	Not Detected
Client ID/Desc:	3B/Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06346	EIRayo 101 York St		White	02 %	98 %	Not Detected
Client ID/Desc:	3C/Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06347	EIRayo 101 York St		White	02 %	98 %	Not Detected
Client ID/Desc:	3D/Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06348	EIRayo 101 York St		White	20 %	80 %	Not Detected
Client ID/Desc:	3E/Joint Compound	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06349	EIRayo 101 York St	Back Shed	Brown	-- %	71 %	Not Detected
Client ID/Desc:	4A/Orange Roof Shingles	Analyzed Date	9/21/2015	Test:	PLM NOB	Analyst ASM
RB06350	EIRayo 101 York St	Back Shed	Brown	-- %	84 %	Not Detected
Client ID/Desc:	4B/Orange Roof Shingles	Analyzed Date	9/21/2015	Test:	PLM NOB	Analyst ASM
RB06351	EIRayo 101 York St	Back Shed	Brown	-- %	84 %	Not Detected
Client ID/Desc:	4C/Orange Roof Shingles	Analyzed Date	9/21/2015	Test:	PLM NOB	Analyst ASM
RB06352	EIRayo 101 York St	Back R Shed	Gray	24 %	71 %	Not Detected
Client ID/Desc:	5A/Gray Roof Shingles	Analyzed Date	9/22/2015	Test:	PLM NOB	Analyst ASM

SAMPLE ID	Project Number	Project Name	Color	Non-Asbestos		
				Fibrous	Non-Fibrous	Asbestos
RB06353	EIRayo 101 York St	Back R Shed	Gray	25 %	74 %	Not Detected
Client ID/Desc:	5B/Gray Roof Shingles	Analyzed Date	9/22/2015	Test:	PLM NOB	Analyst ASM
RB06354	EIRayo 101 York St	Back R Shed	Gray	24 %	73 %	Not Detected
Client ID/Desc:	5C/Gray Roof Shingles	Analyzed Date	9/22/2015	Test:	PLM NOB	Analyst ASM
RB06355	EIRayo 101 York St	Right Shed	Black	24 %	72 %	Not Detected
Client ID/Desc:	6A/Black Roof Shingles	Analyzed Date	9/22/2015	Test:	PLM NOB	Analyst ASM
RB06356	EIRayo 101 York St	Right Shed	Black	24 %	71 %	Not Detected
Client ID/Desc:	6B/Black Roof Shingles	Analyzed Date	9/22/2015	Test:	PLM NOB	Analyst ASM
RB06357	EIRayo 101 York St	Right Shed	Black	24 %	74 %	Not Detected
Client ID/Desc:	6C/Black Roof Shingles	Analyzed Date	9/22/2015	Test:	PLM NOB	Analyst ASM
RB06358	EIRayo 101 York St	EIRayo 101 York St	Tan	-- %	55 %	Chrysotile 45%
Client ID/Desc:	7A/Chimney Lining	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06359	EIRayo 101 York St	EIRayo 101 York St	Tan	-- %	-- %	Positive Stop
Client ID/Desc:	7B/Chimney Lining	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM
RB06360	EIRayo 101 York St	EIRayo 101 York St	Tan	-- %	-- %	Positive Stop
Client ID/Desc:	7C/Chimney Lining	Analyzed Date	9/22/2015	Test:	PLM Visual Estimate	Analyst ASM

Should you have any questions concerning your asbestos test result(s), please feel free to call us. Thank you for using Northeast Laboratory testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized by: **Bill Sargent, Laboratory Manager** Date: 9/22/2015

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL liability extends only to the cost of the testing. State of Maine license #LB-0082.

Chain of Custody Record

Ship Samples To:

Northeast Laboratory Services
999 Forest Avenue
Portland, ME 04103

Tel: (207) 878-6481
Toll Free: 1-855-731-9161
Fax: (207) 878-2265

Asbestos Analysis

Company: ESH
Address: 17 Patrick Drive
City, State, Zip: Westbrook ME 04092
Client Contact: Mark Coleman
Phone: 207-805-6658
Purchase Order #:
Email For Reporting:

Lab Use Only



-360

101 VORL STREET

Project Number: EL RAYO

Analysis: Circle One

- PLM EPA 600/R-93/116 (<1%)
- PLM EPA NOB (<1%)
- POINT COUNT 400 (<0.25%)
- POINT COUNT 400 W/GRAVIMETRIC (<0.25%)
- Check For Positive Stop

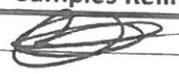
Turnaround Time: Circle One

- 6 Hour
- 24 Hour
- 48 Hour
- 72 Hour
- 96 Hour
- 1 Week

Lab No. (lab use only)	Sample Identification/ Product Name	Date and Time Sampled	Sample Matrix	Sample Type	Analysis Requested
	SEE ATTACHED	9/15/15	BULK	ASBESTOS	PLM/NOB

Special Sample Information, Testing or Reporting Instructions:

Custody Record

Date	Time	Samples Relinquished By	Samples Received By	Comments
9/15/15	1330		of 9/16/15 @ 9:20	

