AHERA - Asbestos Management Plan

School: Hope Chinese Charter School (HCCS)
3500 SW 104th Ave
Beaverton, OR 97005

A complete up to date copy of this Asbestos Management Plan must be maintained in both the Local Education Agency's administrative office and the school's administrative office (40 CFR 763.93(g)(2)-(3)). For more information, please contact the Designated Person for this school.

Charter School Sponsoring Agency: Beaverton School District
16550 SW Merlo Road
Beaverton, OR 97003

Designated Person (DP) For HCCS: Robyn Stolin
503-705-2679; robyn.stolin@hopeccs.org
*See Appendix B for DP Assurances

Dates of Building Construction: 1962 phase 1, 1966 phase 2, 1989 phase 3

Dates of Large Renovations: 2016 phase 1, 2017 phase 2, 2018 phase 3

Current Asbestos: As of June 12, 2019, it is believed there is only one very small section of ACBM (floor tile & mastic) located under the wall framing of the North interior wall separating the hallway from the stairwell. The base of this wall is sealed with caulk. All other ACBM is believed to have been removed. *See Exhibit A for a location diagram.

Training Record For Maintenance & Custodial Staff:

Employee Name	Job Title	Course Name	Training Agency	Date	Location of Training	# of hours completed
Robyn Stolin	Facility Manager	Asbestos Awareness Training	Asbestos Training Project	7/29/19	Milwaukie, OR	2

Periodic Surveillance Plan/ Report: At least once every six months, periodic surveillance will be conducted. At a minimum, surveillance is planned to be conducted during summer and winter school breaks. The person performing periodic surveillance must: visually inspect all areas that are identified in the Asbestos Management Plan as containing asbestos, record the date of the surveillance, inspector name, and any changes to the condition of the materials, and update this plan.

Area Inspected	Date	Condition	Action Needed

Testing & Removal History: On December 1st 2014, Environmental Inspection Services performed a Phase I inspection with the collection and testing of 12 samples. Of the 12 samples taken, there were 4 registered measurable amounts of asbestos.

Sample #	Location & Material	“Action-Level”	Concentration
1	Entry vinyl floor mastic (gray vinyl)	1 % or >	3%
8	Card room 9” VAT		4%
8	Card room mastic		6%
9	Rear bar floor red VAT		2%
9	Rear bar floor Mastic		4%
11	Side hallway white/ black VAT		3%
11	Side hallway mastic		5%

On June 10-11, 2015, PMG abated 1,800 sqft of vinyl tile & mastic. This abatement was done in advance of construction for phase 1.

On September 2016, Lab/Cor Portland Inc. tested 6 more samples in the phase 2 & 3 space.

Sample #	Location & Material	“Action-Level”	Concentration
2	Bar - hard vinyl, tan	1 % or >	7%
3	Behind bar - mastic (layer 02)		2%
3	Behind bar - hard vinyl, tan (layer 03)		7%
4	Card room - hard vinyl, off white		3%
4	Card room - mastic (layer 02)		3%
5	Kitchen hallway - mastic (layer 02)		4%
6	Bathroom hall off bar - hard vinyl, tan (layer 02)		2%

On October 22, 2016, PMG abated floor tile and mastic and suspect popcorn ceiling removing a total of 15-20 containers of material. This abatement was done in advance of construction in phase 3.

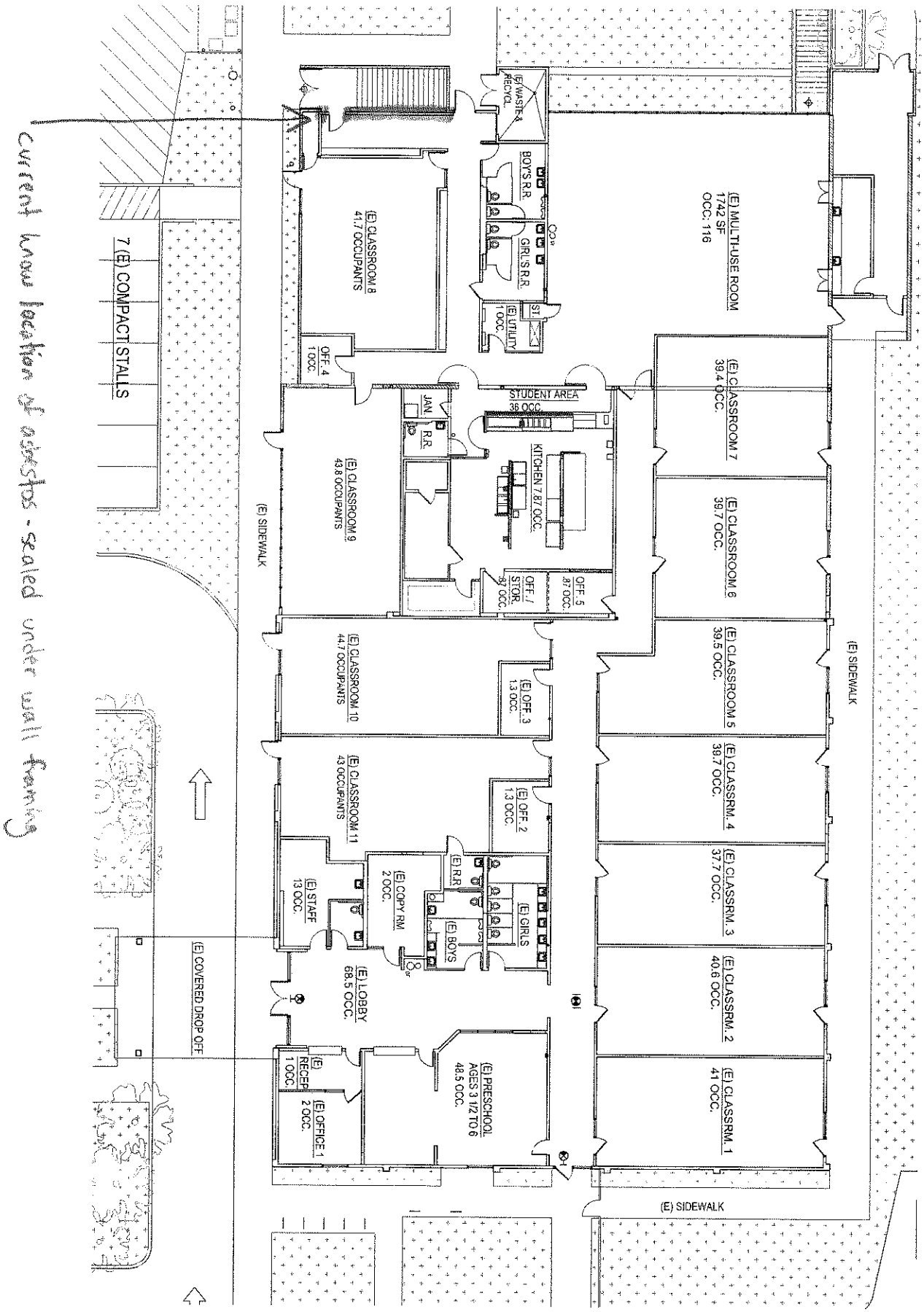
On November 16, 2017, Environmental Inspection Services performed a Phase II inspection with collection and testing of 17 samples.

Sample #	Location & Material	"Action-Level"	Concentration
1	Hallway stairwell ledge - tan 1' tile	1 % or >	2%
1	Hallway stairwell ledge - mastic		6%
4	Hall floor - exposed black mastic		4%
5	Hall floor - exposed black mastic		6%
6	Kitchen hall entry threshold - floor		7%
8	Kitchen employee room - tan/grey linoleum		18%
9	Pantry floor - 1' VAT grey/white tile		3%
13	Hall ceiling - plumbing elbow insulation		7%

On January 2, 2018, PMG abated floor tile and mastic in phase 3 construction area. In phase 2, PMG also abated approximately 30 pipe elbow/ "T" insulation fittings in the ceiling and floor tile & mastic on the stairwell ledge. This abatement was performed on a no school day over winter break.

All asbestos testing and abatement reports can be found in Appendix C of this Plan.

Appendix A



Current new location of objects - sealed under wall framing

AMP FORM 3 - DESIGNATED PERSON ASSURANCES

In accordance with 40 CFR § 763.93(i) of the Environmental Protection Agency Asbestos-Containing Material in Schools regulation, the undersigned Local Education Agency (LEA) Designated Person (DP) hereby certifies that the following general responsibilities of the LEA under 40 CFR § 763.84 have been or will be met:

1.Ensure that the activities of any persons who perform inspections, reinspections, and periodic surveillance, develop and update management plans, and develop and implement response actions, including operations and maintenance, are carried out in accordance with Part 763, Subpart E.

2. Ensure that all custodial and maintenance employees are properly trained as required by Part 763, Subpart E and other applicable Federal and/or State regulations (e.g., the Occupational Safety and Health Administration asbestos standard for construction, the EPA worker protection rule, or applicable State regulations).

3. Ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress.

4. Ensure that short-term workers (e.g., telephone repair workers, utility workers, or exterminators) who may come in contact with asbestos in a school are provided information regarding the locations for Asbestos-Containing Building Materials (ACBM) and suspected ACBM assumed to be Asbestos-Containing Materials (ACM).

5. Ensure that warning labels are posted in accordance with § 40 CFR 763.95.

6. Ensure that management plans are available for inspection and notification of such availability has been provided as specified in the management plan under § 40 CFR 763.93(g).

7. Designate a person to ensure that requirements under § 763.84 are properly implemented and ensure that the designated person receives adequate training to perform duties assigned under § 763.84. Such training shall provide, as necessary, basic knowledge of: health effects of asbestos; detection, identification, and assessment of ACM; options for controlling ACBM; asbestos management programs; relevant Federal and State regulations concerning asbestos, including those in Part 763, Subpart E and those of the Occupational Safety and Health Administration, U.S. Department of Transportation and the U.S. Environmental Protection Agency.

8. Consider whether any conflict of interest may arise from the inter-relationship among accredited personnel and whether that should influence the selection of accredited personnel to perform activities under Part 763, Subpart E.

Name of Designated Person: Robyn Stolih	
Designated Person's Signature: R S	**Date:** 6/12/19

Note

- The AMP must also include, as required under 40 CFR § 763.93 (e)(7), one of the following statements for the person or persons who inspected for ACBM and who will design or carry out response actions, except for operations and maintenance, with respect to the ACBM: a statement that he/she is accredited under the state accreditation program, or that the LEA has used or will use persons accredited under another state's accreditation program or an EPA-approved course.

Appendix C

Asbestos Testing & Abatement Reports

1. Appendix D pg. 1-24: Lease exhibit E - Asbestos Survey 2014
2. Appendix D pg 1-4: PMG June 2016 abatement report
3. Appendix D pg 1-4: LabCor Sept. 2016 asbestos test results
4. Appendix D pg 1-6: PMG October 2016 abatement report
5. Appendix D pg 1-33: Phase II Asbestos Survey November 2017
6. Appendix D pg 1-4: January 2018 abatement report

EXHIBIT E

Asbestos Survey

Asbestos Survey
For
The Beaverton Elks Lodge
3500 S.W. 104th Avenue
Beaverton, Oregon 97005

EIS Job No. 2014121

Prepared For:

Banner Bank
Portland, Oregon

Prepared by:

Environmental Inspection Services
11981 Fargo Road N. E.
Aurora, Oregon 97002
Cell # (503) 680-6398
EMAIL: charles_a_spear@yahoo.com

Charles A. Spear, Partner
AHERA Inspector No. 8305

December 1, 2014

ENVIRONMENTAL INSPECTION SERVICES

ENVIRONMENTAL
INSPECTION SERVICES

Bus. 503.678.5063
Cell: 503.680.6398
Fax: 503.678.5063

11981 Fargo Road, NE
Aurora, OR 97002

charles_a_spear@yahoo.com

December 1, 2014
EIS JOB NO. 2014121

C/O Banner Bank

RE: Executive Summary of Report No. 2014121 Asbestos survey for the Beaverton Elks Lodge located at 3500 S.W. 104th Avenue in Beaverton, Oregon.

Dear Banner Bank,

This letter describes an initial asbestos sampling episode conducted by Charles A. Spear, AHERA asbestos inspector of Environmental Inspection Services (EIS), at the subject Beaverton Elks Lodge at 3500 S.W. 104th Avenue on Monday, November 24, 2014. A total of twelve (12) bulk samples of suspect asbestos-containing building materials (ACBM) samples were collected from the subject Elks Lodge interior functional spaces. Suspect asbestos-containing building materials (ACBM) sampled included sprayed-on application of acoustic ceiling material (popcorn), vinyl floor linoleum, moulding mastic adhesives, and wall plaster materials.

Actionable concentrations of asbestos were independently analytically detected in four (4) bulk submitted homogeneous bulk samples. All ACBM may be effectively managed in-place and are not an environmental concern at this time. All ACBM subject to mechanical damage by remodeling, renovation, or demolition must initially be abated by a licensed and certified asbestos abatement contractor in accordance with the Oregon Department of Environmental Quality (ODEQ) notification and abatement permitting requirements.

Friable chrysotile asbestos was detected in the following samples and locations of the subject Elks Lodge:

SAMPLE NO.	SAMPLE LOCATION	TYPE	DETECTION
1	Entry vinyl floor	gray vinyl	3%
	Mastic		
8	Card room	9 inch VAT	4%
	Card room	Mastic	6%
9	Rear bar floor	Red VAT	2%
		Mastic	4%
11	Side hallway	White/black VAT	3%
		Mastic	5%

VAT - Vinyl asbestos tile

Asbestos materials were not confirmed in sprayed-on applications of popcorn ceiling materials. No thermal system insulation (TSI) was observed in the subject building.

The subject Elks Lodge commercial one-story, remodeled and modern renovated 1960-vintage, 32,494 square foot, concrete-tilt up type building located at 3800 S.W. 104th Avenue assigned a Beaverton address. The subject Elks Lodge structure is partitioned into functional lodge entry, meeting, recreational, kitchen, and support spaces by woodframe partitions with modern sheet rock, wood, and plaster partitions. Floor surfaces are described as carpeted, and vinyl floor linoleum.

The ceiling surfaces are either covered by modern suspended ceiling tiles or sprayed-on applications of popcorn ceiling materials. Original building foundations are concrete. The building is heated by electricity and natural gas. No underground boiler room or related thermal system insulation (TSI) considerations were observed in the subject building during the site asbestos material inspection. Insulation is described as fiberglass.

The subject building materials were selected as homogenous sampling materials and selected for sampling. The subject test results do represent quantities and area square footage. No asbestos abatement is required at this time.

ASBESTOS SAMPLING ACTIVITY

Charles A. Spear of EIS, (AHERA Inspector No. 8305), collected a total of twelve (12) bulk samples with stainless steel sampling tool from the several forms of suspect asbestos-containing building materials (ACBM). The bulk samples of suspect ACBM material were collected in a statistically random manner and the samples collected from various functional areas to include entry rooms, recreational rooms, meeting rooms, bar areas, cardroom, and hallways. The collected samples were determined to be representative of the various floor and wall homogeneous surfacing materials.

The bulk samples were placed into re-labeled sample bags and submitted with a chain of custody documentation to EMS Laboratories located at 7469 Whitepine Road in Richmond, Virginia on Monday, November 24, 2014 and results were received by EIS on Monday, December 1, 2014.

The bulk samples were analyzed for the presence of asbestos by Polarized Light Microscopy per Test Method PLM EPA 600/R-03/116. Polarized Light Microscopy (PLM) is the EPA-approved method for analyzing bulk materials for asbestos. PLM utilizes a light microscope equipped with polarizing filters. The actual identification of asbestos fiber bundles is determined by the visual properties displayed when the sample is treated with various dispersion staining liquids. Actual bulk sample test results were received by EIS on Monday, December 1, 2014. A copy of the actual analytical test results and chain of custody documentation is attached for review.

ASBESTOS- REGULATION

Asbestos abatement is not required based on actual test results. All asbestos abatement projects do require notification and permit fee submittal to the ODEQ in advance of the project. Asbestos was not detected in this structure and abatement is not required based on test results.

The Oregon Occupational safety and Health Division (OR-OSHA) has rules concerning worker training, building surveys, and the safe handling of non-friable asbestos. The ODEQ regulation 340-25-450 Asbestos Abatement Requirements Excerpted for emission standards and procedural requirements must be followed for asbestos abatement projects. Asbestos abatement is also covered in EPA 40 CFR Part 763; NESHAPS per 40 CFR part 61; and OSHA.

ASBESTOS-BACKGROUND

Asbestos is generally referred to as six naturally occurring fibrous minerals found in certain types of rock formations. The minerals Chrysotile, Amosite, and Crocidolite have been most commonly utilized in building materials. Asbestos is typically separated into very thin fibers. Asbestos is strong, incombustible, and corrosion resistant and was utilized early in the century into the 1970's. Asbestos may cause substantial health problems when it is inhaled in sufficient quantities.

Asbestos is considered to be a hazardous air contaminant and a known human carcinogen. Once used extensively as an insulation material, asbestos has been banned from most construction and manufacturing since the mid-1970's. The most dangerous forms of asbestos are those materials containing asbestos which can be easily crushed or crumbled known as "friable asbestos".

Friable asbestos is dangerous since asbestos fibers can be easily released into the air. Such activities as remodeling and demolition projects are likely to disturb asbestos. If asbestos-containing building materials (ACBM) are not handled properly then those types of projects can pose as a serious threat to workers and the general public.

The Environmental Protection Agency (EPA) has been concerned with the disease-causing potential of non-industrial exposure to asbestos since the early 1970's. There is epidemiologic evidence linking airborne asbestos exposure by asbestos workers to various types of cancer and nonmalignant respiratory diseases, and from recognition that large quantities of asbestos have been found in building materials, insulation, and other products used in schools and other buildings.

The Oregon Department of Environmental Quality (ODEQ) Air quality Division is responsible with establishing protective measures in order to protect the general public from asbestos. The programs are coordinated with the Oregon Occupational Safety and Health Administration (OSHA).

The ODEQ has established a control program for asbestos to include:

* Certification of asbestos abatement workers;
* Accreditation of asbestos training course providers;
* Licensing of asbestos abatement contractors;
* Notification of asbestos abatement projects.

The principal objectives of the asbestos control program are to ensure asbestos abatement contractor education, knowledge, and awareness. The ODEQ also intends for proper asbestos identification, removal, and disposal techniques pursuant to both worker and workplace safety and health.

RECOMMENDATIONS

Asbestos abatement is not required based on actual test results. All asbestos abatement projects do require notification and permit fee submittal to the ODEQ in advance of the project. Asbestos abatement is not required at this time for exiting structures planned to remain based on test results.

LIMITATIONS

This asbestos inspection report letter was prepared in accordance with generally accepted AHERA standards of environmental practice at the time this investigation was performed. Evaluations of the conditions at the site for the purposes of this investigation were made from a limited number of observation points and may be subjective in some cases. A limited number of samples were analyzed for the presence of asbestos.

Environmental Inspection Services has prepared this report based on information collected from available records and files. The findings and conclusions are not to be regarded as scientific certainties. Findings are based on professional judgement concerning data significance. We trust this letter submittal fulfills your present requirements. If there are any questions feel free to contact me at 1-503-680-6398.

Respectfully submitted,

Charles Arthur Spear, Partner
Registered Environmental Assessor (REA-01241)
AHERA INSPECTOR 8305

APPENDIX 1.0

ANALYTICAL TEST RESULTS

EHS Laboratories

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 14-11-02939

Client: Environmental Inspection Services
11981 Fargo Road, NE
Aurora, OR 97002

Received Date: 11/25/2014
Analyzed Date: 11/29/2014
Reported Date: 12/01/2014

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Client Number: 38-1916

Fax Number: 503-678-5063

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
14-11-02939-001A	1	Linoleum	Gray Vinyl; Fibrous; Inhomogeneous	NAD	28% Cellulose 72% Non-Fibrous
14-11-02939-001B	1	Mastic	Tan Adhesive; Homogeneous	3% Chrysotile	97% Non-Fibrous
			Total Asbestos:	**3%**	
14-11-02939-002	2		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-003	3		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-004	4		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916 **Report Number:** 14-11-02939

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
14-11-02939-005	5		Beige Granular; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-006	6		Beige Granular; Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-007A	7	Tile	Gray Vinyl; Homogeneous	NAD	100% Non-Fibrous
14-11-02939-007B	7	Mastic	Tan/Black Adhesive; Inhomogeneous	NAD	100% Non-Fibrous
14-11-02939-008A	8	Tile	Beige Vinyl; Homogeneous	4% Chrysotile	96% Non-Fibrous
			Total Asbestos:	**4%**	
14-11-02939-008B	8	Mastic	Black Tar-Like; Homogeneous	6% Chrysotile	94% Non-Fibrous
			Total Asbestos:	**6%**	
14-11-02939-008C	8	Leveling Comp.	Off-White Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
14-11-02939-009A	9	Tile	Red Vinyl; Homogeneous	2% Chrysotile	98% Non-Fibrous
			Total Asbestos:	**2%**	

Environmental Hazards Services, L.L.C

Client Number: 38-1916 **Report Number:** 14-11-02939
Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
14-11-02939-009B	9	Mastic	Black Tar-Like; Homogeneous	4% Chrysotile	96% Non-Fibrous
			Total Asbestos: 4%		
14-11-02939-010	10		White Granular; Beige Vinyl-Like; Tan Fibrous; Yellow Paint-Like; Inhomogeneous	NAD	30% Cellulose 70% Non-Fibrous
14-11-02939-011A	11	Tile	Off-White/Black Vinyl; Homogeneous	3% Chrysotile	97% Non-Fibrous
			Total Asbestos: 3%		
14-11-02939-011B	11	Mastic	Black Tar-Like; Homogeneous	5% Chrysotile	95% Non-Fibrous
			Total Asbestos: 5%		
14-11-02939-012	12		Brown/Tan Adhesive; Tan Fibrous; Inhomogeneous	NAD	12% Cellulose 88% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916 **Report Number:** 14-11-02939

Project/Test Address: Elks Lodge; 3500 SW 104th Ave.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials

QC Sample: 77-M22010-4

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Vickie Holmes

Reviewed By Authorized Signatory: Tasha Eaddy

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

12PM

EHS Laboratories

Environmental Hazards Services, LLC

www.leadlab.com
(800)347-4010
(804)275-4907 (fax)

7469 Whitepine Rd
Richmond, VA
23237

Asbestos Chain-of-Custody

14-11-02939

Due Date:
12/01/2014
(Monday)
AE

Company Name: Environmental Inspection Services Address: 1581 Fargo Road City/State/Zip: Gresham OR 97080

Phone: (503) 680-6358 Fax: ( ) E-mail: charles.a.spear@yahoo.com Acct Number:

Project Name / Testing Address: ELKS LODGE 3500 SW 104th AVE City/State (Required): Beaverton OR

Collected by: Purchase Order Number:

Turn Around Times: *If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*

___ 1 - Day ✓ 2 - Day ___ 3 - Day ___ Same Day (Must Call Ahead) ___ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS PLM	PLM Point Count 400	PLM Point Count 1000	PLM NY Protocol	PCM	TEM Chatfield (Bulk)	TEM AHERA (Air)	AIR Time On	Time Off	Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)	COMMENTS
1	gray pat linol	11/24/14	✓												Entry bar FLR)
2	popcorn ceiling		✓												Entry - recep - ceiling
3	popcorn ceiling		✓												entry recept damaged ceiling
4	popcorn ceiling		✓												entry recep damaged ceiling
5	popcorn ceiling		✓												bathroom ceiling (main)
6	popcorn ceiling		✓												entry office - recept
7	1" gray pat. VAT		✓												tavern FLR - 1" VAT gray
8	card room 9" VAT		✓												9" VAT - wht pat - card room
9	Red bar 1" VAT		✓												red/bar 1" VAT FLR Bar
10	Lower card rm		✓												wall plaster

Released by: Charles A. Spear Signature: Charles A. Spear Date/Time: 11/24/14 - 3:20

Received by: KTW Signature: K. Watkins Date/Time: 11.25.14

EHS Laboratories

Environmental Hazards Services, LLC

www.leadlab.com
(800)347-4010
(804)275-4907 (fax)

7469 Whitepine Rd
Richmond, VA
23237

Asbestos Chain-of-Custody

2 of 2

2939

~ For Lab Use Only ~

Company Name: Environmental Inspection Svcs — Address: 11981 Fargo Rd — City/State/Zip: Aurora OR 97002

Phone: (503) 680-6398 — Fax: ( ) — Email: charles_o_spear@yahoo.com — Acct Number:

Project Name / Testing Address: Elks Lodge - 3500 SW 104th Ave — City/State (Required): Beaverton Or

Collected by: — Purchase Order Number:

Turn Around Times : *If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*

___ 1 - Day ✓ 2 - Day ___ 3 - Day ___ Same Day (Must Call Ahead) ___ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS: PLM	PLM Point Count 400	PLM Point Count 1000	PLM NY Protocol	PCM	TEM Chatfield (Bulk)	TEM AHERA (Air)	AIR: Time On	Time Off	Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)	COMMENTS
11	Side hallway	11/24/14	✓												E22 (1 white pad W/AT moulding mastic
2	side hallway crown	↓	✓												
3															
4															
5															
6															
7															
8															
9															
10															

Released by: Charles Spear	Signature: Charles Spear	Date/Time: 11/24/14 - noon
Received by: KTH	Signature: [signature]	Date/Time: 11 25 14

APPENDIX 2.0

ASBESTOS REGULATIONS

Fact Sheet

Asbestos Building Survey Requirement

What is the survey requirement?

DEQ's asbestos survey rule requires that an inspection be performed before any demolition or renovation activities to determine the presence of friable and nonfriable asbestos-containing materials, commonly known as ACM.

Who must get a survey done?

All facility owners, including but not limited to manufacturing facilities, public and private building owners and operators, commercial facilities, apartment complexes, and residential buildings with more than four dwelling units undertaking a demolition or renovation project will be required to have an asbestos survey performed.

The survey rule does not apply to residential buildings with four or fewer dwelling units or a single private residence that is not used as a commercial business. However, contractors and building owners or operators are responsible for ensuring that all ACMs are properly abated prior to any renovation or demolition whether a survey is performed or not.

What is a demolition or renovation project?

Demolition is defined as wrecking that involves the removal of load-supporting members and/or intentional burning. Renovation is defined as altering in any way one or more facility components that does not involve removing a load-supporting member.

Who can perform the survey?

An accredited inspector is required to perform the asbestos survey. Accredited inspector training is in accordance with the Asbestos Hazard Emergency Response Act program regulations, also known as AHERA and the Model Accreditation Program training rules in 40 CF Part 763.

For training courses contact PBS Environmental Building Consultants at 503-248-1939.

What does DEQ mean by survey?

Generally, DEQ will require a sample of each type of material suspected to contain asbestos be collected and analyzed before any demolition or renovation project takes place. A list of laboratories that perform asbestos analysis is available online:
http://www.deq.state.or.us/aq/asbestos

For example: When complete demolition or extensive renovation is to occur, a thorough asbestos survey will be required. If only a partial renovation activity is to take place, such as a kitchen remodel, then only that area of the structure requires a survey. If a single material such as sheet vinyl flooring is to be removed then only one sample of each layer of flooring will need to be collected and analyzed. An accredited inspector need not be used when a single material is involved.

When the suspected material involves either blown or troweled on surfacing material such as popcorn ceiling texture, DEQ recommends collecting several samples from different locations in the project area and have all of the samples analyzed.

A copy of the survey report, or the lab analysis report when appropriate, must be kept onsite during the demolition or renovation project. A survey report includes documentation of all of the samples collected, locations of where the samples were collected, results of the laboratory analysis and an evaluation of the materials to assess its friable or nonfriable condition, if applicable.

Recognize that a survey is not a 100 percent guarantee that all ACMs have been identified. Other suspect materials can be found in areas which were not accessible during the survey such as behind walls, under carpet, etc. During the demolition and renovation activities, an appropriately training person should be on site and attentive for the discovery of additional ACMs.

When is a survey not required?

Anyone may presume that a single material contains asbestos and have it properly abated without conducting a survey. DEQ has discretion to approve alternatives to the asbestos requirements under OAR 340-248-0270(12). Such an alternative could allow an owner or operator to assume that all suspect materials contain asbestos. In this instance, the owner or operator must contact DEQ before starting the project to obtain written approval of the alternative method.

State of Oregon
Department of Environmental Quality

Asbestos Program

Contact Information:

Clackamas, Clatsop, Columbia, Multnomah, Tillamook and Washington Counties, call the **Northwest Region – Portland Office** at 503-229-5982, 503-229-5364 or 800-452-4011

Benton, Lincoln, Linn, Marion, Polk and Yamhill Counties, call the **Western Region – Salem Office** at 503-378-5086 or 800-349-7677

Jackson, Josephine and Eastern Douglas Counties call the **Western Region – Medford Office** at 541-776-6107 or 877-823-3216.

Coos, Curry and Western Douglas Counties, call the **Western Region – Coos Bay Office** at 541-269-2721, ext. 222

Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman and Wasco Counties, call the **Eastern Region – Bend Office** at 541-633-2019 or 866-863-6668

Baker, Gilliam, Grant, Malheur, Morrow, Umatilla, Union, Wallowa and Wheeler Counties, call the **Eastern Region Pendleton Office** at 541-278-4626 or 800-304-3513

Lane County, call the **Lane Regional Air Protection Agency** at 541-736-1056

Last Updated 2/2014
By: [illegible]

Materials that commonly contain asbestos, such as popcorn ceiling texture, cement siding, and vinyl floor tile, are candidates for material that may be presumed to contain asbestos and properly abated in accordance with the rules. **However, you cannot assume that a material does not contain asbestos.** Laboratory analysis is the only method to verify a material is negative for asbestos.

When will a survey always be required?
A survey will be required for all public and private buildings and residential structures with more than four dwelling units before renovation, demolition, or intentional burning.

When did these requirements take effect?
The rules were adopted by the Environmental Quality Commission on January 25, 2002 and the rules became effective on February 4, 2002.

Additional information is available online:
http://www.deq.state.or.us/aq/asbestos

Alternative Formats

Alternative formats of this document can be made available. Contact DEQ's Office of Communications & Outreach for more information at 503-229-5696.

Sign up for email updates about asbestos

- Air Quality Home
- Asbestos Home
- For Homeowners
- For Professionals
- Forms and Notifications
- For Building Owner/Operator Landlord
- Asbestos Regulations
- Contact Us

Air Quality
Asbestos

DEQ Home > Air Quality > Asbestos

Asbestos

What is asbestos?

Asbestos is the name given to a number of naturally-occurring fibrous minerals that are very strong, heat-resistant and extremely durable. Because of these properties, asbestos has been used to make a wide range of construction materials such as roofing shingles, ceiling and floor tiles, insulation, adhesives, and cement siding; safety textiles; and friction products such as automobile clutch, brake and transmission parts.

What are the health effects of asbestos?

Exposure to asbestos increases your risk of developing lung disease as fibers become embedded and accumulate in lung tissue over time. There is no known safe level of exposure to asbestos, so contact with any amount of asbestos should be avoided. Disease symptoms may take several years to develop following exposure. The most common asbestos-related lung diseases are:

Asbestosis: Asbestosis is a serious, progressive, long-term non-cancer disease of the lungs. It is caused by inhaling asbestos fibers that irritate lung tissues and cause the tissues to scar. The scarring makes it hard for oxygen to get into the blood. Symptoms of asbestosis include shortness of breath and a dry, crackling sound in the lungs while inhaling. There is no effective treatment for asbestosis.

Lung Cancer: Lung cancer causes the largest number of deaths related to

asbestos exposure. People who work in the mining, milling, manufacturing of asbestos, and those who use asbestos and its products are more likely to develop lung cancer than the general population. The most common symptoms of lung cancer are coughing and a change in breathing. Other symptoms include shortness of breath, persistent chest pains, hoarseness, and anemia.
Mesothelioma: Mesothelioma is a rare form of cancer found in the thin lining (membrane) of the lung, chest, abdomen, and heart and almost all cases are linked to exposure to asbestos. This disease may not show up until many years after asbestos exposure.

The difference between friable and nonfriable

Friable asbestos-containing material can be easily crushed by your hand. It is not sealed to prevent small pieces from escaping. In this condition, the fibers are easily released into the air and are more likely to be inhaled. Examples: sheet vinyl flooring, insulation on piping, duct and boilers, fireproofing, ceiling texture and panel products, and soundproofing.

Nonfriable asbestos-containing materials are sealed or bound together in solid form so the fibers cannot readily escape. While nonfriable asbestos is generally considered safe if maintained in good condition, it can become friable if mishandled or damaged. Examples: vinyl floor tile, AC water pipe, and cement (transite) siding or roofing.

[print version]

Oregon Department of Environmental Quality
Headquarters: 811 SW Sixth Ave., Portland, OR 97204-1390
Phone: 503-229-5696 or toll free in Oregon: 1-800-452-4011
Oregon Telecommunications Relay Service: 1-800-735-2900 FAX: 503-229-6124

APPENDIX 3.0

CONSULTANT RESUME

RESUME

CHARLES ARTHUR SPEAR

CERTIFIED ENVIRONMENTAL CONSULTANT (CEC)
ENVIRONMENTAL ASSESSMENT ASSOCIATION

REGISTERED ENVIRONMENTAL ASSESSOR
REA - 01241

AHERA INSPECTOR (EPA CERTIFICATION NO. 342-48-8305)

CERTIFIED ENVIRONMENTAL INSPECTOR
CEI - 10364

Professional Background

Charles A. Spear, President and founder of Environmental Inspection Services has over 20 years technical experience ranging from facility food technologist to hazardous waste site remediation at Federal SUPERFUND sites from California to Maryland. Mr. Spear has successfully performed over 2,500 Phase One, Phase Two, and Phase Three Environmental Site Assessment inspections on properties from California to Alaska and east to Maryland. Mr. Spear has managed such projects as spilled mustard gas and organophosphate demilitarization and remediation as a decontamination sergeant of the U.S.Army Chemical Corps Technical Escort Unit Drill & Transfer Unit at Umatilla Army Depot and removal of leaking solvent underground storage tanks in California and Oregon.

Specifically, Mr. Spear has worked with clients such as: Housing & Urban Development, the International Fabric Care Industry (IFI), the U.S. Environmental Protection Agency, The U.S. Department of Defense, The Oregon Department of Environmental Quality (ODEQ), The Oregon Department of Forestry, INTEL, Sun Microsystems, IBM, Rohm & Haas, General Electric, AT&T, Texaco, Unocal, BP, Lockheed Missile and Space Center, FMC Corporation, Oregon Department of Fish & Wildlife, Washington Department of Fish & Wildlife, City of Beaverton, City of Hillsboro, City of Corvallis, Housing Authority of Portland, Northwest Oregon Housing Authority, Washington County Department of Housing, Housing & Urban Development, numerous lenders and mortgage companies, many private development and site remedial site projects, and many attorneys and investors.

Mr. Spear managed complex tank farm removals at Xidex Corporation in Sunnyvale, California and was the site cleanup manager at the Rose City Plating Site currently developed as the Oregon Convention Center. Mr. Spear is a certified hazardous waste professional who has coupled military experience as a Nuclear, Biological and Chemical Specialist (U.S. Army MOS 54E20) with experience as a professional industrial and process research engineer in both the corrugated paper and petroleum industries.

Mr. Spear has managed food industry quality control as an inplant food technologist and prepared cost reduction programs as a corrugated boxboard industrial engineer in Dallas, Texas. He is currently registered with the states of California, Washington, and Oregon and is an active member of the national respected Environmental Assessment Association. Due diligence projects have been performed throughout the United States from Fairbanks, Alaska to San Diego, California.

Professional experience includes the following:

Professional Experience

* Dry Cleaner Inspections
* Environmental Consultation
* Waste Reduction Audits
* Regulatory Compliance Audits
* Drum Yard Clearances
* Tank Farm Removals/Replacements
* Lab Packaging & Supervision
* Environmental Site Assessments
* Superfund Site Remediation
* Hazardous Waste site Project Design & Management
* Habitat/Wetlands Restoration
* AHERA asbestos inspections for school districts
* Landfill Remediation
* Agricultural assessments
* Indoor air quality inspections

Professional Employment/Consultation

* C.F.S. Continental Coffee, Inc., Food technologist, Chicago, Illinois
* Holiday Industries, Research Engineer, Grand Prairie, Texas
* Alton Packaging Corporation, Industrial Engineer, Dallas, Texas
* U.S. Army Chemical Corps., Nuclear, Biological, Chemical Specialist - Special assignment - Umatilla Army Depot (DATS)
  Oregon and permanent assignment U.S. Army Chemical Corps. Technical Escort Unit in Edgewood, Maryland

* Rollins Environmental Services, Remedial Project Manager
* Crown Environmental Services, Technical Director, Redmond, California
* Dames & Moore, Remedial design Engineer, Portland, Oregon
* Pegasus Environmental Management Services, Director of Technical Services
* Pacific Tank & Construction, Manager of Estimation, Portland, Oregon
* Enviro-Logic Inc., Director of Environmental Site Assessment Division
* Environmental Inspection Services Inc., Founder / President

Professional Education

* American Standard for Testing & Materials ASTM E1527-00 Training
* Bachelor of Science, Chemistry, Northeastern Illinois University, 1978
* U.S. Army Chemical School, Ft. McClellan, Alabama, 1983
* U.S. Army Technical Escort Unit, Accident / Incident Response Training Center 1983
* Registered Environmental Assessor REA - 01241
* Certified environmental Inspector CEI - 10364
* AHERA Certified Asbestos Inspector 342-48-8305
* ODEQ Soil Matrix Assessor & UST Decommission Supervisor
* Washington DOE Registered Environmental Assessor
* Wetland Specialist - Training Wetlands Institute 1997
* EPA / HUD Lead-Based Paint (LBP) Certified Inspector & Risk Assessor

Additional Education

* Joint Military Material Packaging & Transportation
* Asbestos Abatement Seminar attendance 1987
* Thin Layer Chromatography, 1989
* Oregon Registered Underground storage Tank Supervisor, 1998
* Oregon Registered Soil Matrix Assessor, 1998
* Washington Registered Assessor, 1991
* Washington Registered Underground Storage Tank Supervisor, 1991
* Wetland Training Institute Delineation Course Study University of Portland March 1997
* 40-Hour HAZMAT Certified
* AHERA-Certified Inspector

Special Skills

* Facility Environmental Compliance Audits
* ASTM standard Environmental Site Assessments
* Computer Programming
* Organic surfactant chemical synthesis and analysis
* Hazardous Waste Site remediation/ estimating/ standards development
* Design of filtration systems, batch and continuous process optimization studies
* QA/QC Procedures
* SUPERFUND Site Management
* Industrial/ Research Engineering
* Hazardous Waste Site Remediation/ Consultation
* Wetlands Delineation and Habitat Restoration

Certification

* U.S. Army MOS 54E20 - U.S. Army Chemical Corps.
* International Fire Code Institute (IFCI) Certified UST Supervisor
* International Fire Code Institute (IFCI) Certified Soil Matrix Assessor
* Certified Hazardous Waste Manager
* 40-hour OSHA Training
* 40-hour OSHA Supervisor Training
* Registered Environmental Assessor (DOE)
* DEQ Registered UST Supervisor
* DEQ Registered Soil Matrix Assessor
* Resolution Trust Corporation (RTC) approved Environmental Assessor
* California Registered Environmental Assessor (REA-01241)
* Department of Ecology (DOE) Registered Environmental Assessor
* Environmental Assessment Association, Certified Environmental Inspector & Transaction Specialist (CEI-10364)
* Environmental Assessment Association, Certified Environmental Consultant (CEC)
* AHERA Certified Asbestos Inspector
* Wetland Delineator Graduate Wetland Training Institute, University of Portland 1997
* EPA / HUD LBP Inspector & Risk Assessor
* ASTM Training class, May, 2004

PMG
Professional Minority Group
ABATEMENT CONTRACTORS

27090 SE HWY 224
Eagle Creek, OR 97022
Tel: 503-761-5924 Fax: 503-523-0094
MBE/DBE/WBE/ESB #3516
CCB# 155390

October 27, 2017

RE: 3500 SW 104th Ave, Beaverton OR 97005

The address mentioned above had Non-friable floor tile removed June 10-11, 2015. According to DEQ regulations an air monitoring wasn't required due to the nature of the materials.

If you have any questions, please feel free to call us at 503-761-5924

Project Manager
Gilberto Martinez

PMG
Professional Minority Group
ABATEMENT CONTRACTORS

Invoice

Date	Invoice #
6/17/2015	11210

27090 SE HWY 224
Eagle Creek, OR 97022
MBE/DBE/WBE/ESB #3516
CCB# 155390

Bill To:
Stu Lindquist

Terms	Project #
Net 30	1658-2

Description
Job location: 3500 SW 104th Ave, Beaverton OR 97005
Scope of work: Proper removal, disposal and clean up asbestos containing materials as stated in signed contractor dated 5/28/15
Dates of service: June 10-11, 2015
Contract amount: $ 3,500.00

NOW ACCEPTING CREDIT CARDS

VISA MasterCard DISCOVER JCB Diners Club International

N.S.F. Check charge is $75.00. A finance charge of 1.5% per month, 18% per year, $1.00 minimum, may be assessed on any amount due which remains unpaid 10 days before the end of the current service period.

Thank you for your business!

Phone #	Fax #	Web Site
503-761-5924	503-523-0094	www.pmgasbestosinc.com

Balance Due: $3,500.00

1658-2

ASN 6

DEQ NOTIFICATION FORM
Nonfriable Asbestos Abatement

State of Oregon Department of Environmental Quality

For DEQ use only	
Date Received:	JUN 0 5 2015
Amount Received:	$100/$300
Check Number:	11568
Project Number:	

ATTENTION!

CONTRACTORS/OPERATORS: This notification is not complete unless it is accompanied by the required $100.00 fee and is submitted 5 days prior to the start date. To inquire about a waiver of the 5-day waiting period or for other information call 1-800-452-4011 for the phone number of your local regional DEQ office. Click here to find the information online.

☐ **EMERGENCY (Emergency notifications require a 50% fee increase)**

Emergency Approved by (list DEQ staff): _____ **Date:** _____

List the Reason for the Emergency _____
(i.e. Fire or Water Damage, Dangerous Structure, etc.)

Is this a revision to a previous notification? Yes ◉ Revision# 1 No ○

Start date of project: 6/10/2015 End date of project: ~~6/30/2015~~ 6-11-15

Days of week and hours to be worked: MONDAY TO FRIDAY 7AM TO 4:30PM

Project site name: LINDQUIST CO. Building Owner: Stu Lindquist

Project address: 3500 SW 104TH AVENUE
(Include Apt #, Floor #, Bldg #, school name or any other pertinent site location information)

City: BEAVERTON County: WASHINGTON State: OR Zip: 97005

Was a survey performed or samples collected: Yes: ◉ No: ○ By whom? BUILDING OWNER

Type of nonfriable material to be removed: FLOOR TILE

Amount of nonfriable asbestos material to be removed. Square or Linear footage: 1800 SQ FT

Contractor/Operator name: PMG INC Phone: 503-761-5924

Contractor/Operator address: 27090 SE HWY 224

City: EAGLE CREEK County: CLACK State: OR Zip: 97022

CCB registration number: 155390 Competent Person: GERARDO MERINO

Waste disposal site: WASCO COUNTY LANDFILL

Site address: 2550 STEELE RD

City: THE DALLES County: WASCO State: OR Zip: 97058

Waste hauler: FLANNERYS DROP BOX Phone: 503-669-8002

Sign below and send this form with the appropriate fee to The DEQ Business Office at 811 SW 6th Ave., Portland, OR 97204. Make checks payable to "DEQ"

Name of owner, operator or contractor: PMG INC

Name: GILBERTO MARTINEZ (PLEASE PRINT) Phone: 503-761-5924

Signature: _____ Date: 6/1/2015

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

CAUTION! If the material being removed is handled in a manner that causes it to become friable (shattered, pulverized, or reduced to dust), then only a DEQ licensed asbestos abatement contractor may perform the removal work. Submit nonfriable notifications and fees in accordance with OAR 340-248-0260. Revisions to notifications may be emailed or faxed to the appropriate DEQ regional office. Fax numbers: Portland at 503-229-6957, Bend at 541-388-8283, Pendleton 541-278-0168, Salem at 503-378-4196, Medford at 541-776-6262 or Coos Bay 541-269-7984.

(Revised 4/14)

5-11-15

1058-2

ASN 4 ASBESTOS WASTE SHIPMENT REPORT FORM

PLEASE PRINT OR TYPE. If you have questions, contact your local DEQ Regional Office in Portland 503-229-5364, Salem 503-378-5086, Medford 541-776-6107, Coos Bay 541-269-2721 ext. 222, Bend 541-633-2019, or Pendleton 541-278-4626.

WASTE GENERATOR: (Contractor, Facility, or Operator)

1. Asbestos removal site name and address: Linquist Co.

3500 SW 104th Ave	Beaverton/OR	Washington	97005
Street	City/State	County	Zip

Contact person: GILBERTO MARTINEZ Phone: 503-849-9284

2. Contractor/Operator's name and address: PMG INC Phone: 503-761-5924

27090 SE HWY 224	EAGLE CREEK, OR	CLACK	97022
Street	City/State	County	Zip

3. Waste disposal site: WASCO CNTY LANDFILL Phone: 541-296-4082

2550 STEELE RD	THE DALLES OR	WASCO	97058
Street	City/State	County	Zip

4. Describe asbestos materials: Tile

5. Containers: Number: 9 Type: Drums

6. Total quantity (cubic yards): 3

7. **OPERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form.

Agent: ~~R. A. FRANCISCO, MD~~ Company: PMG INC

Address: 29090 SE HWY 224/Eagle Creek Phone: 503-761-5924 Date:
EAGLE OR 97022

TRANSPORTER(S):

8. Transporter #1: (Acknowledgment of receipt of materials)
Agent: Patricia Skinner Company: Flannery's
Address: Po Box 849 Fairview OR 97024 Phone: 503 669 8002
Signature: [signature] Date: 6/12/15

9. Transporter #2: (Acknowledgment of receipt of materials)
Agent: _____ Company: _____
Address: _____ Phone: _____
Signature: _____ Date: _____

DISPOSAL: (Certification of receipt of asbestos materials covered by this manifest, except as noted in item 11 below.)

10. Waste Disposal Site: WASCO COUNTY LANDFILL
Name and Title: Brett Hoyt Date: JUN 12 2015
Signature: [signature] Phone: 541-296-4032

11. **DISCREPANCY SPACE:** (Add attachments as needed) _____

(Revised 4/14)

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239
Phone: (503) 224-5055
http://www.labcorpdx.net

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Client: Lindquist Development Co.
PO Box 42135
Portland, OR 97242

Report Number: 164192R01
Report Date: 09/13/2016
P.O. No: n/a

Job Number: **164192**
Project Name: 3500 SW 104th
Project Number:
Project Notes:

Client Sample ID: **1** **Sample ID:** S1 **Date Analyzed:** 09/13/2016
Client Sample Description: Kitchen Ceiling **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Layer 01							
compressed fibers material, tan with paint, off-white	85 %	-	-	-			**NAD**
Layer 02							
mastic, dark brown	15 %	-	-	-	Anthophyllite- Trace		**< 1 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic		Other		Matrix
Layer 01	30 %	15 %	55 %	-		-	-	0 %
Layer 02	-	-	-	-	Talc	1 %	-	99 %

Client Sample ID: **2** **Sample ID:** S2 **Date Analyzed:** 09/13/2016
Client Sample Description: Bar **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Layer 01							
hard vinyl, tan	95 %	7 %	-	-			**7 %**
Layer 02							
mastic, black	5 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	93 %
Layer 02	-	-	-	-	-	-	100 %

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
http://www.labcorpdx.net

Job Number: 164192

Report Number: 164192R01
Report Date: 09/13/2016

Client Sample ID: 3 **Sample ID:** S3 **Date Analyzed:** 09/13/2016
Client Sample Description: Behind Bar **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	**Percent Asbestos:**
Layer 01					
hard vinyl, red	60 %	-	-	-	**NAD**
Layer 02					
mastic, black	1 %	2 %	-	-	**2 %**
Layer 03					
hard vinyl, tan	38 %	7 %	-	-	**7 %**
Layer 04					
mastic, black	1 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	100 %
Layer 02	-	-	-	-	-	-	98 %
Layer 03	-	-	-	-	-	-	93 %
Layer 04	-	-	-	-	-	-	100 %

Client Sample ID: 4 **Sample ID:** S4 **Date Analyzed:** 09/13/2016
Client Sample Description: Card Room **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	**Percent Asbestos:**
Layer 01					
hard vinyl, off-white	98 %	3 %	-	-	**3 %**
Layer 02					
mastic, black	2 %	3 %	-	-	**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	97 %
Layer 02	-	-	-	-	-	-	97 %

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239
Phone: (503) 224-5055
http://www.labcorpdx.net

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Job Number: 164192

Report Number: 164192R01
Report Date: 09/13/2016

Client Sample ID: 5 **Sample ID:** S5 **Date Analyzed:** 09/13/2016
Client Sample Description: Kitchen Hallway **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
hard vinyl, off-white	98 %	Trace	-	-			**< 1 %**
Layer 02							
mastic, black	2 %	4 %	-	-			**4 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	100 %
Layer 02	-	-	-	-	-	-	96 %

Client Sample ID: 6 **Sample ID:** S6 **Date Analyzed:** 09/13/2016
Client Sample Description: Bathroom Hall off Bar **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
mastic, off-white/gray	2 %	-	-	-			**NAD**
Layer 02							
hard vinyl, tan	93 %	2 %	-	-			**2 %**
Layer 03							
mastic, brown	5 %	-	-	-	Anthophyllite- Trace		**< 1 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic		Other		Matrix
Layer 01	-	15 %	-	8 %		-	-	77 %
Layer 02	-	-	-	-		-	-	98 %
Layer 03	-	-	-	-	Talc	2 %	-	98 %

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
http://www.labcorpdx.net

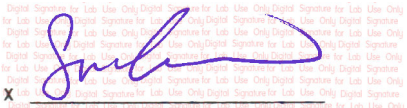
Job Number: **164192**

Report Number: 164192R01
Report Date: 09/13/2016

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP).
Testing method is per 40 CFR 763 Subpart E, Appendix A, PLM.

•"NAD" is No Asbestos Detected.
•Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
•Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
•Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
•The following estimate of error for this method by visual estimation of asbestos percent are as follows:
•1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
•This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst

Reviewed by:



Stephanie Golden
Technical Manager

NVLAP LAB CODE 200741-0

27090 SE HWY 224
Eagle Creek, OR 97022
Tel: 503-761-5924 Fax: 503-523-0094

Date: 10-19-2017

Re: Guarantee Letter of Removal of Asbestos Containing Materials

Address: 3500 SW 104th Ave, Beaverton, OR 97005

This serves as our completion letter for the above project. As of 10-22-2016 Professional Minority Group Inc. has properly removed and disposed of the Asbestos Containing Materials.

Professional Minority Group Inc., warrants that all work has been done in a workmanlike manner and disposed of according to the best standard practices following local, state, and federal regulatory agencies such as DEQ, EPA, OSHA, and OR-OSHA. The DEQ notification has been closed. This letter should be kept with the permanent records for the property.

Thank you for the opportunity to work with you. We look forward hearing from you in the future should the need arise. Please contact me if you have any questions regarding this project at (503) 761-5924.

Sincerely,
Rosa Martinez
President/Contracting Manager
PMG Inc.

#1943-1

ASN 1

DEQ PROJECT NOTIFICATION FORM
For the Abatement of
Friable Asbestos-Containing Material

State of Oregon Department of Environmental Quality

For DEQ use only
Date Received SEP 30 2016
Amount Received $ 900.00
Check Number 12326
Project Number

ATTENTION! This notification must be complete and received by DEQ **at least 10 days before the start date of any friable asbestos abatement project** and accompanied by the notification fee.

PROJECT CATEGORY AND NOTIFICATION FEE

☐ **EMERGENCY (Emergency notifications require a 50% fee increase)**
Emergency Approved by (list DEQ staff): _____ **Date:** _____
List the Reason for the Emergency _____
(i.e. Fire or Water Damage, Dangerous Structure, etc.)

A. ☐ $100 for each project with less than 40 linear or 80 square feet of asbestos-containing material or for each residential abatement project.
B. ☐ $200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C. ☐ $400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
D. ☐ $525 for projects from 1300 to 2599 linear feet or 800 to 1599 square feet of asbestos-containing material.
E. ☒ $900 for projects from 2600 to 4999 linear feet or 1600 to 3499 square feet of asbestos-containing material.
F. ☐ $1,050 for projects from 5000 to 9999 linear feet or 3500 to 5999 square feet of asbestos-containing material.
G. ☐ $1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
H. ☐ $2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I. ☐ $3,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

1. Is this a revision to a previous notification? Yes ○ Revision#____ No ◉

2. Asbestos abatement project starting date: 10/17/16 Completion date: 10/26/2016

3. Project site name: ELK BLDG,
Address: 3500 SW 104TH AVE (Street Address) (Apt #, Floor #, Bldg #) BEAVERTON (City) WA (County) 97005 (ZIP)

4. Property Owner: STU LINDQUIST
Address: PO BOX 42135 PDX, OR 97242 (City) (State) (ZIP)

5. Site Contact: STU LIMDQUIST Phone: 503 710-8592

6. Type of structure: COMERCIAL BLDG,

7. Present use of structure: EMPTY DURING ABATEMENT

8. Was a survey performed or sample(s) collected? Yes: ○ No: ◉
Who performed the survey or collected the samples?

9. Will this be a complete demolition? Yes: ○ No: ◉
If yes, give demolition start date: _____

10. List the asbestos-containing materials, % asbestos and where it is located in facility: ASSUMED ACM POPCORN CEILING AND FLOOR TILE AND MASTIC

11. Quantity of asbestos material to be removed or encapsulated:
Linear feet: _____ Square feet: 3,340SF

12. Abatement Contractor Name: PMG INC
Address: 27090 SE HWY 224 EAGLE CREEK OR 97022 (City) (State) (ZIP)
Phone: 503-761-5924
DEQ license number: FSC-696

13. Describe method of removal or encapsulation: WET METHODS UNDER NEGATIVE PRESSURE ENCLOSURE

14. Days of week and hours of day to be worked: MONDAY TO FRIDAY 7AM TO 3:30PM

15. Oregon Certified Supervisor on this project: Gerardo M.,Octavio H. Alfredo M. Fco. M. Oscar Lopez
Oregon Certification #: 13750, 13985,13993, 13751, 14003

16. Asbestos disposal site: WASCO COUNTY LANDFILL
Address: 2550 STEELE RD, THE DALLES OR 97058

17. Waste Hauler: FLANNERY'S DROP BOX
Phone: 503-669-8002

18. Name of owner, operator, or abatement contractor: PMG INC

19. Signature: _____ Date: 9/28/2016 Phone: 503-761-5924
I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Sign this form and mail with the fee to: DEQ Business Office, 811 SW 6th, Portland, OR 97204. Make checks payable to "DEQ." Revisions to notifications may **be emailed or faxed** to the appropriate DEQ regional office. Fax numbers: Portland 503-229-6957, Bend 541-388-8283, Medford 541-776-6262, Salem 503-378-4196, Coos Bay 541-269-7984, Pendleton 541-278-0168

(Revised 3/14)

#-1943-1

ASN 1

State of Oregon Department of Environmental Quality

DEQ PROJECT NOTIFICATION FORM
For the Abatement of Friable Asbestos-Containing Material

For DEQ use only
Date Received SEP 30 2016
Amount Received $ 900.00
Check Number 12326
Project Number

ATTENTION! This notification must be complete and received by DEQ **at least 10 days before the start date of any friable asbestos abatement project** and accompanied by the notification fee.

PROJECT CATEGORY AND NOTIFICATION FEE

☐ **EMERGENCY (Emergency notifications require a 50% fee increase)**
Emergency Approved by (list DEQ staff): _____ **Date:** _____
List the Reason for the Emergency _____
(i.e. Fire or Water Damage, Dangerous Structure, etc.)

A. ☐ $100 for each project with less than 40 linear or 80 square feet of asbestos-containing material or for each residential abatement project.
B. ☐ $200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C. ☐ $400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
D. ☐ $525 for projects from 1300 to 2599 linear feet or 800 to 1599 square feet of asbestos-containing material.
E. ☒ $900 for projects from 2600 to 4999 linear feet or 1600 to 3499 square feet of asbestos-containing material.
F. ☐ $1,050 for projects from 5000 to 9999 linear feet or 3500 to 5999 square feet of asbestos-containing material.
G. ☐ $1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
H. ☐ $2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I. ☐ $3,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

1. Is this a revision to a previous notification? Yes ◯ Revision# 1 No ◯
2. Asbestos abatement project starting date: 10/17/16 Completion date: 10/26/2016
3. Project site name: ELK BLDG,
   Address: 3500 SW 104TH AVE (Street Address) (Apt #, Floor #, Bldg #) BEAVERTON (City) WA (County) 97005 (ZIP)
4. Property Owner: STU LINDQUIST
   Address: PO BOX 42135 PDX, OR 97242 (City) (State) (ZIP)
5. Site Contact: STU LIMDQUIST Phone: 503 710-8592
6. Type of structure: COMERCIAL BLDG,
7. Present use of structure: EMPTY DURING ABATEMENT
8. Was a survey performed or sample(s) collected? Yes: ◯ No: ◉
   Who performed the survey or collected the samples?
9. Will this be a complete demolition? Yes: ◯ No: ◉
   If yes, give demolition start date:
10. List the asbestos-containing materials, % asbestos and where it is located in facility: ASSUMED ACM POPCORN CEILING AND FLOOR TILE AND MASTIC
11. Quantity of asbestos material to be removed or encapsulated:
    Linear feet: _____ Square feet: 3,340SF
12. Abatement Contractor Name: PMG INC
    Address: 27090 SE HWY 224 EAGLE CREEK OR 97022 (City) (State) (ZIP)
    Phone: 503-761-5924
    DEQ license number: FSC-696
13. Describe method of removal or encapsulation: WET METHODS UNDER NEGATIVE PRESSURE ENCLOSURE
14. Days of week and hours of day to be worked: Mon – SAT. 8 Am – 4pm
15. Oregon Certified Supervisor on this project: Gerardo M.,Octavio H. Alfredo M. Fco. M. Oscar Lopez
    Oregon Certification #: 13750, 13985,13993, 13751, 14003
16. Asbestos disposal site: WASCO COUNTY LANDFILL
    Address: 2550 STEELE RD, THE DALLES OR 97058
17. Waste Hauler: FLANNERY'S DROP BOX
    Phone: 503-669-8002
18. Name of owner, operator, or abatement contractor: PMG INC
19. Signature: _____ Date: 9/28/2016 Phone: 503-761-5924
    I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Sign this form and mail with the fee to: DEQ Business Office, 811 SW 6th, Portland, OR 97204. Make checks payable to "DEQ." Revisions to notifications may **be emailed or faxed** to the appropriate DEQ regional office. Fax numbers: Portland 503-229-6957, Bend 541-388-8283, Medford 541-776-6262, Salem 503-378-4196, Coos Bay 541-269-7984, Pendleton 541-278-0168

(Revised 3/14)

#-1943-1

ASN 1

State of Oregon Department of Environmental Quality

DEQ PROJECT NOTIFICATION FORM
For the Abatement of Friable Asbestos-Containing Material

For DEQ use only
Date Received SEP 30 2016
Amount Received $ 900.00
Check Number 12326
Project Number

ATTENTION! This notification must be complete and received by DEQ **at least 10 days before the start date of any friable asbestos abatement project** and accompanied by the notification fee.

PROJECT CATEGORY AND NOTIFICATION FEE

☐ EMERGENCY **(Emergency notifications require a 50% fee increase)**
Emergency Approved by (list DEQ staff): _____ **Date:** _____
List the Reason for the Emergency _____
(i.e. Fire or Water Damage, Dangerous Structure, etc.)

A ☐ $100 for each project with less than 40 linear or 80 square feet of asbestos-containing material or for each residential abatement project.
B ☐ $200 for projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C ☐ $400 for projects from 260 to 1299 linear feet or 160 to 799 square feet of asbestos-containing material.
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G ☐ $1,700 for projects from 10,000 to 25,999 linear feet or 6000 to 15,999 square feet of asbestos-containing material.
H ☐ $2,800 for projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I ☐ $5,500 for projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

1. Is this a revision to a previous notification? Yes ◉ Revision# 2 No ○
2. Asbestos abatement project starting date: 10/17/16 Completion date: ~~10/26/2016~~ 10-22-16
3. Project site name: ELK BLDG,
   Address: 3500 SW 104TH AVE (Street Address) (Apt #, Floor #, Bldg #) BEAVERTON (City) WA (County) 97005 (ZIP)
4. Property Owner: STU LINDQUIST
   Address: PO BOX 42135 PDX, OR 97242 (City) (State) (ZIP)
5. Site Contact: STU LIMDQUIST Phone: 503 710-8592
6. Type of structure: COMERCIAL BLDG,
7. Present use of structure: EMPTY DURING ABATEMENT
8. Was a survey performed or sample(s) collected? Yes: ○ No: ◉
   Who performed the survey or collected the samples?
9. Will this be a complete demolition? Yes: ○ No: ◉
   If yes, give demolition start date:
10. List the asbestos-containing materials, % asbestos and where it is located in facility: ASSUMED ACM POPCORN CEILING AND FLOOR TILE AND MASTIC
11. Quantity of asbestos material to be removed or encapsulated:
    Linear feet: _____ Square feet: 3,340SF
12. Abatement Contractor Name: PMG INC
    Address: 27090 SE HWY 224 EAGLE CREEK OR 97022 (City) (State) (ZIP)
    Phone: 503-761-5924
    DEQ license number: FSC-696
13. Describe method of removal or encapsulation: WET METHODS UNDER NEGATIVE PRESSURE ENCLOSURE
14. Days of week and hours of day to be worked: Mon – SAT 8 Am- 4pm
15. Oregon Certified Supervisor on this project: Gerardo M.,Octavio H. Alfredo M. Fco. M. Oscar Lopez
    Oregon Certification #: 13750, 13985,13993, 13751, 14003
16. Asbestos disposal site: WASCO COUNTY LANDFILL
    Address: 2550 STEELE RD, THE DALLES OR 97058
17. Waste Hauler: FLANNERY'S DROP BOX
    Phone: 503-669-8002
18. Name of owner, operator, or abatement contractor: PMG INC
19. Signature: _____ Date: 9/28/2016 Phone: 503-761-5924

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Sign this form and **mail with the fee to: DEQ Business Office, 811 SW 6th, Portland, OR 97204. Make checks payable to "DEQ."** Revisions to notifications may **be emailed or faxed** to the appropriate DEQ regional office. Fax numbers: Portland 503-229-6957, Bend 541-388-8283, Medford 541-776-6262, Salem 503-378-4196, Coos Bay 541-269-7984, Pendleton 541-278-0168

(Revised 3/14)

ASBESTOS AIR SAMPLE REPORT

Kelsay Environmental Consulting

Client: PMG

Samples Recieved: 10/22/2016
Analysis: **PCM-Air Clearance**

Location: 3500 SW 104th Avenue
Project #:

Sample #		Activity	Sample Type	Personal Info	Minutes	Volume (L)	fibers/cm^3
1	10/22/2016	Floor Tile/Popcorn Ceiling	PCM-Clearance	Banquet Hall	95.00	1235	0.0004
2	10/22/2016	BLANK	BLANK				0

OSHA PEL 0.1 Fibers/cc
DEQ Clearance Level 0.01 Fibers/cc

503 705-0514
bradkelsay@comcast.net

CCB#196361

3693 SE Francis St.
Portland, Oregon 97202

1943-1

ASN 4 ASBESTOS WASTE SHIPMENT REPORT FORM

PLEASE PRINT OR TYPE. If you have questions, contact your local DEQ Regional Office in Portland 503-229-5364, Salem 503-378-5086, Medford 541-776-6107, Coos Bay 541-269-2721 ext. 222, Bend 541-633-2019, or Pendleton 541-278-4626.

WASTE GENERATOR: (Contractor, Facility, or Operator)

1. Asbestos removal site name and address: EIK Bldg
   3500 SW 104th Ave (Street) Beaverton (City/State) OR (County) Wa (Zip) 97005
   Contact person: GILBERTO MARTINEZ Phone: 503-849-9284
2. Contractor/Operator's name and address: PMG INC Phone: 503-761-5924
   27090 SE HWY 224 (Street) EAGLE CREEK, OR (City/State) CLACK (County) 97022 (Zip)
3. Waste disposal site: WASCO CNTY LANDFILL Phone: 541-296-4082
   2550 STEELE RD (Street) THE DALLES OR (City/State) WASCO (County) 97058 (Zip)
4. Describe asbestos materials: Popcorn ceiling / tile-mastic
5. Containers: Number: 15-20 Type: Barrels - Bags
6. Total quantity (cubic yards): 6
7. **OPERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form.

   Agent: Gerardo Merino Date: 10/22/16 Company: PMG INC
   Address: 27090 SE Hwy 224 Engle Creek Phone: 503-761-5924

TRANSPORTER(S):

8. Transporter #1: (Acknowledgment of receipt of materials)
   Agent: Patrick Skinner Company: Flanneys
   Address: Po Box 849 Fairview OR 97024 Phone: 503 669 8002
   Signature: [signature] Date: 11/14/16
9. Transporter #2: (Acknowledgment of receipt of materials)
   Agent: _____ Company: _____
   Address: _____ Phone: _____
   Signature: _____ Date: _____

DISPOSAL: (Certification of receipt of asbestos materials covered by this manifest, except as noted in item 11 below.)

10. Waste Disposal Site:
    Name and Title: WASCO COUNTY LANDFILL 2550 STEELE ROAD THE DALLES, OR 97058 Date: NOV 14 2016
    Signature: [signature] Phone: 541-296-4082
11. **DISCREPANCY SPACE:** (Add attachments as needed)

(Revised 4/14)

Phase II Asbestos Survey
For
The Commercial Building
3500 S.W. 104th Avenue
Beaverton, Oregon 97005

EIS Job No. 2017100

Prepared For:

C/O Stu Lindquist

Prepared By:
Environmental Inspection Services
11981 Fargo Road
Aurora, Oregon 97002
Cell No. (503) 680-6398
E MAIL: charles_a_spear@yahoo.com

Charles A. Spear, Partner
AHERA Inspector No. IR-17–2439A

November 16, 2017

ENVIRONMENTAL INSPECTION SERVICES

TABLE OF CONTENTS

November 16, 2017
EIS JOB NO. 2017100

C/O Stu Lindquist

RE: Executive Summary of Report No. 2017100 Asbestos survey for The commercial building located at 3500 S.W. 104th Avenue in Beaverton, Oregon 97005

Dear Mr. Stu Lindquist,

This letter describes an asbestos material sampling episode conducted by Charles A. Spear, AHERA asbestos inspector of Environmental Inspection Services (EIS), at the subject commercial building located at 3500 S.W. 104th Avenue in Beaverton, Oregon on Monday, November 13, 2017. A total of fifteen (15) discreet bulk samples were collected from suspect asbestos-containing building materials (ACBM) observed in the section of the building undergoing remodeling/renovation. No suspect ACBM was observed in the current school section on-site. The following building materials were sampled in areas in the process of substantial remodel and renovation:

SAMPLE NO.	SAMPLE LOCATION	CONDITION	RESULT
1.0	HALLWAY STAIRWELL LEDGE - TAN 1'	GOOD	2% CHRY - TILE 6% CHRY - MASTIC
2.0	STAIRWELL VINYL GOLD FLAKE	GOOD	ND
3.0	HALL FLOOR WHITE - CEMENT COAT	POOR POOR	ND
4.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	4% CHRY - MASTIC
5.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	6% CHRY - MASTIC
6.0	KITCHEN HALL ENTRY THRESHOLD - FLOOR	VERY POOR	7% CHRY - MASTIC
7.0	KITCHEN WALL MASTIC	POOR	ND

Bus: 503.678.5063 | Cell: 503.680.6398 | 11981 Fargo Road, NE, Aurora, OR 97002 | www.environmentalinspectionservices.net

SAMPLE NO.	SAMPLE LOCATION	CONDITION	RESULT
8.0	KITCHEN EMPLOYEE RM TAN-GREY LINOLEUM	FAIR	18% CHRY - LINO
9.0	PANTRY FLOOR 1' VAT GREY-WHITE TILE	FAIR	3% CHRY - VAT
10.0	KITCHEN REAR WALL PLASTER GRILL WALL	FAIR	ND - TRACE
11.0	REAR KITCHEN PANTRY WALL PLASTER	FAIR/ GOOD	ND
13.0	HARD 6' ELBOW OVERHEAD TSI (HALL)	GOOD	7% CHRY - TSI
14.0	PIPE INSULATION OVERHEAD TSI PIPE	GOOD	ND
16.0	KITCHEN SINK ENTRY	GOOD	ND-TRACE
17.0	BUILDING EXTERIOR AGGREGATE	GOOD	ND

Friable chrysotile asbestos at actionable concentrations exceeding one (1)percent were confirmed in seven (7) discreet bulk samples ranging in actionable concentrations varying from 2 percent to 18 percent friable chrysotile asbestos.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of the one foot square tan VAT from the ledge in the stairwell hallway edge.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of vinyl floor tile and vinyl floor linoleum floor surfaces on accessory rooms of the kitchen.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of 6 inch hard piperun elbows present on overhead piperuns over the hallways near the kitchen entry.

The samples collected from the building were submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building material samples were analyzed for asbestos content by polarized light microscopy. The bulk samples were placed into re-labeled sample bags and submitted with a chain of custody documentation to EHS Laboratories located at 7469 Whitepine Road in Richmond, Virginia on Monday, November 13, 2017 and results were received by EIS on Wednesday, November 15, 2017.

The bulk samples were analyzed for the presence of asbestos by Polarized Light Microscopy per Test Method PLM EPA 600/R-03/116. Polarized Light Microscopy (PLM) is the EPA-approved method for analyzing bulk materials for asbestos. PLM utilizes a light microscope equipped with polarizing filters. The actual identification of asbestos fiber bundles is determined by the visual properties displayed when the sample is treated with various dispersion staining liquids. A copy of the actual analytical test results and chain of custody documentation is attached for review.

The fifteen (15) discreet bulk samples to include multiple layer material were collected from the building and submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building materials were analyzed for asbestos fiber content by polarized light microscopy.

No plaster or aggregate samples contained asbestos. The asbestos abatement must be performed prior to mechanical damage of aforementioned and analytically confirmed asbestos by remodeling or renovation.

Respectfully Submitted,

Charles A. Spear, Partner
Environmental Inspection Services
AHERA No. IR-17-2439A

ANALYTICAL TEST RESULT TABLE

SAMPLE NO.	SAMPLE LOCATION	CONDITION	RESULT
1.0	HALLWAY STAIRWELL LEDGE - TAN 1'	GOOD	2% CHRY - TILE 6% CHRY - MASTIC
2.0	STAIRWELL VINYL GOLD FLAKE	GOOD	ND
3.0	HALL FLOOR WHITE - CEMENT COAT	POOR POOR	ND
4.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	4% CHRY - MASTIC
5.0	HALL FLOOR EXPOSED BLK MASTIC	VERY POOR	6% CHRY - MASTIC
6.0	KITCHEN HALL ENTRY THRESHOLD - FLOOR	VERY POOR	7% CHRY - MASTIC
7.0	KITCHEN WALL MASTIC	POOR	ND
8.0	KITCHEN EMPLOYEE RM TAN-GREY LINOLEUM	FAIR	18% CHRY - LINO
9.0	PANTRY FLOOR 1' VAT GREY-WHITE TILE	FAIR	3% CHRY - VAT
10.0	KITCHEN REAR WALL PLASTER GRILL WALL	FAIR	ND - TRACE
11.0	REAR KITCHEN PANTRY WALL PLASTER	FAIR/ GOOD	ND
13.0	HARD 6' ELBOW OVERHEAD TSI (HALL)	GOOD	7% CHRY - TSI
14.0	PIPE INSULATION OVERHEAD TSI PIPE	GOOD	ND
16.0	KITCHEN SINK ENTRY	GOOD	ND-TRACE
17.0	BUILDING EXTERIOR AGGREGATE	GOOD	ND

ASBESTOS SAMPLING ACTIVITY

The samples collected from the building were submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building material samples were analyzed for asbestos content by polarized light microscopy. The bulk samples were placed into re-labeled sample bags and submitted with a chain of custody documentation to EHS Laboratories located at 7469 Whitepine Road in Richmond, Virginia on Monday, November 13, 2017 and results were received by EIS on Wednesday, November 15, 2017.

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The fifteen (15) discreet bulk samples to include multiple layer material were collected from the building and submitted to a NVLAP approved laboratory known as EHS in Richmond, Virginia. The building materials were analyzed for asbestos fiber content by polarized light microscopy.

ASBESTOS- REGULATION

Asbestos abatement by a licensed and certified asbestos abatement contractor is required based on actual test results for the removal of all ACBM in the form of brown pattern vinyl flooring in the basement if the ACBM are scheduled for damages or disturbances by remodeling, renovation, or demolition. All asbestos abatement projects do require notification and permit fee submittal to the ODEQ in advance of the project. Asbestos abatement is required for the permitted and notified abatement.

The Oregon Occupational safety and Health Division (OR-OSHA) has rules concerning worker training, building surveys, and the safe handling of non-friable asbestos. The ODEQ regulation 340-25-450 Asbestos Abatement Requirements Excerpted for emission standards and procedural requirements must be followed for asbestos abatement projects. Asbestos abatement is also covered in EPA 40 CFR Part 763; NESHAPS per 40 CFR part 61; and OSHA.

ASBESTOS-BACKGROUND

Asbestos is generally referred to as six naturally occurring fibrous minerals found in certain types of rock formations. The minerals Chrysotile, Amosite, and Crocidolite have been most commonly utilized in building materials. Asbestos is typically separated into very thin fibers. Asbestos is strong, incombustible, and corrosion resistant and was utilized early in the century into the 1970's. Asbestos may cause substantial health problems when it is inhaled in sufficient quantities.

Asbestos is considered to be a hazardous air contaminant and a known human carcinogen. Once used extensively as an insulation material, asbestos has been banned from most construction and manufacturing since the mid-1970's. The most dangerous forms of asbestos are those materials containing asbestos which can be easily crushed or crumbled known as "friable asbestos".

Friable asbestos is dangerous since asbestos fibers can be easily released into the air. Such activities as remodeling and demolition projects are likely to disturb asbestos. If asbestos-containing building materials (ACBM) are not handled properly then these types of projects can pose as a serious threat to workers and the general public.

The environmental Protection Agency (EPA) has been concerned with the disease-causing potential of non-industrial exposure to asbestos since the early 1970's. There is epidemiologic evidence linking airborne asbestos exposure by asbestos workers to various types of cancer and nonmalignant respiratory diseases, and from recognition that large quantities of asbestos have been found in building materials, insulation, and other products used in schools and other buildings.

The Oregon Department of Environmental Quality (ODEQ) Air quality Division is responsible with establishing protective measures in order to protect the general public from asbestos. The programs are coordinated with the Oregon Occupational Safety and Health Administration (OSHA).

The ODEQ has established a control program for asbestos to include:

* Certification of asbestos abatement workers;
* Accreditation of asbestos training course providers;
* Licensing of asbestos abatement contractors;
* Notification of asbestos abatement projects.

The principal objectives of the asbestos control program are to ensure asbestos abatement contractor education, knowledge, and awareness. The ODEQ also intends for proper asbestos identification, removal, and disposal techniques pursuant to both worker and workplace safety and health.

RECOMMENDATIONS

Friable chrysotile asbestos at actionable concentrations exceeding one (1)percent were confirmed in seven (7) discreet bulk samples ranging in actionable concentrations varying from 2 percent to 18 percent friable chrysotile asbestos.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of the one foot square tan VAT from the ledge in the stairwell hallway edge.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of vinyl floor tile and vinyl floor linoleum floor surfaces on accessory rooms of the kitchen.

Asbestos abatement by a licensed and certified asbestos abatement contractor with ODEQ notifications and permit is required of the removal of 6 inch hard piperun elbows present on overhead piperuns over the hallways near the kitchen entry.

LIMITATIONS

This asbestos inspection report letter was prepared in accordance with generally accepted AHERA standards of environmental practice at the time this investigation was performed. Evaluations of the conditions at the site for the purposes of this investigation were made from a limited number of observation points and may be subjective in some cases. A limited number of samples were analyzed for the presence of asbestos.

Environmental Inspection Services has prepared this report based on information collected from available records and files. The findings and conclusions are not to be regarded as scientific certainties. Findings are based on professional judgement concerning data significance. We trust this letter submittal fulfills your present requirements. If there are any questions feel free to contact me at 1-503-680-6398.

Respectfully submitted,

Charles Arthur Spear, Partner
Registered Environmental Assessor (REA-01241)
AHERA INSPECTOR No. IR-16-2439A

APPENDIX 1.0

ANALYTICAL TEST RESULTS

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 17-11-01860

Client: Environmental Inspection Services
11981 Fargo Road, NE
Aurora, OR 97002

Received Date: 11/14/2017
Analyzed Date: 11/14/2017
Reported Date: 11/14/2017

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Client Number: 38-1916

Fax Number: 503-678-5063

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
17-11-01860-001A	1	Tile	Off-White Vinyl; Homogeneous	2% Chrysotile	98% Non-Fibrous
			Total Asbestos:	**2%**	
17-11-01860-001B	1	Mastic	Black Adhesive; Homogeneous	6% Chrysotile	94% Non-Fibrous
			Total Asbestos:	**6%**	
17-11-01860-002	2		Cream Vinyl; White Brittle; Inhomogeneous	NAD	100% Non-Fibrous
17-11-01860-003A	3	Other *	Off-White Brittle; Homogeneous	NAD	100% Non-Fibrous
*Brittle Material.					
17-11-01860-003B	3	Mastic	Yellow Adhesive; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916
Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon
Report Number: 17-11-01860

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
17-11-01860-004	4		Black Adhesive; Homogeneous	8% Chrysotile	92% Non-Fibrous
			Total Asbestos:	**8%**	
17-11-01860-005	5		Black Adhesive; Homogeneous	6% Chrysotile	94% Non-Fibrous
			Total Asbestos:	**6%**	
17-11-01860-006	6		Black Adhesive; Homogeneous	7% Chrysotile	93% Non-Fibrous
			Total Asbestos:	**7%**	
17-11-01860-007	7		Tan Adhesive; Homogeneous	NAD	100% Non-Fibrous
17-11-01860-008A	8	Linoleum	Green Vinyl; Beige Fibrous; Inhomogeneous	18% Chrysotile	22% Cellulose 60% Non-Fibrous
			Total Asbestos:	**18%**	
Chrysotile present in beige fibrous material.					
17-11-01860-008B	8	Mastic	Black Adhesive; Homogeneous	Trace <1% Chrysotile	100% Non-Fibrous
			Total Asbestos:	**Trace <1%**	
Possible contamination from fibrous backing.					
17-11-01860-009A	9	Tile	Off-White Vinyl; Homogeneous	3% Chrysotile	97% Non-Fibrous
			Total Asbestos:	**3%**	
17-11-01860-009B	9	Mastic	Black Adhesive; Homogeneous	5% Chrysotile	95% Non-Fibrous
			Total Asbestos:	**5%**	

Environmental Hazards Services, L.L.C

Client Number: 38-1916 **Report Number:** 17-11-01860

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
17-11-01860-010	10		White Chalky; Granular; Paint-Like; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
				Total Asbestos: Trace <1%	
2% Chrysotile present in white granular material.					
17-11-01860-011	11		White Chalky; Paint-Like; Brown Fibrous; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
17-11-01860-012	13		Gray Powder; Homogeneous	7% Chrysotile	15% Fibrous Glass 78% Non-Fibrous
				Total Asbestos: 7%	
17-11-01860-013	14		Yellow Fibrous; Homogeneous	NAD	99% Fibrous Glass 1% Non-Fibrous
17-11-01860-014	16		White Chalky; Granular; Paint-Like; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
				Total Asbestos: Trace <1%	
2% Chrysotile present in white granular material.					
17-11-01860-015	17		White Granular; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 38-1916 **Report Number:** 17-11-01860

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials

QC Sample: 25-M22013-4

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Araceli Enzler

Reviewed By Authorized Signatory: Tasha Eaddy

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

1SPLM

17-11-01860 A

EHS Laboratories

Environmental Hazards Services, LLC

www.leadlab.com
(800)347-4010
(804)275-4907 (fax)
7469 Whitepine Rd
Richmond, VA
23237

Asbestos Chain-of-Custody

Due Date:
11/14/2017
(Tuesday)
AE

Company Name: Environmental Inspection Cat. Address: 11581 Fargo Rd. City/State/Zip: Aurora OR 97002

Phone: (503) 680-6398 Fax: ( ) E-mail: charles.a.spear@yahoo.com Acct. Number:

Project Name / Testing Address: Chinese Charter School 3170 SW 184th City/State (Required): Beaverton, Oregon

Collected by: C Sear Purchase Order Number: 2017100

Turn Around Times : *If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*

_____ 1 - Day _____ 2 - Day _____ 3 - Day X Same Day (Must Call Ahead) _____ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS							AIR					COMMENTS
			PLM	PLM Point Count 400	PLM Point Count 1000	PLM NY Protocol	PCM	TEM Chatfield (Bulk)	TEM AHERA (Air)	Time On	Time Off	Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)	
1	White pat VAT	11/13/17	✓												1" tile (Hall Ledge)
2	gold flake ups	↓	✓												stairwell gold flake FLR
3	Kitchen hall (by stairs)	↓	✓												white cove FLR mastic
4	Blk Mastic	↓	✓												exposed floor mastic (entry)
5	Bull FLR [illegible]	↓	✓												exposed FLR mastic (side wall)
6	Kitchen hallway	↓	✓												FLR blk mastic - [illegible]
7	Kitchen hall	↓	✓												[illegible] mastic (powder [illegible])
8	Kitchen [illegible] (employ)	↓	✓												[illegible] gray FLR (under)
9	Pantry FLR	↓	✓												gray white VAT (pantry)
10	Kit. wall	↓	✓												wall plaster, rear grill wall

Released by: Charles Spear Signature: C Sear Date/Time: 11/13/17 - [illegible]

Received by: [illegible] Signature: [illegible] Date/Time: 11/14/2017

EHS Laboratories

Asbestos Chain-of-Custody

~ For Lab Use Only ~

Environmental Hazards Services, LLC
www.leadlab.com
(800)347-4010
(804)275-4907 (fax)
7469 Whitepine Rd
Richmond, VA
23237

Company Name: EPS
Address: 11581 Fago Rd
City/State/Zip: Avera Az 9300
Phone: 623 680-6358 Fax: ( )
E-mail: charles_a_spear@yahoo.com
Acct. Number:
Project Name / Testing Address: Chinese Charter School 3500 SW 10th City/State (Required):
Purchase Order Number: 2017100
Collected by: C Sp

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

Turn Around Times : ___ 1 - Day ___ 2 - Day ___ 3 - Day X Same Day (Must Call Ahead) ___ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	PLM	PLM Point Count 400	PLM Point Count 1000	PLM NY Protocol	PCM	TEM Chatfield (Bulk)	TEM AHERA (Air)	Time On	Time Off	Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)	COMMENTS
															main party wall plaster
1	rear kitchen	11/13/17	✓	(LEAD PAINT (PPM))											LEAD Paint (PPM)
2	Near Aux Chap	LBP	X												TSI-heat 6" elbow
3	Hard elbow		X												6" pipe insul (TSI)
4	6" insul														wall plaster
5			X												exterior aggregate
6	kitchen small entry		X												
7	exterior														
8															
9															
10															

Released by: Charles Spear Signature: C Sp Date/Time: 11/13/17 - Mon
Received by: Tab Signature: Date/Time: 11/14/17

EHS Laboratories

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Lead Paint Chip Analysis Report

Report Number: 17-11-01871

Client: Environmental Inspection Services
11981 Fargo Road, NE
Aurora, OR 97002

Received Date: 11/14/2017
Analyzed Date: 11/14/2017
Reported Date: 11/14/2017

Project/Test Address: Chinese Charter School; 3500 SW 104th Ave; Beaverton, Oregon
Collection Date: 11/13/2017

Client Number: 38-1916

Laboratory Results

Fax Number: 503-678-5063

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
17-11-01871-001	12	REAR RM	590	0.059	

Preparation Method: ASTM E-1979-12
Analysis Method: EPA SW846 7000B

Reviewed By Authorized Signatory: Deborah Britt

Deborah Britt
QA/QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm². The Reporting Limit (RL) for samples prepared by ASTM E-1979-12 is 10.0 ug Total Pb. The RL for samples prepared by EPA SW846 3050B is 25.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm3 are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C.

ELLAP Accredtitation through AIHA-LAP, LLC (100420), NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	

17-11-01871

Due Date:
11/14/2017
(Tuesday)
AE

EHS Laboratories

Environmental Hazards Services, LLC

www.leadlab.com
(800)347-4010
(804)275-4907 (fax)
7469 Whitepine Rd
Richmond, VA
23237

Asbestos Chain-of-Custody

Company Name: EPS Address: 11581 Fargo Rd City/State/Zip: Avera Az 95700

Phone: 623 680-6358 Fax: ( ) E-mail: charles.a.spear@yahoo.com Acct. Number:

Project Name / Testing Address: Chrissie Charter School 3500 SW 104th City/State (Required):

Collected by: C Sp

Purchase Order Number: 2017 1102

Turn Around Times : *If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*

____ 1 - Day ____ 2 - Day ____ 3 - Day X Same Day (Must Call Ahead) ____ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS PLM	PLM Point Count 400	PLM Point Count 1000	PLM NY Protocol	PCM	TEM Chatfield (Bulk)	TEM AHERA (Air)	AIR Time On	Time Off	Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)	COMMENTS
1	Near kitchen	11/13/17	✓	(LEAD Paint (PPM))											
2	Near Rm/Chap	LBP													mew pantry wall plaster
3	Hard elbow		X												LEAD Paint (PPM)
4	6" insul		X												TSI - hard 6" elbow
5															6 pipe insul (TSI)
6	Kitchen small entry		X												wall plaster
7	exterior		X												
8															exterior aggregate
9															
10															

Released by: Charles Sp Signature: C Sp Date/Time: 11/13/17 - Mon

Received by: Tnh Signature: Date/Time: 11/14/17

APPENDIX 2.0

ASBESTOS REGULATIONS

Asbestos Laws and Regulations

This page provides a listing of the laws and regulations pertaining to asbestos implemented by the EPA and certain other federal agencies. See more information on U.S. Federal Bans on Asbestos.

EPA Asbestos-Related Laws

- The Asbestos Hazard Emergency Response Act (AHERA)
- The Asbestos Information Act (AIA)
- The Asbestos School Hazard Abatement Reauthorization Act (ASHARA)
- The Clean Air Act (CAA)
- Safe Drinking Water Act (SDWA)

- The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

EPA Asbestos Regulations

- Asbestos-Containing Materials in Schools Rule (40 CFR Part 763, Subpart E)
- Asbestos Worker Protection Rule (40 CFR Part 763, Subpart G)
- Asbestos Ban and Phaseout Rule (Remanded) (40 CFR Part 763, Subpart I)
- Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations (40 CFR Part 61, Subpart M)
- CERCLA Hazardous Substances and Reportable Quantities

Other Federal Agencies with Asbestos Regulations

- Occupational Safety and Health Administration (OSHA)
- Consumer Product Safety Commission (CPSC)
- Mine Safety and Health Administration (MSHA)

EPA Asbestos-Related Laws

The Asbestos Hazard Emergency Response Act (AHERA) (Toxic Substances Control Act (TSCA) Title II)
This law required EPA to promulgate regulations (e.g., the Asbestos-Containing Materials in Schools Rule) requiring local educational agencies to inspect their school buildings for asbestos-containing building material, prepare asbestos management plans and perform asbestos response actions to prevent or reduce asbestos hazards. AHERA also tasked EPA with developing a model plan for states for accrediting persons conducting asbestos inspection and corrective-action activities at schools. The Toxic Substances Control Act defines asbestos as the asbestiform varieties of: chrysotile (serpentine); crocidolite (riebeckite); amosite (cummingtonite/grunerite); anthophyllite; tremolite; and actinolite.

- TSCA Subchapter II: Asbestos Hazard Emergency Response (15 U.S.C. § 2641-2656)

Asbestos Information Act (Public Law 100-577)
This law helped to provide transparency and identify the companies making certain types of asbestos-containing products by requiring manufacturers to report production to the EPA.

- 15 U.S.C. § 2607(f)

Asbestos School Hazard Abatement Reauthorization Act (ASHARA)
This law extended funding for the asbestos abatement loan and grant program for schools. ASHARA also directed EPA to increase the number of training hours required for the training disciplines under the Asbestos Model Accreditation Plan (MAP) and to expand the accreditation requirements to cover asbestos abatement projects in all public and commercial buildings in addition to schools.

Docket ID: OPTS-62048E; FRL-3269-8

- Asbestos School Hazard Abatement Reauthorization Act of 1990
- Asbestos Model Accreditation Plan
- February 3, 1994 Federal Register Notice: Asbestos Model Accreditation Plan

Clean Air Act (CAA) (42 USC § 7401 *et seq.*)
This law defines the EPA's responsibilities for protecting and improving the nation's air quality and the stratospheric ozone layer and includes provisions for the EPA to set national emission standards for hazardous air pollutants, including asbestos.

- Section 112- National Emission Standards for Hazardous Air Pollutants

Safe Drinking Water Act (SDWA)
The Safe Drinking Water Act (SDWA) is the federal law that helps ensure the quality of Americans' drinking water. Under the SDWA, EPA sets standards for drinking water quality and oversees the states, localities, and water suppliers who implement those standards.

See more on asbestos in drinking water

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

This law, also known as Superfund, was enacted to address abandoned hazardous waste sites in the U.S. The law has subsequently been amended, by the Superfund Amendments and Reauthorization Act of 1986 (SARA), and the Small Business Liability Relief and Brownfields Revitalization Act of 2002. CERCLA authority may be appropriate to respond to the release or potential release of asbestos into the environment.

EPA Asbestos Regulations

Asbestos-Containing Materials in Schools Rule
Pursuant to the Asbestos Hazard Emergency Response Act (AHERA), the Asbestos-Containing Materials in Schools rule requires local education agencies to inspect their school buildings for asbestos-containing building material, prepare asbestos management plans and perform asbestos response actions to prevent or

reduce asbestos hazards. Public school districts and non-profit private schools, including charter schools and schools affiliated with religious institutions (collectively called local education agencies) are subject to the rule's requirements.

Docket ID: OPTS-62048E; FRL-3269-8

- Asbestos-Containing Materials in Schools Rule (40 CFR Part 763, Subpart E)
  - Interim Transmission Electron Microscopy (TEM) Analytical Methods (Appendix A to Subpart E of 40 CFR Part 763)
  - Asbestos Model Accreditation Plan (Appendix C to Subpart E of 40 CFR Part 763)
  - Transport and Disposal of Asbestos Waste (Appendix D to Subpart E of 40 CFR Part 763)
  - Interim Method of the Determination of Asbestos in Bulk Insulation Samples (Appendix E to Subpart E of 40 CFR Part 763)

EPA Asbestos Worker Protection Rule
Through the authority of Section 6 of the Toxic Substances Control Act (TSCA) the EPA extended worker protection requirements to state and local government employees involved in asbestos work who were not previously covered by the the Occupational Safety and Health Administration's (OSHA) asbestos regulations.

Docket ID: OPPTS-62125B; FRL-6751-3

- 40 CFR Part 763, Subpart G – Asbestos Worker Protection

Asbestos Ban and Phaseout Rule (Remanded)
On July 12, 1989, the EPA issued a final rule banning most asbestos-containing products. In 1991, this regulation was overturned by the Fifth Circuit Court of Appeals. However, as a result of the Court's decision, only a few asbestos-containing products remain banned.

See Asbestos Ban and Phase-out Federal Register notices.

Docket ID: OPTS-62048E; FRL-3269-8

- 40 CFR Part 763, Subpart I -- Prohibition of the Manufacture, Importation, Processing and Distribution in Commerce of Certain Asbestos-Containing Products; Labeling Requirements

Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP)
The asbestos NESHAP regulations specify work practices for asbestos to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). The regulations require the owner of the building or the operator to notify the appropriate state agency before any demolition, or before any renovations of buildings that could contain a certain threshold amount of asbestos or asbestos-containing material. In addition, particular manufacturing and fabricating operations either cannot emit visible emissions into the outside air or must follow air cleaning procedures, as well as follow certain requirements when removing asbestos-containing waste.

Docket ID: OAR–2002–0082, FRL–7561–2

- 40 CFR Part 61, Subpart M (Complete Rule)
  - 40 CFR §61.145—Standard for demolition and renovation
  - 40 CFR §61.150—Standard for waste disposal for manufacturing, fabricating, demolition, renovation, and spraying operations

CERCLA Hazardous Substances and Reportable Quantities

Asbestos is designated as a hazardous substance with a reportable quantity in the Superfund regulations.

- 40 CFR Part 302.4 - Designation of Hazardous Substances and Reportable Quantities

Other Federal Agencies with Asbestos Regulations

Occupational Safety and Health Administration (OSHA)

OSHA oversees the working conditions for U.S. workers by implementing and managing occupational safety and health standards. The following regulations pertain to handling asbestos in the workplace.

- Asbestos General Standard—Specification of permissible exposure limits, engineering controls, worker training, labeling, respiratory protection, and disposal of asbestos waste
  - 29 CFR 1910.1001

- Asbestos Construction Standard—Covers construction work involving asbestos, including work practices during demolition and renovation, worker training, disposal of asbestos waste, and specification of permissible exposure limits
  - 29 CFR 1926.1101

Consumer Product Safety Commission (CPSC)

The CPSC protects consumers and families from consumer products that pose a fire, electrical, chemical, or mechanical hazard or can injure children. Below are the following CPSC bans or restrictions on asbestos-containing products:

- Emberizing Materials
  - 16 CFR Part 1305
- Patching Compounds
  - 16 CFR Part 1304
- Asbestos Containing Garments for General Use
  - 16 CFR § 1500.17(a)(7)

Mine Safety and Health Administration (MSHA)

MSHA is responsible for overseeing the safety and health of miners in the U.S. The following MSHA regulations apply to asbestos in mines:

- Surface Mines: exposure limits, engineering controls, and respiratory protection measures for workers in surface mines
  - 30 CFR part 56, subpart D

APPENDIX 3.0

SITE DATA

3500 SW 104TH AVE

Beaverton

ASSESSOR

Address	3500 SW 104TH AVE
Address2	Beaverton
City	Beaverton
Property ID	W305912
County	Washington
State ID	1S111CC03800
Alt Account Number	R76312
Land Type	COMMERCIAL LAND
Total Land Area	127,193
Assessor Update Date	11/13/2017 10:41AM

Sales History & Deed

Sale Date	Type	Instrument	Sale Price
09/01/2014			$2,008,774.00

Improvements

Segment Number	Segment Type	Class	Area Sq Ft
	MAIN		25472

Assessment History

Year	Improvements	Land	Special Use	Real Market	Exemptions	Assessed
2017	$1,555,370.00	$1,984,340.00	$0.00	$3,539,710.00	$0.00	$0.00

Tax Districts

Tax Code	Fire District	Park District	School District	Sewer District	Water District
050.93	Tualatin Valley Fire & Rescue	Tualatin Hills Park & Rec	Beaverton School Dist.	Unified Sewerage Agency	West Slope Water Dist.

<< 2016 >>

3500 SW 104TH AVE

APPENDIX 4.0

CONSULTANT RESUME

RESUME

CHARLES ARTHUR SPEAR

CERTIFIED ENVIRONMENTAL CONSULTANT (CEC)
ENVIRONMENTAL ASSESSMENT ASSOCIATION

REGISTERED ENVIRONMENTAL ASSESSOR
(Former) REA - 01241

AHERA INSPECTOR (EPA CERTIFICATION NO. IR-17-2439A

CERTIFIED ENVIRONMENTAL INSPECTOR
CEI - 10364

Professional Background

Charles A. Spear, President and founder of Environmental Inspection Services has over 30 years technical experience ranging from facility food technologist to hazardous waste site remediation at Federal SUPERFUND sites from California to Maryland. Mr. Spear has successfully performed over 3,000 Phase One, Phase Two, and Phase Three Environmental Site Assessment inspections on properties from California to Alaska and east to Maryland. Mr. Spear has managed such projects as spilled mustard gas and organophosphate demilitarization and remediation as a decontamination sergeant of the U.S.Army Chemical Corps Technical Escort Unit Drill & Transfer Unit at Umatilla Army Depot and removal of leaking solvent underground storage tanks in California and Oregon. Additional experience included supervision as a USARMY NBC Specialist of focused remediation at the Federal Superfund site known as Aberdeen Proving Grounds, Maryland (Michaelsville Landfill).

Specifically, Mr. Spear has worked with clients such as: Housing & Urban Development, the International Fabric Care Industry (IFI), the U.S. Environmental Protection Agency, The U.S. Department of Defense, The Oregon Department of Environmental Quality (ODEQ), The Oregon Department of Forestry, INTEL, Sun Microsystems, IBM, Rohm & Haas, General Electric, AT&T, Texaco, Unocal, BP, Lockheed Missile and Space Center, FMC Corporation, Oregon Department of Fish & Wildlife, Washington Department of Fish & Wildlife, City of Beaverton, City of Hillsboro, City of Corvallis, Housing Authority of Portland, Northwest Oregon Housing Authority, Washington County Department of Housing, Housing & Urban Development, numerous lenders and mortgage companies, many private development and site remedial site projects, and many attorneys and investors.

Mr. Spear managed complex solvent tank farm removals at Xidex Corporation in Sunnyvale, California and was the site cleanup manager at the Rose City Plating Site currently developed as the Oregon Convention Center. Mr. Spear is a certified hazardous waste professional who has coupled military experience as a Nuclear, Biological and Chemical Specialist (U,S. Army MOS 54E20) with experience as a professional industrial and process research engineer in both the corrugated paper and petroleum industries.

Mr. Spear has managed food industry quality control as an inplant food technologist and prepared cost reduction programs as a corrugated boxboard industrial engineer in Dallas, Texas. He is currently registered with the states of California, Washington, and Oregon and is an active member of the national respected Environmental Assessment Association. Due diligence projects have been performed throughout the United States from Fairbanks, Alaska to San Diego, California.

Professional experience includes the following:

Professional Experience

* Dry Cleaner Inspections
* Environmental Consultation
* Waste Reduction Audits
* Regulatory Compliance Audits
* Drum Yard Clearances
* Tank Farm Removals/Replacements
* Lab Packaging & Supervision
* Environmental Site Assessments
* Superfund Site Remediation
* Hazardous Waste site Project Design & Management
* Habitat/Wetlands Restoration
* AHERA asbestos inspections for school districts
* Landfill Remediation
* Agricultural assessments
* Indoor air quality inspections

Professional Employment/Consultation

* C.F.S. Continental Coffee, Inc., Food technologist, Chicago, Illinois
* Holiday Industries, Research Engineer, Grand Prairie, Texas
* Alton Packaging Corporation, Industrial Engineer, Dallas, Texas
* U,S. Army Chemical Corps., Nuclear, Biological, Chemical Specialist - Special assignment - Umatilla Army Depot (DATS)
  Oregon and permanent assignment U.S. Army Chemical Corps. Technical Escort Unit in Edgewood, Maryland

* Rollins Environmental Services, Remedial Project Manager
* Crown Environmental Services, Technical Director, Redmond, California
* Dames & Moore, Remedial design Engineer, Portland, Oregon
* Pegasus Environmental Management Services, Director of Technical Services
* Pacific Tank & Construction, Manager of Estimation, Portland, Oregon
* Enviro-Logic Inc., Director of Environmental Site Assessment Division
* Environmental Inspection Services Founder / President

Professional Education

* American Standard for Testing & Materials ASTM E1527-13 Training
* Bachelor of Science, Chemistry, Northeastern Illinois University, 1978
* U.S. Army Chemical School, Ft. McClellan, Alabama, 1983
* U.S. Army Technical Escort Unit, Accident / Incident Response Training Center 1983
* Registered Environmental Assessor REA - 01241 (Former classification)
* Certified environmental Inspector CEI - 10364
* AHERA Certified Asbestos Inspector IR-17-2439A
* ODEQ Soil Matrix Assessor & UST Decommission Supervisor ID No. 10305
* Washington DOE Registered Environmental Assessor
* Wetland Specialist - Training Wetlands Institute 1997
* EPA / HUD Lead-Based Paint (LBP) Certified Inspector & Risk Assessor

Additional Education

* Joint Military Material Packaging & Transportation
* Asbestos Abatement Seminar attendance 1987
* Thin Layer Chromatography, 1989
* Oregon Registered Underground storage Tank Supervisor, 1998
* Oregon Registered Soil Matrix Assessor, 1998
* Washington Registered Assessor, 1991
* Washington Registered Underground Storage Tank Supervisor, 1991
* Wetland Training Institute Delineation Course Study University of Portland March 1997
* 40-Hour HAZMAT Certified
* AHERA-Certified Inspector

Special Skills

* Facility Environmental Compliance Audits
* ASTM standard Environmental Site Assessments
* Computer Programming
* Organic surfactant chemical synthesis and analysis
* Hazardous Waste Site remediation/ estimating/ standards development
* Design of filtration systems, batch and continuous process optimization studies
* QA/QC Procedures
* SUPERFUND Site Management
* Industrial/ Research Engineering
* Hazardous Waste Site Remediation/ Consultation
* Wetlands Delineation and Habitat Restoration

Certification

* U.S. Army MOS 54E20 - U.S. Army Chemical Corps.
* International Fire Code Institute (IFCI) Certified UST Supervisor
* International Fire Code Institute (IFCI) Certified Soil Matrix Assessor
* Certified Hazardous Waste Manager
* 40-hour OSHA Training
* 40-hour OSHA Supervisor Training
* Registered Environmental Assessor (DOE)
* DEQ Registered UST Supervisor
* DEQ Registered Soil Matrix Assessor
* Resolution Trust Corporation (RTC) approved Environmental Assessor
* California Registered Environmental Assessor (REA-01241)- program discontinued
* Department of Ecology (DOE) Registered Environmental Assessor
* Environmental Assessment Association, Certified Environmental Inspector & Transaction Specialist (CEI-10364)
* Environmental Assessment Association, Certified Environmental Consultant (CEC)
* AHERA Certified Asbestos Inspector
* Wetland Delineator Graduate Wetland Training Institute, University of Portland 1997
* EPA / HUD LBP Inspector & Risk Assessor
* ASTM Training class, May, 2004

2260-2

ASN 1
DEQ Project Notification Form
For Abatement of Friable Asbestos-Containing Material

For DEQ use only	
Date Received	DEC 20 2017
Amount Received	$400.00
Check Number	13106
Project Number	

Attention: This notification must be complete, legible and received by DEQ at least 10 days before the start date of any friable asbestos abatement project and accompanied by the appropriate notification fee. Form instructions are online at: www.oregon.gov/deq

Project Category and Notification fee

☐ **Emergency Abatement Project** (Emergency notifications require a 50% fee increase.)
Emergency Approved by (DEQ staff name)_____ **Date**_____
Reason for Emergency_____
(e.g., explanation: fire or water damage, dangerous structure, etc.)

Check one:

A. ☐ $100 Projects with less than 40 linear feet or 80 square feet of asbestos-containing material, or for each residential abatement project.
B. ☐ $200 Projects from 40 to 259 linear feet or 80 to 159 square feet of asbestos-containing material.
C. ☒ $400 Projects from 260 to 1,299 linear feet or 160 to 799 square feet of asbestos-containing material.
D. ☐ $525 Projects from 1,300 to 2,599 linear feet or 800 to 1,599 square feet of asbestos-containing material.
E. ☐ $900 Projects from 2,600 to 4,999 linear feet or 1,600 to 3,499 square feet of asbestos-containing material.
F. ☐ $1,050 Projects from 5,000 to 9,999 linear feet or 3,500 to 5,999 square feet of asbestos-containing material.
G. ☐ $1,700 Projects from 10,000 to 25,999 linear feet or 6,000 to 15,999 square feet of asbestos-containing material.
H. ☐ $2,800 Projects from 26,000 to 259,999 linear feet or 16,000 to 159,999 square feet of asbestos-containing material.
I. ☐ $3,500 Projects 260,000 linear feet or more or 160,000 square feet or more of asbestos-containing material.

Complete the following: On Hold as of 1-2-2018

1. If this is a revision to a previous notification, provide the revision number: #1			
List lines that have been revised on this form: #1			
2. Project start date: 1-2-2018		3. Completion date: 1-5-2018	
4. Days of week abatement to be worked: Tues-Fri			
5. Hours of abatement work: 8 (a.m.)/p.m. - 4 a.m./(p.m.)			
6. Project site name: Hope Chinese Charter School			
7. Project site address: 3500 SW 104th Ave			
Building, floor, room or unit number: control room, basement, 1st floor			
City: Beaverton	State: OR	County: Washington	Zip: 97005
8. Project site contact: Robyn Stolin		Phone: 503-705-2679	
9. Abatement contractor name: PMG INC		DEQ license number: FSC 696	
Address: 27090 SE HWY 224			Phone: 503-761-5924
City: EAGLE CREEK	State: OR		Zip: 97022
10. Quantity of asbestos material to be abated:		Linear feet: 10	Square feet: 500
11. Asbestos disposal site name: Hillsboro Landfill		Address: 3205 SE Minter Bridge Rd, Hillsboro OR 97123	

EM-1-2-18 NS

12. Type of facility: Residence (No. of units) 1, School ☑, Hospital ☐, Apartments ☐, Commercial ☐, Industrial ☐, Equipment ☐, Ship ☐, Other _____.

13. List the asbestos-containing materials to be abated, the percent asbestos by each material, and where the asbestos-containing materials are located in the facility. Attach separate page if needed:

Flooring in control room- chrysotile 2%-8%
pipe insulation fitting from basement- 7% chrysotile TSI
pipe insulation fitting from 1st floor-7% chrysotile TSI

14. Oregon Certified Supervisor(s): Octavio H, Oscar L, Francisco M, Gerardo M, Misael R, Juan S, Gilberto M	Phone: 503-761-5924
Oregon Certification number: 14343, 14354, 14341, 14444, 14477, 14476, 14393	
15. Is the facility occupied or vacant? vacant during abatement	
16. Present use of facility: school	Future use of facility: school / Approximate construction date:
17. Survey performed or sample(s) collected?	Survey: ☑ Yes ☐ No / Samples: ☑ Yes ☐ No, assumed
18. Survey or samples collected by	Name: EIS / Phone: 503-680-6398
19. Is this a demolition? ☐ Yes ☑ No	Complete or Partial demolition? / Is this a renovation? ☑ Yes ☐ No
20. Is the demolition State or local government ordered? ☐ Yes ☑ No	Name of government official who ordered the demolition:
Order date:	Government initiated demolition start date:
21. Facility owner or operator name: Lindquist Holdings, LLC	Phone: 503-705-2679
Facility owner or operator address: P.O. Box 42135	
City: Portland / State: OR	Zip: 97242

22. Describe methods of asbestos abatement and disposal:

Wet manual methods under negative air pressure containment

23. Waste hauler name: PMG Inc.		Phone: 503-761-5924
Signature: Juan Saldivar	Date: 12-20-17	Phone: 503-761-5924

I certify that the information contained in this notification are true and correct to the best of my knowledge and belief.

Reference: Oregon Administrative Rule 340-248-0260 for applicable notification requirements.

Please sign this form and deliver or mail with the fee payable to DEQ

Oregon Department of Environmental Quality
Financial Services - Revenue Section
700 NE Multnomah St., Suite 600
Portland, OR 97232-4100

Revisions to notifications may be scanned and emailed or faxed to the appropriate DEQ regional office

Northwest Region	Fax: 503-229-6957	Email: deqnwrasbestos@deq.state.or.us
Eastern Region	Fax: 541-388-8283	Email: Messina.Frank@deq.state.or.us
Western Region South, Coos Bay, Medford	Fax: 541-776-6262	Email: Croucher.Steve@deq.state.or.us
Western Region	Fax: 503-378-4196	Email: Boyd.Dottie@deq.state.or.us

Questions: Call DEQ at 1-800-452-4011 for your regional DEQ office contact or visit: www.oregon.gov/deq

Great Northwest Environmental, Inc.
PO BOX 742 OREGON CITY, OR 97045 (503)309-9925 GNWE@COMCAST.NET

ASBESTOS PCM AIR SAMPLE ANALYSIS SHEET

CLIENT PMG
27090 SE Hwy. 224,
Eagle Creek, OR 97022
CONTACT: Rosa Martinez

PROJECT: 3500 SW 104th Ave.
LOCATION: Beaverton, OR 97005

CLIENT PROJECT #:
DATE SAMPLED: 1/2/2018
SAMPLED BY: GNWE NIOSH 582 Technician Sonia Benintendi

GNWE PROJECT #: 18-12647
DATE RECEVIED: 1/2/2018
DATE COMPILED: 1/2/2018
ANALYZED BY: Sonia Benintendi

SAMPLING INFORMATION

Sample	Lab #	Sample Type	Activity	Time Started	Time Ended	Flow Rate Start	Flow Rate End
CL1	1218-01	Clearance	Aggressive - asbestos flooring removal in containment - west.	3:50 PM	5:11 PM	15	15
CL1	1218-02	Clearance	Aggressive - asbestos flooring removal in containment - east.	3:55 PM	5:15 PM	15	15
BL1	1218-03	Blank					
BL2	1218-04	Blank					

ANALYTICAL INFORMATION

Sample	Lab #	Total Minutes Sampled	Average Flow Rate	Sample Volume	fibers	fields	Average Blank Count	Adjusted Fiber Count	fibers / mm^2	fibers/cc	Coefficient of Variation	95% UCL	8-hour TWA
CL1	1218-01	81	15	1215	8	100	0.01	0.0700	8.917	0.0028	1.741	<0.0049	N/A
CL1	1218-02	80	15	1200	12.5	100	0.01	0.1150	14.650	0.0047	1.620	<0.0076	N/A
BL1	1218-03				1	100	0.01						
BL2	1218-04				0	100	0.01						

Phase Contrast Microscopy (PCM) Method of Analysis: NIOSH 7400 Issue 2, 8/15/94, or OSHA Reference Method 11010.1101 Appendix A.

Working Range of NIOSH 7400 is 100 to 1,300 fibers/mm2. Limit of Quantitation (LOQ) = 100 fibers/mm2. Limit of Detection (LOD) = 5.5 fibers/mm2. ND = none detected.

Filter Information: MCE 0.8 um pore size. Graticle field area 0.00785 mm/2.

Blank count: Client is requested to submit 2 blank samples from the same lot as work samples, or 2 for every 20 samples, if not the blank count will be zero and F/cc may be higher than actual.