

August 17, 2016

Timmons Group

1001 Boulders Parkway
Suite 300
Richmond, VA 23225

ATTN: Mr. John T. Russell, AIPG CPG
Senior Environmental Project Manager

RE: Asbestos Inspection Report
City of Richmond
Former Fulton Gas Works
Building #1
Peebles Street
Richmond, Virginia
FEI Project Number: FEI-16AL243



View of Building #1

Dear Mr. Russell:

France Environmental, Inc. (FEI) has completed the asbestos sampling for suspect asbestos-containing building materials (ACBM's) that may be impacted as a result of the proposed demolition project in the building referenced above. The scope of work included inspecting the interior and exterior areas, including the roof. Mr. Jason L. Day (Virginia Asbestos Inspector License #3303003733) conducted the fieldwork on June 3, 2016.

FEI collected a total of thirty-nine (39) bulk samples from suspect materials, which may or may not be impacted by the planned renovation/demolition work. The samples were hand delivered to AmeriSci Richmond, located in Midlothian, Virginia where they were analyzed for the presence of asbestos using Polarized Light Microscopy (PLM).

A material is considered by the EPA and the Commonwealth of Virginia to be an asbestos-containing material (ACM) if at least one sample collected from a multi-sample group contains asbestos in an amount greater than one percent (>1%). The following building materials were determined to be ACMs:

- **Gray Asbestos-Cement (Transite™) Wall/Roof Panels**
- **Black Motor Blower Gasket**
- **White/Orange Duct Gasket**
- **Black Valve Gasket**
- **Black Composite Electrical Spacers**
- **White 4" O.D. Thermal System Insulation (TSI) with White Cloth**
- **Gray Relief Tank Thermal System Insulation (TSI) with Silver Canvas Wrap**
- **White 6" O.D. Pipe Thermal System Insulation (TSI)**
- **White 8" O.D. Pipe Thermal System Insulation (TSI)**
- **White Valve Tank Insulation**

The Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulation requires that each owner or operator of a demolition or renovation activity involving Regulated Asbestos Containing Material (RACM) remove all such material from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal.

ACM need not be removed before demolition if it:

- (i) Is a Category I non-friable ACM that is not friable.***
- (ii) Is on a facility component that is encased in concrete or other similarly hard material and is adequately wet whenever exposed during demolition.***
- (iii) Was not accessible for testing and therefore was not discovered until after demolition began and, as a result of the demolition, cannot be safely removed. If not removed for safety reasons, the exposed RACM and any asbestos-contaminated debris must be treated as asbestos-containing waste material and kept adequately wet at all times until disposed of.***
- (iv) Is a Category II non-friable ACM and the probability is low that the material will become crumbled, pulverized, or reduced to powder during demolition.***

Please find enclosed the bulk sample summary sheets; sampled material summary charts; sample location drawings; laboratory analysis report; and a copy of the inspector's license. If you have any questions concerning this report, please contact the undersigned at 804.716.0560.

Respectfully submitted,
FRANCE ENVIRONMENTAL, INC.



Jason L. Day
Asbestos Inspector



Andrew S. Richmond
Project Manager

Attachments

ASBESTOS BULK SAMPLE SUMMARY SHEETS

Bulk Sample Summary Sheet
For
**City of Richmond: Former Fulton Gas Works
Building #1
Richmond, Virginia**

MS Group	Sample Num.	Material Description	Sample Location	Analysis Result
A	1	White Interior Window Glazing Compound	Mezzanine 1 - South Corner Window	N.A.D.
A	2	White Interior Window Glazing Compound	Open Room - West Corner Window	N.A.D.
B	3	Brown/Gray Wall Plaster	Large Conduit - Room 2 North Wall	N.A.D.
B	4	Brown/Gray Wall Plaster	Storage 1 - North Wall	N.A.D.
B	5	Brown/Gray Wall Plaster	Hallway to Switchgear Room	N.A.D.
C	6	Gray Wall/Roof Transite™ Panels	2nd Floor - Storage 3 Wall	20%CHRY
C	7	Gray Wall/Roof Transite™ Panels	Exterior Rack 1 Roof	NA/PS
D	8	White Motor/Gear Rope Gasket	Mezzanine 1	N.A.D.
D	9	White Motor/Gear Rope Gasket	Mezzanine 1	N.A.D.
E	10	Yellow Mechanical Gear Rope	Mezzanine 1	N.A.D.
E	11	Yellow Mechanical Gear Rope	Mezzanine 1	N.A.D.
F	12	Black Motor Blower Gasket	Mezzanine 1	75%CHRY
F	13	Black Motor Blower Gasket	Mezzanine 1	NA/PS
G	14	White/Orange Duct Gasket	Mezzanine 1	90%CHRY
G	15	White/Orange Duct Gasket	Mezzanine 1	NA/PS
H	16	Black Valve Gasket	Mezzanine 1	90%CHRY
H	17	Black Valve Gasket	Mezzanine 1	NA/PS
I	18	Black Composite Electrical Spacer	2nd Floor - Switchgear Room	25%CHRY
I	19	Black Composite Electrical Spacer	2nd Floor - Open Room 2	NA/PS
J	20	White 4" Outer Diameter (O.D.)Thermal Systems Insulation (TSI) with White Cloth	2nd Floor - Storage 3	10%CROC 20%CHRY
J	21	White 4" Outer Diameter (O.D.)Thermal Systems Insulation (TSI) with White Cloth	2nd Floor - Storage 3	NA/PS
J	22	White 4" Outer Diameter (O.D.)Thermal Systems Insulation (TSI) with White Cloth	2nd Floor - Storage 3	NA/PS
K	23	Black Electrical Wire Cover	2 nd Floor - Switchgear Room	N.A.D.
K	24	Black Electrical Wire Cover	2 nd Floor - Open Room 2	N.A.D.
L	25	Gray Relief Tank Thermal Systems Insulation (TSI) with Silver Canvas Wrap	Mechanical Room - Mezzanine 2	15%CHRY 10%AMOS
L	26	Gray Relief Tank Thermal Systems Insulation (TSI) with Silver Canvas Wrap	Mechanical Room - Mezzanine 2	NA/PS
L	27	Gray Relief Tank Thermal Systems Insulation (TSI) with Silver Canvas Wrap	Mechanical Room - Mezzanine 2	NA/PS

N.A.D. = No Asbestos Detected
 CHRY = Chrysotile Asbestos
 NA/PS = Sample Not Analyzed Due to First Positive Stop Instructions
 CROC = Crocidolite Asbestos
 AMOS = Amosite Asbestos

Bulk Sample Summary Sheet
 For
**City of Richmond: Former Fulton Gas Works
 Building #1
 Richmond, Virginia**

MS Group	Sample Num.	Material Description	Sample Location	Analysis Result
M	28	White 6" Outer Diameter (O.D.) Pipe Thermal Systems Insulation (TSI)	Mechanical Room - Mezzanine 2	15%CHRY 15%AMOS
M	29	White 6" Outer Diameter (O.D.) Pipe Thermal Systems Insulation (TSI)	Mechanical Room - Mezzanine 2	NA/PS
M	30	White 6" Outer Diameter (O.D.) Pipe Thermal Systems Insulation (TSI)	Mechanical Room - Mezzanine 2	NA/PS
N	31	White 8" Outer Diameter (O.D.) Pipe Thermal System Insulation (TSI)	Mechanical Room - Mezzanine 2	20%CHRY 20%AMOS
N	32	White 8" Outer Diameter (O.D.) Pipe Thermal System Insulation (TSI)	Mechanical Room - Mezzanine 2	NA/PS
N	33	White 8" Outer Diameter (O.D.) Pipe Thermal System Insulation (TSI)	Mechanical Room - Mezzanine 2	NA/PS
O	34	White Valve Tank Insulation	Mechanical Room - Mezzanine 2	25%CHRY 20%AMOS
O	35	White Valve Tank Insulation	Mechanical Room - Mezzanine 2	NA/PS
O	36	White Valve Tank Insulation	Mechanical Room - Mezzanine 2	NA/PS
P	37	White/Gray Mudded Elbow	Drainage Room	N.A.D.
P	38	White/Gray Mudded Elbow	Drainage Room	N.A.D.
P	39	White/Gray Mudded Elbow	Drainage Room	N.A.D.

CHRY = Chrysotile Asbestos
 AMOS = Amosite Asbestos
 NA/PS = Sample Not Analyzed Due to First Positive Stop Instructions
 N.A.D. = No Asbestos Detected

**ASBESTOS SAMPLED MATERIAL DATA SUMMARY
CHARTS**

SAMPLED MATERIAL SUMMARY CHART

TESTED FOR: Timmons Group
 117 South 14th Street
 Suite 303
 Richmond, Virginia 23219

PROJECT: Former Fulton Gas Works - **Building #1**, Richmond, Virginia
 FEI PROJECT NO.: FEI-16AL243
 INSPECTOR(S): Jason L. Day
 INSPECTION DATE: June 3, 2016

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	NESHAP CATEGORY	CONDITION
D	White Motor/Gear Rope Gasket	NO	Mezzanine 1 and Mezzanine 2	N/A	N/A	N/A
E	Yellow Mechanical Gear Rope	NO	Mezzanine 1 and Mezzanine 2	N/A	N/A	N/A
F	Black Motor Blower Gasket	YES	Mezzanine 1 and Mezzanine 2	600 In. ft.	Cat. I NF	Poor
G	White/Orange Duct Gasket	YES	Mezzanine 1 and Mezzanine 2	800 In. ft.	Cat. I NF	Poor
H	Black Valve Gasket	YES	Mezzanine 1 and Mezzanine 2	100 In. ft.	Cat. I NF	Poor
I	Black Composite Electrical Spacers	YES	2 nd Floor: Switchgear Room and Open Room 2	50 sq. ft.	Cat. II NF	Poor
J	White (4") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) with White Cloth	YES	2 nd Floor: Storage 3	1200 In. ft.	RACM	Poor
K	Black Electrical Wire Cover	NO	Throughout Building #1	N/A	N/A	N/A
L	Gray Relief Tank Thermal Systems Insulation (TSI) with Silver Canvas Wrap	YES	Mezzanine 2	100 sq. ft.	RACM	Poor
M	White (6") Outer Diameter (O.D.) Pipe Thermal Systems Insulation (TSI)	YES	Mezzanine 2	200 In. ft.	RACM	Poor
N	White (8") Outer Diameter (O.D.) Pipe Thermal Systems Insulation (TSI)	YES	Mezzanine 2	50 In. ft.	RACM	Poor
O	White Valve Tank Insulation	YES	Mezzanine 2	50 sq. ft.	RACM	Poor
P	White Mudded Elbows	NO	Drainage Room	N/A	N/A	N/A

sq. ft. = Square Feet In. ft. = Linear Feet N/A = Not Applicable

Note: FEI has intended to offer estimates of asbestos-containing materials (ACM's) identified during this Asbestos Survey for budgetary estimating purposes. The locations and quantities presented are only inclusive of the areas surveyed by the inspector. FEI does not guarantee and/or warranty the estimates and discourages the use of these estimates as the only source for submitting construction bids. Instead, the locations and estimated quantities of materials presented above should be field verified by the one preparing each bid.

NESHAP Categories:
 Cat. I NF = Category I Non-friable ACM (includes packing's, gaskets, asphalt roofing and resilient flooring)
 Cat. II NF = Category II Non-friable ACM (includes any non-friable material that is not Category I)
 RACM = Regulated Asbestos-Containing Material (includes materials that are friable ACM; Category I Non-friable ACM that has or will be subjected to sanding, grinding, cutting or abrading; and Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder)

SAMPLED MATERIAL SUMMARY CHART

TESTED FOR: Timmons Group
 117 South 14th Street
 Suite 303
 Richmond, Virginia 23219

PROJECT: Former Fulton Gas Works - **Building #1**, Richmond, Virginia
 FEI PROJECT NO.: FEI-16AL243
 INSPECTOR(S): Jason L. Day
 INSPECTION DATE: June 3, 2016

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	NESHAP CATEGORY	CONDITION
A	White Interior Window Glazing Compound	NO	Throughout Interior Windows	N/A	N/A	N/A
B	Gray Wall Plaster	NO	2 nd Floor: Hallway to Switchgear Room and Switchgear Room Ground Floor: Large Conduit Rooms 1, 2 and Storage 1	N/A	N/A	N/A
C	Gray Wall/Roof Transite™ Panels	YES	Hallway to Switchgear Room, Switchgear Room, Open Room 2, Storage 3 and Large Conduit Room 1	650 sq. ft.	Cat. II NF	Poor

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	NESHAP CATEGORY	CONDITION
C	Gray Wall/Roof Transite™ Panels	YES	Throughout Roof, Exterior Rack 1 & 2	11,750 sq. ft.	Cat. II NF	Poor

sq. ft. = Square Feet

in. ft. = Linear Feet

N/A = Not Applicable

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RACM = Regulated Asbestos-Containing Material (includes materials that are friable ACM; Category I Non-friable ACM that has or will be subjected to sanding, grinding, cutting or abrading; and Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder)

LABORATORY ANALYSIS REPORT



AmeriSci Richmond

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

PLM Bulk Asbestos Report

France Environmental Inc.
Attn: Joe France
7834 Forest Hill Ave
Suite 7
Richmond, VA 23225

Date Received 06/04/16 AmeriSci Job # 116061247
Date Examined 06/06/16 P.O. #
Page 1 of 7
RE: FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1 A	116061247-01 Location: White Interior Window Glazing; Mezzanine 1 South Corner Window	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: White, Heterogeneous, Non-Fibrous, Window Glazing Asbestos Types: Other Material: Non-fibrous 100 %			
2 A	116061247-02 Location: White Interior Window Glazing; Open Room West Corner Window	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: White, Heterogeneous, Non-Fibrous, Window Glazing Asbestos Types: Other Material: Non-fibrous 100 %			
3 B	116061247-03 Location: Brown Wall Plaster; Large Conduit Room 2 North Wall	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Wall Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
4 B	116061247-04 Location: Brown Wall Plaster; Storage 1 North Wall	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Wall Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
5 B	116061247-05 Location: Brown Wall Plaster; Hallway To Switch Gear Room	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Wall Plaster Asbestos Types: Other Material: Non-fibrous 100 %			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
6 C	116061247-06 Location: Gray Wall / Roof Transite Panels; 2nd Floor Storage 3 Wall	Yes	20 % (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Transite Asbestos Types: Chrysotile 20.0 % Other Material: Non-fibrous 80 %			
7 C	116061247-07 Location: Gray Wall / Roof Transite Panels; Exterior Rack 1 Roof		NAD/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
8 D	116061247-08 Location: White / Gray Motor / Gear Rope Gasket; Mezzanine 1	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: White, Heterogeneous, Fibrous, Gasket Asbestos Types: Other Material: Fibrous glass 95 %, Non-fibrous 5 %			
9 D	116061247-09 Location: White / Gray Motor / Gear Rope Gasket; Mezzanine 1	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: White, Heterogeneous, Fibrous, Gasket Asbestos Types: Other Material: Fibrous glass 95 %, Non-fibrous 5 %			
10 E	116061247-10 Location: Yellow Mechanical Gear Rope; Mezzanine 1	No	NAD (by CVES) by J. Samuel Baird on 06/06/16
Analyst Description: Yellow, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 100 %			
11 E	116061247-11 Location: Yellow Mechanical Gear Rope; Mezzanine 1	No	NAD (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Yellow, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 100 %			

See Reporting notes on last page

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
12 F	116061247-12 Location: Black Motor Blower Gasket; Mezzanine 1	Yes	75 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Black, Heterogeneous, Non-Fibrous, Gasket Asbestos Types: Chrysotile 75.0 % Other Material: Non-fibrous 25 %			
13 F	116061247-13 Location: Black Motor Blower Gasket; Mezzanine 1		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
14 G	116061247-14 Location: White Duct Gasket; Mezzanine 1	Yes	90 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Orange, Heterogeneous, Fibrous, Gasket Asbestos Types: Chrysotile 90.0 % Other Material: Non-fibrous 10 %			
15 G	116061247-15 Location: White Duct Gasket; Mezzanine 1		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
16 H	116061247-16 Location: Black Valve Gasket; Mezzanine 1	Yes	90 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Black, Heterogeneous, Fibrous, Gasket Asbestos Types: Chrysotile 90.0 % Other Material: Non-fibrous 10 %			
17 H	116061247-17 Location: Black Valve Gasket; Mezzanine 1		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
18 I	116061247-18 Location: Black Composite Electrical Spacers; 2nd Floor Switch Gear Room	Yes	25 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Black, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 25.0 % Other Material: Non-fibrous 75 %			
19 I	116061247-19 Location: Black Composite Electrical Spacers; 2nd Floor Open Room 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
20 J	116061247-20 Location: White 4" OD TSI W/ White Cloth; 2nd Floor Storage 3	Yes	30 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Non-Fibrous, TSI Asbestos Types: Crocidolite 10.0 %, Chrysotile 20.0 % Other Material: Non-fibrous 70 %			
21 J	116061247-21 Location: White 4" OD TSI W/ White Cloth; 2nd Floor Storage 3		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
22 J	116061247-22 Location: White 4" OD TSI W/ White Cloth; 2nd Floor Storage 3		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
23 K	116061247-23 Location: Black Electrical Wire Cover; 2nd Floor Switch Gear Room	No	NAD (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Black, Heterogeneous, Fibrous, Wire Wrap Asbestos Types: Other Material: Cellulose 95 %, Non-fibrous 5 %			

See Reporting notes on last page

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
24 K	116061247-24 Location: Black Electrical Wire Cover; 2nd Floor Open Room 2	No	NAD (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Black, Heterogeneous, Fibrous, Wire Wrap			
Asbestos Types:			
Other Material: Cellulose 95 %, Non-fibrous 5 %			
25 L	116061247-25 Location: White / Gray Relief Tank TSI W/ Silver Canvas Wrap; Mezzanine 2	Yes	25 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: Gray, Heterogeneous, Fibrous, Wrap/Insulation			
Asbestos Types: Chrysotile 15.0 %, Amosite 10.0 %			
Other Material: Cellulose 25 %, Non-fibrous 50 %			
26 L	116061247-26 Location: White / Gray Relief Tank TSI W/ Silver Canvas Wrap; Mezzanine 2		NA/PS
Analyst Description: Wrap			
Asbestos Types:			
Other Material:			
27 L	116061247-27 Location: White / Gray Relief Tank TSI W/ Silver Canvas Wrap; Mezzanine 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
28 M	116061247-28 Location: White 6" OD Pipe TSI; Mezzanine 2	Yes	30 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Non-Fibrous, TSI			
Asbestos Types: Chrysotile 15.0 %, Amosite 15.0 %			
Other Material: Non-fibrous 70 %			
29 M	116061247-29 Location: White 6" OD Pipe TSI; Mezzanine 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			

See Reporting notes on last page

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
30 M	116061247-30 Location: White 6" OD Pipe TSI; Mezzanine 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
31 N	116061247-31 Location: White 8" OD Pipe TSI; Mezzanine 2	Yes	40 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, TSI			
Asbestos Types: Chrysotile 20.0 %, Amosite 20.0 %			
Other Material: Non-fibrous 60 %			
32 N	116061247-32 Location: White 8" OD Pipe TSI; Mezzanine 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
33 N	116061247-33 Location: White 8" OD Pipe TSI; Mezzanine 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
34 O	116061247-34 Location: White Valve Tank Insulation; Mezzanine 2	Yes	45 % (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, Insulation			
Asbestos Types: Chrysotile 25.0 %, Amosite 20.0 %			
Other Material: Non-fibrous 55 %			
35 O	116061247-35 Location: White Valve Tank Insulation; Mezzanine 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #1

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
36 O	116061247-36 Location: White Valve Tank Insulation; Mezzanine 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
37 P	116061247-37 Location: White Gray Mudded Elbow; Drainage Room	No	NAD (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 65 %, Non-fibrous 35 %			
38 P	116061247-38 Location: White Gray Mudded Elbow; Drainage Room	No	NAD (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 65 %, Non-fibrous 35 %			
39 P	116061247-39 Location: White Gray Mudded Elbow; Drainage Room	No	NAD (by CVES) by J. Samuel Baird on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 65 %, Non-fibrous 35 %			

Reporting Notes:

Analyzed by: J. Samuel Baird

Date: 6/7/16

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

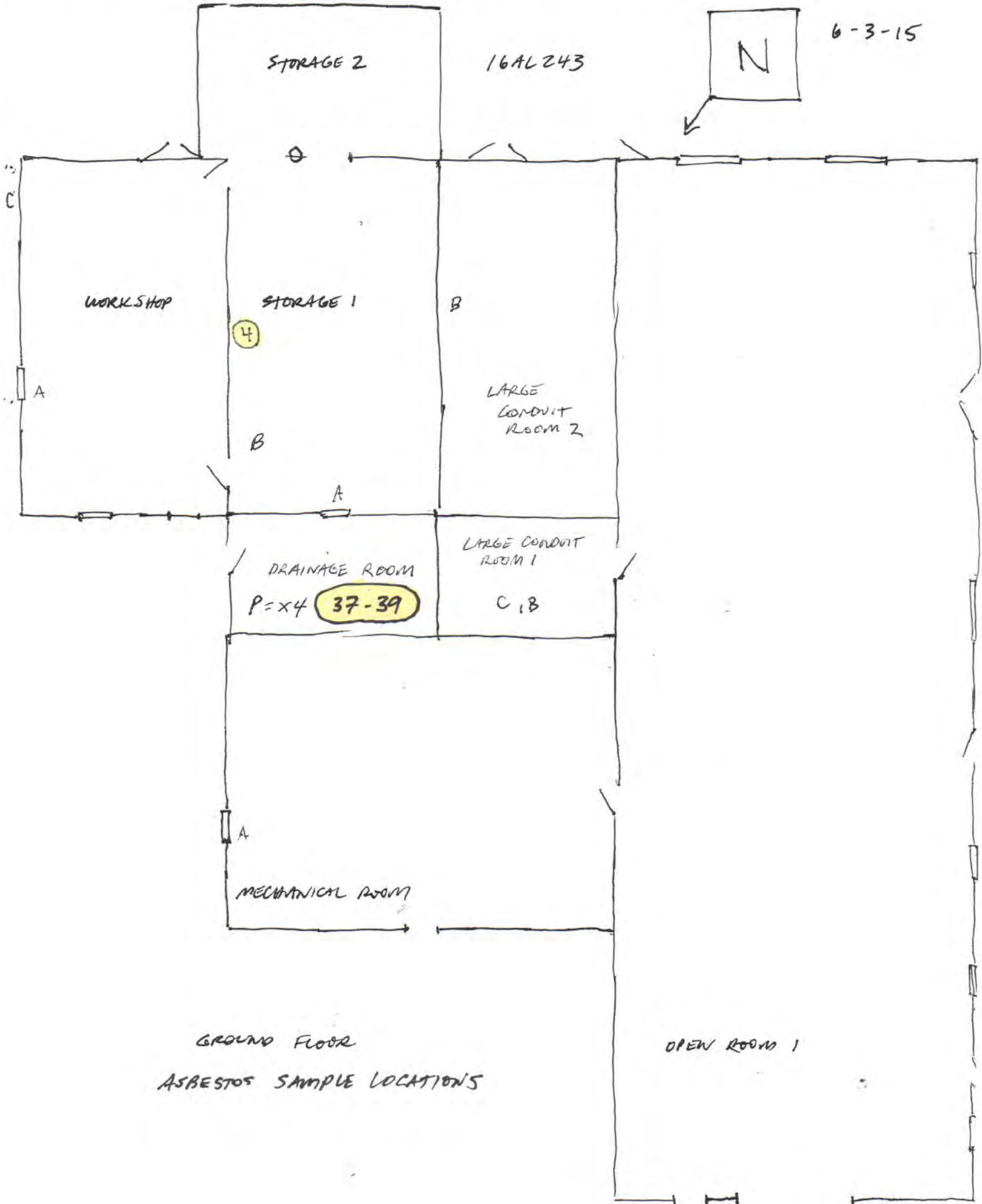
Reviewed By: J. Samuel Baird

SAMPLE LOCATION DRAWINGS

BUILDING NUMBER 1

FULTON GAS WORKS

6-3-15

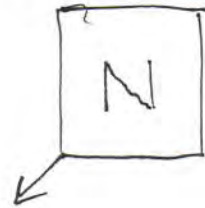


BUILDING #1

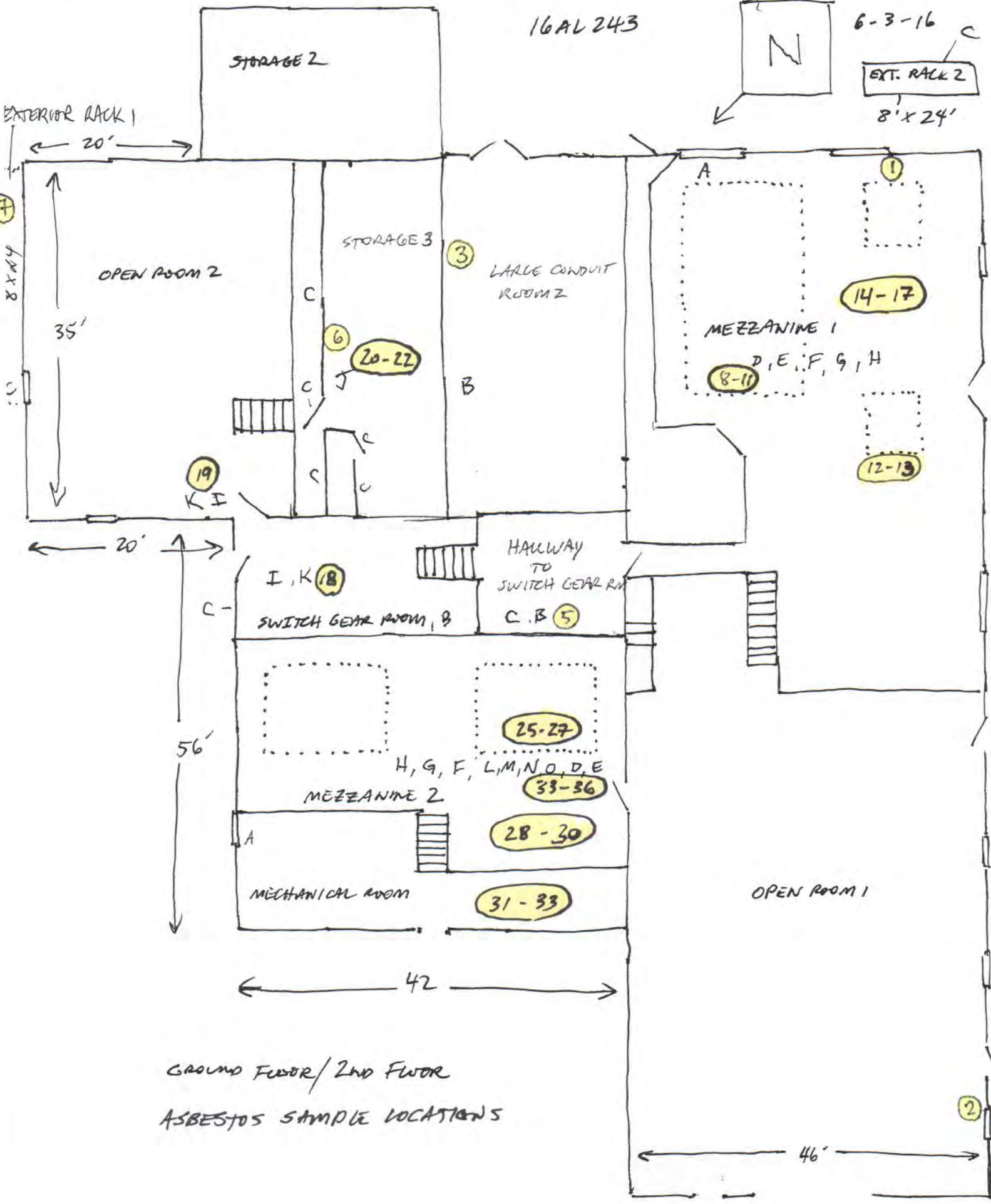
FULTON GAS WORKS

16AL243

6-3-16



EXT. RACK 2
8' x 24'



GROUND FLOOR / 2ND FLOOR
ASBESTOS SAMPLE LOCATIONS

2

INSPECTOR'S LICENSE

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2017

NUMBER
3303003733

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE



JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



Jay W. DeBoer
JAY W DeBoer Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation
BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE
NUMBER: 3303003733 EXPIRES: 04-30-2017

JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



(FOLD)

DPOR-LIC (05/2015)
(DETACH HERE)

August 18, 2016

Timmons Group

1001 Boulders Parkway
Suite 300
Richmond, VA 23225

:

ATTN: Mr. John T. Russell, AIPG CPG
Senior Environmental Project Manager

RE: Asbestos Inspection Report
City of Richmond
Former Fulton Gas Works
Building #2
Peebles Street
Richmond, Virginia
FEI Project Number: FEI-16AL243



View of Building #2

Dear Mr. Russell:

France Environmental, Inc. (FEI) has completed the asbestos sampling for suspect asbestos-containing materials (ACMs) that may be impacted as a result of the proposed demolition/renovation project in the building referenced above. The scope of work included inspecting the interior and exterior areas including the roof. Mr. Jason L. Day (Virginia Asbestos Inspector License #3303003733) conducted the fieldwork on June 3, 2016.

FEI collected a total of twenty-one (21) bulk samples of suspect materials, which may or may not be impacted by the renovation/demolition work. The samples were hand delivered to AmeriSci Richmond, located in Midlothian, Virginia where they were analyzed for the presence of asbestos using Polarized Light Microscopy (PLM).

A material is considered by the EPA and the Commonwealth of Virginia to be an ACM if at least one sample collected from a multi-sample group contains asbestos in an amount greater than one percent (>1%). The following building materials were determined to be ACMs:

- **Gray/Black Mud On Boiler Brick Wall with White Base Coating**
- **Black/White Valve Mud Packing**
- **White (2") O.D. Pipe Insulation with Silver Coating**
- **White (10") O.D. Pipe Insulation with Silver Coating**
- **Yellow/Gray Boiler Rope Gasket**
- **Brown/Gray Asbestos-Cement (Transite™) Wall/Door/Roof Panels**
- **Silver /White Packing Tank Insulation**

Note: Suspect damaged ACM debris in poor condition was observed throughout the floor of Building #2 that should be treated as ACM.

The following building materials were unsafe to collect a bulk sample and are presumed to be asbestos-containing:

- **White/Gray Air Cell Pipe Insulation**

The Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation requires that each owner or operator of a demolition or renovation activity involving Regulated Asbestos Containing Material (RACM) remove all such material from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal.

ACM need not be removed before demolition if it:

- (i) Is a Category I non-friable ACM that is not friable.***
- (ii) Is on a facility component that is encased in concrete or other similarly hard material and is adequately wet whenever exposed during demolition.***
- (iii) Was not accessible for testing and therefore was not discovered until after demolition began and, as a result of the demolition, cannot be safely removed. If not removed for safety reasons, the exposed RACM and any asbestos-contaminated debris must be treated as asbestos-containing waste material and kept adequately wet at all times until disposed of.***
- (iv) Is a Category II non-friable ACM and the probability is low that the material will become crumbled, pulverized, or reduced to powder during demolition.***

Please find enclosed the bulk sample summary sheet; sampled material summary charts; sample location drawing; laboratory analysis report; and a copy of the inspector's license. If you have any questions concerning this report, please contact the undersigned at 804.716.0560.

Respectfully submitted,
FRANCE ENVIRONMENTAL, INC.



Jason L. Day
Asbestos Inspector



Andrew S. Richmond
Project Manager

Attachments

ASBESTOS BULK SAMPLE SUMMARY SHEET

Bulk Sample Summary Sheet
 For
City of Richmond: Former Fulton Gas Works
Building #2
Richmond, Virginia

MS Group	Sample Num.	Material Description	Sample Location	Analysis Result
A	1	Pink Interior Window Glazing Compound	West Wall Window	N.A.D.
A	2	Pink Interior Window Glazing Compound	East Wall Window	N.A.D.
B	3	Black Mud On Boiler Brick Wall with White Base Coating	Boiler 1	5%CHRY
B	4	Black Mud On Boiler Brick Wall with White Base Coating	Boiler 1	NA/PS
B	5	Black Mud On Boiler Brick Wall with White Base Coating	Boiler 2	NA/PS
C	6	Black/White Valve Mud Packing	Boiler 1	20%CHRY
C	7	Black/White Valve Mud Packing	Boiler 1	NA/PS
C	8	Black/White Valve Mud Packing	Boiler 2	NA/PS
D	9	White (2") Outer Diameter (O.D.) Pipe Insulation with Silver Coating	Boiler 2	10%CHRY
D	10	White (2") Outer Diameter (O.D.) Pipe Insulation with Silver Coating	Boiler 2	NA/PS
D	11	White (2") Outer Diameter (O.D.) Pipe Insulation with Silver Coating	Boiler 2	NA/PS
E	12	White (10)" Outer Diameter (O.D.) Pipe Insulation with Silver Coating	Boiler 2	10%CHRY
E	13	White (10)" Outer Diameter (O.D.) Pipe Insulation with Silver Coating	Boiler 2	NA/PS
E	14	White (10)" Outer Diameter (O.D.) Pipe Insulation with Silver Coating	Boiler 2	NA/PS
F	15	Gray Boiler Rope Gasket	Boiler 1	80%CHRY
F	16	Gray Boiler Rope Gasket	Boiler 2	NA/PS
G	17	Gray Wall/Door/Roof Transite™ Panels	Under Building Wall	20%CHRY
G	18	Gray Wall/Door/Roof Transite™ Panels	Southwest Wall Next to Window	NA/PS
H	19	Silver/White Packing Tank Insulation	Boiler 1	15%CHRY
H	20	Silver/White Packing Tank Insulation	Boiler1	NA/PS
H	21	Silver/White Packing Tank Insulation	Boiler 1	NA/PS
H	21	Silver/White Packing Tank Insulation	Boiler 1	NA/PS

N.A.D. = No Asbestos Detected
 CHRY = Chrysotile Asbestos
 NA/PS = Sample Not Analyzed Due to First Positive Stop Instructions

**ASBESTOS SAMPLED MATERIAL DATA SUMMARY
CHARTS**

SAMPLED MATERIAL SUMMARY CHART

TESTED FOR: Timmons Group
 117 South 14th Street
 Suite 303
 Richmond, Virginia 23219

PROJECT: Former Fulton Gas Works - **Building #2**, Richmond, Virginia
 FEI PROJECT NO.: FEI-16AL243
 INSPECTOR(S): Jason L. Day
 INSPECTION DATE: June 3, 2016

MECHANICAL

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
B	Black Mud On Boiler Brick Wall with White Base Coating	YES	Boiler 1 and Boiler 2	5,000 In. ft.	RACM	Poor
C	Black/White Valve Mud Packing	YES	Boiler 1 and Boiler 2	10 In. ft.	RACM	Poor
D	White 2" Outer Diameter (O.D.) Pipe Insulation with Silver Coating	YES	Boiler 2	100 In. ft.	RACM	Poor
E	White 10" Outer Diameter (O.D.) Pipe Insulation with Silver Coating	YES	Boiler 2	60 In. ft.	RACM	Poor
F	Gray Boiler Rope Gasket	YES	Boiler 1 and Boiler 2	2,000 sq. ft.	RACM	Poor
H	Silver/White Packing Tank Insulation	YES	Boiler 1	150 sq. ft.	RACM	Poor
N/A	White/Gray Air Cell Pipe Insulation	PRESUMED	Boiler 2	30 In. ft.	RACM	Poor

FINISHES

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
A	Pink Interior Window Glazing	NO	Throughout Windows	N/A	N/A	N/A
G	Gray Wall/Door/Roof Transite™ Panels	YES	Door, Select Wall Areas, Around Windows and Under Building Walls	1,110 sq. ft.	Cat. II NF	Poor

sq. ft. = Square Feet

In. ft. = Linear Feet

N/A = Not Applicable

Note: FEI has intended to offer estimates of asbestos-containing materials (ACM's) identified during this Asbestos Survey for budgetary estimating purposes. The locations and quantities presented are only inclusive of the areas surveyed by the inspector. FEI does not guarantee and/or warranty the estimates and discourages the use of these estimates as the only source for submitting construction bids. Instead, the locations and estimated quantities of materials presented above should be field verified by the one preparing each bid.

NESHAP Categories:

Cat. I NF = Category I Non-friable ACM (includes packing's, gaskets, asphalt roofing and resilient flooring)

Cat. II NF = Category II Non-friable ACM (includes any non-friable material that is not Category I)

RACM = Regulated Asbestos-Containing Material (includes materials that are friable ACM; Category I Non-friable ACM that has or will be subjected to sanding, grinding, cutting or abrading; and

Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder)

SAMPLED MATERIAL SUMMARY CHART

TESTED FOR: Timmons Group
 117 South 14th Street
 Suite 303
 Richmond, Virginia 23219

PROJECT: Former Fulton Gas Works - **Building #2**, Richmond, Virginia
 FEI PROJECT NO.: FEI-16AL243
 INSPECTOR(S): Jason L. Day
 INSPECTION DATE: June 3, 2016

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
G	Gray Wall/Door/Roof Transite™ Panels	YES	Doors, Select Wall Areas, Around Windows and Under Building Walls	5,785 sq. ft.	Cat. II NF	Poor

sq. ft. = Square Feet
 In. ft. = Linear Feet
 N/A = Not Applicable

Note: FEI has intended to offer estimates of asbestos-containing materials (ACM's) identified during this Asbestos Survey for budgetary estimating purposes. The locations and quantities presented are only inclusive of the areas surveyed by the inspector. FEI does not guarantee and/or warranty the estimates and discourages the use of these estimates as the only source for submitting construction bids. Instead, the locations and estimated quantities of materials presented above should be field verified by the one preparing each bid.

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Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder)

LABORATORY ANALYSIS REPORT

**AmeriSci Richmond**13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800**PLM Bulk Asbestos Report**France Environmental Inc.
Attn: Joe France
7834 Forest Hill Ave
Suite 7
Richmond, VA 23225**Date Received** 06/04/16 **AmeriSci Job #** 116061245
Date Examined 06/07/16 **P.O. #**
Page 1 of 4
RE: FEI-16AL243; Former Fulton Gas Works Building #2

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1 A	116061245-01 Location: Pink Interior Window Glazing; West Wall Window	No	NAD (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Pink, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
2 A	116061245-02 Location: Pink Interior Window Glazing; East Wall Window	No	NAD (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Pink, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
3 B	116061245-03 Location: Gray Mud On Boiler Brick Wall w/White Base Coating; Boiler 1	Yes	5 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 5.0 % Other Material: Non-fibrous 95 %			
4 B	116061245-04 Location: Gray Mud On Boiler Brick Wall w/White Base Coating; Boiler 1		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
5 B	116061245-05 Location: Gray Mud On Boiler Brick Wall w/White Base Coating; Boiler 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #2

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
6 C	116061245-06 Location: Black/White Valve Mud Packing; Boiler 1	Yes	20 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Black/White, Heterogeneous, Fibrous, Bulk Material			
Asbestos Types: Chrysotile 20.0 %			
Other Material: Non-fibrous 80 %			
7 C	116061245-07 Location: Black/White Valve Mud Packing; Boiler 1		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
8 C	116061245-08 Location: Black/White Valve Mud Packing; Boiler 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
9 D	116061245-09 Location: White 2" OD Pipe Insulation w/Silver Coating; Boiler 2	Yes	10 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material			
Asbestos Types: Chrysotile 10.0 %			
Other Material: Non-fibrous 90 %			
10 D	116061245-10 Location: White 2" OD Pipe Insulation w/Silver Coating; Boiler 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
11 D	116061245-11 Location: White 2" OD Pipe Insulation w/Silver Coating; Boiler 2		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			

See Reporting notes on last page

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #2

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
12 E	116061245-12 Location: White 10" OD Pipe Insulation w/Silver Coating; Boiler 2	Yes	10 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 10.0 % Other Material: Non-fibrous 90 %			
13 E	116061245-13 Location: White 10" OD Pipe Insulation w/Silver Coating; Boiler 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
14 E	116061245-14 Location: White 10" OD Pipe Insulation w/Silver Coating; Boiler 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
15 F	116061245-15 Location: Yellow Boiler Rope Gasket; Boiler 1	Yes	80 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Gray, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 80.0 % Other Material: Non-fibrous 20 %			
16 F	116061245-16 Location: Yellow Boiler Rope Gasket; Boiler 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
17 G	116061245-17 Location: Brown/Gray Wall/Door/Roof Transite Panels; Under Building Wall	Yes	20 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Gray, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 20.0 % Other Material: Non-fibrous 80 %			

See Reporting notes on last page

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

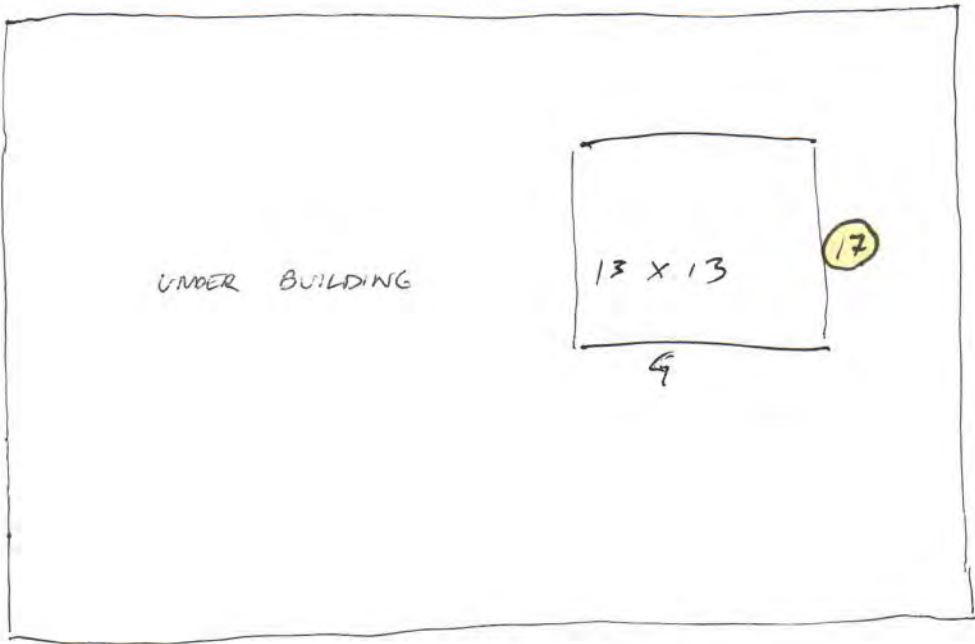
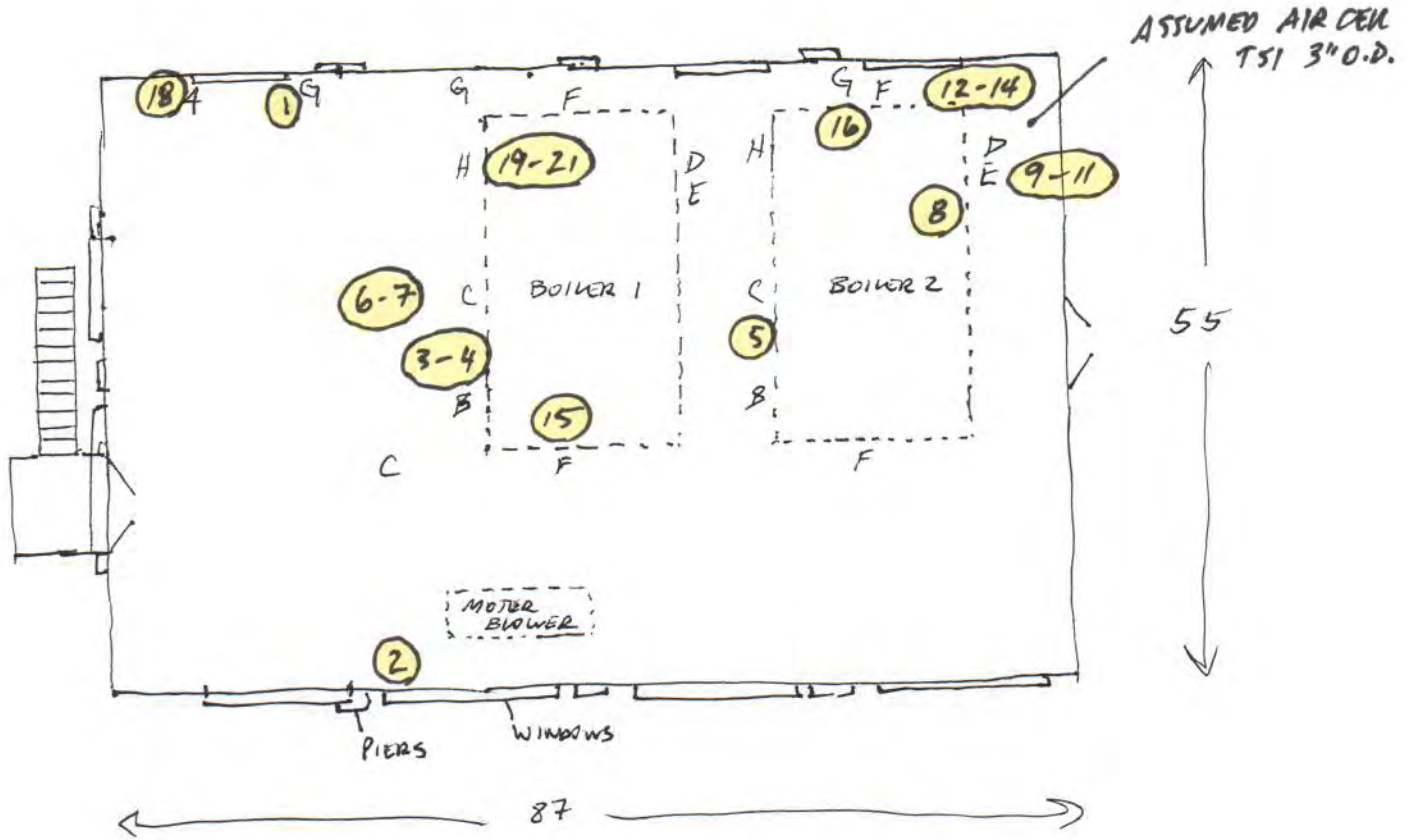
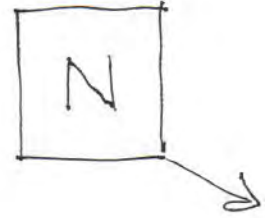
FEI-16AL243; Former Fulton Gas Works Building #2

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
18 G	116061245-18 Location: Brown/Gray Wall/Door/Roof Transite Panels; SW Wall Next To Window		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
19 H	116061245-19 Location: Silver w/White Packing Tank Insulation; Boiler 1	Yes	15 % (by CVES) by William M. Dunstan on 06/07/16
Analyst Description: Silver/White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 15.0 % Other Material: Non-fibrous 85 %			
20 H	116061245-20 Location: Silver w/White Packing Tank Insulation; Boiler 1		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
21 H	116061245-21 Location: Silver w/White Packing Tank Insulation; Boiler 1		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			

Reporting Notes:

Analyzed by: William M. Dunstan William M. Dunstan Date 6/7/16
 *NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.
 Reviewed By: William M. Dunstan

SAMPLE LOCATION DRAWING



ASBESTOS SAMPLE LOCATIONS

INSPECTOR'S LICENSE

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2017

NUMBER
3303003733

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE



JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



Jay W. DeBoer
JAY W DeBoer Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation
BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE
NUMBER: 3303003733 EXPIRES: 04-30-2017

JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



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DPOR-LIC (05/2015)
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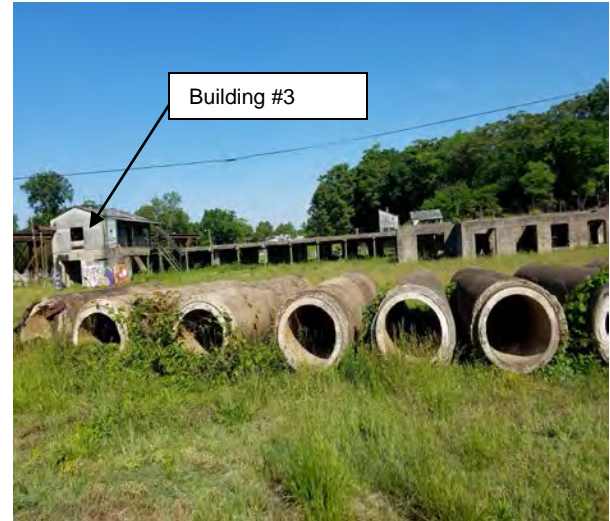
August 17, 2016

Timmons Group

1001 Boulders Parkway
Suite 300
Richmond, VA 23225

ATTN: Mr. John T. Russell, AIPG CPG
Senior Environmental Project Manager

RE: Asbestos Inspection Report
City of Richmond
Former Fulton Gas Works
Building #3
Peebles Street
Richmond, Virginia
FEI Project Number: FEI-16AL243



View of Building #3

Dear Mr. Russell:

France Environmental, Inc. (FEI) has completed the asbestos sampling for suspect asbestos-containing building materials (ACBM's) that may be impacted as a result of the proposed demolition project in the building referenced above. The scope of work included inspecting the interior and exterior areas including the roof. Mr. Jason L. Day (Virginia Asbestos Inspector License #3303003733) conducted the fieldwork on June 3, 2016.

FEI collected a total of twenty-seven (27) bulk samples of suspect materials, which may or may not be impacted by the planned renovation/demolition work. The samples were hand delivered to AmeriSci Richmond, located in Midlothian, Virginia where they were analyzed for the presence of asbestos by Polarized Light Microscopy (PLM).

A material is considered by the EPA and the Commonwealth of Virginia to be an asbestos-containing material if at least one sample collected from a multi-sample group contains asbestos in an amount greater than one percent (>1%). The following building materials were determined to be ACMs:

- **White Rope Gasket**
- **Gray Asbestos-Cement (Transite™) Roof/Walls Panels**
- **White (4") Outer Diameter (O.D.) Thermal System Insulation (TSI)**
- **Off-White Gray (6") O.D. Thermal System Insulation (TSI)**
- **White/Gray (12") O.D. Thermal System Insulation (TSI)**
- **White/Light Gray Tank Insulation**
- **Gray/White (3") O.D. Thermal System Insulation (TSI)**

Note: Suspect damaged ACM debris in poor condition was observed throughout the floor of the Pump Room that should be disposed of as ACM.

The Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation requires that each owner or operator of a demolition or renovation activity involving Regulated Asbestos Containing Material (RACM) remove all such material from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal.

ACM need not be removed before demolition if it:

- (i) Is a Category I non-friable ACM that is not friable.***
- (ii) Is on a facility component that is encased in concrete or other similarly hard material and is adequately wet whenever exposed during demolition.***
- (iii) Was not accessible for testing and therefore was not discovered until after demolition began and, as a result of the demolition, cannot be safely removed. If not removed for safety reasons, the exposed RACM and any asbestos-contaminated debris must be treated as asbestos-containing waste material and kept adequately wet at all times until disposed of.***
- (iv) Is a Category II non-friable ACM and the probability is low that the material will become crumbled, pulverized, or reduced to powder during demolition.***

Please find enclosed the bulk sample summary sheet; sampled material summary chart; sample location drawing; laboratory analysis report; and a copy of the inspector's license. If you have any questions concerning this report, please contact the undersigned at 804.716.0560.

Respectfully submitted,
FRANCE ENVIRONMENTAL, INC.



Jason L. Day
Asbestos Inspector



Andrew S. Richmond
Project Manager

Attachments

ASBESTOS BULK SAMPLE SUMMARY SHEET

Bulk Sample Summary Sheet
For
**City of Richmond: Former Fulton Gas Works
Building #3
Richmond, Virginia**

MS Group	Sample Num.	Material Description	Sample Location	Analysis Result
A	1	Black/Brown Gasket Material	Motor Room - West Corner	N.A.D.
A	2	Black/Brown Gasket Material	Motor Room - West Corner	N.A.D.
B	3	White Friable Rope Gasket Material	Motor Room - North Wall	45%CHRY
B	4	White Friable Rope Gasket Material	Motor Room - North Wall	NA/PS
B	5	White Friable Rope Gasket Material	Motor Room - North Wall	NA/PS
C	6	Gray Roof/Walls Transite™ Panels	Motor Room - Southwest Wall	15%CHRY
C	7	Gray Roof/Walls Transite™ Panels	Pump Room Roof	NA/PS
D	8	Light Gray Wall Mud	Pump Room - North Wall	N.A.D.
D	9	Light Gray Wall Mud	Motor Room - South Wall	N.A.D.
D	10	Light Gray Wall Mud	Pump Room - South Wall	N.A.D.
E	11	White (4") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Yellow)	Pump Room - Main Area	2%CHRY 15%AMOS
E	12	White (4") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Yellow)	Pump Room - Main Area	NA/PS
E	13	White (4") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Yellow)	Pump Room - Main Area	NA/PS
F	14	Off-White Gray (6") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	Pump Room - Main Area	85%CHRY
F	15	Off-White Gray (6") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	Pump Room - Main Area	NA/PS
F	16	Off-White Gray (6") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	Pump Room - Main Area	NA/PS
G	17	White/Gray (12") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	Pump Room - Main Area	35%CHRY 20%AMOS
G	18	White/Gray (12") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	Pump Room - Main Area	NA/PS
G	19	White/Gray (12") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	Pump Room - Main Area	NA/PS
H	20	Light Gray/White Tank Insulation (Orange)	Pump Room Center	85%CHRY
H	21	Light Gray/White Tank Insulation (Orange)	Pump Room Center	NA/PS
H	22	Light Gray/White Tank Insulation (Orange)	Pump Room Center	NA/PS
I	23	Gray/White (3") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Silver)	Pump Room - Main Area	5%CHRY 20%AMOS
I	24	Gray/White (3") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Silver)	Pump Room - Main Area	NA/PS
I	25	Gray/White (3") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Silver)	Pump Room - Main Area	NA/PS

N.A.D. = No Asbestos Detected
 CHRY = Chrysotile Asbestos
 NA/PS = Sample Not Analyzed Due to First Positive Stop Instructions
 AMOS = Amosite Asbestos

**ASBESTOS SAMPLED MATERIAL DATA SUMMARY
CHART**

SAMPLED MATERIAL SUMMARY CHART

TESTED FOR: Timmons Group
 117 South 14th Street
 Suite 303
 Richmond, Virginia 23219

PROJECT: Former Fulton Gas Works - **Building #3**, Richmond, Virginia
 FEI PROJECT NO.: FEI-16AL243
 INSPECTOR(S): Jason L. Day
 INSPECTION DATE: June 3, 2016

MECHANICAL

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
A	Black/Brown Gasket Material	NO	Motor Room - West Corner	N/A	N/A	N/A
B	White Friable Rope Gasket Material	YES	Motor Room - North Wall	10 In. ft.	RACM	Poor
E	White (4") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Yellow)	YES	Pump Room - Main Area	20 In. ft.	RACM	Poor
F	Off-White Gray (6") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	YES	Pump Room - Main Area	50 In. ft.	RACM	Poor
G	White/Gray (12)" Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Orange)	YES	Pump Room - Main Area	30 In. ft.	RACM	Poor
H	Light Gray/White Tank Insulation (Orange)	YES	Pump Room - Center	3 Tanks 75 sq. ft.	RACM	Poor
I	Gray/White (3") Outer Diameter (O.D.) Thermal Systems Insulation (TSI) (Silver)	YES	Pump Room - Main Area	50 In. ft.	RACM	Poor

FINISHES

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
C	Gray Roof/Walls Transite™ Panels	YES	Perimeter Walls & Roof	1,725 sq. ft.	Cat. II NF	Poor
D	White/Gray Wall Mud	NO	Pump Room & Motor Room	N/A	N/A	N/A

sq. ft. = Square Feet

In. ft. = Linear Feet

N/A = Not Applicable

Note: FEI has intended to offer estimates of asbestos-containing materials (ACM's) identified during this Asbestos Survey for budgetary estimating purposes. The locations and quantities presented are only inclusive of the areas surveyed by the inspector. FEI does not guarantee and/or warranty the estimates and discourages the use of these estimates as the only source for submitting construction bids. Instead, the locations and estimated quantities of materials presented above should be field verified by the one preparing each bid.

NESHAP Categories:

Cat. I NF = Category I Non-friable ACM (includes packing's, gaskets, asphalt roofing and resilient flooring)

Cat. II NF = Category II Non-friable ACM (includes any non-friable material that is not Category I)

RACM = Regulated Asbestos-Containing Material (includes materials that are friable ACM; Category I Non-friable ACM that has or will be subjected to sanding, grinding, cutting or abrading; and

Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder)

LABORATORY ANALYSIS REPORT



PLM Bulk Asbestos Report

France Environmental Inc.
Attn: Joe France
7834 Forest Hill Ave
Suite 7
Richmond, VA 23225

Date Received 06/04/16 **AmeriSci Job #** 116061246
Date Examined 06/07/16 **P.O. #**
Page 1 of 5
RE: FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1 A	116061246-01 Location: Black/Brown Gasket Material; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Black/Brown, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Animal hair 92 %, Synthetic fibers 5 %, Non-fibrous 3 %			
2 A	116061246-02 Location: Black/Brown Gasket Material; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Black/Brown, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Animal hair 92 %, Synthetic fibers 5 %, Non-fibrous 3 %			
3 B	116061246-03 Location: White Friable Rope Gasket; Motor Room	Yes	45 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: White, Homogeneous, Fibrous, Bulk Material			
Asbestos Types: Chrysotile 45.0 %			
Other Material: Cellulose 45 %, Non-fibrous 10 %			
4 B	116061246-04 Location: White Friable Rope Gasket; Motor Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
5 B	116061246-05 Location: White Friable Rope Gasket; Motor Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
6 C	116061246-06 Location: Gray Roof/Walls Transite Panels; Motor Room	Yes	15 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 15.0 % Other Material: Non-fibrous 85 %			
7 C	116061246-07 Location: Gray Roof/Walls Transite Panels; Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
8 D	116061246-08 Location: White/Gray Wall Mud; Pump Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
9 D	116061246-09 Location: White/Gray Wall Mud; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
10 D	116061246-10 Location: White/Gray Wall Mud; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
11 E	116061246-11 Location: White 4" OD TSI (Yellow); Pump Room	Yes	17 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 %, Amosite 15.0 % Other Material: Non-fibrous 83 %			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
12 E	116061246-12 Location: White 4" OD TSI (Yellow); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
13 E	116061246-13 Location: White 4" OD TSI (Yellow); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
14 F	116061246-14 Location: White 6" OD TSI (Orange); Pump Room	Yes	85 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Off-White/Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 85.0 %			
Other Material: Non-fibrous 15 %			
15 F	116061246-15 Location: White 6" OD TSI (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
16 F	116061246-16 Location: White 6" OD TSI (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
17 G	116061246-17 Location: White 12" OD TSI (Orange); Pump Room	Yes	55 % ¹ (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: White/Gray, Heterogeneous, Fibrous, Bulk Material			
Asbestos Types: Chrysotile 35.0 %, Amosite 20.0 %			
Other Material: Cellulose 15 %, Non-fibrous 30 %			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
18 G	116061246-18 Location: White 12" OD TSI (Orange); Pump Room		NA/PS ¹
Analyst Description: Bulk Material Asbestos Types: Other Material:			
19 G	116061246-19 Location: White 12" OD TSI (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
20 H	116061246-20 Location: White Tank Insulation (Orange); Pump Room	Yes	85 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 85.0 % Other Material: Non-fibrous 15 %			
21 H	116061246-21 Location: White Tank Insulation (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
22 H	116061246-22 Location: White Tank Insulation (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
23 I	116061246-23 Location: White 3" OD TSI (Silver); Pump Room	Yes	25 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Gray/White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 5.0 %, Amosite 20.0 % Other Material: Cellulose 15 %, Non-fibrous 60 %			

PLM Bulk Asbestos Report

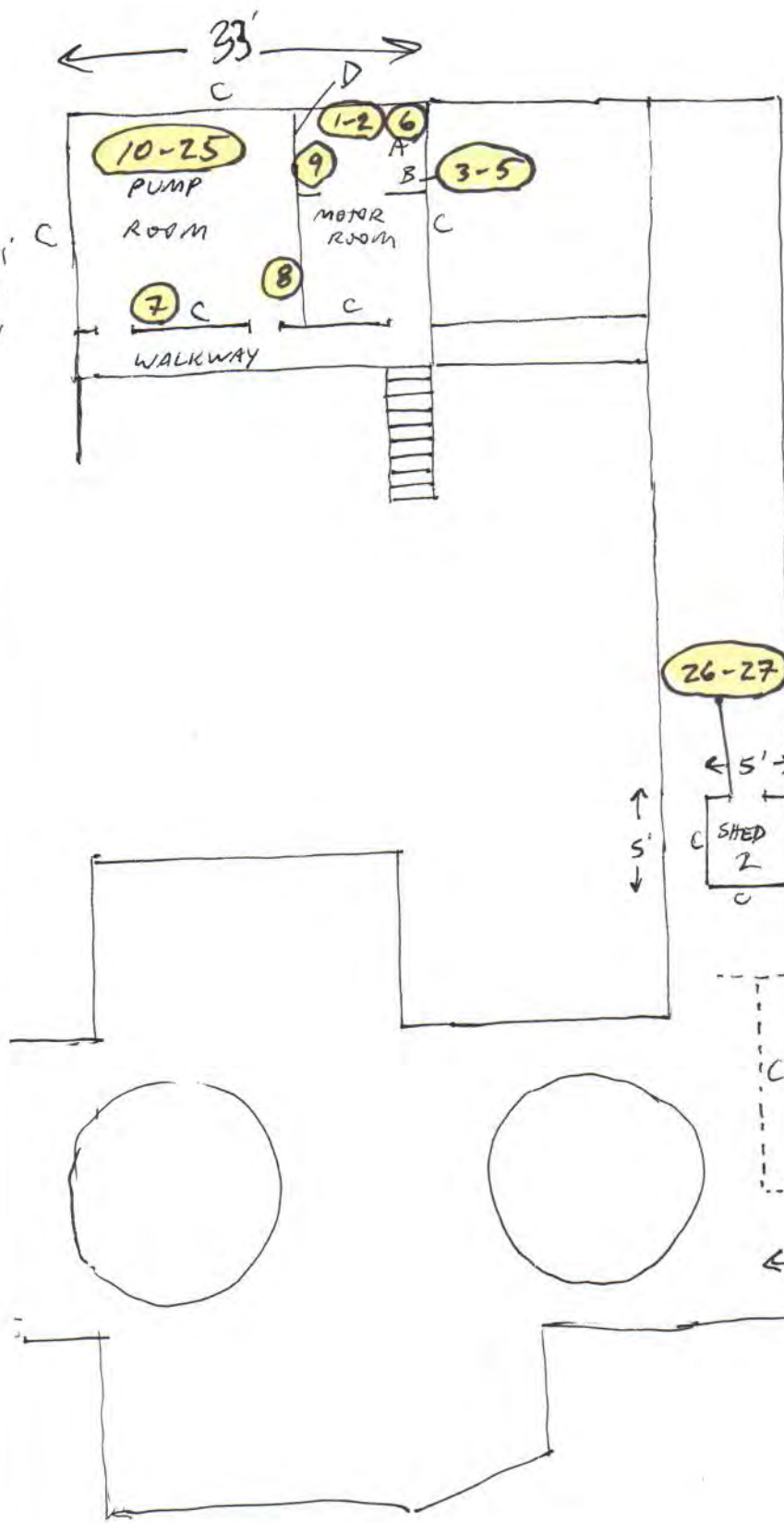
FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
24 I	116061246-24 Location: White 3" OD TSI (Silver); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
25 I	116061246-25 Location: White 3" OD TSI (Silver); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
26 J	116061246-26 Location: White Exterior Door Caulk; Shed 2	Yes	15 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Off-White/Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 15.0 % Other Material: Non-fibrous 85 %			
27 J	116061246-27 Location: White Exterior Door Caulk; Shed 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			

Reporting Notes:

(1) Physically inseparable layers in sample - sample composited for analysis
 Analyzed by: Gordon T. Saleeby *Gordon T. Saleeby* Date *June 7, 2016*
 *NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced, except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.
 Reviewed By: *Gordon T. Saleeby*

SAMPLE LOCATION DRAWING



- 1,2 A) BLACK/BROWN GASKET MATERIAL FAIR
- 3,4,5 B) WHITE FRIABLE ROPE GASKET
- 6,7 C) 20 LF POOR GRAY TRANSITE PANELS ROOF, WAHS
- 8,9,10 D) WHITE/GRAY WAH MUD POOR
- 11,12,13 E) WHITE 4" O.D. TSI (YELLOW) POOR
- 14,15,16 F) 30 LF POOR WHITE 6" O.D. TSI (ORANGE)
- 17,18,19 G) 50 LF POOR WHITE 12" O.D. TSI (ORANGE)
- 20,21,22 H) 30 LF POOR WHITE TANK INSULATION (ORANGE)
- 23,24,25 I) 3 TANKS - 75 SF WHITE 3" TSI (SILVER)
- 26,27 J) 50 LF POOR WHITE EXTERIOR DOOR CAULK

ASBESTOS SAMPLE LOCATIONS

INSPECTOR'S LICENSE

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2017

NUMBER
3303003733

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE



JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



Jay W. DeBoer
JAY W DeBoer Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation
BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE
NUMBER: 3303003733 EXPIRES: 04-30-2017

JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



(FOLD)

DPOR-LIC (05/2015)
(DETACH HERE)

August 17, 2016

Timmons Group

1001 Boulders Parkway
Suite 300
Richmond, VA 23225

ATTN: Mr. John T. Russell, AIPG CPG
Senior Environmental Project Manager

RE: Asbestos Inspection Report
City of Richmond
Former Fulton Gas Works
Sheds #2 and #3
Peebles Street
Richmond, Virginia
FEI Project Number: FEI-16AL243



View of Shed # 2 and Shed #3

Dear Mr. Russell:

France Environmental, Inc. (FEI) has completed the asbestos sampling for suspect asbestos-containing building materials (ACBM's) that may be impacted as a result of the proposed demolition project in the building referenced above. The scope of work included inspecting the interior/exterior areas, which included the roof. Mr. Jason L. Day (Virginia Asbestos Inspector License #3303003733) conducted the fieldwork on June 3, 2016.

FEI collected a total of four (4) bulk samples of suspect materials, which may or may not be impacted by the renovation/demolition work. The samples were hand delivered to AmeriSci Richmond, located in Midlothian, Virginia where they were analyzed for the presence of asbestos by Polarized Light Microscopy (PLM).

A material is considered by the EPA and the Commonwealth of Virginia to be an asbestos-containing material (ACM) if at least one sample collected from a multi-sample group contains asbestos in an amount greater than one percent (>1%). The following building materials were determined to be ACMs:

- **Gray Asbestos-Cement (Transite™) Roof/Wall Panels**
- **Off-White/Gray Exterior Door Caulk**

The Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation requires that each owner or operator of a demolition or renovation activity involving Regulated Asbestos Containing Material (RACM) remove all such material from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal.

ACM need not be removed before demolition if it:

- (i) Is a Category I non-friable ACM that is not friable.**
- (ii) Is on a facility component that is encased in concrete or other similarly hard material and is adequately wet whenever exposed during demolition.**
- (iii) Was not accessible for testing and therefore was not discovered until after demolition began and, as a result of the demolition, cannot be safely removed. If not removed for safety reasons, the exposed RACM and any asbestos-contaminated debris must be treated as asbestos-containing waste material and kept adequately wet at all times until disposed of.**
- (iv) Is a Category II non-friable ACM and the probability is low that the material will become crumbled, pulverized, or reduced to powder during demolition.**

Please find enclosed the bulk sample summary sheet; sampled material summary chart; sample location drawing; laboratory analysis report; and a copy of the inspector's license. If you have any questions concerning this report, please contact the undersigned at 804.716.0560.

Respectfully submitted,
FRANCE ENVIRONMENTAL, INC.



Jason L. Day
Asbestos Inspector



Andrew S. Richmond
Project Manager

Attachments

ASBESTOS BULK SAMPLE SUMMARY SHEET

Bulk Sample Summary Sheet
 For
**City of Richmond: Former Fulton Gas Works
 Sheds #2 and #3
 Richmond, Virginia**

MS Group	Sample Num.	Material Description	Sample Location	Analysis Result
C	6	Gray Roof/Walls Transite™ Panels	Building 3 Motor Room - SW Wall	15%CHRY
C	7	Gray Roof/Walls Transite™ Panels	Pump Room Roof	NA/PS
J	26	Off-White/Gray Exterior Door Caulk	Shed #2 Entry	15%CHRY
J	27	Off-White/Gray Exterior Door Caulk	Shed #2 Entry	NA/PS

CHRY = Chrysotile Asbestos

NA/PS = Sample Not Analyzed Due to First Positive Stop Instructions

Note: Samples representing the suspect materials identified within Shed #2 and Shed #3 was included in the group of samples collected from Building #3. The Transite™ panels present on Sheds #2 and #3 are the same as the panels identified on Building #3. Therefore, the sample of this material collected from Building #3 was considered to be representative of the panels in all three (3) structures.

**ASBESTOS SAMPLED MATERIAL DATA SUMMARY
CHART**

SAMPLED MATERIAL SUMMARY CHART

TESTED FOR: Timmons Group
 117 South 14th Street
 Suite 303
 Richmond, Virginia 23219

PROJECT: Former Fulton Gas Works - Sheds #2 and #3, Richmond, Virginia
 FEI PROJECT NO.: FEI-16AL243
 INSPECTOR(S): Jason L. Day
 INSPECTION DATE: June 3, 2016

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
C	Gray Roof/Walls Transite™ Panels	YES	Walls and Roof	950 sq. ft.	Cat. II NF	Poor
J	Off-White/Gray Exterior Door Caulk	YES	Shed #2 Main Entry	20 In. ft.	Cat. II NF	Poor

All quantities are approximate (See Note Below)

MS GROUP	DESCRIPTION	ASBESTOS YES/NO	LOCATION	TOTAL QUANTITY	CATEGORY	CONDITION
C	Gray Roof/Walls Transite™ Panels	YES	Walls and Roof	500 sq. ft.	Cat. II NF	Poor

sq. ft. = Square Feet In. ft. = Linear Feet N/A = Not Applicable

Note: FEI has intended to offer estimates of asbestos-containing materials (ACM's) identified during this Asbestos Survey for budgetary estimating purposes. The locations and quantities presented are only inclusive of the areas surveyed by the inspector. FEI does not guarantee and/or warranty the estimates and discourages the use of these estimates as the only source for submitting construction bids. Instead, the locations and estimated quantities of materials presented above should be field verified by the one preparing each bid.

NESHAP Categories:
 Cat. I NF = Category I Non-friable ACM (includes packing's, gaskets, asphalt roofing and resilient flooring)
 Cat. II NF = Category II Non-friable ACM (includes any non-friable material that is not Category I)
 RACM = Regulated Asbestos-Containing Material (includes materials that are friable ACM; Category I Non-friable ACM that has or will be subjected to sanding, grinding, cutting or abrading; and Category II Non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to a powder)

LABORATORY ANALYSIS REPORT



PLM Bulk Asbestos Report

France Environmental Inc.
Attn: Joe France
7834 Forest Hill Ave
Suite 7
Richmond, VA 23225

Date Received 06/04/16 **AmeriSci Job #** 116061246
Date Examined 06/07/16 **P.O. #**
Page 1 of 5
RE: FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1 A	116061246-01 Location: Black/Brown Gasket Material; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Black/Brown, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Animal hair 92 %, Synthetic fibers 5 %, Non-fibrous 3 %			
2 A	116061246-02 Location: Black/Brown Gasket Material; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Black/Brown, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Animal hair 92 %, Synthetic fibers 5 %, Non-fibrous 3 %			
3 B	116061246-03 Location: White Friable Rope Gasket; Motor Room	Yes	45 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: White, Homogeneous, Fibrous, Bulk Material			
Asbestos Types: Chrysotile 45.0 %			
Other Material: Cellulose 45 %, Non-fibrous 10 %			
4 B	116061246-04 Location: White Friable Rope Gasket; Motor Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
5 B	116061246-05 Location: White Friable Rope Gasket; Motor Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
6 C	116061246-06 Location: Gray Roof/Walls Transite Panels; Motor Room	Yes	15 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 15.0 % Other Material: Non-fibrous 85 %			
7 C	116061246-07 Location: Gray Roof/Walls Transite Panels; Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
8 D	116061246-08 Location: White/Gray Wall Mud; Pump Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
9 D	116061246-09 Location: White/Gray Wall Mud; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
10 D	116061246-10 Location: White/Gray Wall Mud; Motor Room	No	NAD (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
11 E	116061246-11 Location: White 4" OD TSI (Yellow); Pump Room	Yes	17 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: White, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 %, Amosite 15.0 % Other Material: Non-fibrous 83 %			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
12 E	116061246-12 Location: White 4" OD TSI (Yellow); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
13 E	116061246-13 Location: White 4" OD TSI (Yellow); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
14 F	116061246-14 Location: White 6" OD TSI (Orange); Pump Room	Yes	85 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Off-White/Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 85.0 %			
Other Material: Non-fibrous 15 %			
15 F	116061246-15 Location: White 6" OD TSI (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
16 F	116061246-16 Location: White 6" OD TSI (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material			
Asbestos Types:			
Other Material:			
17 G	116061246-17 Location: White 12" OD TSI (Orange); Pump Room	Yes	55 % ¹ (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: White/Gray, Heterogeneous, Fibrous, Bulk Material			
Asbestos Types: Chrysotile 35.0 %, Amosite 20.0 %			
Other Material: Cellulose 15 %, Non-fibrous 30 %			

Client Name: France Environmental Inc.

PLM Bulk Asbestos Report

FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
18 G	116061246-18 Location: White 12" OD TSI (Orange); Pump Room		NA/PS ¹
Analyst Description: Bulk Material Asbestos Types: Other Material:			
19 G	116061246-19 Location: White 12" OD TSI (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
20 H	116061246-20 Location: White Tank Insulation (Orange); Pump Room	Yes	85 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Lt. Gray, Homogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 85.0 % Other Material: Non-fibrous 15 %			
21 H	116061246-21 Location: White Tank Insulation (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
22 H	116061246-22 Location: White Tank Insulation (Orange); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
23 I	116061246-23 Location: White 3" OD TSI (Silver); Pump Room	Yes	25 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Gray/White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 5.0 %, Amosite 20.0 % Other Material: Cellulose 15 %, Non-fibrous 60 %			

PLM Bulk Asbestos Report

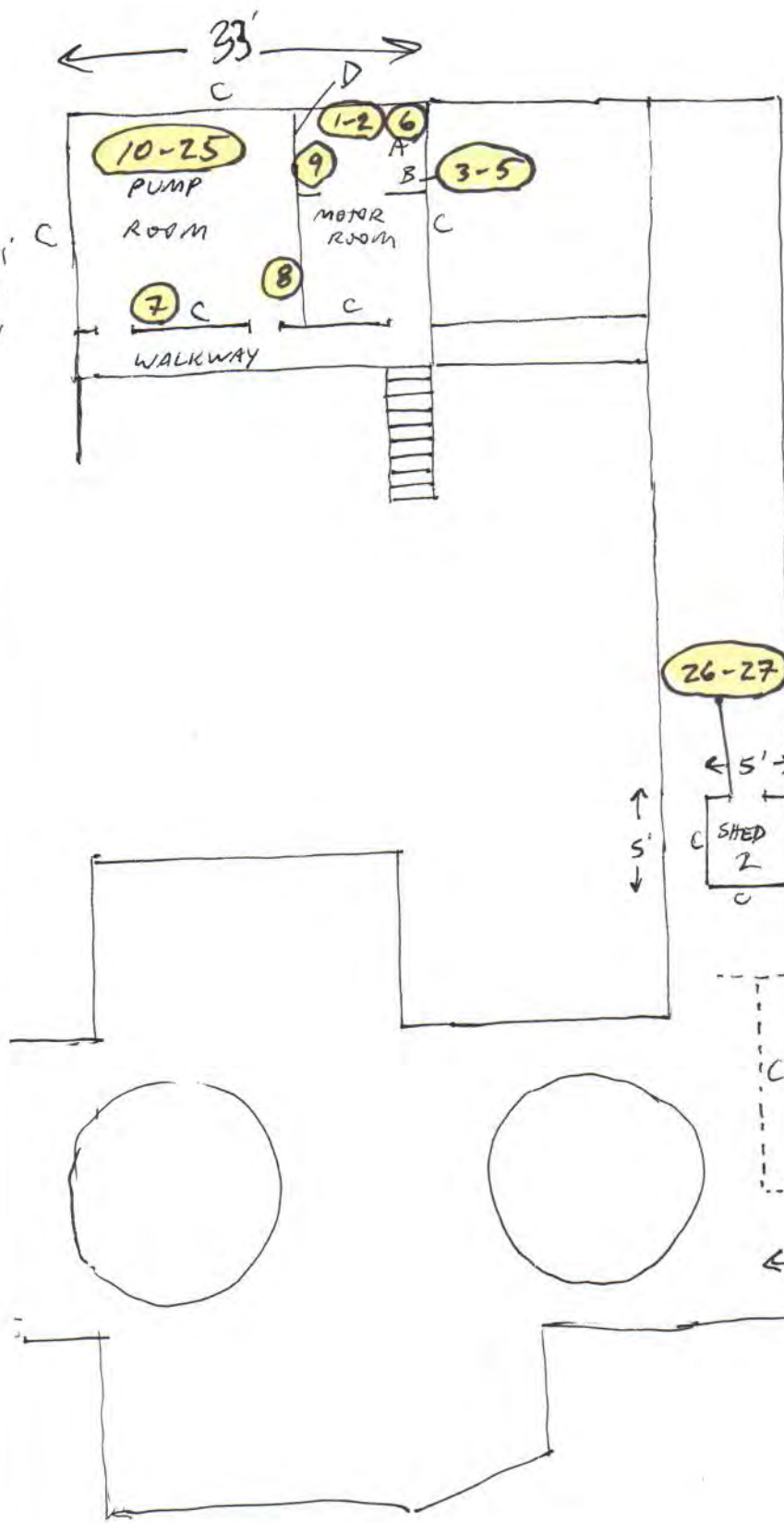
FEI-16AL243; Former Fulton Gas Works Building #3

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
24 I	116061246-24 Location: White 3" OD TSI (Silver); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
25 I	116061246-25 Location: White 3" OD TSI (Silver); Pump Room		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
26 J	116061246-26 Location: White Exterior Door Caulk; Shed 2	Yes	15 % (by CVES) by Gordon T. Saleeby on 06/07/16
Analyst Description: Off-White/Gray, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 15.0 % Other Material: Non-fibrous 85 %			
27 J	116061246-27 Location: White Exterior Door Caulk; Shed 2		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			

Reporting Notes:

(1) Physically inseparable layers in sample - sample composited for analysis
 Analyzed by: Gordon T. Saleeby *Gordon T. Saleeby* Date *June 7, 2016*
 *NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced, except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.
 Reviewed By: *Gordon T. Saleeby*

SAMPLE LOCATION DRAWING



- 1,2 A) BLACK/BROWN GASKET MATERIAL FAIR
- 3,4,5 B) WHITE FRIABLE ROPE GASKET
- 6,7 C) 20 LF POOR GRAY TRANSITE PANELS ROOF, WAHS
- 8,9,10 D) WHITE/GRAY WAH MUD POOR
- 11,12,13 E) WHITE 4" O.D. TSI (YELLOW) POOR
- 14,15,16 F) 30 LF POOR WHITE 6" O.D. TSI (ORANGE)
- 17,18,19 G) 50 LF POOR WHITE 12" O.D. TSI (ORANGE)
- 20,21,22 H) 30 LF POOR WHITE TANK INSULATION (ORANGE)
- 23,24,25 I) 3 TANKS - 75 SF WHITE 3" TSI (SILVER)
- 26,27 J) 50 LF POOR WHITE EXTERIOR DOOR CAULK

ASBESTOS SAMPLE LOCATIONS

INSPECTOR'S LICENSE

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2017

NUMBER
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BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE



JASON LEON DAY
3 NORTH ELM AVE
HIGHLAND SPRINGS, VA 23075-0000



Jay W. DeBoer
JAY W DeBoer Director

Status can be verified at <http://www.dpor.virginia.gov>

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