May 9, 2016 RFP 16- HHFDEMO2-2016 Request for Qualifications and Cost Proposal Deconstruction and Demolition Services Muskegon County Land Bank / City of Muskegon Heights

Bidder's Name:	
Address:	
Telephone Number:	
E-Mail:	

The Muskegon County Land Bank / City of Muskegon Heights invites all interested companies and individuals to submit qualifications and a cost proposal for the Neighborhood Stabilization Program. A set of conditions and specifications I requirements are enclosed.

Sealed proposals clearly marked with "**RFP 16- HHFDEMO2-2016**" will be accepted at the **Muskegon County Land Bank,** 173 East Apple Avenue, Suite 104. Muskegon, Michigan 49442 until 3:00 p.m. May 18, 2016.

No Late Bids will be accepted

Document published by Christopher J. Dean Fire Chief City of Muskegon Heights

This project is funded totally or in part through the Michigan Hardest Hit Fund.

Project Purpose

The Muskegon County Land Bank / City of Muskegon Heights is accepting qualifications and cost proposal for the site demolition and removal of 17 residential structures located in Muskegon Heights, MI 49444

Bid Packet

Bid packets will be available starting May 9, 2016. The completed bid packet must be returned to the **Muskegon County Land Bank,** 173 East Apple Avenue, Suite 104. Muskegon, Michigan 49442 until 3:00 p.m. May 18, 2016.

Bid documents may be obtained at <u>www.cityofmuskegoheights.org</u> or the Builders Exchange of Michigan. A pre-bid voluntary conference will be held on May 132016, from 1:00PM to 1:30PM at Muskegon Heights, City Hall, Council Chambers (2715 Baker, Muskegon Heights, MI). Inquiries can be made by the following means: Phone 231-724-6170 Timothy Burgess or via email at <u>BurgessTi@co.muskegon.mi.us</u>

No late bids will be accepted. The Muskegon County Land Bank / City of Muskegon Heights reserves the right to accept or reject any or all bids and reserves the right to waiver formalities and to take such actions as it deems necessary in the best interest of Muskegon County Land Bank / City of Muskegon Heights. Both the Muskegon County Land Bank / City of Muskegon Heights. Both the Muskegon County Land Bank / City of Muskegon Heights operates on an equal opportunity / affirmative action basis in its bidding policy (Title VII of the Civil Rights Act of 1964, Equal Opportunity Clause, Executive Order 11246, Chapter 60, Subpart A. 60-1.4, Revised Order No. 4)

Christopher J. Dean Fire Chief

Publish: May 09, 2016

Section I. Bid Certification (Page 1 of Bid Document)

I certify that this bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same materials, supplies, equipment or service, that it meets or exceeds all specifications contained herein, and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentence and civil damage awards. I agree to abide by all conditions of this bid, all specifications as stated, and certify that I am authorized to sign for the bidder.

idder:	
treet Address:	
ity/State/Zip Code	
hone Number:	
AX:	
- Mail:	
ignature:	
itle:	
ate Certified:	
id Breakdown Asbestos Abatement Total: Demolition Total:	_
Disposal Total:	_
Fill:	_
Landscaping Total:	-

Total Bid Amount:

CONFLICT OF INTEREST DISCLOSURE FORM

(Page 2 of Bid Document)

For purposes of determining any possible conflict of interest, all bidders/proposers, must disclose if any City of Muskegon Heights or County of Muskegon employee(s), elected officials(s), of if any of its agencies is also an owner, corporate officer, agency, employee, etc., of their business.

Indicate either "yes" (a city employee or county, elected official, or employee is also associated with your business), or "no". If yes, give person(s) name(s) and position(s) with your business.

	YES		
	NO		
	NAME(S)	POSITION(S)	
FIRM NAME:			
BY (PRINTED):			
BY (SIGNATURE):			
			_
ADDKESS:			
PHONE NO.			

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

(Page 3 of Bid Document)

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 13 CFR Part 145. The regulations were published as Part VII of the May 26, 1988 *Federal Register* (pages 19160-19211).

Bidder certifies to the best of its knowledge and belief, that it and its principals:

(a) [] Are [] are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) [] Have [] have not within a three-year period preceding award of this bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) [] Are [] are not presently indicted for or otherwise criminally charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) above; and

(d) [] Have [] have not within a three-year period preceding bid had one or more public transactions (Federal, State or Local) terminated for cause or default.

Bidder Signature

Date

Typed or Printed

Company Name

A. General Bid Conditions/Instruction to Bid

These conditions are an integral part of this bid, and as such, the bidder must comply with them.

- 1. The prospective bidder must use Local Governmental Units bid documents.
- 2. Alternatives must be placed on a separate sheet of paper.

B. Federal and State Regulation Compliance

- In accordance with the Housing and Urban Development Act of 1968, as amended (12USC1701 u) and stated in the City of Muskegon Heights, Section 3 Employment Plan 10% of the grant dollars/ contract will be used to directly employ Muskegon Heights residents or businesses in the deconstruction or demolition of buildings funded under this program.
- 2. At the time of the solicitation, the Prime Demolition Contractor must identify and enter into a partnership with a deconstruction company for the purpose of providing services for this contract. The Prime Demolition Contractor will be responsible for the deconstruction activities on the site. The deconstruction company will be employed and the responsibility of the Prime Demolition Contractor.

C. Project Submission Schedule

The payment time or closing dates, as stated in the bid form, shall be required to deliver and complete items after the receipt of the award. Where multiple items appear on a bid request, the bidder shall, unless otherwise stated by the City, show the closing time in each item separately. The payment schedule must be included in and restated in each bid and adhered to as the following:

1.	Request for Qualifications and Cost Proposal Available to the Pu	blic	May 9, 2016
2.	Pre-bid Meeting		May 13, 2016
3.	Submission of Request for Qualifications and Cost Proposal Due		May 18, 2016
4.	Bid Awarded by the Muskegon County Land Bank	Арх	May 23, 2016
5.	Work commence by		June 3, 2016
6.	Demolition Completed		July 1, 2016

If there are any questions concerning the specifications contained in this bid request please contact Timothy Burgess phone 231-724-6170 or via email at <u>BurgessTi@co.muskegon.mi.us</u>

The Muskegon County Land Bank / City of Muskegon Heights reserves the right to accept or reject any and all bid requests, all rights granted to it by law, the right to waiver formalities and take such action as it deems necessary in the best interest of the Muskegon County Land Bank / City of Muskegon Heights.

D. Bidder/Offeror Representation

- 1. Each bidder / offer must sign the bid with his or her signature and shall give his or her full business address on the form provided in this bid.
- The County of Muskegon and the City of Muskegon Heights operates on an equal opportunity / affirmative action basis in its bidding policy (Title VII of the Civil Rights Act of 1964. Equal Opportunity Clause, Executive Order 11246, Chapter 60, Subpart A, 60-1.4, Revised Order No 4.) Bidding is open to all interested parties, in compliance with national, state and local laws.
- 3. This award will be made to that responsible bidder whose bid conforms to this solicitation, and will be most advantageous to the County and City in price and number of items purchased.

E. Bid / Offer Qualifications

- 1. Debit to City or County: No bid shall be accepted and no contract will be awarded to any person, firm or corporation that is in arrears to the City or County, upon debt or contract that is a defaulter as surety or otherwise, upon any obligation to the City or County, or that is deemed irresponsible or unreliable by the City or County. If requested, bidder/offer shall be required to submit satisfactory evidence that they have a practical knowledge of the particular sale/supply/service bid and that they have the necessary financial resources to provide the proposed supply/service as described in the specifications.
- 2. Experience: All contractors have a minimum of five (5) years of proven experience providing professional licensed demolition services or similar scope/scale. Failure to provide documented experience may result in disqualification from bid process.

F. Vendor /Bidder Complaints or Protests

The Muskegon County Land Bank / City of Muskegon Heights have established administrative procedures for handling bidder complaints in a fair and timely manner.

Step 1: Bidders should inform the Muskegon County Treasure's Office in writing within five days of the incident that he or she has a complaint. The County Treasure will investigate the complaint and make a decision concerning the matter.

Step 2: If the bidder is dissatisfied with the Muskegon County Treasure's reply, an appeal must be made in writing within seven days to the Muskegon County Board of Commissioners

G. Errors I Omissions I Discrepancies

Any errors, omissions or discrepancies in the specifications discovered by a prospective bidder shall be brought to the attention of the Muskegon County Land Bank as soon after discovery. Further, the bidder shall not be allowed to take advantage of errors, omissions or discrepancies in the specifications.

H. Bid Submission

Prospective bidders will be expected to allow adequate time for the delivery of their bid by mail. Faxed bids will **not** be accepted.

I. Bid Awards

- 1. No bid award will be made at the time of the bid opening.
- 2. Individuals submitting bids, who wish to know the results before the award is made, may contact the Muskegon County Land Bank 5 business days following the bid opening.

J. Termination for Convenience

The Muskegon County Land Bank / City of Muskegon Heights may terminate a contract, in whole or in part, whenever the City / County Land Bank determines that such termination is in the best interest of the City / County Land Bank, without showing cause, upon given notice to the contractor.

K. Termination for Default

When the bidder/contractor has not performed or has unsatisfactorily performed the contract, the Muskegon County Land Bank may terminate the contract for default.

Bid conditions/instructions to the bidder, specifications/requirements may become part of the service contract.

Section II

Terms and Conditions

1. Scope of Services.

The Contractor shall, perform and carry out in a satisfactory and proper manner, as determined by the Local Governmental Units, the following:

- A. Act as Prime Contract on this demolition project.
- B. Perform, partner with or subcontract all deconstruction activities if required
- C. Remove and dispose of asbestos materials in accordance with Environmental Protection Agency, Michigan Occupational Safety and Health Administration and Michigan Department of Environmental Quality regulations.
- D. Demolition and removal of all structures located on property
- E. Break up and removal of all concrete, i.e., basements, driveways, walkways, slabs, etc

2. Time and Performance.

The services of the Contractor shall commence by June 3, 2016 and shall be completed by July 1, 2016. All requests for payment along with approved completion inspection reports shall be submitted to the Muskegon County Land Bank no later than August 01, 2016. A 10% retainage will be held by the Muskegon County Land Bank until all waivers and inspections are submitted.

3. Relationship Between Parties.

The Contractor is engaged by the Local Governmental Units only for the purposes and to the extent set forth in this Contract, and his relationship the Local Governmental Units during the term of this contract shall be that of an independent contractor. The Contractor shall be free to dispose of such portion of his entire time, energy, and skill during regular business hours as he is not obligated to devote hereunder to the Local Governmental Units in such manner as he sees fit and to such persons, firms, or corporations as he deems advisable. The Contractor shall not be considered as having employee status or as being entitled to participate in any plans, arrangements, or distributions by the Local Governmental Units pertaining to or in connection with any vacation, sick leave, insurance, retirement, longevity, or similar benefits for the Local Governmental Units' regular employees.

4. Insurance

All Prime and Subcontractors, working under this contract, must include the Local Governmental Units as co-insured and furnish evidence of comprehensive public I general liability insurance coverage in the amount of \$1,000,000. The contractor must also comply with local laws governing the work place including Workers Compensation Insurance. Unemployment insurance is also required to participate in this project.

The Contractor shall indemnify and hold harmless the Local Governmental Units, its officers and employees from and against all claims, damages, losses and expenses, including attorney fees, arising out of or resulting from the performance of services under this Contract, provided any such claim, damage, loss or expense that is (a) attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting there from, and (b) is caused in whole or in part by a negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable regardless of whether or not it is caused in part by a party indemnified hereunder.

5. Permits and Codes

The Prime and Subcontractor shall obtain and pay for all permits and license necessary for the completion and execution of the work and labor performed. All work performed must conform to applicable local codes and requirements.

6. Assignment of Contract

The Prime and Subcontractor shall not assign this contract without the prior written consent of the Local Governmental Units.

7. Work Force

A. Project Management

The demolition contractor will act as the prime contractor for the project. He / She, herein called the prime demolition contractor, will be responsible for all activities on the demolition site.

B. Deconstruction Company

At the time of the Request for Qualification and Cost Proposal solicitation, the Prime Demolition Contractor must identify and enter into partnership with a deconstruction company, which will either be a full partner or a subcontractor for the purpose of this contract. The Prime Demolition Contractor will be responsible for deconstruction activities on the sites. The deconstruction company will be employed by and responsible to the Prime Demolition Contractor. (If applicable)

8. Penalty for Unexcused Delays

If the work is not completed within the time stipulated in this contract, including any time for excusable delays as provided below, the Contractor and or his sureties shall be liable for and shall pay to the Local Governmental Units the sum of \$200 for each calendar day of the delay as a fixed surcharge to cover the costs of additional administration and re-inspection, commencing from the time stipulated for the completion until such work is satisfactorily completed and accepted. Any such surcharge levied shall be certified by Muskegon County Land Bank and deducted from the final payment.

The rights of the Contractor to proceed shall not be terminated nor shall the Contractor be charged with surcharge for any delays in the completion of work due to:

- a. Any acts of government, including controls or restrictions upon or requisitioning of materials, equipment, tools or labor by reason of war, national defense or other national emergency.
- b. Causes not responsible or foreseeable by the parties to this contract at the time of execution of this contract, which are beyond the control and without fault or negligence of the Contractor, such as extreme weather conditions, fires, epidemic, quarantine strikes, freight embargo, and acts of another contractor in the performance of some other contract. Note: Seasonal load and speed restrictions are not considered unforeseeable item or covered as a weather limitation.

9. Default

In the event of default by the Contractor in the observance or performance of any covenant, condition, or agreement on his part to be observed or performed under this Contract, and the continuance of such default for seven (7) days after written notice thereof by the City to the Contractor. Any notice given hereunder shall be sufficiently given if delivered to the Contractor personally or mailed to him by United States Postal Service with certified mail/ return receipt requested at the address set forth in the heading of this contract.

10. Compensation

- A. The Local Governmental Units shall pay compensation to the Contractor for his services under this contract as follows:
 - 1. Compensation for completion of the work shall be payable monthly upon a billing from the Contractor describing in detail the services performed by the Contractor during the preceding month.
 - 2. Local Governmental Units will only be billed monthly for each completed demolition that has passed city inspections.

3. It is expressly understood and agreed that in no event will the total compensation to be paid hereunder exceed the maximum sum for all services under this Contract.

11. Michigan Law

The laws of the State of Michigan shall govern this Agreement. Any litigation regarding this Agreement or its contents shall be filed in the County of Muskegon, if in State court, or in the Federal District Court nearest to Muskegon County, if in Federal Court.

12. Terms and Conditions

The terms and conditions used in this Agreement shall be given their common and ordinary definition and will not be construed against either party.

13. Severability

If anyone or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein.

14. Surety/Performance Bond

Within 5 business days of being awarded the project, contractors must secure a performance bond in an amount equal to one hundred percent (100%) of the total contract amounts. Bonds must be issued by a bona fide company authorized to do business with the State of Michigan and to comply with state regulations. The contractor the performance bond is to ensure abatement of potential impacts to public health and safety resulting from demolition as well as ensure general cleanup of the demolition site.

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Section IV Work Elements

A. Work Site / Structure Addresses

19 Harrison 150 Harrison 214 Harrison 276 Harrison 2121 Sanford 2201 Sanford 2329 Baker 2525 Leahy 2816 Baker 2820 Baker 2824 Baker 2822 Howden 2828 Baker 2916 Baker 2921 Jefferson 3133 Jefferson 3136 Howden

(See attached Equalizer Data including location Photo)

B. General Statement of Work Requirements

The principal items of work consist of:

- 1. Remove asbestos removal and disposal as required by law.
- 2. Deconstruction of structure when appropriated.
- 3. Demolition of all structures located on the property.
- 4. Break up and remove all concrete, i.e., driveways, walkways, slabs, etc.
- 5. Remove the basement and footings.
- 6. Removal of lead-based paint-containing materials according to the appropriate regulations.
- 7. Fill basement with clean backfill with 3 inches of clean topsoil and **seed with clover.**
 - a. Clover shall be evenly applied at a rate of 5 lbs of seed per 50x100 city lot
 - b. Approved types of clover include (common name): New Zealand White Clover, Ladino Clover or Dutch White or Sweet Clover. (A 50% -50% blend of any two approved clover types is preferred)
- 8. Protect all trees not being removed as part of the project.
- 9. Remove **all** trash and debris on the work site.

C. Technical Specifications

Before commencing demolition work:

- 1. Execute rodent extermination procedures as specified by and to the satisfaction of the Muskegon County Health Authority.
- Disconnect, or arrange for the disconnection of, utility service connections, such as water, sewers, steam, and telephone, to building to be demolished in accordance with the regulations of the utility concerned.
 - a. **Note:** Natural gas and electrical disconnects have be done prior to the pre-bid conference and cost should **not** be included in the bid. However the contractor is responsible for confirming service disconnections prior to commencing work.

- Seal storm and sanitary sewers leading from structures to be demolished. (Note: Sanitary Sewer lateral to be plugged within five (5) feet of property line.) Also, all water services to be cut at curb box and plugged. These service cut and caps must inspected in accordance with local ordinances.
- 4. Preserve in operating condition active utilities traversing the project site; protect property, including but not limited to mains, manholes, catch basins, valve boxes, poles, gigs, and other appurtenances.
- 5. Provide adequate time for deconstruction contractors to evaluate and remove salvageable materials and equipment from the structure. (if applicable)
- 6. Assist when necessary the deconstruction contractor in removal of salvageable materials.

During demolition:

- 1. Provide adequate protection to persons and property.
- 2. Execute the work in such a manner as to avoid interference with the use of or passage to and from adjoining buildings and facilities.
- 3. Except as otherwise shown or specified, demolish structures and foundations, and remove complete steps, posts, porches, and similar construction.
- 4. Demolish masonry walls in small sections.
- 5. Remove, regardless of elevation, all floor construction over basements and cellars.
- 6. Remove structural steel, cast iron, and heavy timbers by individual pieces and lower carefully (if applicable).
- 7. Remove partitions, stairways, furnaces, piping, apparatus, and debris from within existing basements.
- 8. Wet down masonry thoroughly during demolition; prevent spread of dust; provide water and necessary connections therefore.
- 9. Do no blasting on the project site.
- 10. Burn no materials or debris on the premises
- 11. Provide substantial barricades around all basements and cellars, as soon as such openings are uncovered, adequate to block access, and to afford protection to workers and the public.
- 12. Leave no demolished material of any sort in any basement.

- 13. Remove from the site rubbish and debris found thereon and or resulting from the work of demolition. At completion, leave the site in a safe and clean condition, free or materials or equipment.
- 14. It shall be the Contractor's responsibility to properly dispose of **all** demolition materials. This includes regulated materials (i.e. asbestos, mercury, lead base paint etc).
- 15. Properly grade soil to match existing surrounding neighborhood topography.

Section V

Bid Submission

The following information must be included in the bid package. Any omission of the requested information may cause you to forfeit the bid.

Page 1:	Bid certification
Page 2:	Conflict of interest disclosure form
Page 3:	Certification regarding debarment and suspension
Page 4:	Copy of deconstruction and or residential demolition license
Page 5:	Proof of comprehensive liability insurance
Page 6:	Total cost proposal for deconstruction and demolition of 36 units.
Page 8:	Per location itemization of the bid
Page 7:	Identification of asbestos abatement subcontractor (if not the same as the demolition company).
Page 8:	Copies of asbestos abatement contractor license(s).
Pages 9+	Business History/ Experience in Deconstruction and Demolition. Project list references, with contact person's name and telephone numbers. ** Evidence of a minimum of five (5) years of proven experience providing professional licensed demolition services or similar scope/scale must be provided in this section.

Parcel Number: 61-26-635-	275-0009-00	Jurisdicti	on: 26 CITY (OF MUSKEGON	HTS	County: MUSKEG	N	Print	ted on		12/01/2015	
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Libe & Pa	er age	Ver By	ified	Prcnt. Trans.	
WILLIAMS TYRONE	COUNTY OF MUSKED	GON TREASUE	0	04/01/2014	QC	TAX REVERTED	402	4021/62		D	0.0	
MUSKEGON COUNTY TREASURER	WILLIAMS TYRONE		700	10/13/2011	QC	QUIT- CLAIM	3892	3892/820		D	100.0	
STATE MANAGEMENT INC	MUSKEGON COUNTY	TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880	0/834	DEE	D	0.0	
THOMPSON LAND MANAGEMENT &	STATE MANAGEMENT	r inc	0	03/08/2004	QC	QUIT-CLAIM		2/85	DEE	D	0.0	
Property Address	1	Class: 70	3.EXEMPT COUNT	Y Zoning:	Bu	ilding Permit(s)) [Date	Number	St	catus	
19 HARRISON BLVD		School: M	USKEGON HEIGHT	'S SCHOOLS			07/1	L7/2000	B-219-0	00		
		P.R.E.	0%									
Owner's Name/Address		MAP #: 26	-000-275-090									
COUNTY OF MUSKEGON TREASUR	RER		2016 Est TCV	0 TCV/TFA:	: 0.00							
173 E APPLE AVE STE 104 MUSKECON MI 49442		X Improve	ed Vacant	Land Va	lue Esti	mates for Land 1	able 00008.DK. H	BLUE	1			
		Public Improve	ements	Descrip NEIGHBO	tion F RHOOD 8	rontage Depth 40.00 125.00 1	* Factors * Front Depth Ra .0000 1.0000	ate %Adj 50 100	. Reaso	n	Value 2,000	
Tax Description		Gravel	Road	40 A	40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							
CO'S ANNEX #1 Comments/Influences		X Storm 3 X Storm 4 X Sidewa. X Water X Sewer X Electr. X Gas X Curb X Street X Standa: Underg: Topogra Site X Level Rollind Low High Landscd Swamp	Sewer lk ic Lights rd Utilities round Utils. aphy of g aped									
	1/2007 10:10:42	Wooded Pond Waterf: Ravine Wetland Flood	ront d Plain hen What /1992 REVIEWEE	Year 2016 2015	La Val EXEM EXEM	Ind Buildi ue Val IPT EXEM IPT EXEM	ng Assessed ue Value IPT EXEMP IPT EXEMP	d Bo e T	oard of Review	Tribunal/ Other	Taxable Value EXEMPT EXEMPT	
The Equalizer. Copyright	(c) 1999 - 2009. skegon, Michigan	CED 07/01	/2001 REVIEWED	2014	1,0	2,2	3,200	0			3,2005	
	megon, menigan			2013	1,0	2,2	3,200	0			3,2005	

Parcel Number: 61-26-635-275-0009-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story	Year Built: -Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation:
Building Style: 1 STY Yr Built Remodeled 1945 0 Condition for Age: Average Room List Basement 2 Ist Floor 2nd Floor	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Doors: Solid X (5) Floors Kitchen: Softwood Other: Carpeted Other: Tile	Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Vented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: D Effec. Age: 55 Floor Area: 400 Total Base Cost: 23,148 Total Base New : 31,713 Total Depr Cost: 7,135 Estimated T.C.V: 3,175	Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
2 Bedrooms (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) (2) Windows X Avg. Y Avg. Few X Wood Sash X Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens (3) X Gable	<pre>(6) Ceilings X Drywall (7) Excavation Basement: 0 S.F. Crawl: 400 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Liste</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) 1 Public Water 1 Public Sewer	Stories Exterior 1 Story Siding Other Additions/Adju (14) Water/Sewer Public Water Public Sewer Phy/Ab.Phy/Func/Econ ECF (DK. BLUE)	Foundation Rate Bsmnt-Adj Heat-Ad Crawl Space 63.46 -10.81 0.66 stments Rate 912.00 912.00 /Comb.%Good= 45/100/ 50/100/22.5, Depr 0.445 => TCV of Bldg	j Size Cost 400 21,324 Size Cost 1 912 1 912 .Cost = 7,135 : 1 = 3,175
Imp Mansald Flat Shed X Asphalt Shingle Chimney: Brick	Unsupported Len: Cntr.Sup:	Lump Sum Items:			

Parcel Number: 61-26-635-	-262-0015-00	Jurisdicti	on:	26 CITY	OF MUSKEGON	HTS (County: MUSKEGON		Printed on		12/01/2015			
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Libe & Pa	er Ver age By	rified	Prcnt. Trans.			
WILLIAMS TYRONE	COUNTY OF MUSKED	GON TREASUE		0	04/01/2014	QC	TAX REVERTED	4021	./57 DEF	2D	0.0			
MUSKEGON COUNTY TREASURER	WILIAMS TYRONE			900	10/13/2011	QC	QUIT- CLAIM	3892	2/812 DEF	ED	100.0			
REDDER MARSHALL	MUSKEGON COUNTY	TREASURER		0	04/01/2011	QC	QUIT- CLAIM)/824 DEF	ED	0.0			
FIFTH THIRD BANK	REDDER MARSHALL			9,127	10/13/2004	WD	WARRANTY DEED	3624	/872 DEI	ED	100.0			
Property Address		Class: 70	3.EXEM	IPT COUNT	Y Zoning:	R1-RES Bui	lding Permit(s)	D	ate Number	St	atus			
150 HARRISON BLVD		School: M	USKEGC	ON HEIGHT	S SCHOOLS									
		P.R.E.	0 응											
Owner's Name/Address		MAP #: 26	-000-2	262-150										
COUNTY OF MUSKEGON TREASU	RER		2016	5 Est TCV	0 TCV/TFA	: 0.00								
173 E APPLE AVE STE 104		X Improv	ed	Vacant	Land Va	Land Value Estimates for Land Table 00008 DK BILLE								
MUSKEGON MI 49442		Public		rabano			*	Factors *						
		Improve	ements		Descrip	tion Fro	ontage Depth Fr	ractors cont Depth Ra	te %Adj. Reas	on	Value			
Tay Deceription		Dirt R	oad		NEIGHBC	RHOOD 8	40.00 125.00 1.0	000 1.0000	50 100		2,000			
	HT4141 BLK 262 LOT 15 MUSKEGON				40 A	40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,								
IMPROVEMENT CO'S ANNEX #1	X Paved i	Road												
Comments/Influences X Storm			Sewer 1k											
CONDEMNED: 9/20/2011		X Water	T 17											
		X Sewer												
		X Electr	ic											
		X Gas X Curb												
		X Street	Light	s										
		Standa	rd Ūti	lities										
		Underg	round	Utils.										
		Topogra	aphy o	f										
	1. 1. 1. 2	Site												
		X Level												
	A Stallar	Rollin	g											
The second se		High												
		Landsc	aped											
	· ·	Swamp												
		Wooded												
		Waterf	ront											
A State and a state of the stat		Ravine												
and the second s	Allow and the second second	Wetlan	d 		Vear	Lan	d Building	Assessed	Board of	Tribunal/	Tavable			
	A CONTRACTOR OF THE OWNER	Flood	Plain		licar	Valu	e Value	Value	Review	Other	Value			
		Who W	hen	What	2016	FXEMP	r Exempt	EXEMPT	1	<u> </u> '	EXEMPT			
	the second second second second	CET 11/20	/1007		2015	EXEMD	р ЕХЕМОТ	EXEMO			EXEMOT			
The Equalizer. Copyright	(c) 1999 - 2009.		/ エンツ /	IVENTEMET	2014	1 00		7 800	1		7 8009			
Licensed To: County of Mus	skegon, Michigan				2012	1 00	0,000	,,000		ļ	,,0003			
					2013	1,00	/,000	8,000			8,000S			

Parcel Number: 61-26-635-262-0015-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Built-ins (15) Fireplaces (16) Porches/Decks							
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style:	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Plaster Paneled Wood T&G Trim & Decoration	X Gas Oil Elec. Wood Oil Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator	Area Type 60 WGEP (1 Story) 192 Treated Wood	Year Built: -Car Capacity Class: C Exterior: Si Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?:	/: .ding 0 0 : Detache 18 Inch				
1+ STYYr Built19250Condition for Age:AverageRoom List	Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna	Raised Hearth Wood Stove Direct-Vented Gas Class: CD Effec. Age: 57 Floor Area: 884 Total Base Cost: 64,	CntyMult 455 X 1.370	Auto. Doors: Mech. Doors: Area: 240 % Good: 0 Storage Area No Conc. Flc Bsmnt Garage	0 0 a: 0 bor: 0				
Basement 1st Floor 2nd Floor	Kitchen: Other: Other:	(12) Electric	Trash Compactor Central Vacuum Security System	Total Base New : 88, Total Depr Cost: 22, Estimated T.C.V: 9,9	303 E.C.F. 352 X 0.445 47	Carport Area Roof:	1:				
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior 1+ Story Siding	Foundation Rate Mich Bsmnt. 63.1	Bsmnt-Adj Heat-Ad 0 -4.53 0.00	j Size 884	Cost 51,776				
X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows (2) Windows X Avg. X Avg. Y Avg. Y Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof	<pre>(7) Excavation Basement: 884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath 3 Softener, Auto Softener, Manual Solar Water Heat No No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Ceramic Tub Alcove Vent Fan (14) Water/Sewer	<pre>0 Other Additions/Adju (14) Water/Sewer Public Water Public Sewer (16) Porches WGEP (1 Story), St (16) Deck/Balcony Treated Wood, Stand (17) Garages Class:C Exterior: S Base Cost Phy/Ab.Phy/Func/Econ Economic Depreciatio ECF (DK. BLUE)</pre>	andard andard iding Foundation: 18 //Comb.%Good= 45/ 75/1 n because of:	<pre>0 -4.33 0.00 Rate 1025.00 1025.00 51.96 6.81 Inch (Unfinished) 25.85 00/ 75/25.3, Depr 0.445 => TCV of Bldg</pre>	Size 1 1 60 192 .Cost = : 1 =	Cost 1,025 1,025 3,118 1,308 6,204 22,352 9,947				
X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Brick	-	Lump Sum Items:									

Parcel Number: 61-26-635-	256-0015-00	Jurisdicti	Lon: 2	6 CITY C	OF MUSKEGON	HTS	С	County: MUSKEGON		Prin	ted on		12/03	1/2015
Grantor	Grantee			Sale Price	Sale Date	Inst Type	•	Terms of Sale	Li &	ber Page	Ver By	ified		Prcnt. Trans.
HARRIS VERNON/DOROTHY	COUNTY OF MUSKED	GON TREASU	E	0	04/01/2013	3 QC		FORECLOSURE	39	3950/211		D		0.0
MUSKEGON COUNTY TREASURER	HARRIS VERNON/DO	OROTHY		100	10/04/2010) QC		QUIT-CLAIM	38	3860/634		DEED		100.0
HUIZENGA JEFFERY A	MUSKEGON COUNTY	TREASURER		0	04/02/2010) CD	ASSIGNMENT			46/197	DEE	D		0.0
SMITH JEFFREY A	HUIZENGA JEFFERY	ΥA		0	02/29/2008	3 QC		QUIT-CLAIM	37	76/80	DEE	D		100.0
Property Address		Class: 70	3.EXEM	PT COUNT	Y Zoning:		Buil	Lding Permit(s)		Date	Number	5	Status	
214 HARRISON BLVD		School: M	IUSKEGON	N HEIGHT	S SCHOOLS						1			
		P.R.E.	0%											
Owner's Name/Address		MAP #: 26	-000-25	56-150										
COUNTY OF MUSKEGON TREASUR	RER		2016	Est TCV	0 TCV/TFA	: 0.00								
173 E APPLE AVE STE 104		X Improv	ed	Vacant	Land Va	lue Es	 stima	tes for Land Tab	le 00007, SK	Y BLUE				
MUSKEGON MI 49442		Public		rabano		.140 20		*	Factors *					
		Improv	Improvements				Fro	ntage Depth Fr	ont Depth	Rate %Ad	j. Reasc	on	V	'alue
Tay Deceription		Dirt R	NEIGHBO	ORHOOD	#7	40.00 125.00 1.0	000 1.0000	70 100)		2	,800		
HT4004 BLK 256 LOT 15 MUSKEGON			Road		40 <i>P</i>	Actual	Fron	t Feet, 0.12 Tot	al Acres	Total Est	:. Land	Value =	2	,800
IMPROVEMENT CO'S ANNEX #1														
Comments/Influences X Storm Sewer														
CONDEMNED: 10/06		X Water	± 11											
		X Sewer												
		X Electr	ic											
		X Gas												
		X Street	Lights	s										
		X Standa	rd Util	lities										
		Underg	Underground Utils.											
		Topogr												
	The second	Site												
	and the second of the	X Level												
		Rollin	g											
	× 18/18/18	High												
		Landsc	aped											
		Swamp												
		Wooded												
		Waterf	ront											
		Ravine												
	Alter L	Wetlan	d		Vear		Land	A Building	Leese	ed B	oard of	Tribunal	/	Tavable
		Flood	Plain		10ai	7	Value	e Value	Val	ue	Review	Othe	er	Value
	and the second s	Who W	ihen	What	2016	E	XEMPT	EXEMPT	EXEM	IPT				EXEMPT
	and the second	CET 12/31	/1002 1		2015		VEMPT	 דיייייייייייייייייייייייייייייי	EXEN	ופיד				EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.	1020 12/31	., _ > > < I		2010		,			0				
Licensed To: County of Mus	skegon, Michigan				2013		1 400			0.0				0
					2013	-	1,400	1,200	8,6	00				0,000S

Parcel Number: 61-26-635-256-0015-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Deck	s (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style:	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior (4) Interior Paneled Plaster Wood T&G Trim & Decoration	X Gas Wood Oil Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Paised Hearth	Year Built: 1915 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Duto Doors: 20
Yr Built Remodeled 1915 0 Condition for Age: Average Room List	Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna	Wood Stove Direct-Vented Gas Class: CD Effec. Age: 57 Floor Area: 720 Total Base Cost: 57,989 X 1.370 Total Base New: 79,446	Mech. Doors: 20 Mech. Doors: 0 Area: 216 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage:
Basement 1st Floor 2nd Floor Bedrooms	Other: Other:	(12) Electric 100 Amps Service	Trash Compactor Central Vacuum Security System	Total Depr Cost: 26,813 X 0.445 Estimated T.C.V: 11,932	Carport Area: Roof:
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate Bsmnt-Adj Heat-A	dj Size Cost
X Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets Many X Ave. Few	1 Story Siding 1 Story Siding Other Additions/Adjus (14) Water/Sewer	Crawl Space 63.90 -9.56 0.00 stments Rate	306 16,628 Size Cost
Insulation	(/) Excavation Basement: 414 S.F. Crawl: 306 S.F.	(13) Plumbing Average Fixture(s)	Public Water Public Sewer (17) Garages	1025.00 1025.00	1 1,025 1 1,025
X Avg. X Avg. Few X Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Class:CD Exterior: Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ, Economic Depreciation ECF (SKY BLUE)	Siding Foundation: 18 Inch (Unfinished 24.80 375.00 /Comb.%Good= 45/100/100/ 75/33.8, Dep n because of: OBSERVATION 0.445 => TCV of Blo	.) 216 5,357 20 7,500 pr.Cost = 26,813 lg: 1 = 11,932
(3) Roof	Walkout Doors No Floor SF	(14) Water/Sewer			
X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle	<pre>(10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			
Chimney: Brick		Lump Sum Items:			

Parcel Number: 61-26-635-	253-0021-00	Jurisdic	tion:	26 CITY	OF MUSKEGON	HTS	С	County: MUSKEGON		Pr	inted on		12/	01/2015
Grantor	Grantee			Sale Price	Sale Date	Inst Type	•	Terms of Sale		Liber & Page	Ver By	cified		Prcnt. Trans.
MARSHALL TYNETTA	COUNTY OF MUSKED	GON TREAS	SUE	0	04/01/2014	QC		TAX REVERTED		4021/55	DEF	ED		0.0
MUSKEGON COUNTY TREASURER	MARSHALL TYNETTA	A		300	10/13/2011	QC		QUIT- CLAIM		3893/486	DEF	DEED		100.0
HOFFMEYER TONY	MUSKEGON COUNTY	TREASUR	IR	0	04/01/2011	QC		QUIT- CLAIM		3880/815	DEF	ED		0.0
RED OAK CAPITAL LLC	HOFFMEYER TONY			2,000	03/13/2009	QC		QUIT-CLAIM		3815/304	DEF	DEED		100.0
Property Address		Class:	703.EXE	MPT COUN	TY Zoning:	~	Buil	ding Permit(s)		Date	Number	umber		ls
276 HARRISON BLVD		School:	MUSKEG	ON HEIGH	IS SCHOOLS								-	
		P.R.E.	08											
Owner's Name/Address		MAP #:	26-000-2	253-210										
COUNTY OF MUSKEGON TREASUR	RER		2.01	6 Est TC	/ 0 TCV/TFA	. 0.00								
173 E APPLE AVE STE 104		X Impr	oved	ved Vacant Land Value Estimates for Land Table 00007. SKY BL						SKY BLUE				
MUSKEGON MI 49442		Publ	ic					 ਜ *	actors *					
		Impr	ovements Road	Descrip NEIGHBO	tion RHOOD	From #7	ntage Depth Frc 40.00 125.00 1.00	ont Depth 000 1.0000	n Rate %A 0 70 1	.dj. Reaso .00	on		Value 2,800	
Tax Description		Grav	el Road		40 A	ctual	Fron	t Feet, 0.12 Tota	al Acres	Total E	st. Land	Value =		2,800
HT3928 BLK 253 LOT 21 MUSP	X Pave	d Road		Land Im	provem	ent (Cost Estimates							
Comments/Influences			m Sewer walk		Descrip	tion			Rate	CountyMul	t. Size	%Good	Cash	Value
		X Wate	r		Shed: W	ood Fr	ame		8.16	1.37	264	94		2,775
		X Elec X Gas X Curb X Stre X Stan Unde Site X Leve	tric et Light dard Ut: rground graphy o	ts ilities Utils. Df										
		Roll Low High Land Swam Wood Pond Wate Ravi Wetl	ing scaped p ed rfront ne and		Voar		Land	Puilding) A s a s	and	Poard of	Tribur	21/	mayable
		Floo	d Plain		rear	7	Land Jalue	Building Value	ASSE V	alue	Review	ot.)	her	raxable Value
		Who	When	What	- 2016	ΕS	KEMPT	EXEMPT	EX	EMPT				EXEMPT
		CE.T 12/	31/1007	REVIEWEI	2015	E.Y	(EMPT	EXEMPT	E.X	EMPT				EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.	ROB 07/	11/2012	REVIEWE	2014	2	. 400	8.300	C	. 700				9.7009
Licensed To: County of Mus	skegon, Michigan				2013	-	1 100	8,500		900				a anne
					2013		, 100	5,300						5,5000

Parcel Number: 61-26-635-253-0021-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Plaster Paneled Wood T&G	X Gas Wood Oil Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor)	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood	Interior 1 Story Interior 2 Story 2nd/Same StackArea TypeYear Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Heat Circulator
1 STY Yr Built Remodeled 1953 0 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Other: Other: Other: Other:	Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Raised Hearth Wood Stove Direct-Vented GasAuto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:Class: CD Effec. Age: 51 Floor Area: 616 Total Base Cost: 39,959CntyMult X 1.370 E.C.F.No Conc. Floor:Total Base New: 54,743 Total Depr Cost: 26,824 Estimated T.C.V: 11,937X 0.445 Roof:Carport Area: Roof:
Bedrooms (1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Avg. X Avg. Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Asphalt Shingle Chimney: Brick	<pre>(6) Ceilings (7) Excavation Basement: 616 S.F. Crawl: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic 2000 Gal Septic Lump Sum Items: 1	Stories Exterior 1 Story Siding Other Additions/Adjus (14) Water/Sewer Public Water Public Sewer Phy/Ab.Phy/Func/Econ/ ECF (SKY BLUE)	Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Mich Bsmnt. 66.52 -4.98 0.00 616 37,909 stments Rate Size Cost 1025.00 1 1,025 1025.00 1 1,025 /Comb.%Good= 49/100/100/100/49.0, Depr.Cost = 26,824 0.445 => TCV of Bldg: 1 = 11,937

Parcel Number: 61-26-185-	052-0006-00	Jurisdict	ion: 26 CITY	OF MUSKE	GON HTS	С	County: MUSKEGON		Printed or		12/01,	/2015
Grantor	Grantee		Sale Price	Sale Date	Ins Typ	st. De	Terms of Sale	Libe & Pa	er V age B	erified Y	1	Prcnt. Trans.
CITY OF MUSKEGON HEIGHTS	MUSKEGON COUNTY	LAND BANK	0	08/10/2	015 QC		QUIT- CLAIM	4063	3/143 D	EED		0.0
MUSKEGON COUNTY TREASURER	CITY OF MUSKEGON	N HEIGHTS	0	12/01/2	009 QC		ASSIGNMENT	3833	L/191 D	EED		0.0
HOME AMERICAN CREDIT INC	MUSKEGON COUNTY	TREASURER	0	04/02/2	009 CD		ASSIGNMENT	3808	3/456 D	ZED		0.0
SHERIFF DEED	UPLAND MORTGAGE		55,331	01/07/2	005 PR		FORECLOSURE	363	5/367 D	EED		0.0
Property Address		Class: 70)1.EXEMPT FEDE	RAL Zoning	g:	Buil	ding Permit(s)	I	ate Numbe	er S	Status	
2121 SANFORD ST		School: N	USKEGON HEIGH	TS SCHOOI	JS	_						
		P.R.E.	0%			_						
Owner's Name/Address		MAP #: 26	5-000-052-060									
MUSKEGON COUNTY LAND BANK	AUTHORITY		2016 Est TC	V 0 TCV/1	TFA: 0.0	00						
173 E APPLE AVE STE 104 MUSKEGON MI 49442		X Improv	red Vacant	Land	Value 1	Estima	tes for Land Tab	le 00013.ORANG	GE			
MOSILEGON MI 49442		Public					*	Factors *				
		Improv	ements	Desc	ription	Fro	ntage Depth Fr	ont Depth Ra	ate %Adj. Rea	son	Va	alue
Tax Description		Dirt F	load	NEIG	HBORHOO	D 13 1 Eron	50.00 125.00 1.0	000 1.0000	80 100	d Value -	4,	000
HT0265 BLK 52 LOT 6		Gravel	Road		0 ACLUA		. reet, 0.14 iou	ai Acres Id	JUAI ESU, LAN		4, 	
Comments/Influences		X Storm	Sewer									
CONDEMNED BY INSPECTIONS I	DEPT 6/05	X Sidewa	lk									
		X Water										
		X Electr	ic									
		X Gas										
		X Curb	Tishta									
		X Street	rd Utilities									
		Underg	round Utils.									
		Topogr	aphy of									
	O ANYZE	Site										
		X Level										
	SV 6 8 8 1	Rollir	ıg									
	MA SA MAY A	High										
		Landso	aped									
		Swamp										
		Wooded	l									
		Waterf	ront									
A DESCRIPTION OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER		Ravine										
		Wetlar	ld Dlain	Year		Land	a Building	Assessed	d Board o	f Tribunal	/ т	axable
		r1000	1 1 A 1 I I			Value	value	Value	e Revie	w Othe	.r	Value
and the state of the		Who V	Nhen Wha	t 2016		EXEMPI	EXEMPT	EXEMP	Г		1	EXEMPT
	and the second	CEJ 12/31	/1992 REVIEWE	D 2015		EXEMPI	EXEMPT	EXEMP	с —	_	-	EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.			2014		C	0 0	(0
Licensea to: County of Mus	skegon, Michigan			2013		C	0	(-	0

Parcel Number: 61-26-185-052-0006-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Profab 1 Story	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall:
Building Style: 1 3/4 STY Yr Built Remodeled 1911 0 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Paneled Wood T&G Trim & Decoration Ex Ex X Ord Min Size of Closets Lg X Ord Doors: Solid X (5) Floors Kitchen: Other:	Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric	Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: C Effec. Age: 55 Floor Area: 1252 Total Base Cost: 81,910 Total Base New : 112,217 Total Depr Cost: 37,873 Estimated T.C.V: 22,724	Foundation: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
Bedrooms	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate Bsmnt-Adj Heat-Adj	Size Cost
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows (2) Windows X Avg. X Avg. Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Gable Gambrel Hip Mansarc Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(7) Excavation Basement: 576 S.F. Crawl: 244 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 3 Fixture Bath 2 2 3 Fixture Bath 2 Fixture Bath 3 Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	<pre>1.75 Story Siding 1 Story Siding Other Additions/Adju (13) Plumbing 3 Fixture Bath (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), St. Phy/Ab.Phy/Func/Econ ECF (ORANGE)</pre>	Basement 101.72 0.00 0.00 Crawl Space 70.03 -10.31 0.00 stments Rate 2400.00 1162.00 andard 23.95 /Comb.%Good= 45/100/100/ 75/33.8, Depr. 0.600 => TCV of Bldg:	576 58,591 244 14,572 Size Cost 1 2,400 1 1,162 1 1,162 168 4,024 Cost = 37,873 1 = 22,724

Parcel Number: 61-26-185-	-072-0001-00	Jurisdicti	on: 26 CITY C	F MUSKEGON	HTS	County: MUSKEGON		Prin	ted on		12/01/2015		
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Lib & P	er age	Ver	ified	Prcnt. Trans.		
SPEARS CRAIG	COUNTY OF MUSKE	GON TREASU	0	04/01/2014	QC	TAX REVERTED	402	1/149	DEE	D	0.0		
ELLIOTT GEORGE II	SPEARS CRAIG		0	01/26/2012	TA	TRANSFER AFFIDAV	'IT		DEE	D	100.0		
MUSKEGON COUNTY TREASURER	ELLIOTT GEORGE	II	100	09/20/2011	QC	QUIT- CLAIM	389	5/762	AFF	IDAVIT	100.0		
WRIGHT VANESSA/GEORGE	MUSKEGON COUNTY	TREASURER	0	04/01/2011		COURT ORDER	388	0/605	DEE	D	0.0		
Property Address		Class: 70	3.EXEMPT COUNT	Y Zoning: H	R1-RES Bui	ilding Permit(s)		Date	Number	S	tatus		
2201 SANFORD ST		School: M	USKEGON HEIGHT	S SCHOOLS			10/	09/2003	B-307-0)3			
		P.R.E.	0%				11/	08/2001	B-366-0)1			
Owner's Name/Address		MAP #: 26	-000-072-010				04/	15/1999	B-95-99)			
COUNTY OF MUSKEGON TREASU	RER		2016 Est TCV	0 TCV/TFA:	. 0.00								
173 E APPLE AVE STE 104		X Improv	ed Vacant	Land Va	lue Estim	mates for Land Tabl	le 00013.ORAN	GE					
MUSKEGON MI 49442		Public				* 1	Factors *	*					
		Improv	ements	Descrip	tion Fr	rontage Depth Fro	ont Depth R	ate %Adj	j. Reaso	n	Value		
Tax Description		Dirt R	oad	NEIGHBO	RHOOD 13	50.00 125.00 1.00	000 1.0000	80 100)		4,000		
HT0549 BLK 72 LOT 1		Gravel	Road	50 A	CLUAI Fro	ont Feet, 0.14 Tota	al Acres 1	OLAI ESU	Lana	value =	4,000		
Comments/Influences		X Storm	Road Sewer										
		X Water X Water X Sewer X Electr X Gas X Curb X Street Standa Underg Topogr Site X Level Rollin Low High Landsc Swamp Wooded Pond Waterf Ravine Wetlan	ic Lights rd Utilities round Utils. aphy of g aped ront			nd Duilding	Jacobs	4		Duihungal			
		Flood	Plain	Year	Lar	nd Building	Assesse	d B	oard of	Tribunal/	/ Taxable		
			1 .	2016	Vall		Valu		TYEATEM	ouiei	- value		
Contraction of the local data and the second se		Who W	hen What	2016	EXEMI	PT EXEMPT	EXEMP	T			EXEMPI		
The Equalizer Copyright	(c) $1999 - 2009$	URJ 01/05	/1999 REVIEWED	2015	EXEMI	P'I' EXEMPT	EXEMP	T			EXEMPI		
Licensed To: County of Mus	skegon, Michigan	1.0 01/03	, 1999 DATA ENT.	2014	2,00	12,200	14,20	0			14,2005		
				2013	2,00	00 12,600	14,60	0			14,6005		

Parcel Number: 61-26-185-072-0001-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior	X Gas Wood Oil Coal Steam Forced Air w/o Ducts X Forced Hot Water Folectric Baseboard	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story	Area Type 504 WGEP (1 Story)	Year Built: -Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.:
Building Style: 1 3/4 STY Yr Built Remodeled 1925 0 Condition for Age: Average Room List Basement 1st Floor	Drywall X Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Vinyl Other: Carpeted	Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric	Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: CD Effec. Age: 57 Floor Area: 2490 Total Base Cost: 130 Total Base New : 178 Total Depr Cost: 40, Estimated T.C.V. 24	CntyMult 0,587 X 1.370 3,905 E.C.F. 254 X 0.600	Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
2nd Floor 4 Bedrooms (1) Exterior Wood/Shingle X Aluminum/Vinvl	(6) Ceilings X Plaster	IOU Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets	Security System Stories Exterior 1.75 Story Siding 1 Story Siding 1 Story Siding	Foundation Rate Basement 79.6 Slab 55.7 Overhang 31.64	Bsmnt-Adj Heat-Ad 0 0.00 0.00 03 -9.61 0.00 0.00 0.00 0.00	j Size Cost 1368 108,906 48 2,214 48 1,519
X Insulation	(7) Excavation Basement: 1368 S.F. Crawl: 0 S.F.	Many X Ave. Few (13) Plumbing Average Fixture(s)	Other Additions/Adju (13) Plumbing 2 Fixture Bath (14) Water/Sewer	stments	Rate 1325.00	Size Cost 1 1,325
X Avg. X Avg. Few Small	Slab: 48 S.F. Height to Joists: 0.0 (8) Basement Conc. Block	1 2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat	Public Water Public Sewer (15) Built-Ins & Fir Fireplace: Exterio (16) Porches	eplaces r 1 Story	1025.00 1025.00 3450.00	1 1,025 1 1,025 1 3,450
Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide	Poured Conc. Stone Treated Wood X Concrete Floor	No Plumbing Extra Toilet Extra Sink Separate Shower	WGEP (1 Story), St Phy/Ab.Phy/Func/Econ Economic Depreciatio ECF (ORANGE)	andard /Comb.%Good= 45/100/1 n because of: OBSERVA	22.07 .00/ 50/22.5, Depr .TION 0.600 => TCV of Bldg	504 11,123 .Cost = 40,254 : 1 = 24,152
Casement Double Glass Patio Doors X Storms & Screens (3) Roof	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer				
XGable Hip FlatGambrel Mansard ShedXAsphaltShingleChimney:Brick	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				

Parcel Number: 61-26-185-	-096-0008-00	Juri	sdiction	: 26 CITY O	F MUSKEGON	HTS (County: MUSKEGON		Printed on		12/01/2015
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Libe & Pa	r Ve ge By	rified	Prcnt. Trans.
CITY OF MUSKEGON HEIGHTS	MUSKEGON COUNTY	LANI	D BANK	0	08/10/2015	QC	QUIT- CLAIM	4063	/143 DE:	ED	0.0
MUSKEGON COUNTY TREASURER	CITY OF MUSKEGON	I HE	IGHTS	0	12/09/2009	QC	TAX DEEDS	3831	/192 DE	ED	0.0
AL-UQDAH AZEEZUDDIN/GLORIA	MUSKEGON COUNTY	TREA	ASURER	0	04/02/2009	CD	ASSIGNMENT	3808	/471 DE	ED	0.0
FINN ALLAN/CANDICE	AL-UQDAH AZEEZUI	DIN,	/GLORI <i>I</i>	45,000	03/26/2004	LC	LAND CONTRACT	3600	/641 DE	ED	100.0
Property Address		Cla	.ss: 701.E	XEMPT FEDERA	ALZoning: F	R1-RES Bui	lding Permit(s)	D	ate Number	St	tatus
2329 BAKER ST		Sch	ool: MUSK	EGON HEIGHTS	SCHOOLS						
		P.R	.E. 0%								
Owner's Name/Address		MAP	#: 26-00	0-096-080							
MUSKEGON COUNTY LAND BANK	AUTHORITY	<u> </u>	2	2016 Est TCV	0 TCV/TFA:	0.00					
MUSKEGON MT 49442		X	Improved	Vacant	Land Va	lue Estima	ates for Land Tab	le 00001.NORTH	EAST		
			Public Improveme	nts	Descrip	tion Fro	* ontage Depth Fr 50 00 125 00 1 0	Factors * ont Depth Ra	te %Adj. Reas	on	Value
Tax Description			Dirt Road Gravel Ro	lad	50 A	ctual From	nt Feet, 0.14 Tot	al Acres To	tal Est. Land	Value =	4,000
HT1099 BLK 96 LOT 8		x	Paved Roa	ld							
Comments/Influences		X	Storm Sew	ver							
WATER OFF 4/15/05. CONDEMNED 6/09		X X X X X X	Sidewalk Water Sewer Electric Gas Curb Street Li Standard Undergrou	ghts Utilities nd Utils.							
		X	Topograph Site Level Rolling Low High Landscape Swamp Wooded Pond Waterfron Ravine Wetland	y of .d .t	Year	Lan	d Building	Assessed	Board of	f Tribunal/	Taxable
	Name of Concession, Name of Street, or other		Flood Pla	in	rear	Lan Valu	e Burrding Value	Value	Review	/ Other	Value
		Who	When	What	2016	EXEMP	T EXEMPT	EXEMPT			EXEMPT
		CEJ	06/30/10	99 REVIEWED	2015	EXEMP	T EXEMPT	EXEMPT			EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.		50, 50, 15		2014			0			
Licensed To: County of Mus	skegon, Michigan				2013			0			
		1			12010		-	0	1		

Parcel Number: 61-26-185-096-0008-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame X Wood Frame Building Style: 1 1/4 STY Yr Built Remodeled 1925 0	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall X Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 231 WGEP (1 Story)	Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 488 % Good: 20
Condition for Age: Average	Doors: Solid X H.C.	No Heating/Cooling Central Air	Microwave Standard Range Self Clean Range	Effec. Age: 55 Floor Area: 1215	CntyMult	Storage Area: 0 No Conc. Floor: 0
ROOM LIST Basement	Kitchen: Hardwood	Wood Furnace	Sauna Trash Compactor	Total Base Cost: 84,9 Total Base New : 116,	X 1.370 318 E.C.F. 330 X 0.529	Bsmnt Garage:
1 1st Floor 2 2nd Floor	Other: Tile Other: Carpeted	100 Amps Service	Central Vacuum Security System	Estimated T.C.V: 6,51	.0	Roof:
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior 1.25 Story Siding	Foundation Rate Basement 69.24	Bsmnt-Adj Heat-Ad 0.00 0.00	j Size Cost 972 67,301
Wood/Shingle X Aluminum/Vinyl Brick X Insulation (2) Windows X Avg. Few X Small Wood Sash	<pre>(7) Excavation Basement: 972 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc.</pre>	No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing	<pre>Other Additions/Adju (14) Water/Sewer Public Water Public Sewer (16) Porches WGEP (1 Story), St. Phy/Ab.Phy/Func/Econ Economic Depreciation Separately Depreciate (17) Garages Class:CD Exterior: Page Cost</pre>	andard /Comb.%Good= 45/ 50/10 n because of: OBSERVAT ed Items: Siding Foundation: 18	Rate 1025.00 1025.00 29.13 0/ 50/11.3, Depr TON TINCh (Unfinished) 18.09	Size Cost 1 1,025 1 1,025 231 6,729 .Cost = 11,726
<pre>X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens (3) Roof</pre>	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer	Base Cost County Multiplier = Phy/Ab.Phy/Func/Econ ECF (NORTHEAST)	1.37 => /Comb.%Good= 20/ 50/10 0	18.08 Cost 0/ 50/5.0, Depr.0 Total Depreciated .528 => TCV of Bldg	488 8,823 z New = 12,088 Cost = 604 Cost = 12,330 : 1 = 6,510
X Gable Hip Flat Asphalt Shingle Chimney: Brick	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	1 Fublic Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				

Parcel Number: 61-26-185-	-147-0007-00	Jurisdicti	.on:	26 CITY (OF MUSKEGON	I HTS	Со	unty: MUSKEGON		Pri	nted on		12/01/20	115
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	5	Terms of Sale	1	Liber & Page	Ver By	ified	Pro Tra	int.
BROWN MAJOR	COUNTY OF MUSKE	GON TREASUE		0	04/01/2014	4 QC	1	TAX REVERTED		4021/88	DEE	D		0.0
MUSKEGON COUNTY TREASURER	BROWN MAJOR			0	09/01/2013	1	Ĩ	AFFIDAVIT	:	3889/147	DEE	D		0.0
BROWN MAJOR	MUSKEGON COUNTY	TREASURER		0	04/01/2012	1 QC	Ç	QUIT- CLAIM		3880/745	DEE	D		0.0
POTTS HALEY C	BROWN MAJOR			0	03/10/2010) QC	9	QUIT-CLAIM	:	3838/544	DEE	D	1(0.0
Property Address		Class: 70	3.EXEM	IPT COUNT	Y Zoning:	R1-RES BI	uild	ling Permit(s)		Date	Number	5	Status	
2525 LEAHY ST		School: M	USKEGC	N HEIGHT	'S SCHOOLS									
		P.R.E.	0%											
Owner's Name/Address		MAP #: 26	-000-1	47-070							_			
COUNTY OF MUSKEGON TREASU	RER		2016	Est TC	0 TCV/TFA	: 0.00					_			
MUSKEGON MT 49442		X Improv	ed	Vacant	Land Va	alue Esti	imat	es for Land Tab	le 00001.NG	ORTHEAST				
		Public	I					*	Factors *					
		Improve	ements		Descrip	otion H	Fron	tage Depth Fr	ont Depth	Rate %Ad	ij. Reasc	on	Valu	e
Tax Description		Dirt R	oad		NORTHEA 50 A	AST Actual Fr	5 ront	0.00 125.00 1.0 Feet, 0.14 Tot	000 1.0000 al Acres	80 IC Total Es	U st. Land	Value =	4,00	0
HT2247 BLK 147 LOT 7		X Paved	Road Road			1000441 11		1000, 011 100		10041 20				
Comments/Influences		X Storm	Sewer											
WATER/UTILITIES OFF:9/24/2	2013	X Sidewa	lk											
		X Water												
		X Electr	ic											
		X Gas												
		X Curb												
		Street	rd IIti	.s lities										
		Underg	round	Utils.										
		Topogra	aphy o	f										
	1 Jak	Site	1 1											
	Att	X Level												
		Rollin	g											
		Low												
		Landsc	aped											
		Swamp												
		Wooded												
		Waterf	ront											
		Ravine	10110											
		Wetlan	d		Veen	т.	0.000	Duilding	7.000		Deems of		/	
		Flood	Plain		Iear	Val	lue	Value	Va	alue	Review	Othe	r Va	alue
A CONTRACTOR OF THE OWNER		Who W	hen	Wha+	2016	EXE	мрт	FXEMPT	EXI	SMPT			EXT	MPT
		CET 07/20	/1000	DEVIEWEE	2015	E.XE1	MPT	EXEMPT	EAL	ZMPT			EVI	
The Equalizer. Copyright	(c) 1999 - 2009.		, エノンジ	1.12 V 1 2 W 2 L	2014	2 1	000	3 500	5	500			5 1	5009
Licensed To: County of Mu:	skegon, Michigan				2013	21	000	3,500	10	000			10 (1000
					2013	∠,	000	0,000	1 10,					1000

Parcel Number: 61-26-185-147-0007-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1 STY	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall X Plaster Paneled Wood T&G Trim & Decoration	X Gas Wood Coal Elec. Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors:
Yr Built Remodeled 1920 0 Condition for Age: Average	Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air	Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range	Class: D Effec. Age: 55 Floor Area: 815 CntyMult	Area: % Good: Storage Area: No Conc. Floor:
Basement 1st Floor 2nd Floor	Kitchen: Linoleum Other: Softwood Other:	Wood Furnace (12) Electric 100 Amps Service	Sauna Trash Compactor Central Vacuum Security System	Total Base Cost: 44,397 X 1.370 Total Base New: 61,098 E.C.F. Total Depr Cost: 12,372 X 0.528 Estimated T.C.V: 6,533 Image: Cost State St	Bsmnt Garage: Carport Area: Roof:
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate Bsmnt-Adj Heat-Adj	Size Cost
<pre>(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows (2) Windows (2) Windows (2) Windows (3) Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens (3) Roof (2) Patio Doors (3) Roof (</pre>	X Plaster (7) Excavation Basement: 815 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 1 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath 2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Ceramic Tile Vent Fan (14) Water/Sewer	<pre>1 Story Siding Other Additions/Adjus (14) Water/Sewer Public Water Public Sewer (16) Porches WSEP (1 Story), Sta WCP (1 Story), Sta Phy/Ab.Phy/Func/Econ, ECF (NORTHEAST)</pre>	Mich Bsmnt. 50.86 -4.45 0.66 stments Rate 912.00 912.00 andard 52.01 andard 26.99 /Comb.%Good= 45/ 45/100/100/20.3, Depr. 0.528 => TCV of Bldg:	815 38,362 Size Cost 1 912 1 912 35 1,820 96 2,591 Cost = 12,372 1 = 6,533
Hip Mansard	Joists:	U Public Sewer Water Well			
X Asphalt Shingle	Cntr.Sup:	2000 Gal Septic			
Chimney: Brick		· · · · ·			

Parcel Number: 61-26-185	5-209-0016-00	Jurisdicti	on: 26 CITY (OF MUSKEGON	HTS	County: MUSKEGON		Prin	ted on		01/13/2016
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Lik & E	er age	Ver By	ified	Prcnt. Trans.
HARRIS ADAM/SHARON BURNSI	DCOUNTY OF MUSKE	GON TREASU	0	04/29/2015	WD	TAX REVERTED	405	3/968	DEE	D	0.0
DEUTSCHE BANK	HARRIS ADAM/SHAD	RON BURNSI	8,500	12/22/2008		FORECLOSURE PURC	CHASE 379	9/326	DEE	D	100.0
SHERIFF	DEUTSCHE BANK		38,344	09/21/2007	SD	SHERIFF DEED	375	6/742	DEE	D	0.0
PATINO CHARLES	HARRIS MICHELLE	/TONY	63,000	10/20/2005	WD	WARRANTY DEED	367	3/812	DEE	D	100.0
Property Address		Class: 40	1 RESIDENTIAL	Zoning: F	RM-2 Bu:	ilding Permit(s)		Date	Number	St	atus
2816 BAKER ST		School: M	USKEGON HEIGHI	'S SCHOOLS			12/	04/2007	E-135-	07	
		P.R.E.	08				08/	19/2005	P-17A-	05	
Owner's Name/Address		MAP #: 26	-000-209-160				08/	12/2005	E-89-0	5	
COUNTY OF MUSKEGON TREASU	JRER	2016 Es	t TCV 16,600(V	Value Overri	.dden)		05/	24/2005	B-127-	05	
173 E APPLE AVE STE 104		X Improv	ed Vacant	Land Va	lue Estim	nates for Land Tab	le 00007. SKY	BLUE			
MUSINEGON MI 49442		Public				*]	Factors *				
		Improv	ements	Descript	tion Fr	contage Depth Fro	ont Depth F	ate %Ad	j. Reasc	n	Value
Tax Description		Dirt R	oad	NEIGHBOI	RHOOD #7	50.00 125.00 1.00	000 1.0000	70 100	0 t tand		3,500
HT3117 BLK 209 LOT 16		Gravel	Road	JU A0	ctual fic	JIL FEEL, 0.14 1018	al Acres I	OLAI ES	L. Lanu	value -	
Comments/Influences		Storm	Sewer								
		Sewer Electr Gas Curb Street Standa Underg	ic Lights rd Utilities round Utils.								
		Topogr Site	aphy of								
		Level Rollin Low High Landsc Swamp Wooded Pond Waterf Ravine Wetlan	g aped ront d	Vacu			2	4		mediaco - 2 /	me 1-2
	These and	Flood	Plain	Year	Lai Vali	nd Building	Assesse	d B	Board of Review	Tribunal/	Taxable
and the second second		Who r	hon title - +	2016	1 0/		0 20	0	1.0 V 1.0 W		8 3000
		WNO W	(1000 performed	2010	1 0	00 0,500	0,30	0			0,3000
The Equalizer. Copyright	c (c) 1999 - 2009.	ICEJ 12/31	/IYYZ KEVIEWEL	2013	1.0	00 15 200	0,30	0			0,3008
Licensed To: County of Mu	ıskegon, Michigan			2014	1,80	15,300	17,10	0			17,1005
				2013	1,80	UUJ 15,900	17,70	U			, T\ ' , 100S

Parcel Number: 61-26-185-209-0016-00

Printed on 01/13/2016

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 2 STY Yr Built Remodeled 1905 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Eavestrough Insulation O Front Overhang Other Overhang (4) Interior Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other:	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: C Effec. Age: 56 Floor Area: 1472 Total Base Cost: 95,3 Total Base New : 131 Total Depr Cost: 29,5 Estimated T.C.V: 13,5	Area Type 35 WSEP (1 Story) 35 WSEP (1 Story) CntyMult 819 X 1.370 ,273 E.C.F. 536 X 0.445 144	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
4 Bedrooms	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate	Bsmnt-Adj Heat-Ad	j Size Cost
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Avg. X Avg. Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof	<pre>(7) Excavation Basement: 1016 S.F. Crawl: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Eleor Support</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Many X Ave. Few (13) Plumbing Average Fixture Bath 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Ceramic Tub Alcove Vent Fan (14) Water	2 Story Siding 1 Story Siding Other Additions/Adju (13) Plumbing 3 Fixture Bath (14) Water/Sewer Public Water Public Sewer (16) Porches WSEP (1 Story), St (17) Garages Class:C Exterior: S Base Cost Phy/Ab.Phy/Func/Econ ECF (SKY BLUE)	Mich Bsmnt. 105.93 Mich Bsmnt. 67.03 stments andard iding Foundation: 18 /Comb.%Good= 45/ 50/10	1 -4.87 0.00 1 -4.87 0.00 Rate 2400.00 1162.00 56.65 Inch (Unfinished) 20.60 00/100/22.5, Depr 0.445 => TCV of Bldg	456 46,074 560 34,798 Size Cost 1 2,400 1 1,162 1 1,162 35 1,983 400 8,240 .Cost = 29,536 : 1 = 13,144
Mansard Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:	Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				

Parcel Number: 61-26-185-209-0015-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON

Printed on 12/01/2015

Grantor	Grantee			Sa Pri	Le ce	Sale Date	Inst Type	•	Terms of Sale		Liber & Page	Ve By	rified		Prcnt. Trans.	
BRIGGS TAMEKA	CITY OF MUSKEGON	J HEI	GHTS	5,0	00 0	07/13/2012	QC		QUIT- CLAIM			DE	ED		0.0	
MITCHELL ROBERT	RICE WILLIE C ET	r al		18,0	00 0	04/07/2000	WD		ESTATE		3042/524	DE	ED		0.0	
FMB LUMBERMANS	MITCHELL, ROBERT	[10,0	00	02/19/1997			WARRANTY DEED		1970:94	DE	ED		0.0	
Property Address		Clas	ss: 703.	EXEMPT COU	JNTY	Zoning: R	M-2	Buil	ding Permit(s)		Date	Numbe	<u>-</u>	Status	5	
2820 BAKER ST		Scho	ool: MUS	KEGON HEI	GHTS	SCHOOLS					09/02/200	9 B-213	-09			
		P.R.	.E. 0%								06/27/200	7 B-160	-07			
Owner's Name/Address		MAP	#: 26-0	00-209-15)						05/20/199	8 B-136	-98			
CITY OF MUSKEGON HEIGHT	S			2016 Est	CV	0 TCV/TFA:	0.00									
2724 PECK ST		XI	Improved	Vacar	ıt	Land Val	ue Es	tima	tes for Land Tab	le 00007.	SKY BLUE					
MODILIGON MI 49444		F	- Public				* Factors *									
		I	Improvem	ents		Descript	ion	Fro	ntage Depth Fro	ont Depth	Rate %A	Adj. Reas	on	7	/alue	
Tax Description		I	Dirt Roa	d		NEIGHBOR	HOOD	#7 	50.00 125.00 1.00	000 1.0000	70	_00			3,500	
HT3116 BLK 209 LOT 15			Gravel R	oad		50 AC	tual	Fron	t Feet, U.14 Tota	al Acres	Total H	ist. Land	Value =		3,500	
Comments/Influences			Paved Ro Storm Se	ad wer												
FIRE: 12/31/2014		XS	Sidewalk													
		XV	Water													
		XS	Sewer													
		X	Gas													
		XC	Curb													
		5	Street L	ights												
			Standard Undergro	Utilities und Utils	5											
					_											
		S	Site	ily OL												
	N ANA MARK	XI	Level			—										
	IN KINGA	F	Rolling													
		I	Low													
			Hign Landscap	ed												
		2	Swamp	04												
		V	Wooded													
		E	Pond	n+												
	The second second	F	Ravine	110												
		V	Wetland							-				2 (
	The second second second	E	Flood Pl	ain		Year	7	Land	Building	Asse	ssed	Board o: Review	'l'rıbuna.	1/	Taxable Value	
and the second se	the second second	T-71-	r.7 ³			2016	, ,			v 	ENDE	1/2 1 1/2		~ 1	EVENDE	
		wno	wne	11 WI	iat	2010	E2	CEMEJ	EXEMPT	EX					EAGMPT	
The Equalizer. Copyrig	ht (c) 1999 - 2009.	UCEJ	12/31/1	998 REVIE	νED	2015	Εž	VEW5.	EXEMPT	EX	EML.I.				EXEMPT	
Licensed To: County of	Muskegon, Michigan					2014		0	0		U				0	
						2013		0	0		0				0	
Parcel Number: 61-26-185-209-0015-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
Single Family Mobile Home Town Home X Duplex A-Frame X Wood Frame Building Style:	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Paneled Wood T&G	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor)	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood	Interior 1 Story Interior 2 Story 2nd/Same StackArea TypeYeTwo Sided60WSEP (1 Story)C.Exterior 1 Story Prefab 1 Story Heat Circulator60WSEP (1 Story)	ear Built: 'ar Capacity: 'lass: sterior: srick Ven.: Stone Ven.: Common Wall: 'oundation: Finished ?:
2 STY Yr Built Remodeled 1915 0 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Other:	Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Raised Hearth Wood Stove Direct-Vented GasAn Me MaClass: C Effec. Age: 56 Floor Area: 640STotal Base Cost: 118,993 Total Base New : 163,020 Total Depr Cost: 73,359 Estimated T.C.V: 32,645CntyMult	Auto. Doors: Mech. Doors: Area: Good: Storage Area: No Conc. Floor: Semnt Garage: Carport Area: Roof:
Bedrooms (1) Exterior	(6) Ceilings	No./Qual. of Fixtures Ex. X Ord. Min	Stories Exterior 2 Story Siding	Foundation Rate Bsmnt-Adj Heat-Adj Basement 107.19 0.00 0.00	Size Cost 320 34,301
X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Avg. Y Avg. Y Avg. Y Avg. Y Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Screens (3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(7) Excavation Basement: 320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Ceramic Tub Alcove Vent Fan (14) Vater Vell 1000 Gal 1000 Gal Septic 2000 Lump Sum Items:	3 Exterior Units, Other Additions/Adjus (14) Water/Sewer Public Water Public Sewer (16) Porches WSEP (1 Story), Sta Notes: 3 UNIT Phy/Ab.Phy/Func/Econ/ ECF (SKY BLUE)	(@6% more) Base cost of Exterior uni stments Rate 1162.00 1162.00 andard 42.18 /Comb.%Good= 45/100/100/100/45.0, Depr.Ct 0.445 => TCV of Bldg:	<pre>1</pre>

Parcel Number: 61-26-635	5-249-0010-00	Jurisdicti	on: 26	CITY C	F MUSKEGON	HTS	Cou	unty: MUSKEGON		Pri	nted on		12/01/2015
Grantor	Grantee			Sale Price	Sale Date	Inst Type	• T	erms of Sale		Liber & Page	Ver By	ified	Prcnt. Trans.
DANIELS RENEA S	COUNTY OF MUSKED	GON TREASUE		0	04/01/2014	QC	T	AX REVERTED		4021/52	DEE	D	0.0
K & D REAL ESTATE LLC	DANIELS RENEA S			0	09/06/2012	QC	Q	UIT- CLAIM		3925/917	DEF	D	100.0
KEELER KIMBERLY/RASHID A	LIK & D REAL ESTAT	TE LLC		0	05/29/2012	QC	Q1	UIT- CLAIM		3916/59	DEF	D	100.0
SULLIVAN ANITA	KEELER KIMBERLY	RASHID AL		0	04/11/2012	QC	Q	UIT- CLAIM		3913/178	DEF	D	100.0
Property Address		Class: 70	3.EXEMP:	T COUNT	Y Zoning:		Buildi	ing Permit(s)		Date	Number	S	tatus
2822 HOWDEN ST		School: M	USKEGON	HEIGHT	S SCHOOLS								
		P.R.E. (0 %										
Owner's Name/Address		MAP #: 26	-000-249	9-100									
COUNTY OF MUSKEGON TREAS	URER	1	2016 1	Est TCV	0 TCV/TFA	: 0.00							
173 E APPLE AVE STE 104 MUSKEGON MI 49442		X Improve	ed V	Vacant	Land Va	lue Es	timate	es for Land Tab	le 00007.	SKY BLUE			
		Public						*	Factors *				
		Improvements			Descrip	tion	Front	age Depth Fr	ont Depth	Rate %Ad	lj. Reasc	n	Value
Tax Description Dirt			bad		NEIGHBC	RHOOD	#7 80 Eropt	0.00 125.00 1.0	000 1.0000	70 10 Total Es	0 t Land	Value =	5,600 5,600
HT3849 BLK 249 LOTS 10 &	11 MUSKEGON	Gravel	Road Road			CCUAL	FIONC	100.25 100	ai Acres	IUCAI 13		Vaiue -	
IMPROVEMENT CO'S ANNEX #	MPROVEMENT CO'S ANNEX #1 X Storm Se												
Comments/Influences		X Sidewa	lk										
		X Sewer X Electr: X Gas X Curb X Street Standan Undergn	ic Lights rd Utili round Ut	ities tils.									
		Topogra Site	aphy of										
		X Level Rolling Low High Landsca Swamp Wooded Pond Waterff Ravine Wetland	g aped ront										
	Contraction of the second	Flood H	Plain		Year		Land	Building	Asse	ssed 1	Board of	Tribunal	/ Taxable
	and the second					Ţ	/alue	Value	V	a⊥ue	Review	Othe	r Value
and the second sec	007 11:51:35	Who Wl	hen	What	2016	EΣ	KEMPT	EXEMPT	EX	EMPT			EXEMPT
The Equalizer Converse	F(c) = 1999 - 2009	CEJ 12/31,	/1992 RH	EVIEWED	2015	EΣ	KEMPT	EXEMPT	EX	EMPT			EXEMPT
Licensed To: County of M	uskegon, Michigan	CED 06/01,	/ZUUI RE	EVIEWED	2014	2	2,800	11,100	13	,900			13,900s
				2013	2	2,800	11,500	14	,300			14,300s	

Parcel Number: 61-26-635-249-0010-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation0Front Overhang0Other Overhang(4)InteriorDrywall PaneledXPlaster Wood T&G	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation:
Building Style: 1 1/2 STY Yr Built Remodeled 1905 1991 Condition for Age: Average Room List Basement.	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Softwood	Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor	Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: C Effec. Age: 55 Floor Area: 1260 Total Base Cost: 81,418 X 1.370 Total Base New : 111,542 E.C.F.	Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage:
1 1st Floor 2 2nd Floor	Other: Carpeted Other: Tile	(12) Electric 100 Amps Service	Central Vacuum Security System	Total Depr Cost: 42,665 X 0.445 Estimated T.C.V: 18,986	Carport Area: Roof:
3 Bedrooms (1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate Bsmnt-Adj Heat-Adj	Size Cost
X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Avg. X Avg. X Avg. X Avg. Small Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X X Storms & Screens (3) Roof X Gable	X Plaster (7) Excavation Basement: 720 S.F. Crawl: 180 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support	Ex.XOrd.MinNo. of Elec. OutletsManyXAve.Few(13)PlumbingAverage Fixture(s)13Fixture Bath12Fixture Bath12Fixture BathSoftener, AutoSoftener, ManualSolar Water HeatNoNoPlumbingExtra ToiletExtra SinkSeparate ShowerCeramic Tile FloorCeramic Tile FloorCeramic Tub AlcoveVent Fan(14)1Public Water1Public Water1Public Sewer	<pre>1.5 Story Siding 1 Story Siding Other Additions/Adjus (13) Plumbing 2 Fixture Bath (14) Water/Sewer Public Water Public Sewer (16) Porches WCP (1 Story), Sta Phy/Ab.Phy/Func/Econ ECF (SKY BLUE)</pre>	Basement 87.35 0.00 0.00 Crawl Space 68.63 -10.06 0.00 stments Rate 1600.00 1162.00 andard 22.55 /Comb.%Good= 45/100/100/ 85/38.3, Depr. 0.445 => TCV of Bldg:	720 62,892 180 10,543 Size Cost 1 1,600 1 1,162 1 1,162 1 1,162 180 4,059 Cost = 42,665 1 = 18,986
Hip Flat Mansard Shed X Asphalt Shingle Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:	Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			

Parcel	Number:	61-26-	-185-2	09-0	014-0
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00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON

Printed on 12/01/2015

Grantor	Grantee		Sale Price	Sale Date	Inst. Type		Terms of Sale	I	Liber & Page	Ver By	ified	Prcnt. Trans.	
MAY PROPERTY MANAGEMENT	CITY OF MUSKEGON	N HEIGHTS	5.000	02/26/2010			WARRANTY DEED		3838/583	T T	D	0.0	
			2,000	10/27/199	5 LC		QUIT-CLAIM	1	L864:048	3 DEE	D	0.0	
Property Iddress		Class: 70	3 EXEMPT COIN	TY Zoning.	RM-2 F	Build	ding Permit(s)		Date	Number	9		
2824 BAKED ST		School: M	USKECON HETCH	rs schools		Durre			Ducc	Transo e 1			
2024 BAREN 51		D D F											
Owner's Name/Address		P.R.E.											
CITY OF MUSKEGON HEIGHTS		MAP #: 26	-000-209-140										
2724 PECK ST			2016 Est TC	V 0 TCV/TFA									
MUSKEGON MI 49444		X Improv	ed Vacant	Land Va	Land Value Estimates for Land Table 00007. SKY BLUE								
		Public			* Factors *								
		Improve	ements	Descrip	DTION DRHOOD #	Fron 17 5	1tage Depth Fro 50 00 125 00 1 00	00 1 0000	Rate %	Adj. Reaso 100	n	Value 3.500	
Tax Description		Dirt R	Boad	50 2	Actual F	Front	: Feet, 0.14 Tota	al Acres	Total	Est. Land	Value =	3,500	
HT3115 BLK 209 LOT 14		Paved	Road										
Comments/Influences		Storm	Sewer										
			lk										
		Water											
		Electr	ic										
		Gas											
		Curb											
		Street											
		Standa	ra Utilities										
		Topogra	aphy of										
COLORADO NO TRANS	ALX YOUR	Jame 1											
		Bollin	a										
		Low	9										
		High											
	2 HOPP	Landsc	aped										
		Swamp											
		Pond											
		Waterf	ront										
		Ravine											
and the second second	All and a second second	Wetlan	d	Voar	т	Land	Puilding	1000	read	Poard of	Tribural	/ mawable	
and the second s		Flood	Plain	1 dai	Va	alue	Value	Va	alue	Review	Othe:	r Value	
the second		Who W	hen Wha	£ 2016	EXE	EMPT	EXEMPT	EXE	MPT			EXEMPT	
and the second		CEJ 12/31	/1992 REVIEWE	2015	EXE	EMPT	EXEMPT	EXE	IMPT			EXEMPT	
The Equalizer. Copyright	(c) 1999 - 2009.]		2014		0	0		0			0	
Licensed to: County of Mu	iskeyon, Michiyan			2013		0	0		0			0	

Parcel Number: 61-26-185-209-0014-00

Printed on 12/01/2015

Building Type (3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
Single Family Mobile Home Town Home Eavestrough Insulation X Duplex A-Frame 0 X Wood Frame 0 Building Style: 1 1/4 STY Drywall Paneled Yr Built 1920 Remodeled 0 Condition for Age: Lg X Ord Start Start	XGas WoodOil CoalElec. SteamForced Air w/o DuctsXForced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Bange	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: C -10 Effec. Age: 56	Area Type 90 WSEP (1 Story)	Year Built: -Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 19 Storage Area: 0 No Conc. Floor: 0
Room List (5) Floors	Central Air Wood Furnace	Self Clean Range Sauna	Floor Area: 692 Total Base Cost: 96,	CntyMult 881 X 1.370	Bsmnt Garage:
Basement Kitchen: 1st Floor Other: 2nd Floor Other:	(12) Electric 100 Amps Service	Trash Compactor Central Vacuum Security System	Total Depr Cost: 55, Estimated T.C.V: 24,	307 X 0.445 612	Carport Area: Roof:
Bedrooms (6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate	Bsmnt-Adj Heat-Adj	j Size Cost
X Wood/Shingle Aluminum/Vinyl (7) Excavation Brick (7) Excavation Insulation Basement: 546 S.F. (2) Windows Crawl: 0 S.F. X Many Avg. X Few Small Wood Sash Conc. Block Metal Sash Stone	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Fixture	<pre>1.25 Story Slaing 1 Story Slaing 2 Exterior Units, Other Additions/Adjus (14) Water/Sewer Public Water Public Sewer (16) Porches WSEP (1 Story), Sta Phy/Ab.Phy/Func/Econ/ Separately Depreciate (17) Garages Class:C Exterior: Si Base Cost</pre>	Slab 57.63 (@6% more) Base stments andard (Comb.%Good= 45/100/10 ed Items: .ding Foundation: 18	5 0.00 0.00 8 -9.65 0.00 e cost of Exterior un Rate 1162.00 36.27 00/100/45.0, Depr Inch (Unfinished) 25.85	346 35,190 10 480 nits = 75,620 Size Cost 1 1,162 1 1,162 90 6,529 .Cost = 52,078
Vinyl Sash Double Hung Horiz. Slide CasementTreated Wood Concrete FloorDouble Glass Patio Doors Storms & Screens(9) Basement Finish(3) RoofRecreation SF Living SF Walkout Doors No Floor SFXGable FlatGambrel Shed(10) Floor SupportXAsphalt ShingleCntr.Sup:	Extra folletExtra SinkSeparate ShowerCeramic Tile FloorCeramic Tub AlcoveVent Fan(14) Water/Sewer1Public Water1Public SewerWater Well1000 Gal Septic2000 Gal SepticLump Sum Items:	Base Cost County Multiplier = 1 Phy/Ab.Phy/Func/Econ/ ECF (SKY BLUE)	37 => 'Comb.%Good= 19/100/1	25.85 Cost 00/100/19.0, Depr Total Depreciated 0.445 => TCV of Bldg	240 12,408 t New = 16,999 .Cost = 3,230 Cost = 55,307 : 1 = 24,612

Parcel Number: 61-26-	-185-209-0013-00	Jurisdicti	on: 26 CITY (OF MUSKEGON	HTS	County: MUSKEGON		Print	ted on		12/01/2015
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Lib & P	er age	Ver By	ified	Prcnt. Trans.
SANDERS J ARTHUR	CITY OF MUSKEGO	N HEIGHTS	4,100	01/21/2011	WD	WARRANTY DEED	386	3868/252		DEED	
DAS KC/JOYCE M	SANDERS J ARTHU	ર	0	05/17/2000	WD	LC PAYOFF	336	1/880	DEE	D	0.0
			0	06/19/1990	WD	LAND CONTRACT	152	1524:0477 DE		D	0.0
Property Address		Class: 70	3.EXEMPT COUNT	Y Zoning: F	M-2 Bu	ilding Permit(s)	I	Date	Number	S	tatus
2828 BAKER ST		School: M	JSKEGON HEIGHI	S SCHOOLS			07/2	20/1998	B-230-9	98	
		P.R.E.)								
Owner's Name/Address		MAP #: 26	-000-209-130								
CITY OF MUSKEGON HEIG	HTS		2016 Est TCV	/ O TCV/TFA:	0.00						
Z/Z4 PECK ST MUSKEGON HTS MI 49444		X Improve	ed Vacant	Land Val	lue Estir	mates for Land Tab	le 00007. SKY	BLUE			
MUSALGON HIS MI 49444		Public				*	Factors *				
		Improve	ements	Descript	Description Frontage Depth Front Depth Rate %Adj. Reason						
Tax Description		Dirt Ro	bad	NEIGHBOI	RHOOD #7	50.00 125.00 1.0	000 1.0000	70 100	Tand		3,500 3,500
HT3114 BLK 209 LOT 13 Grav			Road		JUUAL FIG	0.14 100	ai Acres I	JUAI ESU	• Lanu	varue -	
Comments/Influences	X Storm S	Sewer									
		X Sewer X Electr: X Gas X Curb Street Standar Undergr Topogra Site X Level Rolling Low High	Lights cd Utilities cound Utils. aphy of								
		Landsca Swamp Wooded Pond Waterfr Ravine Wetland Flood I Who WI	aped cont l lain men What	Year 2016	La Val EXEM	nd Building ue Value IPT EXEMPT	Assesse Valu EXEMP	d Bo e I	oard of Review	Tribunal/ Other	/ Taxable 2 Value EXEMPJ
		CEJ 12/31	/1998 REVIEWED	2015	EXEM	IPT EXEMPT	EXEMP	Г			EXEMPT
The Equalizer. Copyr:	ight (c) 1999 - 2009.			2014		0 0		0			C
Litensed to: County of			2013		0 0		0			0	

Parcel Number: 61-26-185-209-0013-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1 1/2 STY Yr Built Remodeled 1920 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Other:	XGas WoodOil CoalElec. SteamForced Air w/o DuctsXForced Air w/ DuctsForced Hot Water Electric BaseboardElec. Ceil. Radiant Radiant (in-floor)Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/CoolingCentral Air Wood Furnace(12) Electric100 Amps Service	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Sauna Trash Compactor Central Vacuum	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: CD Effec. Age: 52 Floor Area: 1098 Total Base New: 88,917 Total Depr Cost: 42,680 Estimated T.C.V: 18,993	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior	Foundation Rate Bsmnt-Adj Heat-Adj Basement 81.18 0.00 0.00	j Size Cost 720 58,450
(1) Excellor X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Avg. X Avg. Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(7) Excavation Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 1 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	<pre>1.5 Story Siding 1.25 Story Siding Other Additions/Adjust (14) Water/Sewer Public Water Public Sewer (16) Porches WGEP (1 Story), Star Phy/Ab.Phy/Func/Econ/C ECF (SKY BLUE)</pre>	Basement 81.18 0.00 0.00 Overhang 41.90 0.00 0.00 tments Rate 1025.00 1025.00 ndard 45.44 Comb.%Good= 48/100/100/100/48.0, Depr. 0.445 => TCV of Bldg:	/20 58,450 14 587 Size Cost 1 1,025 1 1,025 84 3,817 Cost = 42,680 1 = 18,993

Grantor	Grantee			Sale	Sale	Inst	П	Terms of Sale		iber	Vei	rified	Pront
				Price	Date	Type	1	ICIMS OF BAIC		A Page	By		Trans.
LAKELAND ENTERPRISES LLC	COUNTY OF MUSKEG	ON TREASU		0	04/01/2014	L QC	I	TAX REVERTED		1021/130	DEB	ED	0.0
HAVERMANS LOIS A TRUST	LAKELAND ENTERPR	ISES		0	09/28/2012	2 QC	Ç	QUIT- CLAIM	;	3926/281	DEH	ED	0.0
LUNAR PROPERTIES L L C	LOIS A HAVERMANS	TRUST		0	04/10/2003	3 TA	P	AFFIDAVIT			DEH	ED	0.0
HAVERMANS THEODORE/LOIS	LUNAR PROPERTIES	LLC		0	05/17/2002	2 QC	Ç	QUIT-CLAIM	:	3465/643	DEH	ED	0.0
Property Address	1	Class: 70	3.EXEMP	T COUNT	Y Zoning:	В	uild	ling Permit(s)		Date	Number		Status
2916 BAKER ST		School: M	USKEGON	I HEIGHT	S SCHOOLS				1	2/21/2009	E-121-	09	
		P.R.E.	08						1	2/18/2007	H-179-	07	
Owner's Name/Address		MAP #: 26	-000-23	80-160					C	2/07/2006	SR-20-	06	
COUNTY OF MUSKEGON TREASU	RER		2016	Est TCV	/ O TCV/TFA	: 0.00			1	1/29/2005	B-322-	05	
MUSKEGON MI 49442		X Improv	ed	Vacant	Land Va	Land Value Estimates for Land Table 00007. SKY BLUE						I	
		Public					* 1	Factors *					
		Improve	ements	Descrip	Description Frontage Depth Front Depth Rate %Adj. Reason						Value		
Tax Description	Cax Description Dirt F				50 <i>A</i>	Actual F	ront	Feet, 0.14 Tota	al Acres	Total Es	t. Land	Value =	3,500
HT3529 BLK 230 LOT 16	3529 BLK 230 LOT 16 X Paved												
Comments/Influences		X Storm	Sewer										
		X Sidewa	lk										
		X Waler X Sewer											
		X Electr	ic										
		X Gas											
		X Street	Lights										
		Standa	rd Util	ities									
		Underg	round U	tils.									
		Topogra	aphy of										
A CONT	AN ALL	Site											
		X Level											
1 A Code SI	ALCA NUMBERS	Low	g										
	21 6 27 1	High											
	10.4	Landsc	aped										
		Swamp											
		Wooded											
	Provide States	Waterf	ront										
The second secon	and the second	Ravine	20110										
		Wetlan	d				1	D 111					/
		Flood	Plain		rear	L Va	lue	Building Value	Asses	sea i alue	Board of Review	Othe	/ Taxable
		Who M	hen	Mb a +	2016	EVE	MPT	FXEMPT	EXI	MPT			EXEMPT
		CE.T 12/21	/1002 0		2015	EXE	MPT	EXEMOT	EAI	MPT			EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.	CED 05/01	/1992 R /2001 R	EVIEWEL REVIEWEL	2013	EAE 1	800	10 300	12	100			12 1005
Licensed To: County of Mu	skegon, Michigan				2013	1	800	10,300	10	500			12,1003
					2013	±,	000	10,700	12,	500			12,5005

Parcel Number: 61-26-185-230-0016-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation 0 Front Overhang 0	X Gas Wood Coal Elec. Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor)	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Prefab 1 Story Prefab 2 StoryArea Type Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation:
Building Style: 1 STY Yr Built Remodeled 1910 Condition for Age: Average Room List Basement	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Softwood	Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace	Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor	Heat Circulator Raised Hearth Wood Stove Direct-Vented GasFinished 2: Auto. Doors: Mech. Doors: Area: * Good: Storage Area: No Conc. Floor:Class: CD Effec. Age: 57 Floor Area: 1056CntyMult X 1.370Total Base Cost: 64,588 Total Base New : 88,486X 1.370 E.C.F.
2 1st Floor 2nd Floor 2 Bedrooms	Other: Carpeted Other: Tile	(12) Electric	Central Vacuum Security System	Total Depr Cost: 39,819 X 0.445 Carport Area: Estimated T.C.V: 17,719 Roof:
(1) Exterior	(6) Ceilings X Plaster	No./Qual. of Fixtures	Stories Exterior 1 Story Siding	Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Mich Bsmnt. 58.72 -4.32 0.00 1056 57,446
Wood/Shingle X Aluminum/Vinyl Brick X Insulation	(7) Excavation Basement: 1056 S.F. Crawl: 0 S.F.	No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s)	Other Additions/Adjus (14) Water/Sewer Public Water Public Sewer (16) Porches WGEP (1 Story), Sta	stments Rate Size Cost 1025.00 1 1,025 1025.00 1 1,025 andard 35.36 144 5,092
X Avg. X Avg. Few Small	Slab: 0 S.F. Height to Joists: 0.0 (8) Basement	2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual	Phy/Ab.Phy/Func/Econ, ECF (SKY BLUE)	/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 39,819 0.445 => TCV of Bldg: 1 = 17,719
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors	Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
(3) Roof Gable Gambrel	No Floor SF	1 Public Water 1 Public Sewer		
K Imp Failsaid Flat Shed X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:	Water Well 1000 Gal Septic 2000 Gal Septic		
Chimney: Brick		Lump Sum Items:		

Creantan	Cuentee		Colo	Colo	Tmat	Tauma of Colo	Tibe		570 00	نجنيما	Decet
Grancor	Grancee		Price	Date	Type	Terms of Sale	& Pa	ıge	By	IIIea	Trans.
WRIGHT GREGG	MUSKEGON COUNTY	TREASURER	0	09/30/2014	WD	FORECLOSURE	4033	8/6	DEE	D	0.0
COUNTY OF MUSKEGON TREASU	JR WRIGHT GREGG		110	08/25/2014	QC	QUIT- CLAIM	4030	/229	DEEI	D	0.0
MCCLAIN ALONDO L	COUNTY OF MUSKED	GON TREASUE	0	04/01/2013	QC	FORECLOSURE	3950	/175	DEEI	D	0.0
MAY STEPHAN	MCCLAIN ALONDO I	_	0	02/03/2012	QC	QUIT- CLAIM	3901	/854	DEEI	D	100.0
Property Address		Class: 70	3.EXEMPT COUN	TY Zoning: 1	R1-RES Bui	lding Permit(s)	E	ate	Number	St	atus
2921 JEFFERSON ST		School: M	USKEGON HEIGH	IS SCHOOLS			08/0	8/2000	в-238-0	0	
		P.R.E.	0%				11/3	0/1999	H-130-0)9	
Owner's Name/Address		MAP #: 26	-000-225-060								
COUNTY OF MUSKEGON TREASU	IRER		2016 Est TC	/ 0 TCV/TFA:	: 0.00						
MUSKEGON MT 49442		X Improv	ed Vacant	Land Va	Land Value Estimates for Land Table 00011.DK GREEN						
		Public				* E	'actors *				
		Improve	ements	Descrip	tion Fr	ontage Depth Fro	ont Depth Ra	ite %Adj	. Reaso	n	Value
Tax Description	Fax Description		oad	NEIGHBO 50 A	RHOOD II ctual Fro	50.00 125.00 1.00 nt Feet, 0 14 Tota	100 I.0000 Ll Acres To	60 IOO tal Est	Land	Value =	3,000
HT3427 BLK 225 LOT 6		Gravel Road Paved Road						Cur 100	· Dana	, aruc	
Comments/Influences Sto			Sewer								
		Sidewa	lk								
		Water									
		Electr	ic								
		Gas									
		Curb	Tights								
		Standa	rd Utilities								
		Underg	round Utils.								
		Topogra	aphy of								
the set will a set		Site									
	A MARK	Level									
		Rolling	g								
		High									
	12 m 1 1 1	Landsca	aped								
		Swamp									
		Pond									
		Waterf	ront								
	11/1	Ravine									
	Will see and	Wetland	d Plain	Year	Lan	d Building	Assessed	l Bo	bard of	Tribunal/	Taxable
and the state of t					Valu	value	Value	•	Review	Other	Value
Self Trace	- 37 - 38 - 19 - 11	Who W	hen What	2016	EXEMP	T EXEMPT	EXEMPI	1			EXEMPT
Marine & Marine Ha		CEJ 12/31	/1997 REVIEWE	2015	EXEMP	T EXEMPT	EXEMPI	1			EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.	ROB 01/02	/2014 FIELD RH	EVI 2014		0 0	(0
Licensed to. County of Mt	iskeyon, Michiyan			2013	1,50	10,600	12,100				12,1005

Parcel Number: 61-26-185-225-0006-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation 0 Front Overhang 0 0ther Overhang (4) Interior Drywall Paneled Wood T&G	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Badiant (in-floor)	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story	Area Type 144 WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation:
Building Style: 1 STY Yr Built Remodeled 1925 0 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Other:	Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 100 Amps Service	Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: D Effec. Age: 66 Floor Area: 800 Total Base Cost: 47,0 Total Base New : 64,5 Total Depr Cost: 14,5 Estimated T.C.V: 7,76	CntyMult 087 X 1.370 509 E.C.F. 515 X 0.535 65	Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
Bedrooms(1) ExteriorX Wood/Shingle Aluminum/Vinyl BrickInsulation(2) WindowsX Avg. FewX Avg. SmallWood Sash Metal Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens(3) RoofX Gable Hip FlatMansard ShedX Asphalt Shingle	<pre>(6) Ceilings (7) Excavation Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Vent Fan (14) 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Stories Exterior 1 Story Siding Other Additions/Adju (14) Water/Sewer Public Water Public Sewer (16) Porches WSEP (1 Story), St. Phy/Ab.Phy/Func/Econ ECF (DK GREEN)	Foundation Rate Basement 51.10 stments andard /Comb.%Good= 45/ 50/10 0	Bsmnt-Adj Heat-Adj 0 0.00 0.66 Rate 912.00 26.77 00/100/22.5, Depr 0.535 => TCV of Bldg	Size Cost 800 41,408 Size Cost 1 912 1 912 144 3,855 Cost = 14,515 1 = 7,765
Chimney: Brick		Damp Sam reems.				

Parcel Number: 61-26-770-	012-0017-00	Jurisdic	tion: 2	26 CITY O	F MUSKEGON	HTS	County: MUSKEGON		Prin	ted on		12/01/2015
Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Lik & F	er age	Ver By	ified	Prcnt. Trans.
HOWARD U T	COUNTY OF MUSKED	GON TREAS	UF	0	04/01/2013	QC	FORECLOSURE	395	0/233	DEE	D	0.0
SHERROD STEPHON	HOWARD U T			0	07/11/2011	QC	QUIT-CLAIM	388	5/636	DEE	D	100.0
MUSKEGON COUNTY TREASURER	SHERROD STEPHON			100	10/04/2010	QC	QUIT-CLAIM	386	0/650	DEE	D	100.0
PEAKE ANNA	MUSKEGON COUNTY	TREASURE	R	0	04/02/2010	CD	ASSIGNMENT	384	6/268	DEE	D	0.0
Property Address	1	Class: "	703.EXEM	IPT COUNTY	Zoning: F	R1-RES Bui	lding Permit(s)		Date	Number	S	tatus
3133 JEFFERSON ST		School:	MUSKEGO	N HEIGHTS	SCHOOLS			07/	24/2006	B-313-(06	
		P.R.E.	0%							-		
Owner's Name/Address		MAP #: 2	26-061-0)12-170								
COUNTY OF MUSKEGON TREASUR	RER		2016	5 Est TCV	0 TCV/TFA:	0.00						
173 E APPLE AVE STE 104		X Impro	oved	Vacant	Land Va	lue Estima	ates for Land Tab	le 00010.SOUT	HWEST			
MUSREGON MI 49442		Publi					*	Factors *				
		Impro	vements		Descript	tion Fro	ontage Depth Fr	ont Depth R	ate %Ad	j. Reaso	n	Value
Tax Description		Dirt	Road		SOUTHWES	ST	100.00 104.00 1.0	000 1.0000	70 10	Ő		7,000
		Grave	el Road		100 Ad	ctual From	nt Feet, 0.24 Tot	al Acres T	otal Est	t. Land	Value =	7,000
17 THRU 20 INCLUSIVE	5 D DUK 12 LO15	X Paveo	l Road									
Comments/Influences		X Sidev	alk									
7/24/14: LEGAL DESCRIPTION	I CHANGED FOR	X Water	-									
2015 TAX YEAR		X Sewei	<u>.</u>									
		X Elect	cric									
		X Curb										
		Stree	et Light	s								
		Stand	lard Uti	lities								
		Under	ground	Utils.								
	The second second	Торос	raphy o	f								
		Site			_							
	State of the second	X Level	- na									
	A State of the second	Low	ing									
		High										
		Lands	scaped									
		Swamp										
		Pond	eu.									
		Water	front									
		Ravir	ne ,									
		Wetla Floor	and Plain		Year	Lan	d Building	Assesse	d B	Board of	Tribunal	/ Taxable
						Valu	value	Valu	e	Review	Other	Value
	and services	Who	When	What	2016	EXEMP	T EXEMPT	EXEMP	Т			EXEMPT
and the second	Carl Strategy of the State	CEJ 12/3	31/1998	REVIEWED	2015	EXEMP	T EXEMPT	EXEMP	т			EXEMPT
The Equalizer. Copyright	(c) 1999 - 2009.	DG 12/2	L4/1998	DATA ENTE	R 2014		0 0		0			0
Licensed To: County of Mus	skegon, Michigan				2013	1.80	0 9.200	11.00	0			11,0005
		1				±,00	5,200		-			,0000

Parcel Number: 61-26-770-012-0017-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Plaster Paneled Wood T&G	X Gas Oil Elec. Wood Coal Steam Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unverted Hood	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation:
Building Style: 1 1/2 STY Yr Built Remodeled 1930 Condition for Age: Average Room List Basement 1st Floor	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other:	Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric	Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: D Effec. Age: 55 Floor Area: 1176 Total Base Cost: 55,175 Total Base New: 75,590 Total Depr Cost: 25,512 X 0.498	Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area:
2nd Floor Bedrooms	Other: (6) Ceilings	100 Amps Service No./Qual. of Fixtures	Security System Stories Exterior	Estimated T.C.V: 12,705 Foundation Rate Bsmnt-Adj Heat-Adj	Roof: Size Cost
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows (2) Windows X Avg. X Avg. Y Avg. Y Avg. Y Avg. Y Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Storms & Screens (3) Roof X Gable Hip Flat Shed X Asphalt Shingle	<pre>(7) Excavation Basement: 784 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 1 Average Fixture Bath Softener, Auto Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	<pre>1.5 Story Siding Other Additions/Adju (14) Water/Sewer Public Water Public Sewer (16) Porches CPP, Standard Phy/Ab.Phy/Func/Econ Economic Depreciation ECF (SOUTHWEST)</pre>	Basement 65.51 0.00 0.98 stments Rate 912.00 912.00 15.29 /Comb.%Good= 45/100/100/ 75/33.8, Depr. n because of: OBSERVATION 0.498 => TCV of Bldg:	784 52,128 Size Cost 1 912 1 912 80 1,223 Cost = 25,512 1 = 12,705
Chimney: Brick		Lump Sum Items:			

Parcel Number: 61-26-635	5-276-0023-00	Jur	isdictior	n: 26	5 CITY (OF MUSKEGON	HTS 0	County: MUSKEGON		Prin	ited on		12/01/2015
Grantor	Grantee				Sale Price	Sale Date	Inst. Type	Terms of Sale	Li &	ber Page	Ver By	ified	Prcnt. Trans.
INTERSTATE INVESTMENT GRO	OU COUNTY OF MUSKE	GON	TREASUE		0	04/01/2014	QC	TAX REVERTED	40	21/63	DEE	D	0.0
INTERSTATE INVESTMENT GRO	DU 6313 HOWDEN TRU:	ST			0	06/02/2009	QC	QUIT-CLAIM	38	21/111	DEE	D	100.0
LENDER USA LLC	MOORE GARY				5,901	10/22/2008	QC	QUIT-CLAIM	37	94/488	DEE	D	100.0
SB HOLDING LLC	LENDERUSA LLC				0	05/27/2008	QC	FORECLOSURE PUR	CHASE 37	82/358	DEE	D	100.0
Property Address		Cl	ass: 703.	EXEMP	T COUNT	Y Zoning:	R1-RES Bui	lding Permit(s)		Date	Number	S	tatus
3136 HOWDEN ST		Sc	hool: MUS	KEGON	HEIGHT	S SCHOOLS							
		P.	R.E. 0%	5							-		
Owner's Name/Address		MA	P #: 26-0	00-27	6-230						-		
COUNTY OF MUSKEGON TREASU	JRER	—		2016	Est TCV	0 TCV/TFA	: 0.00						
173 E APPLE AVE STE 104 MUSKEGON MI 49442		X	Improved	l i	Vacant	Land Va	lue Estima	ates for Land Tab	le 00008.DK.	BLUE			
			Public Improvem	ents		Descrip	tion Fro	* ontage Depth Fr	Factors * ont Depth	Rate %Ad	j. Reasc	on	Value
Tax Description		X	Dirt Roa	d		NEIGHBC	RHOOD 8	40.00 125.00 1.0	000 1.0000	50 100	0		2,000
HT4453 BLK 276 LOT 23		-	Gravel R	load		40 A	ctual From	nt Feet, 0.12 Tot	al Acres	Total Est	t. Land	Value =	2,000
MUSKEGON IMPROVEMENT CO'S	S ANNEX #1		Storm Se	wer									
Comments/Influences			Sidewalk	:									
		X X	Electric Gas Curb Street L Standard Undergro	ights Util wund U	ities tils.								
	NA N		Topograp Site	hy of									
			Level Rolling Low High Landscap Swamp Wooded Pond Waterfro Ravine Wetland	oed									
			Flood Pl	ain		Year	Lan Valu	d Building e Value	Assess Val	ed B ue	oard of Review	Tribunal, Othe:	/ Taxable c Value
and the second second	21.2008 10 133.23	Wh	o Whe	en	What	2016	EXEMP	T EXEMPT	EXEM	PT			EXEMPT
		RJ	01/11/1	999 R	EVIEWED	2015	EXEMP	T EXEMPT	EXEM	PT			EXEMPT
The Equalizer. Copyright Licensed To: County of Mu	: (C) 1999 - 2009. Iskegon, Michigan	•				2014	1,00	0 4,900	5,9	00			5,9005
	gan					2013	1,00	0 10,300	11,3	00			11,3005

Parcel Number: 61-26-635-276-0023-00

Printed on 12/01/2015

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces (16) Porches/Decks (17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: 1 1/4 STY Yr Built Remodeled 1940 0 Condition for Age: Average Room List Basement 1st Floor 2nd Floor	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other:	XGas WoodOil CoalElec. SteamForced Air w/o DuctsForced Air w/ DuctsForced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/CoolingCentral Air Wood Furnace(12) Electric	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented GasArea Type Total Base New: 71,579 ExteriorYear Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Heat. Story Mech. Doors: Mech. Doors: No Conc. Floor:Class: D Effec. Age: 55CntyMult Total Base New: 71,579 Total Depr Cost: 16,105CntyMult ExteriorSonge Area: Exterior: Brick Ven.: Stone Ven.: Finished ?: Auto. Doors: Mech. Doors: No Conc. Floor:
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures	Stories Exterior 1.25 Story Siding	Foundation Rate Bsmnt-Adj Heat-Adj Size Cost Basement 59.34 0.00 0.83 792 47,655
X Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows X Avg. X Avg. Y Avg. Y Avg. Y Avg. Y Avg. Y Avg. Y Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Brick	<pre>(7) Excavation Basement: 792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF (10) Floor Support Joists: Unsupported Len: Cntr.Sup:</pre>	Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath 2 Fixture Bath 2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Solar Water Heat No Plumbing Extra Toilet Extra Solar Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items: Year Year Year Year	Other Additions/Adjust (14) Water/Sewer Public Water Public Sewer (16) Porches WCP (1 Story), Sta Phy/Ab.Phy/Func/Econ, ECF (DK. BLUE)	stments Rate Size Cost 912.00 1 912 912.00 1 912 andard 25.64 108 2,769 /Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost = 16,105 0.445 => TCV of Bldg: 1 = 7,167



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 19 Harrison Blvd., Muskegon Heights, MI 49444 Parcel ID: 26-635-275-0009-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 19 Harrison Blvd., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .115 acre residential parcel which contains an approximate 400 square foot residential building (the Building) constructed in 1945. The Building was constructed on a crawl space with one aboveground floor. The exterior walls of the Building were finished with vinyl over wood lap which was over paper underlayment while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and a bedroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos Workers Accreditation Act 440 completed an inspection of the Subject Property on April 7, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Paper Underlayment
- 12"x12" Vinyl Tile
- Linoleum
- 1'x1' Ceiling Tile
- Fiberboard
- Glazing
- Drywall

Red Cedar staff collected eighteen samples of suspect ACBM separated into nine distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the eighteen samples is included as Attachment A.

Hazardous Materials Inspection

On April 7, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, eighteen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

No PACM was identified during the completion of this inspection. All suspect materials identified were sampled and analyzed for ACM.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

A window glazing sample collected from a window in the living room was found to contain up to 10% asbestos following analysis. The assessment to quantify the extent of this material on April 7, 2016 identified two windows at the following locations that would fall into the same homogenous group. The locations of the windows are listed below:

- Living (1 window 28" wide x 48" tall)
- Living (1 window 28" wide x 54" tall)

Category I ACM

One type of resilient floor covering (White 12"x12" Vinyl Tile) located within the bathroom was found to contain up to 5% Chrysotile asbestos. The assessment to quantify the extent of this material on April 7, 2016 identified approximately 40 sq. ft. of this material within the Building.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

Friable asbestos containing window glazing was identified on two windows throughout the Building. The locations of these windows that should be abated prior to demolition/renovation activities are listed below:

- Living (1 window 28" wide x 48" tall)
- Living (1 window 28" wide x 54" tall)

Please note: Other different sized windows are located throughout the Building but these windows were assessed and found to be constructed either without window glazing or were sampled and found to not contain asbestos and therefore are not required to be removed.

The Category I resilient floor covering (White 12"x12" Vinyl Tile) is a non-friable ACM that may be left in place as long as the demolition/renovation activities are completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• No Hazardous Materials Identified

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/14/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63844 - 01 Fiberglass - 30% Cust. #: HB-HM-01A No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 63844 - 01a Cellulose - 60% Cust. #: HB-HM-01A No Asbestos Observed Other - 40% Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Cellulose - 50% Lab ID #: 63844 - 02 Cust. #: HB-HM-01B Other - 50% No Asbestos Observed Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc.

Report To:

Mr. Aaron Paquet



ARI Report # 16-63844 Date Collected: 04/07/16

is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Asbestos Type/Percent

Asbestos Present: NO

No Asbestos Observed

Material: Paper Underlayment Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1		
Lab ID #: 63844 - 04 Cust. #: HB-HM-02B Material: Paper Underlayment Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 70% Other - 30%
Lab ID #: 63844 - 05 Cust. #: HB-HM-03A Material: 12x12 Red Vinyl Tile Location: Appearance: red,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
avarad Samples, each component will be analyzed and reported concretely		

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

ARI Report #

Non-Asbestos

Cellulose - 70%

Other - 30%

Date Collected: 04/07/16

Date Received: 04/08/16

Date Analyzed: 04/13/16

Date Reported: 04/14/16

16-63844

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



P.O. Box 13216 Lansing, MI 48901 Sample Information

Report To:

Mr. Aaron Paquet

Red Cedar Consulting

Lab ID #: 63844 - 03

Cust. #: HB-HM-02A

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc.

is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Report To: ARI Report # 16-63844 Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/14/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63844 - 05a Other - 100% Cust. #: HB-HM-03A No Asbestos Observed Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 63844 - 06 Other - 100% Cust. #: HB-HM-03B No Asbestos Observed Material: 12x12 Red Vinyl Tile Location: Appearance: red, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63844 - 06a Cust. #: HB-HM-03B No Asbestos Observed Material: Glue Location: Appearance: brown, nonfibrous, homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Lansing, MI 48901 Sample Information Lab ID #: 63844 - 07 Cust. #: HB-HM-04A Material: 12x12 White Vinyl Tile Location: Appearance: white,fibrous,homogenou Layer: 1 of 2 Lab ID #: 63844 - 07a Cust. #: HB-HM-04A Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2

Lab ID #: 63844 - 08 Cust. #: HB-HM-04B Material: 12x12 White Vinyl Tile Location: Appearance: Layer: 1 of 2

Report To:

Mr. Aaron Paquet

P.O. Box 13216

Red Cedar Consulting

Asbestos Present:

NOT ANALYZED

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

	Asbestos Type/	Percent	Non-Asbestos	
	Asbestos Present: Chrysotile - 5%	YES	Other - 95%	
15				
	Asbestos Present: No Asbestos Obser	NO rved	Other - 100%	

ARI Report # 16-63844 Date Collected: 04/07/16 Date Received: 04/08/16 Date Analyzed: 04/13/16 Date Reported: 04/14/16



APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Report To: ARI Report # 16-63844 Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/14/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63844 - 08a Other - 100% Cust. #: HB-HM-04B No Asbestos Observed Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 63844 - 09 Cellulose - 10% Cust. #: HB-HM-05A No Asbestos Observed Fiberglass - 10% Material: White Linoleum Other - 80% Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63844 - 10 Cellulose - 10% Cust. #: HB-HM-05B Fiberglass - 10% No Asbestos Observed Material: White Linoleum Other - 80% Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.





only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may

NVLAP Lab Code 102118-0

Report To:

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/14/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63844 - 11 Cellulose - 80% No Asbestos Observed Cust. #: HB-HM-06A Other - 20% Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63844 - 12 Cellulose - 80% Cust. #: HB-HM-06B No Asbestos Observed Other - 20% Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 70% Lab ID #: 63844 - 13 Cust. #: HB-HM-07A No Asbestos Observed Other - 30% Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

ARI Report #



16-63844

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63844Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/14/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 14 Cust. #: HB-HM-07B Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 70% Other - 30%
Lab ID #: 63844 - 15 Cust. #: HB-HM-08A Material: Glazing Location: Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 10%	Other - 90%
Lab ID #: 63844 - 16 Cust. #: HB-HM-08B Material: Glazing Location: Appearance:	Asbestos Present: NOT ANALYZED	
Layer: of		

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.







APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances.

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/14/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63844 - 17 Cellulose - 20% Cust. #: HB-HM-09A No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63844 - 18 Cellulose - 20% Cust. #: HB-HM-09B No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63844 - 18a Cust. #: HB-HM-09B No Asbestos Observed Material: Joint Compound Location: Appearance: white, nonfibrous, homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

ARI Report #

Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

Report To:



NVLAP Lab Code 102118-0



16-63844

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				HEHM-DRIS GLa	16
			Zing	HB-ymo8A 6 La	21
			600-2	HB-HM-078 Fiber	14
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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 19 Harrison Blvd., Muskegon Heights, Michigan

	Hazardous Materials Description and Location	
Location	Material Description	Quantity
No Hazardous Materials Identified		

Server Le	Sample Description				% Asbestos		Ammun Madanial
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
HB-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA
HB-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
HB-HM-02A	Paper Underlayment	Yes	М	Category II	ND	Exterior	NA
HB-HM-02B	Paper Underlayment	Yes	М	Category II	ND	Exterior	NA
HB-HM-03A	Red 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Living/Dining	NA
HB-HM-03B	Red 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Living/Dining	NA
HB-HM-04A	White 12"x12" Vinyl Tile	No	М	Category I	5%CH/ND	Bathroom	40 sq. ft.
HB-HM-04B	White 12"x12" Vinyl Tile	No	М	Category I	NA/ND	Bathroom	NA
HB-HM-05A	White Linoleum	No	М	Category I	ND	Bedroom	NA
HB-HM-05B	White Linoleum	No	М	Category I	ND	Bedroom	NA
HB-HM-06A	White 1'x1 Ceiling Tile	Yes	М	Category II	ND	Living	NA
HB-HM-06B	White 1'x1 Ceiling Tile	Yes	М	Category II	ND	Living	NA
HB-HM-07A	Fiberboard	Yes	М	Category II	ND	Bedroom	NA
HB-HM-07B	Fiberboard	Yes	М	Category II	ND	Living	NA
HB-HM-08A	Glazing	Yes	М	Category II	10%CH	Living	2 Windows
HB-HM-08B	Glazing	Yes	М	Category II	NA	Living	NA
HB-HM-09A	Drywall	No	М	Category II	ND	Kitchen Wall	NA
HB-HM-09B	Drywall	No	М	Category II	ND/ND	Living Wall	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 19 Harrison Blvd., Muskegon Heights, Michigan

Notes:

Material Types

- M = Miscellaneous building material
- TSI = Thermal System Insulation
- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

- NQ = Not quantified
- NA = Not applicable
- ND = Not detected. Laboratory result is less than 1 % asbestos
- lin. ft. = linear feet
- sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 19 Harrison Blvd., Muskegon Heights, Michigan

Asbestos C	Containing Material Description and Location				Approx. Quantity
Location	Material Description	Friable	Condition	Material Type	
No Presumed Asbestos Containing Materials Identified					

Notes:

Material Types

Abbreviations

М	= Miscellaneous building material	lin. ft.	= linear feet
TSI	= Thermal System Insulation	sq. ft.	= square feet

S = Surfacing Material
Table 4 - Summary of All Asbestos Containing Materials, 19 Harrison Blvd., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Bathroom	White 12"x12" Vinyl Tile		No	40 sq. ft.
		Total		40 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living (1 window 28" wide x 48" tall)	Glazing		Yes	1 Window
Living (1 window 28" wide x 54" tall)	Glazing		Yes	1 Window
		Total		2 Windows

Notes:

Abbreviations

lin. ft. = linear feet

sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 150 Harrison Blvd., Muskegon Heights, MI 49444 Parcel ID: 26-635-262-0015-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 150 Harrison Blvd., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .115 acre residential parcel which contains a 240 sq. ft. detached garage and approximate 884 square foot residential building (the Building) constructed in 1925. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and two bedrooms on the first floor while the second floor contains two bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 7, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- 12"x12" Vinyl Tile
- Drywall
- Plaster

Red Cedar staff collected nine samples of suspect ACBM separated into four distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the nine samples is included as Attachment A.

Hazardous Materials Inspection

On April 7, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, nine samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 7, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

- Living (1 register, 10 sq. ft.)
- Kitchen (1 register, 10 sq. ft.)
- SE Bedroom (1 register, 10 sq. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Living (1 register, 10 sq. ft.)
- Kitchen (1 register, 10 sq. ft.)
- SE Bedroom (1 register, 10 sq. ft.)

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Automobile Tires (12)
- Thermostat (1)
- Gallon Container Misc. Paint (14)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63845Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63845 - 01 Cust. #: HS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 63845 - 01a Cust. #: HS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 63845 - 01b Cust. #: HS-HM-01A Material: Tar Paper Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63845Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63845 - 02 Cust. #: HS-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 63845 - 02a Cust. #: HS-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 63845 - 02b Cust. #: HS-HM-01B Material: Tar Paper Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%

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Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63845Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63845 - 03 Cust. #: HS-HM-02A Material: White 12x12 Vinyl Tile Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63845 - 03a Cust. #: HS-HM-02A Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63845 - 04 Cust. #: HS-HM-02B Material: White 12x12 Vinyl Tile Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63845Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63845 - 04a Cust. #: HS-HM-02B Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63845 - 05 Cust. #: HS-HM-03A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63845 - 05a Cust. #: HS-HM-03A Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901 Sample Information	Asbestos Type/Percent	ARI Report # 16-63845 Date Collected: 04/07/16 Date Received: 04/08/16 Date Analyzed: 04/13/16 Date Reported: 04/15/16
Lab ID #: 63845 - 06 Cust. #: HS-HM-03B Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63845 - 07 Cust. #: HS-HS-01A Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63845 - 07a Cust. #: HS-HS-01A Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63845Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63845 - 08 Cust. #: HS-HS-01B Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63845 - 08a Cust. #: HS-HS-01B Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 63845 - 09 Cust. #: HS-HS-01C Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 150 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63845Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/13/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63845 - 09a Cust. #: HS-HS-01C Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Date : <u> </u>	Relinquished by:	9	2	20	5-1	<i>K</i> 2	ری د		Lab ID #	Uther: 2 Day		48 hour 77 hour	Rush 24 hour	Phone: (888) 449	City, St., Zip:	Address: PC	Client Name: Re	APEX K	3845
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-7-76 Date :	Relinquished by:	*		Dirwill	Dry wall	white 12/12 Viny (Tile	Hepaut Shingle	Asphattshirtle	Material/Location	TEM: AHERA 7400 Bulk/N	Mold: Bulk Tape	Lead: Bulk Wipe	Circle One) PLM EPA 600, PC all a Asbestos: Bulk Wipe	: (888) 448-8739 Contact	Project	Project	ng Date of	LINC. 11054 Hi Tech Drive, Whitmore Laka E-mail: apexresearch@charter	
									Volume	OB EPA Le	BioSIS	_ Air Pain	apaque samples with a d Point Count	Person: Aaron	#:	: 150 Harris	Survey : 4~	e, MI 48189 Phone: 73 mi.net Fax: 734	
Date : APR V	Received by:					2 			Area	vel II	Other Vi	t Soil	etection of . PCM	Paquet		on Blud.	7-6	14-449-9990 1-449-9991	
SEVOUR	UN CED								Results		1ble		nsulting.net 5% ACM.	\$	•	Report	Lab Use Only Log-In	APEX	B

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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 150 Harrison Blvd., Muskegon Heights, Michigan

Hazardous Materials Description and Location							
Location Material Description							
Garage	Automobile Tires	12					
Dining	Thermostat	1					
Kitchen	Gallon Container Misc. Paint	14					

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 150 Harrison Blvd., Muskegon Heights, Michigan

	Sample Description				% Asbestos			
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity	
HS-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND/ND	Exterior	NA	
HS-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND/ND	Exterior	NA	
HS-HM-02A	White 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Bathroom	NA	
HS-HM-02B	White 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Bathroom	NA	
HS-HM-03A	Drywall	No	М	Category II	ND/ND	Living Wall	NA	
HS-HM-03B	Drywall	No	М	Category II	ND	Kitchen Wall	NA	
HS-HS-01A	Plaster	No	S	Category II	ND/ND	Kitchen Wall	NA	
HS-HS-01B	Plaster	No	S	Category II	ND/ND	2 nd Fl. W Bedroom Wall	NA	
HS-HS-01C	Plaster	No	S	Category II	ND/ND	Kitchen Ceiling	NA	

Notes:

Material Types

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

PC = Point Count Analysis

CH = Chrysotile Asbestos

Abbreviations

NQ = Not quantified

NA = Not applicable

ND = Not detected. Laboratory result is less than 1 % asbestos

lin. ft. = linear feet

sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 150 Harrison Blvd., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location									
Location	Material DescriptionFriableConditionMaterial Type								
Living (1 register, 10 sq. ft.) Kitchen (1 register, 10 sq. ft.) SE Bedroom (1 register, 10 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	30 sq. ft.				

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 150 Harrison Blvd., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living (1 register, 10 sq. ft.) Kitchen (1 register, 10 sq. ft.) SE Bedroom (1 register, 10 sq. ft.)	HVAC Duct Wrap		Yes	30 sq. ft.
		Total		30 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 214 Harrison Blvd., Muskegon Heights, MI 49444 Parcel ID: 26-635-256-0015-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 214 Harrison Blvd., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .115 acre residential parcel which contains a 216 sq. ft. attached garage and approximate 720 square foot residential building (the Building) constructed in 1915. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with fiber lap siding over wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a front entry, living room, dining room, kitchen, bathroom, two bedrooms and a rear entry.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 7, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Fiber Lap Siding
- Rolled Roofing
- 9"x9" Vinyl Tile
- 1'x1' Ceiling Tile
- Fiberboard
- Glazing
- Linoleum
- Plaster

Red Cedar staff collected nineteen samples of suspect ACBM separated into nine distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the nineteen samples is included as Attachment A.

Hazardous Materials Inspection

On April 7, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, nineteen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

No PACM was identified during the completion of this inspection. All suspect materials identified were sampled and analyzed for ACM.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

No friable ACM's were identified during the completion of this inspection.

Category I ACM

One type of resilient floor covering (Beige 9"x9"Vinyl Tile) located within the center bedroom and rear entry was found to contain up to 5% Chrysotile asbestos. The assessment to quantify the extent of this material on April 7, 2016 identified approximately 80 sq. ft. of this material within the Building.

Rolled roofing samples collected during the completion of the inspection were found to contain up to 5% Chrysotile asbestos. The assessment to quantify the extent of this material on April 7, 2016 identified 346 sq. ft. of rolled roofing materials on the Building.

Category II ACM

Plaster samples, collected from the Living Room were each found to contain up to 2% asbestos following analysis. The assessment to quantify the extent of this material completed on April 7, 2016 identified approximately 1,260 sq. ft. of plaster within the Building.

RECOMMENDATIONS

Asbestos Containing Materials

Plaster identified on the interior of the Building must be abated prior to completion of any renovation/demolition activities at the Subject Property. Any Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations must be properly abated.

The Category I roofing materials are non-friable ACM's that may be left in place as long as the demolition/renovation activities are completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Gallon Container Misc. Paint (6)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63843Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/14/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 01 Cust. #: HA-HM-01A Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63843 - 01a Cust. #: HA-HM-01A Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63843 - 01b Cust. #: HA-HM-01A Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
r Layered Samples, each component will be analyzed and reported separately.		

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Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63843Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/14/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 01c Cust. #: HA-HM-01A Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63843 - 02 Cust. #: HA-HM-01B Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63843 - 02a Cust. #: HA-HM-01B Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
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Project: 214 Harrison Blvd.

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 03 Cust. #: HA-HM-02A Material: Fiberlap Siding Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 65% Other - 35%
Lab ID #: 63843 - 04 Cust. #: HA-HM-02B Material: Fiberlap Siding Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 65% Other - 35%
Lab ID #: 63843 - 05 Cust. #: HA-HM-03A Material: Rolled Roofing Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 5%	Cellulose - 30% Other - 65%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63843Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/14/16Date Reported:04/15/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 06 Cust. #: HA-HM-03B Material: Rolled Roofing	Asbestos Present:	
Location: Appearance: Layer: of	NOT ANALYZED	
Lab ID #: 63843 - 07 Cust. #: HA-HM-04A Material: 9x9 Beige Vinyl Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 3	Asbestos Present: YES Chrysotile - 5%	Other - 95%
Lab ID #: 63843 - 07a Cust. #: HA-HM-04A Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 07b Cust. #: HA-HM-04A Material: Flooring Location: Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Other - 65%
Lab ID #: 63843 - 08 Cust. #: HA-MH-04B Material: 9x9 Beige Vinyl Tile Location: Appearance: Layer: 1 of 3	Asbestos Present: NOT ANALYZED	
Lab ID #: 63843 - 08a Cust. #: HA-MH-04B Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV RD



Project: 214 Harrison Blvd.

Date Collected: 04/07/16 Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/14/16 Lansing, MI 48901 Date Reported: 04/15/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63843 - 08b Cellulose - 35% Cust. #: HA-MH-04B No Asbestos Observed Other - 65% Material: Flooring Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3 Lab ID #: 63843 - 09 Asbestos Present: **NO** Cellulose - 95% Cust. #: HA-HM-05A No Asbestos Observed Other - 5% Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 95% Lab ID #: 63843 - 10 Cust. #: HA-HM-05B Other - 5% No Asbestos Observed Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63843

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To: Mr. Aaron Paquet

Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63843Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/14/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 11 Cust. #: HA-HM-06A Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 63843 - 12 Cust. #: HA-HM-06B Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 63843 - 13 Cust. #: HA-HM-07A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield fate/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

AD \mathbb{N}





Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63843Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/14/16Date Reported:04/15/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 14 Cust. #: HA-HM-07B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63843 - 15 Cust. #: HA-HM-08A Material: Old Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Other - 65%
Lab ID #: 63843 - 16 Cust. #: HA-HM-08B Material: Old Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Other - 65%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901	A charactera Trans /Democrat	ARI Report # 16-63843 Date Collected: 04/07/16 Date Received: 04/08/16 Date Analyzed: 04/14/16 Date Reported: 04/15/16
	Aspestos Type/Fercent	
Lab ID #: 63843 - 17 Cust. #: HA-HS-01A Material: Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63843 - 17a Cust. #: HA-HS-01A Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: YES Chrysotile - 2%	Cellulose - 2% Other - 96%
Lab ID #: 63843 - 18 Cust. #: HA-HS-01B Material: Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0



Project: 214 Harrison Blvd.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63843Date Collected:04/07/16Date Received:04/08/16Date Analyzed:04/14/16Date Reported:04/15/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 18a Cust. #: HA-HS-01B Material: Base Coat Location: Appearance: Layer: 2 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 63843 - 19 Cust. #: HA-HS-01C Material: Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63843 - 19a Cust. #: HA-HS-01C Material: Base Coat Location: Appearance: Layer: 2 of 2	Asbestos Present: NOT ANALYZED	
For Layered Samples, each component will be analyzed and reported separately.		

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Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV

NVLAP Lab Code 102118-0



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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 214 Harrison Blvd., Muskegon Heights, Michigan

Hazardous Materials Description and Location									
Location Material Description Quant									
Bedroom Gallon Container Misc. Paint									

	Sample Description				% Asbestos			
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Quantity	
HA-HM-01A	Gray Shingle	No	М	Category I	ND/ND/ND/ND	Exterior	NA	
HA-HM-01B	Gray Shingle	No	М	Category I	ND/ND	Exterior	NA	
HA-HM-02A	Fiber Lap Siding	Yes	М	Category II	ND	Exterior	NA	
HA-HM-02B	Fiber Lap Siding	Yes	М	Category II	ND	Exterior	NA	
НА-НМ-03А	Rolled Roofing	No	М	Category I	5%CH	Garage Exterior	346 sq. ft.	
HA-HM-03B	Rolled Roofing	No	М	Category I	NA	Garage Exterior	NA	
HA-HM-04A	Beige 9"x9" Vinyl Tile	No	М	Category I	5%CH/ND/ND	Center Bedroom	80 sq. ft.	
HA-HM-04B	Beige 9"x9" Vinyl Tile	No	М	Category I	NA/ND/ND	Rear Entry	NA	
HA-HM-05A	White 1'x1' Ceiling Tile	Yes	М	Category II	ND	Living Ceiling	NA	
HA-HM-05B	White 1'x1' Ceiling Tile	Yes	М	Category II	ND	Living Ceiling	NA	
HA-HM-06A	Fiberboard	Yes	М	Category II	ND	Bathroom Wall	NA	
HA-HM-06B	Fiberboard	Yes	М	Category II	ND	Bathroom Wall	NA	
HA-HM-07A	Glazing	Yes	М	Category II	ND	Living	NA	
HA-HM-07B	Glazing	Yes	М	Category II	ND	Living	NA	
HA-HM-08A	Old Linoleum	No	М	Category I	ND	Bathroom	NA	
HA-HM-08B	Old Linoleum	No	М	Category I	ND	Bathroom	NA	
HA-HS-01A	Plaster	No	S	Category II	ND/2%CH	Living Wall	1,260 sq. ft.	
HA-HS-01B	Plaster	No	S	Category II	ND/NA	Kitchen Wall	NA	
HA-HS-01C	Plaster	No	S	Category II	ND/NA	Living Ceiling	NA	

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 214 Harrison Blvd., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

PC = Point Count Analysis

CH = Chrysotile Asbestos

Abbreviations

NQ = Not quantified

NA = Not applicable

ND = Not detected. Laboratory result is less than 1 % asbestos

lin. ft. = linear feet

sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 214 Harrison Blvd., Muskegon Heights, Michigan

Asbestos C	Containing Material Description and Location				Approx. Quantity				
LocationMaterial DescriptionFriableConditionMaterial Type									
No Presumed Asbestos Containing Materials Identified									

Notes:

Material Types

Abbreviations

М	= Miscellaneous building material	lin. ft.	= linear feet
TSI	= Thermal System Insulation	sq. ft.	= square feet

S = Surfacing Material

Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Garage Exterior	Rolled Roofing		No	346 sq. ft.
		Total		346 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Center Bedroom/Rear Entry	Beige 9"x9" Vinyl Tile		No	80 sq. ft.
		Total		80 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Interior	Wall Plaster		No	816 sq. ft.
Building Interior	Ceiling Plaster		No	444 sq. ft.
		Total		1,260 sq. ft.

Table 4 - Summary of All Asbestos Containing Materials, 214 Harrison Blvd., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 276 Harrison Blvd., Muskegon Heights, MI 49444 Parcel ID: 26-635-253-0021-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 276 Harrison Blvd., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .115 acre residential parcel which contains an approximate 616 square foot residential building (the Building) constructed in 1953. The Building was constructed on a concrete crawl space with one aboveground floor. The exterior walls of the Building were finished with vinyl lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom, two bedrooms and a rear entry.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos Workers Accreditation Act 440 completed an inspection of the Subject Property on April 7, 2016 for suspected asbestos containing building materials. Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-635-253-0021-00

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Felt Paper
- Drywall
- Glazing

Red Cedar staff collected eight samples of suspect ACBM separated into four distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the eight samples is included as Attachment A.

Hazardous Materials Inspection

On April 7, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, eight samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

No PACM was identified during the completion of this inspection. All suspect materials identified were sampled and analyzed for ACM.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

No friable ACM's were identified during the completion of this inspection.

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

No ACM was identified within the Building that would require abatement prior to demolition/renovation of the structure.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Automobile Tires (16)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-635-253-0021-00

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raron Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 276 Harrison Blvd

Date Collected: 04/07/16 Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/15/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63846 - 01 Fiberglass - 30% Cust. #: BL-HM-01A No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3 Lab ID #: 63846 - 01a Asbestos Present: **NO** Fiberglass - 30% Cust. #: BL-HM-01A No Asbestos Observed Other - 70% Material: Green Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3 Asbestos Present: NO Cellulose - 50% Lab ID #: 63846 - 01b Cust. #: BL-HM-01A No Asbestos Observed Other - 50% Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63846

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To: Mr. Aaron Paquet

Project: 276 Harrison Blvd

Lansing, MI 48901 Date Reported: 04/15/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63846 - 02 Fiberglass - 30% Cust. #: BL-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3 Lab ID #: 63846 - 02a Asbestos Present: **NO** Fiberglass - 30% Cust. #: BL-HM-01B No Asbestos Observed Other - 70% Material: Green Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3 Asbestos Present: NO Cellulose - 50% Lab ID #: 63846 - 02b Cust. #: BL-HM-01B No Asbestos Observed Other - 50% Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

Date Collected: 04/07/16

Date Received: 04/08/16

Date Analyzed: 04/13/16

16-63846

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.





Report To:

Mr. Aaron Paquet Red Cedar Consulting

P.O. Box 13216

Project: 276 Harrison Blvd

Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/15/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63846 - 03 Cellulose - 50% Cust. #: BL-HM-02A No Asbestos Observed Other - 50% Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63846 - 04 Asbestos Present: **NO** Cellulose - 50% Cust. #: BL-HM-02B No Asbestos Observed Other - 50% Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 20% Lab ID #: 63846 - 05 Cust. #: BL-HM-03A No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Report To: Mr. Aaron Paquet ARI Report # 16-63846 Date Collected: 04/07/16

Project: 276 Harrison Blvd

Report To: ARI Report # 16-63846 Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/08/16 P.O. Box 13216 Date Analyzed: 04/13/16 Lansing, MI 48901 Date Reported: 04/15/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63846 - 06 Cellulose - 20% Other - 80% Cust. #: BL-HM-03B No Asbestos Observed Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1 Lab ID #: 63846 - 07 Asbestos Present: **NO** Cellulose - 1% Cust. #: BL-HM-04A No Asbestos Observed Other - 99% Material: Glazing Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63846 - 08 Cellulose - 1% Cust. #: BL-HM-04B No Asbestos Observed Other - 99% Material: Glazing Location: Appearance: brown, nonfibrous, homogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield fate/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Date : 4-7-16 Date : 4-7-16 Date :	Relinquished by: Compared Received by: US Relinc	U BLIXM OND G LAZING	7 BL-4m-out Coloring	6 BL-HM-032 Drywall	< BL-HM-0243 Felt Paper	3 BL-14m-02A Februar	2 BL-Hm-DIB Heshardt Shirele.	BL-Hon-01A deshart Shipolo	Lab ID # Client ID # Material/Location	APEX Kesearch, Inc. 11054 Hi Tech Drive, Wh E-mail: apexresear Client Name: Red Cedar Consulting Address: PO Box 13216 City, St., Zip: Lansing, MI 48901 Phone: (888) 449-4566 Fax : (888) 448-8739 Turn Around Times: Clicle One) Rush 24 hour 48 hour 72 hour Other: Story Other: Story Turn Mold: Bulk Tap Mold: Bulk Tap Mold: Bulk Tap Mold: Bulk Tap	R384R
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QIN7 8	LC in J								Results	Lab Use Only Log-In Report 5% ACM.	*

Work Forms: COC

Apex #

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 276 Harrison Blvd., Muskegon Heights, Michigan

Hazardous Materials Description and Location										
Location	Material Description	Quantity								
Exterior	Automobile Tires	12								
Dining	Automobile Tires	4								

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 276 Harrison Blvd., Muskegon Heights, Michigan

	Sample Description				% Asbestos			
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Quantity	
BL-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND/ND	Exterior	NA	
BL-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND/ND	Exterior	NA	
BL-HM-02A	Felt Paper	Yes	М	Category II	ND	Bathroom	NA	
BL-HM-02B	Felt Paper	Yes	М	Category II	ND	Kitchen	NA	
BL-HM-03A	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA	
BL-HM-03B	Drywall	No	М	Category II	ND	Living Wall	NA	
BL-HM-04A	Glazing	Yes	М	Category II	ND	Living	NA	
BL-HM-04B	Glazing	Yes	М	Category II	ND	W Bedroom	NA	

Notes:

Material Types

M = Miscellaneous building material

- TSI = Thermal System Insulation
- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

- NQ = Not quantified
- NA = Not applicable
- ND = Not detected. Laboratory result is less than 1 % asbestos
- lin. ft. = linear feet
- sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 276 Harrison Blvd., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	Material Description	Friable	Condition	Material Type	
No Presumed Asbestos Containing Materials Identified					

Notes:

Material Types

Abbreviations

М	= Miscellaneous building material	lin. ft.	= linear feet
TSI	= Thermal System Insulation	sq. ft.	= square feet

S = Surfacing Material

Table 4 - Summary of All Asbestos Containing Materials, 276 Harrison Blvd., Muskegon Heights, Michigan

Exterior - Asbestos Containing Materials	or - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity	
No Asbestos Containing Materials Identified				

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2121 Sanford St., Muskegon Heights, MI 49444 Parcel ID: 26-185-052-0006-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2121 Sanford St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 1,252 square foot residential building (the Building) constructed in 1911. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with Transite over felt paper while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bath, and a bedroom on the first floor while the second floor contains three bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-052-0006-00

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 12, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Felt Paper
- Glazing
- 12"x12" Vinyl Tile
- Linoleum
- Drywall

Red Cedar staff collected fourteen samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the fourteen samples is included as Attachment A.

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-052-0006-00

Hazardous Materials Inspection

On April 12, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, fourteen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building and the Cementatious "Transite" Siding on the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 12, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

- Dining (1 register, 1 sq. ft.)
- 2nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- 2nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

The cementatious "Transite" siding located on the exterior of the Building was classified as PACM and no samples were collected. The visual assessment to quantify the extent of this material completed on April 12, 2016 identified 2,335 sq. ft. of cementatious (Transite) siding on the Building.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Dining (1 register, 1 sq. ft.)
- 2nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- 2nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)

Transite siding was identified on the exterior of the Building and must be abated prior to completion of any demolition activities at the Subject Property. In demolition, all cementatious ACM must be removed prior to demolition due to the likelihood of becoming regulated due to the demolition process.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Thermostat (1)
- Smoke Detector (2)
- Automobile Tires (25+)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-052-0006-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2121 Sanford St.

ARI Report # 16-63993 Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63993 - 01 Asbestos Present: NO Cellulose - 40% Cust. #: SS-HM-01A No Asbestos Observed Other - 60% Material: Asphalt Siding - Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3 Lab ID #: 63993 - 01a Asbestos Present: **NO** Cellulose - 40% Cust. #: SS-HM-01A No Asbestos Observed Other - 60% Material: Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3 Asbestos Present: NO Cellulose - 50% Lab ID #: 63993 - 01b Cust. #: SS-HM-01A No Asbestos Observed Other - 50% Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To:

Project: 2121 Sanford St.

Report To: ARI Report # 16-63993 Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63993 - 02 Asbestos Present: NO Cellulose - 40% Cust. #: SS-HM-01B No Asbestos Observed Other - 60% Material: Asphalt Siding - Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3 Lab ID #: 63993 - 02a Asbestos Present: **NO** Cellulose - 40% Cust. #: SS-HM-1B No Asbestos Observed Other - 60% Material: Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3 Asbestos Present: NO Cellulose - 50% Lab ID #: 63993 - 02b Cust. #: SS-HM-01B No Asbestos Observed Other - 50% Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3

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Project: 2121 Sanford St.

ARI Report # 16-63993 Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63993 - 03 Asbestos Present: NO Cellulose - 60% Cust. #: SS-HM-02A No Asbestos Observed Other - 40% Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63993 - 04 Asbestos Present: **NO** Cellulose - 60% Cust. #: SS-HM-02B No Asbestos Observed Other - 40% Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Wollastonite - 1% Lab ID #: 63993 - 05 Other - 99% Cust. #: SS-HM-03A No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

Project: 2121 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63993Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 06 Cust. #: SS-HM-3B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 1% Other - 99%
Lab ID #: 63993 - 07 Cust. #: SS-HM-04A Material: 12x12 Brown Vinyl Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63993 - 07a Cust. #: SS-HM-04A Material: Mastic Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0


Project: 2121 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63993Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 08 Cust. #: SS-HM-04B Material: 12x12 Brown Vinyl Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63993 - 08a Cust. #: SS-HM-04B Material: Mastic Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63993 - 09 Cust. #: SS-HM-05A Material: Black/White Linoleum Location: Appearance: black,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2121 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63993Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 09a Cust. #: SS-HM-05A Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63993 - 10 Cust. #: SS-HM-05B Material: Black/White Linoleum Location: Appearance: black,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63993 - 10a Cust. #: SS-HM-05B Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2121 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63993Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 11 Cust. #: SS-HM-06A Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Fiberglass - 10% Other - 88%
Lab ID #: 63993 - 12 Cust. #: SS-HM-06B Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Fiberglass - 10% Other - 88%
Lab ID #: 63993 - 13 Cust. #: SS-HM-07A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1		

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2121 Sanford St.

Report To: ARI Report # 16-63993 Mr. Aaron Paquet Date Collected: 04/12/16 Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63993 - 14 Asbestos Present: NO Cellulose - 20% Cust. #: SS-HM-07B No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2 Lab ID #: 63993 - 14a Asbestos Present: **NO** Other - 100% Cust. #: SS-HS-07B No Asbestos Observed Material: Joint Compound Location: Appearance: white, nonfibrous, homogenous Layer: 2 of 2 Asbestos Present: Lab ID #: Cust. #: Material: Location: Appearance: Layer: of

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Date : 4-12-6 Rev: 12/03	Relinquished by:		6	2	00	7	6	S	-Ľ	ω ·	2		Lab ID #			18 hour 70 hour	Rush 24 hour	Turn Aroun	Phone: (888) 449-	City, St., Zip: La	Address: PO	Client Name: Rec		APEX Re	2993
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Apex #

Work Forms: COC

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Results	Area	Volume	Material/Location		Client ID #	12 Lab 111 #
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iable	_ Other V	BioSIS	d: Bulk Tape	Mol	TTP	Other: 50m
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	Paquet	#: Person: Aaron	448-8739 Contact	(888) X	149-4566 Fa	Phone: (888) 4
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Lab Use Only Log-In	2-1	Survey: 4-1	Date of (ing	Red Cedar Consult	Client Name:
APEX	34-449-9990 14-449-9991	, MI 48189 Phone: 7 ni.net Fax: 73	11054 Hi Tech Drive, Whitmore Lake E-mail: apexresearch@chartern	, Inc.	Research	APEX]
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Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2121 Sanford St., Muskegon Heights, Michigan

	Hazardous Materials Description and Location	
Location	Material Description	Quantity
Dining	Thermostat	1
Bedroom	Smoke Detector	1
Dining	Automobile Tire	1
2 nd Floor E Bedroom	Smoke Detector	2
Basement Stairwell	Automobile Tires	24+

	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
SS-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND/ND	Exterior	NA
SS-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND/ND	Exterior	NA
SS-HM-02A	Felt Paper	Yes	М	Category II	ND	Exterior	NA
SS-HM-02B	Felt Paper	Yes	М	Category II	ND	Exterior	NA
SS-HM-03A	Glazing	Yes	М	Category II	ND	Living	NA
SS-HM-03B	Glazing	Yes	М	Category I	ND	Living	NA
SS-HM-04A	Brown 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA
SS-HM-04B	Brown 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA
SS-HM-05A	Black/White Linoleum	No	М	Category I	ND/ND	Bathroom	NA
SS-HM-05B	Black/White Linoleum	No	М	Category I	ND/ND	Bathroom	NA
SS-HM-06A	Beige Linoleum	No	М	Category I	ND	Bedroom	NA
SS-HM-06B	Beige Linoleum	No	М	Category I	ND	Bedroom	NA
SS-HM-07A	Drywall	No	М	Category II	ND	Living Wall	NA
SS-HM-07B	Drywall	No	М	Category II	ND/ND	2 nd Fl. S Bedroom Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2121 Sanford St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

TSI = Thermal System Insulation

- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

NQ= Not quantifiedNA= Not applicableND= Not detected. Laboratory result is less than 1 % asbestoslin. ft.= linear feet

sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Asbestos Containing Material Description and Location								
Location	Material Description	Friable	Condition	Material Type				
Building Exterior	Transite Siding	No	Fair	М	2,335 sq. ft.			
Dining (1 register, 1 sq. ft.) 2 nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.) 2 nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	80 sq. ft.			
Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 lin. ft.			

Table 3 - Summary of Presumed Asbestos Containing Materials, 2121 Sanford St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

M = Miscellaneous building material TSI = Thermal System Insulation

S = Surfacing Material lin. ft. = linear feet sq. ft. = square feet

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Dining (1 register, 1 sq. ft.) 2 nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.) 2 nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap		Yes	80 sq. ft.
		Total		80 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)	HVAC Duct Wrap		Yes	10 lin. ft.
		Total		10 lin. ft.
Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Exterior	Transite Siding		No	2,335 sq. ft.
		Total		2,335 sq. ft.

Table 4 - Summary of All Asbestos Containing Materials, 2121 Sanford St., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2201 Sanford St., Muskegon Heights, MI 49444 Parcel ID: 26-185-072-0001-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2201 Sanford St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 2,490 square foot residential building (the Building) constructed in 1925. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with aluminum lap over old stucco which was over wood lath while the roof was sealed with asphalt shingles. The Building can be further divided into a front entry, living room, dining room, kitchen, bathroom, two bedrooms and rear entry on the first floor while the second floor is under construction.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 12, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Linoleum
- 9"x9" Vinyl Tile
- Glazing
- Drywall
- Stucco
- Plaster

Red Cedar staff collected twenty four samples of suspect ACBM separated into nine distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty four samples is included as Attachment A.

Hazardous Materials Inspection

On April 12, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty four samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 12, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

- Living (2 registers, 30 sq. ft.)
- Dining (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- SE Bedroom (1 register, 15 sq. ft.)
- SW Bedroom (1 register, 15 sq. ft.)
- Sunroom (1 register, 15 sq. ft.)
- Basement (misc. HVAC wrap on framing by Furnace, 20 sq. ft.)

Category I ACM

Two types of resilient floor covering (Beige 9"x9" Vinyl Tile and Red 9"x9" Vinyl Tile) located within the rear entry were found to contain up to 10% Chrysotile asbestos. The assessment to quantify the extent of this material on April 12, 2016 identified approximately 490 sq. ft. of this material within the Building.

Category II ACM

Stucco samples, collected from the exterior of the Building, were each found to contain up to 5% asbestos following analysis. The assessment to quantify the extent of this material completed on April 12, 2016 identified approximately 2,640 sq. ft. of Stucco on the Building.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Living (2 registers, 30 sq. ft.)
- Dining (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- SE Bedroom (1 register, 15 sq. ft.)
- SW Bedroom (1 register, 15 sq. ft.)
- Sunroom (1 register, 15 sq. ft.)
- Basement (misc. HVAC wrap on framing by Furnace, 20 sq. ft.)

Stucco identified on the exterior of the Building must be abated prior to completion of any renovation/demolition activities at the Subject Property. Any Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations must be properly abated.

The Category I resilient floor coverings (Beige 9"x9" Vinyl Tile and Red 9"x9" Vinyl Tile) are nonfriable ACM's that may be left in place as long as the demolition/renovation activities are completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Smoke Detector (1)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raron Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2201 Sanford St.

Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63992 - 01 Asbestos Present: NO Cellulose - 30% Other - 70% Cust. #: ST-HM-01A No Asbestos Observed Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63992 - 02 Asbestos Present: **NO** Cellulose - 30% Cust. #: ST-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63992 - 03 Fiberglass - 10% Cust. #: ST-HM-02A No Asbestos Observed Other - 90% Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



16-63992

Report To:

ARI Report #

Project: 2201 Sanford St.

Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63992 - 04 Asbestos Present: NO Fiberglass - 10% Cust. #: ST-HM-02B No Asbestos Observed Other - 90% Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1 Asbestos Present: YES Lab ID #: 63992 - 05 Other - 98.5% Cust. #: ST-HM-03A Chrysotile - 1.5% Material: 9x9 Beige Vinyl Tile Location: POINT COUNT RESULT Appearance: beige,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63992 - 05a Cust. #: ST-HM-03A No Asbestos Observed Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

ARI Report #

16-63992

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To:

Project: 2201 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63992Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 06 Cust. #: ST-HM-03B Material: 9x9 Beige Vinyl Tile Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 63992 - 06a Cust. #: ST-HM-03B Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 07 Cust. #: ST-HM-04A Material: Black/White Linoleum Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Fiberglass - 10% Other - 70%
For Lavered Samples, each component will be analyzed and reported separately.		

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Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV



Project: 2201 Sanford St.

Report To: ARI Report # 16-63992 Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63992 - 08 Asbestos Present: NO Cellulose - 20% Cust. #: ST-HM-04B No Asbestos Observed Fiberglass - 10% Material: Black/White Linoleum Other - 70% Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1 Asbestos Present: YES Lab ID #: 63992 - 09 Other - 90% Cust. #: ST-HM-05A Chrysotile - 10% Material: 9x9 Red Vinyl Tile Location: Appearance: red,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63992 - 09a Cust. #: ST-HM-05A No Asbestos Observed Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Project: 2201 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63992Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 10 Cust. #: ST-HM-05B Material: 9x9 Red Vinyl Tile Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 63992 - 10a Cust. #: ST-HM-05B Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 11 Cust. #: ST-HM-06A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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RV

Project: 2201 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63992Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 12 Cust. #: ST-HM-06B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 13 Cust. #: ST-HM-07A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63992 - 14 Cust. #: ST-HM-07B Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%

Robert T. Letarte Jr., Laboratory Director

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Project: 2201 Sanford St.

Report To: ARI Report # 16-63992 Date Collected: 04/12/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63992 - 14a Asbestos Present: NO Other - 100% Cust. #: ST-HM-07B No Asbestos Observed Material: Joint Compound Location: Appearance: white, nonfibrous, homogenous Layer: 2 of 2 Asbestos Present: YES Lab ID #: 63992 - 15 Other - 95% Cust. #: ST-HS-01A Chrysotile - 5% Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: YES Other - 95% Lab ID #: 63992 - 16 Cust. #: ST-HS-01B Chrysotile - 5% Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield fatse/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 2201 Sanford St.

Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63992 - 17 Asbestos Present: YES Other - 95% Cust. #: ST-HS-01C Chrysotile - 5% Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: YES Lab ID #: 63992 - 18 Other - 95% Cust. #: ST-HS-01D Chrysotile - 5% Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: YES Other - 95% Lab ID #: 63992 - 19 Cust. #: ST-HS-01E Chrysotile - 5% Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

Date Collected: 04/12/16

16-63992

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To: Mr. Aaron Paquet Red Cedar Consulting

Project: 2201 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report # 16-63992 Date Collected: 04/12/16 Date Received: 04/13/16 Date Analyzed: 04/20/16 Date Reported: 04/20/16
Sample Information	Aspestos Type/Percent	INOII-ASDESTOS
Lab ID #: 63992 - 20 Cust. #: ST-HS-02A Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 20a Cust. #: ST-HS-02A Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 63992 - 21 Cust. #: ST-HS-02B Material: Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2201 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63992Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 21a Cust. #: ST-HS-02B Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 21b Cust. #: ST-HS-02B Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 63992 - 22 Cust. #: ST-HS-02C Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2201 Sanford St.

Date Collected: 04/12/16 Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63992 - 22a Asbestos Present: NO Cellulose - 2% Cust. #: ST-HS-02C No Asbestos Observed Other - 98% Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Lab ID #: 63992 - 23 Asbestos Present: **NO** Other - 100% Cust. #: ST-HS-02D No Asbestos Observed Material: Plaster - Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 63992 - 23a Cellulose - 2% Cust. #: ST-HS-02D No Asbestos Observed Other - 98% Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63992

Robert T. Letarte Jr., Laboratory Director

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Mr. Aaron Paquet

Report To:

Project: 2201 Sanford St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63992Date Collected:04/12/16Date Received:04/13/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 24 Cust. #: ST-HS-02E Material: Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 24a Cust. #: ST-HS-02E Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 24b Cust. #: ST-HS-02E Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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ARCH	2016							Results					lting.net ACM.		Vehoit		Lab Use Only		P	~

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2201 Sanford St., Muskegon Heights, Michigan

Hazardous Materials Description and Location										
Location	Material Description	Quantity								
Living	Smoke Detector	1								

	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
ST-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
ST-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
ST-HM-02A	Beige Linoleum	No	М	Category I	ND	Bathroom	NA
ST-HM-02B	Beige Linoleum	No	М	Category I	ND	Bathroom	NA
ST-HM-03A	Beige 9"x9" Vinyl Tile	No	М	Category I	1.5%CH/ND	SE Bedroom	442 sq. ft.
ST-HM-03B	Beige 9"x9" Vinyl Tile	No	М	Category I	ND/ND	SE Bedroom	NA
ST-HM-04A	Black & White Linoleum	No	М	Category I	ND	Rear Entry	NA
ST-HM-04B	Black & White Linoleum	No	М	Category I	ND	Rear Entry	NA
ST-HM-05A	Red 9"x9" Vinyl Tile	No	М	Category I	10% CH/ND	Rear Entry Stairwell	48 sq. ft.
ST-HM-05B	Red 9"x9" Vinyl Tile	No	М	Category I	NA/ND	Rear Entry Stairwell	NA
ST-HM-06A	Glazing	Yes	М	Category II	ND	Living	NA
ST-HM-06B	Glazing	Yes	М	Category II	ND	Living	NA
ST-HM-07A	Drywall	No	М	Category II	ND	SE Bedroom Wall	NA
ST-HM-07B	Drywall	No	М	Category II	ND/ND	2 nd Fl. Center Bedroom	NA
ST-HS-01A	Stucco	No	S	Category II	5%CH	Exterior W Wall	2,640 sq. ft.
ST-HS-01B	Stucco	No	S	Category II	5%CH	Exterior S Wall	See Sample ST-HS-01A
ST-HS-01C	Stucco	No	S	Category II	5%CH	Exterior E Wall	See Sample ST-HS-01A
ST-HS-01D	Stucco	No	S	Category II	5%CH	Exterior NE Wall	See Sample ST-HS-01A
ST-HS-01E	Stucco	No	S	Category II	5%CH	Exterior NW Wall	See Sample ST-HS-01A
ST-HS-02A	Plaster	No	S	Category II	ND/ND	SE Bedroom Wall	NA
ST-HS-02B	Plaster	No	S	Category II	ND/ND/ND	SW Bedroom Wall	NA
ST-HS-02C	Plaster	No	S	Category II	ND/ND	Hallway Wall	NA
ST-HS-02D	Plaster	No	S	Category II	ND/ND	Dining Ceiling	NA
ST-HS-02E	Plaster	No	S	Category II	ND/ND/ND	Living Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2201 Sanford St., Muskegon Heights, Michigan
Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2201 Sanford St., Muskegon Heights, Michigan

Mate	<u>ial Types</u>	Abbreviations						
M TSI S PC CH	 = Miscellaneous building material = Thermal System Insulation = Surfacing Material = Point Count Analysis = Chrysotile Asbestos 	NQ NA ND lin. ft. sq. ft.	 Not quantified Not applicable Not detected. Laboratory result is less than 1 % asbestos linear feet square feet 					

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Asbestos Containing Material Description and Location												
Location	Material Description	Friable	Condition	Material Type								
Living (2 registers, 30 sq. ft.) Dining (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) SE Bedroom (1 register, 15 sq. ft.) SW Bedroom (1 register, 15 sq. ft.) Sunroom (1 register, 15 sq. ft.) Basement (misc. HVAC wrap on Framing by Furnace, 20 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	125 sq. ft.							

Table 3 - Summary of Presumed Asbestos Containing Materials, 2201 Sanford St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

M= Miscellaneous building materiallin. ft.= linear feetTSI= Thermal System Insulationsq. ft.= square feet

S = Surfacing Material

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
SE Bedroom	Beige 9"x9" Vinyl Tile		No	192 sq. ft.
SW Bedroom	Beige 9"x9" Vinyl Tile		No	130 sq. ft.
Hallway	Beige 9"x9" Vinyl Tile		No	120 sq. ft.
Rear Entry Stairwell	Red 9"x9" Vinyl Tile		No	48 sq. ft.
		Total		490 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living (2 registers, 30 sq. ft.) Dining (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) SE Bedroom (1 register, 15 sq. ft.) SW Bedroom (1 register, 15 sq. ft.) Sunroom (1 register, 15 sq. ft.) Basement (misc. HVAC wrap on framing by Furnace, 20 sq. ft.)	HVAC Duct Wrap		Yes	125 sq. ft.
		Total		125 sq. ft.
Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Exterior	Stucco		No	2,640 sq. ft.
		Total		2,640 sq. ft.

Table 4 - Summary of All Asbestos Containing Materials, 2201 Sanford St., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Table 4 - Summary of All Asbestos Containing Materials, 2201 Sanford St., Muskegon Heights, Michigan

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2329 Baker St., Muskegon Heights, MI 49444 Parcel ID: 26-185-096-0008-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2329 Baker St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains a 488 sq. ft. detached garage and approximate 1,215 square foot residential building (the Building) constructed in 1925. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a front entry, living room, dining room, kitchen, bathroom and two bedrooms on the first floor while the second floor contains two bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 8, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Fiber Lap Siding
- Glazing
- Linoleum
- Drywall
- 9"x9" Vinyl Tile
- Plaster

Red Cedar staff collected twenty five samples of suspect ACBM separated into ten distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty five samples is included as Attachment A.

Hazardous Materials Inspection

On April 8, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty five samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

A window glazing sample collected from a window in the Garage was found to contain up to 5% asbestos following analysis. The assessment to quantify the extent of this material on April 8, 2016 identified four windows at the following locations that would fall into the same homogenous group. The locations of the windows are listed below:

• Garage (4 windows 21" wide x 30" tall)

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 8, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

- Living (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- E Bedroom (1 register, 15 sq. ft.)
- W Bedroom (1 register, 15 sq. ft.)
- 2nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)

Category I ACM

Two types of resilient floor covering (Yellow Linoleum and Beige 9"x9" Vinyl Tile) located within the kitchen were found to contain up to 30% Chrysotile asbestos. The assessment to quantify the extent of this material on April 8, 2016 identified approximately 457 sq. ft. of this material within the Building.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Living (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- E Bedroom (1 register, 15 sq. ft.)
- W Bedroom (1 register, 15 sq. ft.)
- 2nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)

Friable asbestos containing window glazing was identified on four windows throughout the Garage. The locations of these windows that should be abated prior to demolition/renovation activities are listed below:

• Garage (4 windows 21" wide x 30" tall)

Please note: Other different sized windows are located throughout the Building but these windows were assessed and found to be constructed either without window glazing or were sampled and found to not contain asbestos and therefore are not required to be removed.

The Category I resilient floor coverings (Yellow Linoleum and Beige 9"x9" Vinyl Tile) are non-friable ACM's that may be left in place as long as the demolition/renovation activities are completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Television (3)
- Thermostat (1)
- Automobile Tires (16)
- Smoke Detector (1)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

harm Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2329 Baker St

Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63874 - 01 Cellulose - 40% Cust. #: BS-HM-01A No Asbestos Observed Other - 60% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63874 - 02 Asbestos Present: **NO** Cellulose - 40% Cust. #: BS-HM-01B No Asbestos Observed Other - 60% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 80% Lab ID #: 63874 - 03 Cust. #: BS-HM-02A Other - 20% No Asbestos Observed Material: Fiberlap Siding Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63874

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

Project: 2329 Baker St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63874 - 04 Asbestos Present: NO Cellulose - 80% Cust. #: BS-HM-02B No Asbestos Observed Other - 20% Material: Fiberlap Siding Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1 Asbestos Present: YES Lab ID #: 63874 - 05 Other - 95% Cust. #: BS-HM-03A Chrysotile - 5% Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63874 - 06 Asbestos Present: Cust. #: BS-HM-03B Material: Glazing NOT ANALYZED Location: Appearance: Layer: of

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Robert T. Letarte Jr., Laboratory Director

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Report To: Mr. Aaron Paquet ARI Report # 16-63874 Date Collected: 04/08/16

Project: 2329 Baker St

Report To: ARI Report # 16-63874 Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Asbestos Type/Percent Sample Information Non-Asbestos Other - 70% Lab ID #: 63874 - 07 Asbestos Present: YES Cust. #: BS-HM-04A Chrysotile - 30% Material: Yellow Linoleum Location: Appearance: yellow,fibrous,nonhomogenous Layer: 1 of 1 Lab ID #: 63874 - 08 Asbestos Present: Cust. #: BS-HM-04B Material: Yellow Linoleum Location: NOT ANALYZED Appearance: Layer: of Lab ID #: 63874 - 09 Asbestos Present: NO Wollastonite - 5% Other - 95% Cust. #: BS-HM-05A No Asbestos Observed Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

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Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63874 - 10 Wollastonite - 5% Cust. #: BS-HM-05B No Asbestos Observed Other - 95% Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63874 - 11 Asbestos Present: **NO** Cellulose - 1% Cust. #: BS-HM-06A No Asbestos Observed Other - 99% Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63874 - 12 Cellulose - 1% Cust. #: BS-HM-06B No Asbestos Observed Other - 99% Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1

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Report To:

ARI Report # 16-63874

Project: 2329 Baker St

Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63874 - 13 Asbestos Present: NO Cellulose - 50% Cust. #: BS-HM-07A No Asbestos Observed Other - 50% Material: Green Linoleum Location: Appearance: green,fibrous,nonhomogenous Layer: 1 of 1 Lab ID #: 63874 - 14 Asbestos Present: **NO** Cellulose - 50% Cust. #: BS-HM-07B No Asbestos Observed Other - 50% Material: Green Linoleum Location: Appearance: green, fibrous, nonhomogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 50% Lab ID #: 63874 - 15 Cust. #: BS-HM-08A No Asbestos Observed Other - 50% Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1

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NVLAP Lab Code 102118-0



Report To:

Project: 2329 Baker St

P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Asbestos Type/Percent Sample Information Non-Asbestos Lab ID #: 63874 - 19 Asbestos Present: YES Other - 95% Cust. #: BS-HM-10A Chrysotile - 5% Material: Beige 9x9 Vinyl Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 63874 - 19a Other - 100% Cust. #: BS-HM-10A No Asbestos Observed Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2 Lab ID #: 63874 - 20 Asbestos Present: Cust. #: BS-HM-10B Material: Beige 9x9 Vinyl Tile NOT ANALYZED Location: Appearance: Layer: 1 of 2

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Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report # 16-63874 Date Collected: 04/08/16 Date Received: 04/11/16 Date Analyzed: 04/16/16 Date Reported: 04/18/16

Project: 2329 Baker St

ARI Report # 16-63874 Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63874 - 20a Other - 100% Cust. #: BS-HM-10B No Asbestos Observed Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 63874 - 21 Other - 100% Cust. #: BS-HS-01A No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 63874 - 21a Cellulose - 2% Cust. #: BS-HS-01A No Asbestos Observed Hair - 2% Material: Plaster Base Coat Other - 96% Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2

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NVLAP Lab Code 102118-0



Report To:

Project: 2329 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63874Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/16/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 22 Cust. #: BS-HS-01B Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63874 - 22a Cust. #: BS-HS-01B Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Hair - 2% Other - 96%
Lab ID #: 63874 - 23 Cust. #: BS-HS-01C Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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NVLAP Lab Code 102118-0





Project: 2329 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63874Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/16/16Date Reported:04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 23a Cust. #: BS-HS-01C Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Hair - 2% Other - 96%
Lab ID #: 63874 - 24 Cust. #: BS-HS-01D Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63874 - 24a Cust. #: BS-HS-01D Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 2% Other - 97%

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Robert T. Letarte Jr., Laboratory Director

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Project: 2329 Baker St

Report To: ARI Report # 16-63874 Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63874 - 25 Asbestos Present: NO Other - 100% Cust. #: BS-HS-01E No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 63874 - 25a Cellulose - 2% Cust. #: BS-HS-01E No Asbestos Observed Hair - 2% Material: Plaster Base Coat Other - 96% Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Asbestos Present: Lab ID #: Cust. #: Material: Location: Appearance: Layer: of For Layered Samples, each component will be analyzed and reported separately.

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Robert T. Letarte Jr., Laboratory Director

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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2329 Baker St., Muskegon Heights, Michigan

Hazardous Materials Description and Location										
Location	Material Description	Quantity								
Garage	Television	2								
Dining	Thermostat	1								
Rear Entry	Television	1								
Rear Entry	Automobile Tires	2								
Basement	Smoke Detector	1								
Basement	Automobile Tires	14								

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2329 Baker St., Muskegon Heights, Michigan

G I	Sample Description		-	-	% Asbestos		Approx. Material Quantity	
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location		
BS-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA	
BS-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA	
BS-HM-02A	Fiber Lap Siding	Yes	М	Category II	ND	Garage Exterior	NA	
BS-HM-02B	Fiber Lap Siding	Yes	М	Category II	ND	Garage Exterior	NA	
BS-HM-03A	Glazing	Yes	М	Category II	5%CH	Garage	4 Windows	
BS-HM-03B	Glazing	Yes	М	Category II	NA	Garage	NA	
BS-HM-04A	Yellow Linoleum	No	М	Category I	30%CH	Bathroom	64 sq. ft.	
BS-HM-04B	Yellow Linoleum	No	М	Category I	NA	Bathroom	NA	
BS-HM-05A	Glazing	Yes	М	Category II	ND	Front Entry	NA	
BS-HM-05B	Glazing	Yes	М	Category II	ND	Front Entry	NA	
BS-HM-06A	Glazing	Yes	М	Category II	ND	Dining	NA	
BS-HM-06B	Glazing	Yes	М	Category II	ND	Dining	NA	
BS-HM-07A	Green Linoleum	No	М	Category I	ND	2 nd Fl. Hallway	NA	
BS-HM-07B	Green Linoleum	No	М	Category I	ND	2 nd Fl. Hallway	NA	
BS-HM-08A	Beige Linoleum	No	М	Category I	ND	2 nd Fl. W Bedroom	NA	
BS-HM-08B	Beige Linoleum	No	М	Category I	ND	2 nd Fl. W Bedroom	NA	
BS-HM-09A	Drywall	No	М	Category II	ND	2 nd Fl. Hallway Ceiling	NA	
BS-HM-09B	Drywall	No	М	Category II	ND	2 nd Fl. E Bedroom Wall	NA	
BS-HM-10A	Beige 9"x9" Vinyl Tile	No	М	Category I	5%CH/ND	Basement	393 sq. ft.	
BS-HM-10B	Beige 9"x9" Vinyl Tile	No	М	Category I	NA/ND	Basement	NA	
BS-HS-01A	Plaster	No	S	Category II	ND/ND	Living Wall	NA	
BS-HS-01B	Plaster	No	S	Category II	ND/ND	E Bedroom Wall	NA	
BS-HS-01C	Plaster	No	S	Category II	ND/ND	Kitchen Wall	NA	
BS-HS-01D	Plaster	No	S	Category II	ND/ND	Dining Ceiling	NA	
BS-HS-01E	Plaster	No	S	Category II	ND/ND	W Bedroom Ceiling	NA	

Notes:

Material Types

Abbreviations

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2329 Baker St., Muskegon Heights, Michigan

М	= Miscellaneous building material	NQ	= Not quantified
TSI	= Thermal System Insulation	NA	= Not applicable
S	= Surfacing Material	ND	= Not detected. Laboratory result is less than 1 % asbestos
PC	= Point Count Analysis	lin. ft.	= linear feet
CH	= Chrysotile Asbestos	sq. ft.	= square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2329 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location												
Location	Material Description	Friable	Condition	Material Type								
Living (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) E Bedroom (1 register, 15 sq. ft.) W Bedroom (1 register, 15 sq. ft.) 2 nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	95 sq. ft.							

Notes:

Material Types

- M = Miscellaneous building material
- TSI = Thermal System Insulation
- S = Surfacing Material

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Bathroom	Yellow Linoleum		No	64 sq. ft.
Basement	Beige 9"x9" Vinyl Tile		No	393 sq. ft.
		Total		457 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) E Bedroom (1 register, 15 sq. ft.) W Bedroom (1 register, 15 sq. ft.) 2 nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap		Yes	95 sq. ft.
		Total		95 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Garage (4 windows 21" wide x 30" tall)	Glazing		Yes	4 Windows
		Total		4 Windows

Table 4 - Summary of All Asbestos Containing Materials, 2329 Baker St., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2525 Leahy St., Muskegon Heights, MI 49444 Parcel ID: 26-185-147-0007-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2525 Leahy St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 815 square foot residential building (the Building) constructed in 1920. The Building was constructed on a concrete block basement with one aboveground floor. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and two bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos Workers Accreditation Act 440 completed an inspection of the Subject Property on April 7, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- 12"x12" Vinyl Tile
- Drywall
- Glazing
- Plaster

Red Cedar staff collected seventeen samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the seventeen samples is included as Attachment A.

Hazardous Materials Inspection

On April 7, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, seventeen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 7, 2016 identified HVAC Duct Wrap at the following locations within the basement and first floor:

- Living (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- Bathroom (1 register, 15 sq. ft.)
- Basement (misc. HVAC wrap on Cold Air Ductwork, 25 sq. ft.)
- Basement (12 in. dia. HVAC Wrapped Ductwork, 38 lin. ft.)

Category I ACM

One type of resilient floor covering (Multilayer Vinyl Tile) located within the living room and dining room were found to contain up to 20% Chrysotile asbestos. The assessment to quantify the extent of this material on April 7, 2016 identified approximately 253 sq. ft. of this material within the Building.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Living (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- Bathroom (1 register, 15 sq. ft.)
- Basement (misc. HVAC wrap on Cold Air Ductwork, 25 sq. ft.)
- Basement (12 in. dia. HVAC Wrapped Ductwork, 38 lin. ft.)

The Category I resilient floor covering (Multilayer Vinyl Tile) is a non-friable ACM that may be left in place as long as the demolition/renovation activities are completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Smoke Detector (2)
- Television (17)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov
Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-147-0007-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2525 Leahy St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 01 Cellulose - 20% Other - 80% Cust. #: LS-HM-01A No Asbestos Observed Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63878 - 02 Asbestos Present: **NO** Cellulose - 20% Cust. #: LS-HM-01B No Asbestos Observed Other - 80% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 63878 - 03 Cust. #: LS-HM-02A No Asbestos Observed Material: Beige 12x12 Vinyl Tile Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To: Mr. Aaron Paquet ARI Report # 16-63878 Date Collected: 04/07/16

Project: 2525 Leahy St

ARI Report # 16-63878 Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 03a Other - 100% Cust. #: LS-HM-02A No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2 Lab ID #: 63878 - 04 Asbestos Present: **NO** Other - 100% Cust. #: LS-HM-02B No Asbestos Observed Material: Beige 12x12 Vinyl Tile Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63878 - 04a Cust. #: LS-HM-02B No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To:

Project: 2525 Leahy St

Report To: ARI Report # 16-63878 Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 05 Other - 100% Cust. #: LS-HM-03A No Asbestos Observed Material: Top Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 1 of 4 Asbestos Present: YES Lab ID #: 63878 - 05a Other - 80% Cust. #: LS-HM-03A Chrysotile - 20% Material: Linoleum/Mastic Location: Appearance: beige,fibrous,nonhomogenous Layer: 2 of 4 Asbestos Present: YES Other - 90% Lab ID #: 63878 - 05b Cust. #: LS-HM-03A Chrysotile - 10% Material: Grey Floor Tile Location: Appearance: grey,fibrous,homogenous Layer: 3 of 4

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 2525 Leahy St

Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 05c Cellulose - 60% Cust. #: LS-HM-03A No Asbestos Observed Other - 40% Material: Backing/Mastic Location: Appearance: brown,fibrous,nonhomogenous Layer: 4 of 4 Lab ID #: 63878 - 06 Asbestos Present: **NO** Other - 100% Cust. #: LS-HM-03B No Asbestos Observed Material: Top Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 1 of 4 Lab ID #: 63878 - 06a Asbestos Present: Cust. #: LS-HM-03B Material: Linoleum/Mastic NOT ANALYZED Location: Appearance: Layer: 2 of 4

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

ARI Report # 16-63878 Date Collected: 04/07/16

Project: 2525 Leahy St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report # 16-63878 Date Collected: 04/07/16 Date Received: 04/11/16 Date Analyzed: 04/17/16 Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63878 - 06b Cust. #: LS-HM-03B Material: Grey Floor Tile	Asbestos Present:	
Location: Appearance: Layer: 3 of 4	NOT ANALYZED	
Lab ID #: 63878 - 06c Cust. #: LS-HM-03B Material: Backing/Mastic Location: Appearance: brown,fibrous,nonhomogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 63878 - 07 Cust. #: LS-HM-04A Material: Brown 12x12 Vinyl Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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RV

NVLAP Lab Code 102118-0



APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Project: 2525 Leahy St

ARI Report # 16-63878 Mr. Aaron Paquet Date Collected: 04/07/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Other - 100% Lab ID #: 63878 - 07a Cust. #: LS-HM-04A No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2 Lab ID #: 63878 - 08 Asbestos Present: **NO** Synthetic - 1% Cust. #: LS-HM-04B No Asbestos Observed Other - 99% Material: Brown 12x12 Vinyl Tile Location: Appearance: clear,fibrous,homogenous Layer: 1 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63878 - 08a Cust. #: LS-HM-04B No Asbestos Observed Material: Floor Tile Location: Appearance: brown, nonfibrous, homogenous Layer: 2 of 3

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Report To:

Project: 2525 Leahy St

Report To: ARI Report # 16-63878 Mr. Aaron Paquet Date Collected: 04/07/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 08b Other - 100% Cust. #: LS-HM-04B No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 3 of 3 Lab ID #: 63878 - 09 Asbestos Present: **NO** Cellulose - 20% Cust. #: LS-HM-05A No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 20% Lab ID #: 63878 - 10 Cust. #: LS-HM-05B No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Project: 2525 Leahy St

Report To: ARI Report # 16-63878 Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 11 Other - 100% Cust. #: LS-HM-06A No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Lab ID #: 63878 - 12 Asbestos Present: **NO** Other - 100% Cust. #: LS-HM-06B No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 70% Lab ID #: 63878 - 13 Cust. #: LS-HS-01A No Asbestos Observed Other - 30% Material: Plaster/Fiberboard/Mastic Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 3

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Robert T. Letarte Jr., Laboratory Director

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Project: 2525 Leahy St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63878 - 13a Cellulose - 1% Cust. #: LS-HS-01A No Asbestos Observed Other - 99% Material: Plaster Finish Coat Location: Appearance: white, fibrous, homogenous Layer: 2 of 3 Asbestos Present: NO Lab ID #: 63878 - 13b Cellulose - 1% Cust. #: LS-HS-01A No Asbestos Observed Hair - 1% Material: Plaster Base Coat Other - 98% Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63878 - 14 Cust. #: LS-HS-01B No Asbestos Observed Material: Plaster Texture Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 3

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Report To: Mr. Aaron Paquet ARI Report # 16-63878 Date Collected: 04/07/16

Project: 2525 Leahy St

Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63878 - 14a Asbestos Present: NO Other - 100% Cust. #: LS-HS-01B No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, fibrous, homogenous Layer: 2 of 3 Asbestos Present: NO Lab ID #: 63878 - 14b Cellulose - 1% Cust. #: LS-HS-01B No Asbestos Observed Vermiculite - 5% Material: Plaster Base Coat Other - 94% Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63878 - 15 Cust. #: LS-HS-01C No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, fibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Report To:

ARI Report # 16-63878

Project: 2525 Leahy St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report # 16-63878 Date Collected: 04/07/16 Date Received: 04/11/16 Date Analyzed: 04/17/16 Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63878 - 15a Cust. #: LS-HS-01C Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Vermiculite - 5% Other - 94%
Lab ID #: 63878 - 16 Cust. #: LS-HS-01D Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 16a Cust. #: LS-HS-01D Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Vermiculite - 5% Other - 94%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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RV



Project: 2525 Leahy St

Date Collected: 04/07/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63878 - 17 Asbestos Present: NO Other - 100% Cust. #: LS-HS-01E No Asbestos Observed Material: Texture Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 3 Lab ID #: 63878 - 17a Asbestos Present: **NO** Cellulose - 1% Cust. #: LS-HS-01E No Asbestos Observed Other - 99% Material: Plaster Finish Coat Location: Appearance: white, fibrous, homogenous Layer: 2 of 3 Asbestos Present: NO Lab ID #: 63878 - 17b Cellulose - 1% Cust. #: LS-HS-01E No Asbestos Observed Vermiculite - 5% Material: Plaster Base Coat Other - 94% Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3 For Layered Samples, each component will be analyzed and reported separately

Rent Sett

ARI Report #

16-63878

Robert T. Letarte Jr., Laboratory Director

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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2525 Leahy St., Muskegon Heights, Michigan

Hazardous Materials Description and Location								
Location	Material Description	Quantity						
Front Porch	Television	1						
Living	Television	9						
E Bedroom	Television	5						
Living	Smoke Detector	2						
Basement	Television	2						

	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
LS-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
LS-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
LS-HM-02A	Beige 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Living	NA
LS-HM-02B	Beige 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Living	NA
LS-HM-03A	Multilayer Vinyl Tile	No	М	Category I	ND/20%CH 10%CH/ND	Living	253 sq. ft.
LS-HM-03B	Multilayer Vinyl Tile	No	М	Category I	ND/NA/NA/ ND	Dining	NA
LS-HM-04A	Brown 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA
LS-HM-04B	Brown 12"x12" Vinyl Tile	No	М	Category I	ND/ND/ND	Bathroom	NA
LS-HM-05A	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA
LS-HM-05B	Drywall	No	М	Category II	ND	E Bedroom Wall	NA
LS-HM-06A	Glazing	Yes	М	Category II	ND	Kitchen	NA
LS-HM-06B	Glazing	Yes	М	Category II	ND	Kitchen	NA
LS-HS-01A	Plaster	No	S	Category II	ND/ND/ND	Kitchen Wall	NA
LS-HS-01B	Plaster	No	S	Category II	ND/ND/ND	Dining Wall	NA
LS-HS-01C	Plaster	No	S	Category II	ND/ND	Living Wall	NA
LS-HS-01D	Plaster	No	S	Category II	ND/ND	Living Ceiling	NA
LS-HS-01E	Plaster	No	S	Category II	ND/ND/ND	Dining Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2525 Leahy St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

- TSI = Thermal System Insulation
- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

- NQ = Not quantified
- NA = Not applicable
- ND = Not detected. Laboratory result is less than 1 % asbestos
- lin. ft. = linear feet
- sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Asbestos Containing Material Description and Location									
Location	Material Description	Friable	Condition	Material Type					
Living (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) Bathroom (1 register, 15 sq. ft.) Basement (misc. HVAC wrap on Cold Air Ductwork, 25 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	70 sq. ft.				
Basement (12 in. dia. HVAC Wrapped Ductwork, 38 lin. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	38 lin. ft.				

Table 3 - Summary of Presumed Asbestos Containing Materials, 2525 Leahy St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living	Multilayer Vinyl Tile		No	132 sq. ft.
Dining	Multilayer Vinyl Tile		No	121 sq. ft.
		Total		253 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) Bathroom (1 register, 15 sq. ft.) Basement (misc. HVAC wrap on Cold Air Ductwork, 25 sq. ft.)	HVAC Duct Wrap		Yes	70 sq. ft.
		Total		70 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Basement (12 in. dia. HVAC Wrapped Ductwork, 38 lin. ft.)	HVAC Duct Wrap		Yes	38 lin. ft.
		Total		38 lin. ft.

Table 4 - Summary of All Asbestos Containing Materials, 2525 Leahy St., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2816 Baker St., Muskegon Heights, MI 49444 Parcel ID: 26-185-209-0016-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2816 Baker St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains a 400 sq. ft. detached garage and approximate 1,472 square foot residential building (the Building) constructed in 1905. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom, and two bedrooms on the first floor while the second floor contains two bedrooms and a bathroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-209-0016-00

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 8, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Rolled Roofing
- 12"x12" Vinyl Tile
- 16"x16" Ceiling Tile
- Glazing
- 9"x9" Vinyl Tile
- Linoleum
- Drywall
- Plaster

Red Cedar staff collected twenty three samples of suspect ACBM separated into ten distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty three samples is included as Attachment A.

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-209-0016-00

Hazardous Materials Inspection

On April 8, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty three samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The Vermiculite located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Vermiculite insulation was identified in the Building and classified as friable ACM. The visual assessment to quantify the extent of this material identified approximately 260 sq. ft. of this material at a depth of three inches within the Building.

Category I ACM

Two types of resilient floor covering (White 12"x12" Vinyl Tile and Black 9"x9" Vinyl Tile) located within the Building were found to contain up to 10% Chrysotile asbestos. The assessment to quantify the extent of this material on April 8, 2016 identified approximately 314 sq. ft. of this material within the Building.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

Vermiculite insulation identified in the Building attic is classified as friable ACM and should be removed prior to any renovation/demolition activities.

The Category I resilient floor coverings (White 12"x12" Vinyl Tile and Black 9"x9" Vinyl Tile) are nonfriable ACM's that may be left in place as long as the demolition/renovation activities are completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Television (1)
- Automobile Tires (6)
- Smoke Detector (4)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-209-0016-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2816 Baker St.

P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63879 - 01 Asbestos Present: NO Fiberglass - 30% Cust. #: BA-HM-01A No Asbestos Observed Other - 70% Material: Black Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63879 - 02 Asbestos Present: **NO** Fiberglass - 30% Cust. #: BA-HM-01B No Asbestos Observed Other - 70% Material: Black Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 40% Lab ID #: 63879 - 03 Cust. #: BA-HM-02A Other - 60% No Asbestos Observed Material: Rolled Roofing Location: Appearance: black,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To: Mr. Aaron Paquet Red Cedar Consulting ARI Report # 16-63879 Date Collected: 04/08/16 Date Received: 04/11/16

Project: 2816 Baker St.

P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63879 - 04 Asbestos Present: NO Cellulose - 40% Cust. #: BA-HM-02B No Asbestos Observed Other - 60% Material: Rolled Roofing Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: YES Lab ID #: 63879 - 05 Other - 95% Cust. #: BA-HM-03A Chrysotile - 5% Material: 12x12 White Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63879 - 05a Cust. #: BA-HM-03A No Asbestos Observed Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Report To: Mr. Aaron Paquet Red Cedar Consulting ARI Report # 16-63879 Date Collected: 04/08/16 Date Received: 04/11/16

Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 06 Cust. #: BA-HM-03B Material: 12x12 White Vinyl Tile Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 63879 - 06a Cust. #: BA-HM-03B Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63879 - 07 Cust. #: BA-HM-04A Material: 16x16 White Ceiling Tile Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%

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Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 08 Cust. #: BA-HM-04B Material: 16x16 White Ceiling Tile Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 63879 - 09 Cust. #: BA-HM-05A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63879 - 10 Cust. #: BA-HM-05B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 11 Cust. #: BA-HM-06A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63879 - 12 Cust. #: BA-HM-06B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63879 - 13 Cust. #: BA-HM-07A Material: 9x9 Black Floor Tile Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: YES Chrysotile - 10%	Other - 90%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Report To: ARI Report # 16-63879 Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Asbestos Type/Percent Sample Information Non-Asbestos Lab ID #: 63879 - 13a Asbestos Present: NO Other - 100% Cust. #: BA-HM-07A No Asbestos Observed Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2 Lab ID #: 63879 - 14 Asbestos Present: Cust. #: BA-HM-07B Material: 9x9 Black Floor Tile NOT ANALYZED Location: Appearance: Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63879 - 14a Cust. #: BA-HM-07B No Asbestos Observed Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		Date Collected: 04/08/16 Date Received: 04/11/16 Date Analyzed: 04/18/16 Date Reported: 04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 15 Cust. #: BA-HM-08A Material: Floral Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63879 - 16 Cust. #: BA-HM-08B Material: Floral Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63879 - 17 Cust. #: BA-HM-09A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Fiberglass - 5% Other - 75%
or Layered Samples, each component will be analyzed and reported separately.		

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Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 17a Cust. #: BA-HM-09A Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63879 - 18 Cust. #: BA-HM-09B Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Fiberglass - 5% Other - 75%
Lab ID #: 63879 - 18a Cust. #: BA-HM-09B Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 19 Cust. #: BA-HS-01A Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63879 - 19a Cust. #: BA-HS-01A Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 63879 - 20 Cust. #: BA-HS-01B Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0





Project: 2816 Baker St.

Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63879 - 20a Hair - 5% Cust. #: BA-HS-01B No Asbestos Observed Other - 95% Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Lab ID #: 63879 - 21 Asbestos Present: **NO** Other - 100% Cust. #: BA-HS-01C No Asbestos Observed

Material: Plaster - Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2

Lab ID #: 63879 - 21a Cust. #: BA-HS-01C Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Asbestos Present: NO

No Asbestos Observed

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

ARI Report # 16-63879

Hair - 5%

Other - 95%

Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 22 Cust. #: BA-HS-01D Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63879 - 22a Cust. #: BA-HS-01D Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 63879 - 23 Cust. #: BA-HS-01E Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2816 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63879Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 23a Cust. #: BA-*HS-01E Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

For Layered Samples, each component will be analyzed and reported separately.

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NVLAP Lab Code 102118-0



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														Volume)B EPA Le	BioSIS	Air Pain	Point Count	apaque amples with a c	Person: Aaron	#	2816 Bat	Survey : <u><i>L</i></u>	ni.net Fax: 734	, MI 48189 Phone: 73	
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Date :	by: Received b		· ·			Volume Area	Ik/NOB EPA Level II	BioSIS Other	Air Paint S	ll samples with a detection Point Count PCM	act Person: Aaron Paquet	ct # :	ect: 2816 Rakerst	of Survey: 4-8-16	t Lake, MI 48189 Phone: 734-449-9990 artermi.net Fax: 734-449-9991	9
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Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2816 Baker St., Muskegon Heights, Michigan

Hazardous Materials Description and Location							
Location	Material Description	Quantity					
Garage	Television	1					
Garage	Automobile Tires	6					
Living	Smoke Detector	1					
W Bedroom	Smoke Detector	1					
E Bedroom	Smoke Detector	1					
2 nd Floor W Bedroom	Smoke Detector	1					

Sample Description % Asbestos Sample **Approx.** Material **Sample Location** Laboratory Material Material Number **Ouantity** Friable Result Classification Type ND **Black Shingle** BA-HM-01A No Μ Category I Exterior NA BA-HM-01B **Black Shingle** No М Category I ND Exterior NA Shed Exterior BA-HM-02A **Rolled Roofing** No ND NA Μ Category I **Rolled Roofing** BA-HM-02B No Μ Category I ND Shed Exterior NA White 12"x12" Vinyl Tile 5%CH/ND BA-HM-03A No Μ Category I W Bedroom 224 sq. ft. BA-HM-03B White 12"x12" Vinyl Tile NA/ND W Bedroom No Μ Category I NA BA-HM-04A White 16"x16" Ceiling Tile Yes ND W Bedroom Ceiling NA Μ Category II White 16"x16" Vinyl Tile BA-HM-04B Yes Μ Category II ND W Bedroom Ceiling NA BA-HM-05A Yes Μ Category II ND NA Glazing Living Category II BA-HM-05B Yes ND Glazing Μ Living NA BA-HM-06A Glazing Yes Μ Category II ND Dining NA BA-HM-06B ND Glazing Yes Μ Category II Dining NA Black 9"x9" Vinyl Tile 2nd Floor Bathroom BA-HM-07A No Μ Category I 10%CH/ND 90 sq. ft. 2nd Floor Bathroom BA-HM-07B Black 9"x9" Vinyl Tile NA/ND NA No М Category I 2nd Floor N Bedroom NA BA-HM-08A Floral Linoleum No Μ Category I ND BA-HM-08B Floral Linoleum No М ND 2nd Floor N Bedroom NA Category I BA-HM-09A Drywall No Μ ND/ND Kitchen Wall NA Category II BA-HM-09B Drywall No Μ Category II ND/ND Kitchen Wall NA S BA-HS-01A Plaster No Category II ND/ND Living Wall NA S BA-HS-01B Plaster No Category II ND/ND W Bedroom Wall NA BA-HS-01C No S ND/ND **Dining Ceiling** NA Plaster Category II 2nd Floor W Bedroom S BA-HS-01D ND/ND Plaster No Category II NA Wall 2nd Floor Landing S **BA-HS-01E** Plaster No Category II ND/ND NA Ceiling

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2816 Baker St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

NQ = Not quantified

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2816 Baker St., Muskegon Heights, Michigan

TSI	= Thermal System Insulation	NA	= Not applicable
S	= Surfacing Material	ND	= Not detected. Laboratory result is less than 1 % asbestos
PC	= Point Count Analysis	lin. ft.	= linear feet
CH	= Chrysotile Asbestos	sq. ft.	= square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2816 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location									
Location	Material Description	Friable	Condition	Material Type					
Area above E Bedroom and Kitchen Ceiling	Vermiculite 3" Deep	Yes	Fair	М	260 sq. ft.				

Notes:

Material Types

Abbreviations

Μ	= Miscellaneous building material	lin. ft.	= linear feet
TSI	= Thermal System Insulation	sq. ft.	= square feet

S = Surfacing Material

Table 4 - Summary of All Asbestos Containing Materials, 2816 Baker St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
W Bedroom	White 12"x12" Vinyl Tile		No	224 sq. ft.
2 nd Floor Bathroom	Black 9"x9" Vinyl Tile		No	90 sq. ft.
		Total		314 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Area above E Bedroom and Kitchen Ceiling	Vermiculite 3 " Deep		Yes	260 sq. ft.
		Total		260 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet

sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2820 Baker St., Muskegon Heights, MI 49444 Parcel ID: 26-185-209-0015-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2820 Baker St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 1,920 square foot residential building (the Building) constructed in 1915. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap and Transite siding over a vapor barrier while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and two bedrooms on the first floor while the second floor contains a living room, dining room, kitchen, bathroom and a bedroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-209-0015-00

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 8, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Vapor Barrier
- Linoleum
- Glazing
- Drywall
- Plaster

Red Cedar staff collected seventeen samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the seventeen samples is included as Attachment A.

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-209-0015-00

Hazardous Materials Inspection

On April 8, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, seventeen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building and the Cementatious "Transite" Siding on the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 8, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

• Basement (misc. HVAC wrap on Ductwork by chimney, 10 sq. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

The cementatious "Transite" siding located on the exterior of the Building was classified as PACM and no samples were collected. The visual assessment to quantify the extent of this material completed on April 8, 2016 identified 924 sq. ft. of cementatious (Transite) siding on the Building.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

• Basement (misc. HVAC wrap on Ductwork by chimney, 10 sq. ft.)

Transite siding was identified on the exterior of the Building and must be abated prior to completion of any demolition activities at the Subject Property. In demolition, all cementatious ACM must be removed prior to demolition due to the likelihood of becoming regulated due to the demolition process.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Smoke Detector (1)
- Television (1)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-209-0015-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2820 Baker St

Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63876 - 01 Cellulose - 30% Cust. #: BK-HM-01A No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2 Lab ID #: 63876 - 01a Asbestos Present: **NO** Cellulose - 50% Cust. #: BK-HM-01A No Asbestos Observed Other - 50% Material: Tap Paper Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Cellulose - 30% Lab ID #: 63876 - 02 Cust. #: BK-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63876

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To: Mr. Aaron Paquet

Project: 2820 Baker St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63876 - 02a Cellulose - 50% Cust. #: BK-HM-01B No Asbestos Observed Other - 50% Material: Tap Paper Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Lab ID #: 63876 - 03 Asbestos Present: **NO** Cellulose - 40% Cust. #: BK-HM-02A No Asbestos Observed Other - 60% Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Cellulose - 75% Lab ID #: 63876 - 03a Cust. #: BK-HM-02A No Asbestos Observed Other - 25% Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To: Mr. Aaron Paquet ARI Report # 16-63876 Date Collected: 04/08/16

Project: 2820 Baker St

P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63876 - 04 Cellulose - 30% Cust. #: BK-HM-02B No Asbestos Observed Other - 70% Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 1 of 2 Lab ID #: 63876 - 04a Asbestos Present: **NO** Cellulose - 75% Cust. #: BK-HM-02B No Asbestos Observed Other - 25% Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 63876 - 05 Fiberglass - 15% Cust. #: BK-HM-03A No Asbestos Observed Other - 85% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To: Mr. Aaron Paquet Red Cedar Consulting ARI Report # 16-63876 Date Collected: 04/08/16 Date Received: 04/11/16



Project: 2820 Baker St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63876 - 06 Asbestos Present: NO Fiberglass - 15% Cust. #: BK-HM-03B No Asbestos Observed Other - 85% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63876 - 07 Asbestos Present: **NO** Cellulose - 30% Cust. #: BK-HM-04A No Asbestos Observed Fiberglass - 2% Material: White Linoleum Other - 68% Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 63876 - 08 Cellulose - 30% Cust. #: BK-HM-04B No Asbestos Observed Fiberglass - 2% Material: White Linoleum Other - 68% Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

Date Collected: 04/08/16

16-63876

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



Report To: Mr. Aaron Paquet

Project: 2820 Baker St

Report To: ARI Report # 16-63876 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63876 - 09 Other - 100% Cust. #: BK-HM-05A No Asbestos Observed Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1 Lab ID #: 63876 - 10 Asbestos Present: **NO** Other - 100% Cust. #: BK-HM-05B No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 20% Lab ID #: 63876 - 11 Cust. #: BK-HM-06A No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Project: 2820 Baker St

Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63876 - 12 Cellulose - 20% Cust. #: BK-HM-06B No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1 Lab ID #: 63876 - 13 Asbestos Present: **NO** Other - 100% Cust. #: BK-HS-01A No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2 Hair - 2% Asbestos Present: NO Lab ID #: 63876 - 13a Cust. #: BK-HS-01A No Asbestos Observed Other - 98% Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

ARI Report # 16-63876

Project: 2820 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901 Sample Information	Asbestos Type/Percent	ARI Report # 16-63876 Date Collected: 04/08/16 Date Received: 04/11/16 Date Analyzed: 04/17/16 Date Reported: 04/18/16
Lab ID #: 63876 - 14 Cust. #: BK-HS-01B Material: Plaster Finish Coat Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63876 - 14a Cust. #: BK-HS-01B Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 63876 - 15 Cust. #: BK-HS-01C Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0



Project: 2820 Baker St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63876 - 15a Hair - 2% Cust. #: BK-HS-01C No Asbestos Observed Other - 98% Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 3 Lab ID #: 63876 - 15b Asbestos Present: **NO** Cellulose - 20% Cust. #: BK-HS-01C No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63876 - 16 Cust. #: BK-HS-01D No Asbestos Observed Material: Texture Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 4

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To: Mr. Aaron Paquet ARI Report # 16-63876 Date Collected: 04/08/16

Project: 2820 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63876Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/17/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 16a Cust. #: BK-HS-01D Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63876 - 16b Cust. #: BK-HS-01D Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 63876 - 16c Cust. #: BK-HS-01D Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
or Lavered Samples, each component will be analyzed and reported separately.		

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0





Project: 2820 Baker St

Report To: ARI Report # 16-63876 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/17/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63876 - 17 Asbestos Present: NO Other - 100% Cust. #: BK-HS-01E No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 3 Lab ID #: 63876 - 17a Asbestos Present: **NO** Hair - 2% Cust. #: BK-HS-01E No Asbestos Observed Other - 98% Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 3 Asbestos Present: NO Cellulose - 20% Lab ID #: 63876 - 17b Cust. #: BK-HS-01E No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



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Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2820 Baker St., Muskegon Heights, Michigan

Hazardous Materials Description and Location												
Location	Material Description	Quantity										
Dining	Smoke Detector	1										
2 nd Floor Closet	Television	2										

	Sample Description				% Asbestos			
Sample Number		Friable Material Mat Type Classif		Material Classification	Laboratory Result	Sample Location	Quantity	
BK-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA	
BK-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA	
BK-HM-02A	Vapor Barrier	Yes	М	Category II	ND/ND	Exterior	NA	
BK-HM-02B	Vapor Barrier	Yes	М	Category II	ND/ND	Exterior	NA	
BK-HM-03A	Asphalt Shingle	No	М	Category I	ND	Shed Exterior	NA	
BK-HM-03B	Asphalt Shingle	No	М	Category I	ND	Shed Exterior	NA	
BK-HM-04A	White Linoleum	No	М	Category I	ND	Kitchen	NA	
BK-HM-04B	White Linoleum	No	М	Category I	ND	Kitchen	NA	
BK-HM-05A	Glazing	Yes	М	Category II	ND	Living	NA	
BK-HM-05B	Glazing	Yes	М	Category II	ND	Dining	NA	
BK-HM-06A	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA	
BK-HM-06B	Drywall	No	М	Category II	ND	Living Wall	NA	
BK-HS-01A	Plaster	No	S	Category II	ND/ND	Living Wall	NA	
BK-HS-01B	Plaster	No	S	Category II	ND/ND	Dining Wall	NA	
BK-HS-01C	Plaster	No	S	Category II	ND/ND/ND	Dining Ceiling	NA	
BK-HS-01D	Plaster	No	S	Category II	ND/ND/ND/ ND	2 nd Fl. Kitchen Wall	NA	
BK-HS-01E	Plaster	No	S	Category II	ND/ND/ND	2 nd Fl. Dining Ceiling	NA	

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2820 Baker St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

- TSI = Thermal System Insulation
- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

- NQ = Not quantified
- NA = Not applicable
- ND = Not detected. Laboratory result is less than 1 % asbestos
- lin. ft. = linear feet
- sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2820 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location													
Location	Material Description	Friable	Condition	Material Type									
Building Exterior	Transite Siding	No	Fair	М	924 sq. ft.								
Basement (misc. HVAC wrap on Ductwork by chimney, 10 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 sq. ft.								

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet
Table 4 - Summary of All Asbestos Containing Materials, 2820 Baker St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Basement (misc. HVAC wrap on Ductwork by chimney, 10 sq. ft.)	HVAC Duct Wrap		Yes	10 sq. ft.
		Total		10 sq. ft.
Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Exterior	Transite Siding		No	924 sq. ft.
		Total		924 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2822 Howden St., Muskegon Heights, MI 49444 Parcel ID: 26-635-249-0010-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2822 Howden St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .230 acre residential parcel which contains an approximate 1,260 square foot residential building (the Building) constructed in 1905. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen and bathroom on the first floor while the second floor contains two bedrooms and a bathroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 13, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- 12"x12" Vinyl Tile
- Drywall
- Glazing
- Fiberboard
- Plaster

Red Cedar staff collected seventeen samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the seventeen samples is included as Attachment A.

Hazardous Materials Inspection

On April 13, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, seventeen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

• 2nd Floor Bathroom (1 vertical chase to basement, 10 sq. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

• 2nd Floor Bathroom (1 vertical chase to basement, 10 sq. ft.)

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Automobile Tires (37)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2822 Howden St

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64046 - 01 Cellulose - 40% Cust. #: HS-HM-01A No Asbestos Observed Other - 60% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 64046 - 02 Asbestos Present: **NO** Cellulose - 30% Cust. #: HS-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 64046 - 03 Cust. #: HS-HM-02A No Asbestos Observed Material: Blue 12x12 Vinyl Tile Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

ARI Report # 16-64046

Project: 2822 Howden St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901 Sample Information	Ashestos Tyne/Percent	ARI Report # 16-64046 Date Collected: 04/13/16 Date Received: 04/14/16 Date Analyzed: 04/20/16 Date Reported: 04/21/16
Lab ID #: 64046 - 03a Cust. #: HS-HM-02A Material: Blue 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64046 - 04 Cust. #: HS-HM-02B Material: Blue 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64046 - 04a Cust. #: HS-HM-02B Material: Blue 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0



Project: 2822 Howden St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64046Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64046 - 05 Cust. #: HS-HM-03A Material: Beige 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64046 - 06 Cust. #: HS-HM-03B Material: Beige 12x12 Vinyl Tile Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64046 - 06a Cust. #: HS-HM-03B Material: Beige 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0





Project: 2822 Howden St

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64046 - 07 Cellulose - 2% Cust. #: HS-HM-04A No Asbestos Observed Other - 98% Material: Drywall Location: Appearance: white, fibrous, homogenous Layer: 1 of 1 Lab ID #: 64046 - 08 Asbestos Present: **NO** Cellulose - 20% Cust. #: HS-HM-04B No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 64046 - 09 Cust. #: HS-HM-05A No Asbestos Observed Material: Glazing Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To:

ARI Report # 16-64046

Project: 2822 Howden St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64046Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64046 - 10 Cust. #: HS-HM-05B Material: Glazing Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64046 - 11 Cust. #: HS-HM-06A Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 64046 - 12 Cust. #: HS-HM-06B Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%
or Lavarad Samplas, each component will be analyzed and reported separately.		

ayered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0





Project: 2822 Howden St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report # 16-64046 Date Collected: 04/13/16 Date Received: 04/14/16 Date Analyzed: 04/20/16 Date Reported: 04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64046 - 13 Cust. #: HS-HS-01A Material: Plaster Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64046 - 13a Cust. #: HS-HS-01A Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64046 - 14 Cust. #: HS-HS-01B Material: Plaster Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield fatse/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0





Project: 2822 Howden St

Report To: ARI Report # 16-64046 Mr. Aaron Paquet Date Collected: 04/13/16 Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64046 - 14a Cellulose - 2% Cust. #: HS-HS-01B No Asbestos Observed Other - 98% Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Lab ID #: 64046 - 15 Asbestos Present: **NO** Cellulose - 20% Cust. #: HS-HS-01C No Asbestos Observed Other - 80% Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 64046 - 16 Cust. #: HS-HS-01D No Asbestos Observed Material: Plaster Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Project: 2822 Howden St

Report To: ARI Report # 16-64046 Mr. Aaron Paquet Date Collected: 04/13/16 Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64046 - 16a Cellulose - 2% Cust. #: HS-HS-01D No Asbestos Observed Other - 98% Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 64046 - 17 Other - 100% Cust. #: HS-HS-01E No Asbestos Observed Material: Plaster Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: Lab ID #: Cust. #: Material: Location: Appearance: Layer: of

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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APEX K	esearch,	Inc. 11054 Hi Tech Drive, Whitmore Lake, E-mail: apexresearch@charterm	MI 48189 Phone: 734 i.net Fax: 734-	-449-9990 149-9991	APEX
Client Name: Re	d Cedar Consulti	ng Date of S	Survey : 4-13	2-16	Lab Use Only Log-In
Address: PC) Box 13216	Project :	2822 Howard	enst,	. Report
City, St., Zip:	ansing, MI 48901	Project #	••		
Phone: (888) 449-	-4566 Fax	: (888) 448-8739 Contact I	Cerson: Aaron I	aquet	
Turn Arour	nd Times: (Circle One) PLM EPA 600, PC all se	apaquet amples with a de	@redcedarcons tection of <5	sulting.net % ACM.
		Asbestos: Bulk <u>x</u> Wipe	Point Count	PCM	
		Lead: Bulk Wipe	Air Paint	Soil	
		Mold: Bulk Tape	BioSIS (Other Viab	le
	The strong	to TEM: AHERA 7400 Bulk/NO	B EPA Leve		
Lab ID #	Client ID #	Material/Location	Volume	Area	Results
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Date : 4-13-16	Date :	<u> </u>	RESEARCH	Date :	
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Date : M	Received by:				15/01F	Q10-SH	HS-OK	NS-OB	HS-OLA	m-86B 1	ient ID #) Encept Alasta	-			Times: (Cir	Fax :	1g, MI 48901	13216	dar Consulting		earch, I		
-13-1,6 Date : APEX	Relinquished by	RE			4				Plaster	the sound .	Material/Location	TEM: AHERA 7400 Bulk/N	Mold: Bulk Tape	Lead: Bulk Wipe	Asbestos: Bulk <u>*</u> Wipe	rcle One) PLM EPA 600, PC all	(888) 448-8739 Contact	Project	Project	Date of	E-mail: apexresearcn@charte	InC 11054 Hi Tech Drive, Whitmore Lak		
RESEARCH	Stratt										Volume	OB EPA Level	BioSIS	_ Air Paint _	_ Point Count	apaqueto samples with a det	Person: Aaron P	#:	: rout House	Survey: 4-13-	rmi.net Fax: /34-4	e, MI 48189 Phone: 734-		
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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2822 Howden St., Muskegon Heights, Michigan

	Hazardous Materials Description and Location	
Location	Material Description	Quantity
Rear Entry	Automobile Tires	36
2 nd Floor Landing	Automobile Tires	1

	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
HS-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
HS-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
HS-HM-02A	Blue 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Bathroom	NA
HS-HM-02B	Blue 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Bathroom	NA
HS-HM-03A	Beige 12"x12" Vinyl Tile	No	М	Category I	ND	Kitchen	NA
HS-HM-03B	Beige 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA
HS-HM-04A	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA
HS-HM-04B	Drywall	No	М	Category II	ND	Rear Entry Wall	NA
HS-HM-05A	Glazing	Yes	М	Category II	ND	Dining	NA
HS-HM-05B	Glazing	Yes	М	Category II	ND	Dining	NA
HS-HM-06A	Fiberboard	Yes	М	Category II	ND	2 nd Fl. Bathroom	NA
HS-HM-06B	Fiberboard	Yes	М	Category II	ND	2 nd Fl. Bathroom	NA
HS-HS-01A	Plaster	No	S	Category II	ND/ND	Kitchen Wall	NA
HS-HS-01B	Plaster	No	S	Category II	ND/ND	Living Wall	NA
HS-HS-01C	Plaster	No	S	Category II	ND	Living Ceiling	NA
HS-HS-01D	Plaster	No	S	Category II	ND/ND	2 nd Fl. Bathroom Wall	NA
HS-HS-01E	Plaster	No	S	Category II	ND	2 nd Fl. W Bedroom Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2822 Howden St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

- TSI = Thermal System Insulation
- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

- NQ = Not quantified
- NA = Not applicable
- ND = Not detected. Laboratory result is less than 1 % asbestos
- lin. ft. = linear feet
- sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2822 Howden St., Muskegon Heights, Michigan

Asbestos Cor	ntaining Material Description and Location				Approx. Quantity
Location	Material Description	Friable	Condition	Material Type	
2 nd Floor Bathroom (1 vertical chase to basement, 10 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 sq. ft.

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 2822 Howden St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
2^{nd} Floor Bathroom (1 vertical chase to basement, 10 sq. ft.)	HVAC Duct Wrap		Yes	10 sq. ft.
		Total		10 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2824 Baker St., Muskegon Heights, MI 49444 Parcel ID: 26-185-209-0014-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2824 Baker St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 1,385 square foot residential building (the Building) constructed in 1920. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, kitchen, bathroom, two bedrooms and rear entry on the first floor while the second floor contains a living room, kitchen, bathroom and two bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 8, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Linoleum
- 12"x12" Vinyl Tile
- 2'x4' Ceiling Tile
- Glazing
- 9"x9" Vinyl Tile
- Plaster

Red Cedar staff collected twenty seven samples of suspect ACBM separated into twelve distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty seven samples is included as Attachment A.

Hazardous Materials Inspection

On April 8, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty seven samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

Air-O-Cell Pipe Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Air-O-Cell Pipe Wrap identified in the Building in conjunction with the hot water heating system is classified as friable ACM. The visual assessment to quantify the extent of this material identified Friable ACM at the following locations within the basement, first and second floors:

- Basement Boiler Pipe (Air-O-Cell 4") (220 lin. ft.)
- E Bedroom Closet (Air-O-Cell 4") (18 lin. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Basement Boiler Pipe (Air-O-Cell 4") (220 lin. ft.)
- E Bedroom Closet (Air-O-Cell 4") (18 lin. ft.)

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Smoke Detector (1)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2824 Baker St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63877 - 01 Cellulose - 40% Cust. #: AR-HM-01A No Asbestos Observed Other - 60% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2 Lab ID #: 63877 - 01a Asbestos Present: **NO** Cellulose - 40% Cust. #: AR-HM-01A No Asbestos Observed Other - 60% Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Cellulose - 40% Lab ID #: 63877 - 02 Cust. #: AR-HM-01B No Asbestos Observed Other - 60% Material: Asphalt Shingle Location: Appearance: green, fibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To: Mr. Aaron Paquet ARI Report # 16-63877 Date Collected: 04/08/16

Project: 2824 Baker St

Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63877 - 02a Cellulose - 40% Cust. #: AR-HM-01B No Asbestos Observed Other - 60% Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Lab ID #: 63877 - 03 Asbestos Present: **NO** Cellulose - 10% Cust. #: AR-HM-02A No Asbestos Observed Fiberglass - 10% Material: White Linoleum 2 Layer Other - 80% Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 03a Cust. #: AR-HM-02A No Asbestos Observed Material: Floor Tile Location: Appearance: brown, nonfibrous, homogenous Layer: 2 of 3

For Layered Samples, each component will be analyzed and reported separately

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Report To:

ARI Report # 16-63877

Project: 2824 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report # 16-63877 Date Collected: 04/08/16 Date Received: 04/11/16 Date Analyzed: 04/16/16 Date Reported: 04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 03b Cust. #: AR-HM-02A Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 04 Cust. #: AR-HM-02B Material: White Linoleum 2 Layer Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 63877 - 04a Cust. #: AR-HM-02B Material: Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
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NVLAP Lab Code 102118-0



Project: 2824 Baker St

Report To: ARI Report # 16-63877 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63877 - 04b Asbestos Present: NO Other - 100% Cust. #: AR-HM-02B No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 3 of 3 Lab ID #: 63877 - 05 Asbestos Present: **NO** Other - 100% Cust. #: AR-HM-03A No Asbestos Observed Material: Grey 12x12 Vinyl Tile Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 05a Cust. #: AR-HM-03A No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 3

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APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Project: 2824 Baker St

ARI Report # 16-63877 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63877 - 05b Asbestos Present: NO Cellulose - 5% Cust. #: AR-HM-03A No Asbestos Observed Other - 95% Material: Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3 Lab ID #: 63877 - 06 Asbestos Present: **NO** Other - 100% Cust. #: AR-HM-03B No Asbestos Observed Material: Grey 12x12 Vinyl Tile Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 3 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 06a Cust. #: AR-HM-03B No Asbestos Observed Material: Glue Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 3

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Report To:

Project: 2824 Baker St

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For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63877

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



Report To: Mr. Aaron Paquet
Project: 2824 Baker St

Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63877 - 09 Asbestos Present: NO Cellulose - 40% Cust. #: AR-HM-05A No Asbestos Observed Mineral Wool - 30% Other - 30% Material: White 2x4 Ceiling Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63877 - 10 Asbestos Present: **NO** Cellulose - 40% Cust. #: AR-HM-05B No Asbestos Observed Mineral Wool - 30% Material: White 2x4 Ceiling Tile Other - 30% Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 11 Cust. #: AR-HM-06A No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1

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Robert T. Letarte Jr., Laboratory Director

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Report To: Mr. Aaron Paquet ARI Report # 16-63877 Date Collected: 04/08/16

Project: 2824 Baker St

Report To: ARI Report # 16-63877 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63877 - 12 Other - 100% Cust. #: AR-HM-06B No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Lab ID #: 63877 - 13 Asbestos Present: **NO** Other - 100% Cust. #: AR-HM-07A No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 14 Cust. #: AR-HM-07B No Asbestos Observed Material: Glazing Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1

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Robert T. Letarte Jr., Laboratory Director

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Report To: ARI Report # 16-63877 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63877 - 15 Asbestos Present: NO Other - 100% Cust. #: AR-HM-08A No Asbestos Observed Material: Black/White 9x9 Vinyl Tile Location: Appearance: yellow, nonfibrous, homogenous Layer: 1 of 2 Lab ID #: 63877 - 15a Asbestos Present: **NO** Other - 100% Cust. #: AR-HM-08A No Asbestos Observed Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 16 Cust. #: AR-HM-08B No Asbestos Observed Material: Black/White 9x9 Vinyl Tile Location: Appearance: black,nonfibrous,homogenous Layer: 1 of 2

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Project: 2824 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63877Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/16/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 16a Cust. #: AR-HM-08B Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 17 Cust. #: AR-HM-09A Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 63877 - 18 Cust. #: AR-HM-09B Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
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Robert T. Letarte Jr., Laboratory Director

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Project: 2824 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63877Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/16/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 19 Cust. #: AR-HM-10A Material: Floral Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63877 - 20 Cust. #: AR-HM-10B Material: Floral Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63877 - 21 Cust. #: AR-HM-11A Material: Green Linoleum Location: Appearance: green,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
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Fo ayered Samples, each component will be analyzed and reported separately.

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AD RV



Project: 2824 Baker St

ARI Report # 16-63877 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63877 - 22 Asbestos Present: NO Cellulose - 50% Cust. #: AR-HM-11B No Asbestos Observed Other - 50% Material: Green Linoleum Location: Appearance: green,fibrous,nonhomogenous Layer: 1 of 1 Lab ID #: 63877 - 23 Asbestos Present: **NO** Other - 100% Cust. #: AR-HS-01A No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 63877 - 23a Hair - 5% Cust. #: AR-HS-01A No Asbestos Observed Other - 95% Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2

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Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



Report To:

Project: 2824 Baker St

Report To: ARI Report # 16-63877 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63877 - 24 Asbestos Present: NO Other - 100% Cust. #: AR-HS-01B No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Lab ID #: 63877 - 24a Asbestos Present: **NO** Hair - 5% Cust. #: AR-HS-01B No Asbestos Observed Other - 95% Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63877 - 25 Cust. #: AR-HS-01C No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2

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Project: 2824 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63877Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/16/16Date Reported:04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 25a Cust. #: AR-HS-01C Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 63877 - 26 Cust. #: AR-HS-01D Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 26a Cust. #: AR-HS-01D Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%

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Robert T. Letarte Jr., Laboratory Director

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RV



Project: 2824 Baker St

Report To: ARI Report # 16-63877 Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/16/16 Lansing, MI 48901 Date Reported: 04/18/16 Asbestos Type/Percent Sample Information Non-Asbestos Lab ID #: 63877 - 27 Asbestos Present: NO Other - 100% Cust. #: AR-HS-01E No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Lab ID #: 63877 - 27a Asbestos Present: **NO** Hair - 5% Cust. #: AR-HS-01E No Asbestos Observed Other - 95% Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Asbestos Present: Lab ID #: Cust. #: Material: Location: Appearance: Layer: of For Layered Samples, each component will be analyzed and reported separately.

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Robert T. Letarte Jr., Laboratory Director

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APEX Research, Inc. 11054 Hi Tech Drive, Whitmore Lake, MI 48189 Pi E-mail: apexresearch@chartermi.net I Client Name: Red Cedar Consulting Address: Date of Survey: Po Box 13216 Project : 2% City, St., Zip: Lansing, MI 48901 Project : 2% Phone: (688) 449-4566 Fax : (688) 448-8739 Contact Person: Project # : Turn Around Times: (Circle One) PLM EPA 600, PC all samples with Asbestos: Bulk Wipe Point Coum Rush 24 hour Lead: Bulk Wipe Air 48 hour 72 hour Mold: Bulk Tape BioSIS	Lab ID # Client ID # Material/Location Volun	1 AL-HM-OVA Asshaltshingle	2 ARtm-013 Hephaltshinde	3 AR was out white in 2 layon	4 AR HANDES white his 2 Layer	5 ARAMOSA Gray 12×12 vinultie	6 AR Hon-033 Carl 12x12 vinul Tite	7 AR-HM-ould ald Lindean	8 AR your outs and Liveleum	9 AR-4m-054 white 254 Ceiling Tile	10 AR-HMORS White ary Cailing tile	1) AR-HM-06A Glassin		Relinquished by:		Date: U-D-16 Date: UP16 Date:
189 Phone: 734-449-9990 Fax: 734-449-9991 Fax: 734-449-9991 ey: U1-8 46 ey: U1-8 46 g: Laron Paquet ON: Aaron Paquet apaquet@redcedarcons; :s with a detection of <5% it Count PCM Paint Soil SIS Other Viable	olume Area	ATTATA TATA													Received by:	Received by:
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Work Forms: COC

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	1 Paquet	erson: Aaron	Gontact P	(888) 448-873	9-4566 Fax	Phone: (888) 449
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Report	Kerst.	2824 Ba	Project :		90 Box 13216	Address:
Lab U Log-In	91-8-	urvey : <u> </u>	Date of S	ng	ed Cedar Consulti	Client Name: _R
APEXADE	1 	MI 48189 Phone: 7 i.net Fax: 73	Tech Drive, Whitmore Lake, I nail: apexresearch@chartermi	Inc. 11054 HI. E-IT	esearch,	APEX R
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Work Forms: COC

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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2824 Baker St., Muskegon Heights, Michigan

	Hazardous Materials Description and Location	
Location	Material Description	Quantity
Basement	Smoke Detector	1

Table 2 - Summary	v of Sample Descriptions and Asb	estos Laboratory Results, 2824 Bake	er St., Muskegon Heights, Michigan

Gammla	Sample Description			1	% Asbestos		Annuar Matarial
Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Quantity
AR-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA
AR-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA
AR-HM-02A	White Linoleum 2 Layer	No	М	Category I	ND/ND/ND	Kitchen	NA
AR-HM-02B	White Linoleum 2 Layer	No	М	Category I	ND/ND/ND	Kitchen	NA
AR-HM-03A	Gray 12"x12" Vinyl Tile	No	М	Category I	ND/ND/ND	Bathroom	NA
AR-HM-03B	Gray 12"x12" Vinyl Tile	No	М	Category I	ND/ND/ND	Bathroom	NA
AR-HM-04A	Old Linoleum	No	М	Category I	ND	Rear Entry	NA
AR-HM-04B	Old Linoleum	No	М	Category I	ND	Rear Entry	NA
AR-HM-05A	White 2'x4' Ceiling Tile	Yes	М	Category II	ND	E Bedroom Ceiling	NA
AR-HM-05B	White 2'x4' Ceiling Tile	Yes	М	Category II	ND	E Bedroom Ceiling	NA
AR-HM-06A	Glazing	Yes	М	Category II	ND	Rear Entry	NA
AR-HM-06B	Glazing	Yes	М	Category II	ND	Rear Entry	NA
AR-HM-07A	Glazing	Yes	М	Category II	ND	Dining	NA
AR-HM-07B	Glazing	Yes	М	Category II	ND	Dining	NA
AR-HM-08A	Black & White 9"x9" Vinyl Tile	No	М	Category I	ND/ND	2 nd Fl. Living	NA
AR-HM-08B	Black & White 9"x9" Vinyl Tile	No	М	Category I	ND/ND	2 nd Fl. Living	NA
AR-HM-09A	Beige Linoleum	No	М	Category I	ND	2 nd Fl. Kitchen	NA
AR-HM-09B	Beige Linoleum	No	М	Category I	ND	2 nd Fl. Kitchen	NA
AR-HM-10A	Floral Linoleum	No	М	Category I	ND	2 nd Fl. W Bedroom	NA
AR-HM-10B	Floral Linoleum	No	М	Category I	ND	2 nd Fl. W Bedroom	NA
AR-HM-11A	Green Linoleum	No	М	Category I	ND	2 nd Fl. Attic Area by Kitchen	NA
AR-HM-11B	Green Linoleum	No	М	Category I	ND	2 nd Fl. Attic Area by Kitchen	NA
AR-HS-01A	Plaster	No	S	Category II	ND/ND	Living Wall	NA
AR-HS-01B	Plaster	No	S	Category II	ND/ND	W Bedroom Wall	NA
AR-HS-01C	Plaster	No	S	Category II	ND/ND	Kitchen Wall	NA
AR-HS-01D	Plaster	No	S	Category II	ND/ND	W Bedroom Ceiling	NA
AR-HS-01E	Plaster	No	S	Category II	ND/ND	Dining Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2824 Baker St., Muskegon Heights, Michigan

Notes:

Mater	ial Types	<u>Abbrevi</u>	iations
M TSI S PC CH	 = Miscellaneous building material = Thermal System Insulation = Surfacing Material = Point Count Analysis = Chrysotile Asbestos 	NQ NA ND lin. ft. sq. ft.	 Not quantified Not applicable Not detected. Laboratory result is less than 1 % asbestos linear feet square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2824 Baker St., Muskegon Heights, Michigan

Asbestos (Containing Material Description and Location				Approx. Quantity
Location	Material Description	Friable	Condition	Material Type	
Basement Boiler Pipe	Air-O-Cell 4"	Yes	Fair	TSI	220 lin. ft.
E Bedroom Closet	Air-O-Cell 4"	Yes	Fair	TSI	18 lin. ft.

Notes:

Material Types

Abbreviations

- M = Miscellaneous building material
- TSI = Thermal System Insulation
- S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 2824 Baker St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Basement Boiler Pipe	Air-O-Cell 4"		Yes	220 lin. ft.
E Bedroom Closet	Air-O-Cell 4"		Yes	18 lin. ft.
		Total		238 lin. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2828 Baker St., Muskegon Heights, MI 49444 Parcel ID: 26-185-209-0013-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2828 Baker St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 1,098 square foot residential building (the Building) constructed in 1920. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with Transite over a vapor barrier which was over Stucco while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen and a bedroom on the first floor while the second floor contains two bedrooms and a bathroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 13, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Vapor Barrier
- Drywall
- Glazing
- 9"x9" Vinyl Tile
- Plaster
- Stucco

Red Cedar staff collected twenty samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty samples is included as Attachment A.

Hazardous Materials Inspection

On April 13, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building and the Cementatious "Transite" Siding on the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

A window glazing sample collected from a window in the living room was found to contain up to 2.5% asbestos following analysis. The assessment to quantify the extent of this material on April 13, 2016 identified sixteen windows at the following locations that would fall into the same homogenous group. The locations of the windows are listed below:

- Rear Entry (1 window 45" wide x 24" tall)
- Kitchen (2 windows 26" wide x 46" tall)
- Dining (3 windows 26" wide x 58" tall)
- Dining (1 window 40" wide x 58" tall)
- Living (1 window 26" wide x 58" tall)
- Living (1 window 44" wide x 58" tall)
- Bedroom (2 windows 26" wide x 58" tall)
- 2nd Fl. Bathroom (1 window 26" wide x 46" tall)
- 2nd Fl. Hallway (1 window 26" wide x 46" tall)
- 2nd Fl. E Bedroom (1 window 26" wide x 46" tall)
- 2nd Fl. W Bedroom (2 windows 26" wide x 46" tall)

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

- 2nd Floor Hallway (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- Basement (6 in. dia. HVAC Wrapped Ductwork, 6 lin. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

The cementatious "Transite" siding located on the exterior of the Building was classified as PACM and no samples were collected. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified 1,892 sq. ft. of cementatious (Transite) siding on the Building.

Stucco samples, collected from the Building exterior were each found to contain up to 5% asbestos following analysis. The assessment to quantify the extent of this material completed on April 13, 2016 identified approximately 1,892 sq. ft. of stucco on the Building.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- 2nd Floor Hallway (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- Basement (6 in. dia. HVAC Wrapped Ductwork, 6 lin. ft.)

Friable asbestos containing window glazing was identified on sixteen windows throughout the Building. The locations of these windows that should be abated prior to demolition/renovation activities are listed below:

- Rear Entry (1 window 45" wide x 24" tall)
- Kitchen (2 windows 26" wide x 46" tall)
- Dining (3 windows 26" wide x 58" tall)
- Dining (1 window 40" wide x 58" tall)
- Living (1 window 26" wide x 58" tall)
- Living (1 window 44" wide x 58" tall)
- Bedroom (2 windows 26" wide x 58" tall)
- 2nd Fl. Bathroom (1 window 26" wide x 46" tall)
- 2nd Fl. Hallway (1 window 26" wide x 46" tall)
- 2nd Fl. E Bedroom (1 window 26" wide x 46" tall)
- 2nd Fl. W Bedroom (2 windows 26" wide x 46" tall)

Please note: Other different sized windows are located throughout the Building but these windows were assessed and found to be constructed either without window glazing or were sampled and found to not contain asbestos and therefore are not required to be removed.

Transite siding was identified on the exterior of the Building and must be abated prior to completion of any demolition activities at the Subject Property. In demolition, all cementatious ACM must be removed prior to demolition due to the likelihood of becoming regulated due to the demolition process.

Stucco identified on the exterior of the Building must be abated prior to completion of any renovation/demolition activities at the Subject Property. Any Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations must be properly abated.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• No Hazardous Materials Identified

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

APEX RESEARCH

Project: 2828 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-64044Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos					
Lab ID #: 64044 - 01 Cust. #: BS-HM01A Material: Asphalt Shingles Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%					
Lab ID #: 64044 - 01a Cust. #: BS-HM01A Material: Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%					
Lab ID #: 64044 - 02 Cust. #: BS-HM-01B Material: Asphalt Shingles Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%					

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV

APEX RESEARCH

Project: 2828 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-64044Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos					
Lab ID #: 64044 - 02a Cust. #: BS-HM-01B Material: Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%					
Lab ID #: 64044 - 03 Cust. #: BS-HM-02A Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%					
Lab ID #: 64044 - 04 Cust. #: BS-HM-02B Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%					

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV

Project: 2828 Baker St.



16-64044

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64044 - 05 Cellulose - 20% Cust. #: BS-HM-03A No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 64044 - 06 Cellulose - 20% Cust. #: BS-HM-03B No Asbestos Observed Other - 80% Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1

Lab ID #: 64044 - 07 Cust. #: BS-HM-04A Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1

Asbestos Present: YES Chrysotile - 2.5%

POINT COUNT RESULT

Other - 97.5%

ARI Report #

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Report To:

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Test Method, Polarized Light Microscopy (PLM)

Project: 2828 Baker St.

Certificate of Laboratory Analysis

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-64044Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 08 Cust. #: BS-HM-04B Material: Glazing Location: Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 64044 - 09 Cust. #: BS-HM-05A Material: 9x9 Brown Vinyl Tile Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Other - 65%
Lab ID #: 64044 - 10 Cust. #: BS-HM-05B Material: 9x9 Brown Vinyl Tile Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Other - 65%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 2828 Baker St.



For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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APEX RESEARCH

16-64044

Project: 2828 Baker St.

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 64044 - 12a Asbestos Present: NO Cellulose - 2% Cust. #: BS-HS-01B No Asbestos Observed Other - 98% Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 64044 - 13 Other - 100% Cust. #: BS-HS-01C No Asbestos Observed Material: Plaster - Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Other - 100% Lab ID #: 64044 - 13a Cust. #: BS-HS-01C No Asbestos Observed Material: Base Coat Location: Appearance: grey, nonfibrous, homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

ARI Report #

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

Report To:

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

APEX RESEARCH

Project: 2828 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64044Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 14 Cust. #: BS-HS-01D Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64044 - 14a Cust. #: BS-HS-01D Material: Base Coat Location: Appearance: grey,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64044 - 15 Cust. #: BS-HS-01E Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV

Project: 2828 Baker St.

Report To: ARI Report # 16-64044 Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64044 - 15a Cellulose - 2% Cust. #: BS-HS-01E No Asbestos Observed Other - 98% Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2

Lab ID #: 64044 - 16 Cust. #: BS-HS-02A Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1

Lab ID #: 64044 - 17 Cust. #: BS-HS-02B Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Asbestos Present: **YES** Chrysotile - 5% Other - 95%

Asbestos Present: **YES** Chrysotile - 5%

Other - 95%

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis Test Method, Polarized Light Microscopy (PLM)

Project: 2828 Baker St.

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-64044Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos				
Lab ID #: 64044 - 18 Cust. #: BS-HS-02C Material: Stucco Location: Appearance: Layer: of	Asbestos Present: NO SAMPLE RECEIVED					
Lab ID #: 64044 - 19 Cust. #: BS-HS-02D Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 5%	Other - 95%				
Lab ID #: 64044 - 20 Cust. #: BS-HS-02E Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 5%	Other - 95%				

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

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Work Forms: COC

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Work Forms: COC

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2828 Baker St., Muskegon Heights, Michigan

	Hazardous Materials Description and Location	
Location	Material Description	Quantity
No Hazardous Materials Identified		

a l	Sample Description				% Asbestos			
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity	
BS-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA	
BS-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA	
BS-HM-02A	Vapor Barrier	Yes	М	Category II	ND	Exterior	NA	
BS-HM-02B	Vapor Barrier	Yes	М	Category II	ND	Exterior	NA	
BS-HM-03A	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA	
BS-HM-03B	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA	
BS-HM-04A	Glazing	Yes	М	Category II	2.5%CH	Living	16 Windows	
BS-HM-04B	Glazing	Yes	М	Category II	NA	Dining	NA	
BS-HM-05A	Brown 9"x9" Vinyl Tile	No	М	Category I	ND	2 nd Fl. Hallway	NA	
BS-HM-05B	Brown 9"x9" Vinyl Tile	No	М	Category I	ND	2 nd Fl. Bathroom	NA	
BS-HS-01A	Plaster	No	S	Category II	ND/ND	Living Wall	NA	
BS-HS-01B	Plaster	No	S	Category II	ND/ND	Bedroom Wall	NA	
BS-HS-01C	Plaster	No	S	Category II	ND/ND	Kitchen Ceiling	NA	
BS-HS-01D	Plaster	No	S	Category II	ND/ND	2 nd Fl. Bathroom Wall	NA	
BS-HS-01E	Plaster	No	S	Category II	ND/ND	2 nd Fl. E Bedroom Ceiling	NA	
BS-HS-02A	Stucco	No	S	Category II	5%CH	Exterior W Wall	1,892 sq. ft.	
BS-HS-02B	Stucco	No	S	Category II	5%CH	Exterior S Wall	See Sample BS-HS-02A	
BS-HS-02C	Stucco	No	S	Category II	No Sample received.	Exterior E Wall	See Sample BS-HS-02A	
BS-HS-02D	Stucco	No	S	Category II	5%CH	Exterior NE Wall	See Sample BS-HS-02A	
BS-HS-02E	Stucco	No	S	Category II	5%CH	Exterior NW Wall	See Sample BS-HS-02A	

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2828 Baker St., Muskegon Heights, Michigan

Notes:

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Material Types

= Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

Abbreviations

NQ = Not quantified

NA = Not applicable

ND = Not detected. Laboratory result is less than 1 % asbestos

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2828 Baker St., Muskegon Heights, Michigan

PC	= Point Count Analysis
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CH = Chrysotile Asbestos

lin. ft. = linear feet sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Asbestos (Containing Material Description and Location				Approx. QuantityMaterial TypeM1,892 sq. ft.TSI35 sq. ft.
Location	Material Description	Friable	Condition	Material Type	
Building Exterior	Transite Siding	No	Fair	М	1,892 sq. ft.
2 nd Floor Hallway (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	35 sq. ft.
Basement (6 in. dia. HVAC Wrapped Ductwork, 6 lin. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	6 lin. ft.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2828 Baker St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

= Miscellaneous building material= Thermal System Insulation Μ

TSI

= Surfacing Material S

lin. ft. = linear feet sq. ft. = square feet

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
2 nd Floor Hallway (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap		Yes	35 sq. ft.
		Total		35 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Basement (6 in. dia. HVAC Wrapped Ductwork, 6 lin. ft.)	HVAC Duct Wrap		Yes	6 lin. ft.
		Total		6 lin. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Rear Entry (1 window 45" wide x 24" tall)	Glazing		Yes	1 Window
Kitchen (2 windows 26" wide x 46" tall)				2 Windows
Dining (3 windows 26" wide x 58" tall)				3 Windows
Dining (1 window 40" wide x 58" tall)				1 Window
Living (1 window 26" wide x 58" tall)				1 Window
Living (1 window 44" wide x 58" tall)				1 Window
Bedroom (2 windows 26" wide x 58" tall)				2 Windows
2 nd Fl. Bathroom (1 window 26" wide x 46" tall)				1 Window
2 nd Fl. Hallway (1 window 26" wide x 46" tall)				1 Window
2 nd Fl. E Bedroom (1 window 26" wide x 46" tall)				1 Window
2 nd Fl. W Bedroom (2 windows 26" wide x 46" tall)				2 Windows
		Total		16 Windows
Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Exterior	Stucco		No	1,892 sq. ft.
		Total		1,892 sq. ft.

Table 4 - Summary of All Asbestos Containing Materials, 2828 Baker St., Muskegon Heights, Michigan

Table 4 - Summary of All Asbestos Containing Materials, 2828 Baker St., Muskegon Heights, Michigan

Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Exterior	Transite Siding		No	1,892 sq. ft.
		Total		1,892 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2916 Baker St., Muskegon Heights, MI 49444 Parcel ID: 26-185-230-0016-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2916 Baker St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 1,056 square foot residential building (the Building) constructed in 1910. The Building was constructed on a concrete block basement with one aboveground floor. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and three bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos Workers Accreditation Act 440 completed an inspection of the Subject Property on April 8, 2016 for suspected asbestos containing building materials. Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-230-0016-00

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- 12"x12" Vinyl Tile
- 12"x12" Ceiling Tile
- Drywall
- Glazing
- Plaster

Red Cedar staff collected seventeen samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the seventeen samples is included as Attachment A.

Hazardous Materials Inspection

On April 8, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, seventeen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

A window glazing sample collected from a window in the front porch was found to contain up to 5% asbestos following analysis. The assessment to quantify the extent of this material on April 8, 2016 identified twelve windows at the following locations that would fall into the same homogenous group. The locations of the windows are listed below:

• Front Porch (12 windows 24" wide x 54" tall)

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 8, 2016 identified HVAC Duct Wrap at the following locations within the basement and first floor:

• Basement W Room (misc. HVAC wrap on Framing, 10 sq. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

Plaster samples, collected from the walls and ceilings within the Building, were each found to contain up to 2% asbestos following analysis. The assessment to quantify the extent of this material completed on April 8, 2016 identified approximately 3,847 sq. ft. of plaster within the Building.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

• Basement W Room (misc. HVAC wrap on Framing, 10 sq. ft.)

Friable asbestos containing window glazing was identified on two windows throughout the Building. The locations of these windows that should be abated prior to demolition/renovation activities are listed below:

• Front Porch (12 windows 24" wide x 54" tall)

Please note: Other different sized windows are located throughout the Building but these windows were assessed and found to be constructed either without window glazing or were sampled and found to not contain asbestos and therefore are not required to be removed.

Plaster identified on the interior of the Building must be abated prior to completion of any renovation/demolition activities at the Subject Property. Any Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations must be properly abated.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Television (2)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-230-0016-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2916 Baker St

P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63875 - 01 Cellulose - 30% Cust. #: ST-HM-01A No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 63875 - 02 Asbestos Present: **NO** Cellulose - 30% Cust. #: ST-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 63875 - 03 Cust. #: ST-HM-02A No Asbestos Observed Material: White 12x12 Vinyl Tile Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Mr. Aaron Paquet Red Cedar Consulting

Report To:

Date Collected: 04/08/16 Date Received: 04/11/16

16-63875

ARI Report #

Project: 2916 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-63875Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 03a Cust. #: ST-HM-02A Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 04 Cust. #: ST-HM-02B Material: White 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 04a Cust. #: ST-HM-02B Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2916 Baker St

Report To: ARI Report # 16-63875 Mr. Aaron Paquet Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63875 - 05 Asbestos Present: NO Other - 100% Cust. #: ST-HM-03A No Asbestos Observed Material: Brown 12x12 Vinyl Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2 Lab ID #: 63875 - 05a Asbestos Present: **NO** Other - 100% Cust. #: ST-HM-03A No Asbestos Observed Material: Mastic Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63875 - 06 Cust. #: ST-HM-03B No Asbestos Observed Material: Brown 12x12 Vinyl Tile Location: Appearance: brown, nonfibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2916 Baker St

Date Collected: 04/08/16 Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 63875 - 06a Other - 100% Cust. #: ST-HM-03B No Asbestos Observed Material: Mastic Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 2 Lab ID #: 63875 - 07 Asbestos Present: **NO** Cellulose - 95% Cust. #: ST-HM-04A No Asbestos Observed Other - 5% Material: White 12x12 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 95% Lab ID #: 63875 - 08 Cust. #: ST-HM-04B No Asbestos Observed Other - 5% Material: White 12x12 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-63875

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0



Report To: Mr. Aaron Paquet

Project: 2916 Baker St

ARI Report # 16-63875 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63875 - 09 Asbestos Present: NO Other - 100% Cust. #: ST-HM-05A No Asbestos Observed Material: Texture Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Lab ID #: 63875 - 09a Asbestos Present: **NO** Cellulose - 20% Cust. #: ST-HM-05A No Asbestos Observed Fiberglass - 2% Material: Drywall Other - 78% Location: Appearance: beige,fibrous,nonhomogenous Layer: 2 of 2 Asbestos Present: NO Lab ID #: 63875 - 10 Cellulose - 20% Cust. #: ST-HM-05B No Asbestos Observed Fiberglass - 2% Material: Drywall Other - 78% Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Report To:

Project: 2916 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report # 16-63875 Date Collected: 04/08/16 Date Received: 04/11/16 Date Analyzed: 04/18/16 Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 11 Cust. #: ST-HM-06A Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 5%	Other - 95%
Lab ID #: 63875 - 12 Cust. #: ST-HM-06B Material: Glazing Location: Appearance:	Asbestos Present: NOT ANALYZED	
Layer: of		
Lab ID #: 63875 - 13 Cust. #: ST-HS-01A Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 2916 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63875Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 13a Cust. #: ST-HS-01A Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: YES Chrysotile - 1.25% POINT COUNT RESULT	Hair - 2% Other - 96.75%
Lab ID #: 63875 - 14 Cust. #: ST-HS-01B Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 14a Cust. #: ST-HS-01B Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: YES Chrysotile - 1.75% POINT COUNT RESULT	Hair - 2% Other - 96.25%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2916 Baker St

Report To: ARI Report # 16-63875 Date Collected: 04/08/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/11/16 P.O. Box 13216 Date Analyzed: 04/18/16 Lansing, MI 48901 Date Reported: 04/18/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 63875 - 15 Asbestos Present: NO Other - 100% Cust. #: ST-HS-01C No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: YES Lab ID #: 63875 - 15a Hair - 2% Cust. #: ST-HS-01C Chrysotile - 1.50% Other - 96.50% Material: Plaster Base Coat Location: POINT COUNT RESULT Appearance: grey,fibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Other - 100% Lab ID #: 63875 - 16 Cust. #: ST-HS-01D No Asbestos Observed Material: Plaster Finish Coat Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 2916 Baker St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-63875Date Collected:04/08/16Date Received:04/11/16Date Analyzed:04/18/16Date Reported:04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 16a Cust. #: ST-HS-01D Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: YES Chrysotile - 1.25% POINT COUNT RESULT	Hair - 2% Other - 96.75%
Lab ID #: 63875 - 17 Cust. #: ST-HS-01E Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 17a Cust. #: ST-HS-01E Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: YES Chrysotile - 2.0% POINT COUNT RESULT	Hair - 2% Other - 96%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



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Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2916 Baker St., Muskegon Heights, Michigan

Hazardous Materials Description and Location						
Location	Material Description	Quantity				
Exterior	Television	1				
Living	Television	1				

	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
ST-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
ST-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
ST-HM-02A	White 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA
ST-HM-02B	White 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA
ST-HM-03A	Brown 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Hallway	NA
ST-HM-03B	Brown 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Hallway	NA
ST-HM-04A	White 12"x12" Ceiling Tile	Yes	М	Category II	ND	Living Ceiling	NA
ST-HM-04B	White 12"x12" Ceiling Tile	Yes	М	Category II	ND	Dining Ceiling	NA
ST-HM-05A	Drywall	No	М	Category II	ND/ND	Kitchen Ceiling	NA
ST-HM-05B	Drywall	No	М	Category II	ND	Kitchen Ceiling	NA
ST-HM-06A	Glazing	Yes	М	Category II	5%CH	Front Porch	12 Windows
ST-HM-06B	Glazing	Yes	М	Category II	NA	Front Porch	NA
ST-HS-01A	Plaster	No	S	Category II	ND/1.25%CH	W Bedroom Wall	3,847 sq. ft.
ST-HS-01B	Plaster	No	S	Category II	ND/1.75%CH	Basement Stairwell Wall	See Sample ST-HS-01A
ST-HS-01C	Plaster	No	S	Category II	ND/1.5%CH	Center Bedroom Wall	See Sample ST-HS-01A
ST-HS-01D	Plaster	No	S	Category II	ND/1.25%CH	W Bedroom Ceiling	See Sample ST-HS-01A
ST-HS-01E	Plaster	No	S	Category II	ND/2.0%CH	Center Bedroom Ceiling	See Sample ST-HS-01A

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2916 Baker St., Muskegon Heights, Michigan

Notes:

Material Types

- M = Miscellaneous building material
- TSI = Thermal System Insulation
- S = Surfacing Material
- PC = Point Count Analysis
- CH = Chrysotile Asbestos

Abbreviations

- NQ = Not quantified
- NA = Not applicable
- ND = Not detected. Laboratory result is less than 1 % asbestos
- lin. ft. = linear feet
- sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2916 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location							
Location	Material Description	Friable	Condition	Material Type			
Basement W Room (misc. HVAC wrap on Framing, 10 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 sq. ft.		

Notes:

Material Types

Abbreviations

M = Miscellaneous	building material	
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TSI = Thermal System Insulation S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Interior - Asbestos Containing Materials								
Location	Material Description		Friable	Approx. Quantity				
Basement W Room (misc. HVAC wrap on Framing, 10 sq. ft.)	HVAC Duct Wrap		Yes	10 sq. ft.				
		Total		10 sq. ft.				
Interior - Asbestos Containing Materials								
Location	Material Description		Friable	Approx. Quantity				
Front Porch (12 windows 24" wide x 54" tall)	Glazing		Yes	12 windows				
		Total		12 Windows				
Interior - Asbestos Containing Materials								
Location	Material Description		Friable	Approx. Quantity				
Interior	Wall Plaster (1rst Fl. and Basement wall (14'x3')		No	2,922 sq. ft.				
Interior	Ceiling Plaster (1rst Fl. Only		No	925 sq. ft.				
		Total		3,847 sq. ft.				

Table 4 - Summary of All Asbestos Containing Materials, 2916 Baker St., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 2921 Jefferson St., Muskegon Heights, MI 49444 Parcel ID: 26-185-225-0006-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2921 Jefferson St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .143 acre residential parcel which contains an approximate 800 square foot residential building (the Building) constructed in 1925. The Building was constructed on a concrete block basement with one aboveground floor. The exterior walls of the Building were finished with Transite over felt paper while the roof was sealed with asphalt shingles. The Building can be further divided into a front porch, living room, dining room, kitchen, bathroom and three bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos Workers Accreditation Act 440 completed an inspection of the Subject Property on April 13, 2016 for suspected asbestos containing building materials. Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-225-0006-00

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Felt Paper
- 12"x12" Vinyl Tile
- 1'x1' Ceiling Tile
- Glazing
- Plaster

Red Cedar staff collected seventeen samples of suspect ACBM separated into seven distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the seventeen samples is included as Attachment A.

Hazardous Materials Inspection

On April 13, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, seventeen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building and the Cementatious "Transite" Siding on the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

A window glazing sample collected from a window in the front porch was found to contain up to 1.5% asbestos following analysis. The assessment to quantify the extent of this material on April 13, 2016 identified thirteen windows at the following locations that would fall into the same homogenous group. The locations of the windows are listed below:

• Front Porch (13 windows 20" wide x 60" tall)

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-225-0006-00

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified HVAC Duct Wrap at the following locations within the basement and first floor:

- Living (1 register, 15 sq. ft.)
- Dining (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- N Bedroom (1 register, 15 sq. ft.)
- Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

The cementatious "Transite" siding located on the exterior of the Building was classified as PACM and no samples were collected. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified 1,670 sq. ft. of cementatious (Transite) siding on the Building.

Plaster samples, collected from the N Bedroom were each found to contain up to 3.5% asbestos following analysis. The assessment to quantify the extent of this material completed on April 13, 2016 identified approximately 4,043 sq. ft. of plaster within the Building.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Living (1 register, 15 sq. ft.)
- Dining (1 register, 15 sq. ft.)
- Kitchen (1 register, 15 sq. ft.)
- N Bedroom (1 register, 15 sq. ft.)
- Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)

Friable asbestos containing window glazing was identified on thirteen windows throughout the Building. The locations of these windows that should be abated prior to demolition/renovation activities are listed below:

• Front Porch (13 windows 20" wide x 60" tall)

Please note: Other different sized windows are located throughout the Building but these windows were assessed and found to be constructed either without window glazing or were sampled and found to not contain asbestos and therefore are not required to be removed.

Transite siding was identified on the exterior of the Building and must be abated prior to completion of any demolition activities at the Subject Property. In demolition, all cementatious ACM must be removed prior to demolition due to the likelihood of becoming regulated due to the demolition process.

Plaster identified on the interior of the Building must be abated prior to completion of any renovation/demolition activities at the Subject Property. Any Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations must be properly abated.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• Smoke Detector (4)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per
Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-185-225-0006-00

the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raim Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 2921 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 01 Cust. #: JS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 15% Other - 85%
Lab ID #: 64045 - 01a Cust. #: JS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 15% Other - 85%
Lab ID #: 64045 - 02 Cust. #: JS-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 15% Other - 85%
- Lourned Complex cosh component will be explored and reported constably		

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2921 Jefferson St

ARI Report # 16-64045 Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/20/16 Lansing, MI 48901 Date Reported: 04/20/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64045 - 02a Fiberglass - 15% Cust. #: JS-HM-01B No Asbestos Observed Other - 85% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2 Lab ID #: 64045 - 03 Asbestos Present: **NO** Cellulose - 60% Cust. #: JS-HM-02A No Asbestos Observed Other - 40% Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 60% Lab ID #: 64045 - 04 Cust. #: JS-HM-02B No Asbestos Observed Other - 40% Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

Project: 2921 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 05 Cust. #: JS-HM-03A Material: Burgandy 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Wollastonite - 1% Other - 99%
Lab ID #: 64045 - 05a Cust. #: JS-HM-03A Material: Glue Location: Appearance: yellow,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 64045 - 06 Cust. #: JS-HM-03B Material: Burgandy 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2921 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 06a Cust. #: JS-HM-03B Material: Glue Location: Appearance: yellow,nonfibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 64045 - 07 Cust. #: JS-HM-04A Material: White 1x1 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 64045 - 08 Cust. #: JS-HM-04B Material: White 1x1 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 2921 Jefferson St

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 09 Cust. #: JS-HM-05A Material: Glazing Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 2% Other - 98%
Lab ID #: 64045 - 10 Cust. #: JS-HM-05B Material: Glazing Location: Appearance: grey,nonfibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 1% Other - 99%
Lab ID #: 64045 - 11 Cust. #: JS-HM-06A Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 1.50% POINT COUNT RESULT	Other - 98.50%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 12 Cust. #: JS-HM-06B Matarial: Glazing	Asbestos Present:	
Location: Appearance: Layer: of	NOT ANALYZED	
Lab ID #: 64045 - 13 Cust. #: JS-HS-01A Material: Plaster Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64045 - 13a Cust. #: JS-HS-01A Material: Plaster Base Coat Location: Appearance: beige,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 2921 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 14 Cust. #: JS-HS-01B Material: Plaster Base Coat Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64045 - 15 Cust. #: JS-HS-01C Material: Plaster Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64045 - 15a Cust. #: JS-HS-01C Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 2 of 3	Asbestos Present: YES Chrysotile - 1.50% POINT COUNT RESULT	Other - 98.50%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 2921 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos				
Lab ID #: 64045 - 15b Cust. #: JS-HS-01C Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3	Asbestos Present: YES Chrysotile - 3.50% POINT COUNT RESULT	Cellulose - 1% Hair - 1% Other - 94.50%				
Lab ID #: 64045 - 16 Cust. #: JS-HS-01D Material: Plaster Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%				
Lab ID #: 64045 - 16a Cust. #: JS-HS-01D Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 2 of 3	Asbestos Present: NO Chrysotile - 1.00% POINT COUNT RESULT	Other - 99.00%				

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV



Project: 2921 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901

ARI Report #16-64045Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/20/16Date Reported:04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 16b Cust. #: JS-HS-01D Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3	Asbestos Present: YES Chrysotile - 2.75% POINT COUNT RESULT	Cellulose - 1% Hair - 2% Other - 94.25%
Lab ID #: 64045 - 17 Cust. #: JS-HS-01E Material: Plaster Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64045 - 17a Cust. #: JS-HS-01E Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

RV

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Date : 4-13-6 Rev: 12/03	Relinquished by:	11	01	4	S	7	6	S	t	لى ا	2	1	Lab ID #			Kush 24 hour		Thrm Aron	Phone: (888) 44	City, St., Zip:	Address:	Client Name: _		APEX R	していてい	л л л л
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Work Forms: COC

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SEARCH	4 2016	AL ST										Volume)B EPA Lev	BioSIS	Air Paint	Point Count	amples with a de	Person: Aaron	**	2921 JEA	Survey : 4-	ni.net Fax: 734-	MI 48189 Phone: 734		
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Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 2921 Jefferson St., Muskegon Heights, Michigan

Hazardous Materials Description and Location											
Location	Material Description										
E Bedroom	Smoke Detector	1									
W Bedroom	Smoke Detector	1									
N Bedroom	Smoke Detector	1									
Basement	Smoke Detector	1									

	Sample Description				% Asbestos			
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity	
JS-HM-01A	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA	
JS-HM-01B	Asphalt Shingle	No	М	Category I	ND/ND	Exterior	NA	
JS-HM-02A	Felt Paper	Yes	М	Category II	ND	Exterior	NA	
JS-HM-02B	Felt Paper	Yes	М	Category II	ND	Exterior	NA	
JS-HM-03A	Burgundy 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA	
JS-HM-03B	Burgundy 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Kitchen	NA	
JS-HM-04A	White 1'x1' Ceiling Tile	Yes	М	Category II	ND	Living	NA	
JS-HM-04B	White 1'x1' Ceiling Tile	Yes	М	Category II	ND	Living	NA	
JS-HM-05A	Glazing	Yes	М	Category II	ND	W Bedroom	NA	
JS-HM-05B	Glazing	Yes	М	Category II	ND	W Bedroom	NA	
JS-HM-06A	Glazing	Yes	М	Category II	1.5%CH	Front Porch	13 Windows	
JS-HM-06B	Glazing	Yes	М	Category II	NA	Front Porch	NA	
JS-HS-01A	Plaster	No	S	Category II	ND/ND	E Bedroom Wall	See Sample JS-HS-01C	
JS-HS-01B	Plaster	No	S	Category II	ND	Living Wall	See Sample JS-HS-01C	
JS-HS-01C	Plaster	No	S	Category II	ND/1.5%CH/ 3.5%CH	N Bedroom Wall	4,043 sq. ft.	
JS-HS-01D	Plaster	No	S	Category II	ND/1.0%CH/ 2.75%CH	N Bedroom Ceiling	See Sample JS-HS-01C	
JS-HS-01E	Plaster	No	S	Category II	ND/ND	W Bedroom Ceiling	See Sample JS-HS-01C	

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2921 Jefferson St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

PC = Point Count Analysis

CH = Chrysotile Asbestos

Abbreviations

NQ= Not quantifiedNA= Not applicableND= Not detected. Laboratory result is less than 1 % asbestos

lin. ft. = linear feet

sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Asbestos Containing Material Description and Location														
Location	LocationMaterial DescriptionFriableConditionMaterial Type													
Building Exterior	Transite Siding	No	Fair	М	1,670 sq. ft.									
Living (1 register, 15 sq. ft.) Dining (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) N Bedroom (1 register, 15 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	60 sq. ft.									
Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 lin. ft.									

Table 3 - Summary of Presumed Asbestos Containing Materials, 2921 Jefferson St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

- = Miscellaneous building material Μ
- TSI = Thermal System Insulation S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Living (1 register, 15 sq. ft.) Dining (1 register, 15 sq. ft.) Kitchen (1 register, 15 sq. ft.) N Bedroom (1 register, 15 sq. ft.)	HVAC Duct Wrap		Yes	60 sq. ft.
		Total		60 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Basement (12 in. dia. HVAC Wrapped Ductwork, 10 lin. ft.)	HVAC Duct Wrap		Yes	10 lin. ft.
		Total		10 lin. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Front Porch (13 windows 20" wide x 60" tall)	Glazing		Yes	13 Windows
		Total		13 Windows
Exterior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
Building Exterior	Transite Siding		No	1,670 sq. ft.
		Total		1,670 sq. ft.
Interior - Asbestos Containing Materials				
Location	Material Description		Friable	Approx. Quantity
1 st Floor	Wall Plaster		No	3,168 sq. ft.
1 st Floor	Ceiling Plaster		No	875 sq. ft.
		Total		4,043 sq. ft.

Table 4 - Summary of All Asbestos Containing Materials, 2921 Jefferson St., Muskegon Heights, Michigan

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 2921 Jefferson St., Muskegon Heights, Michigan

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 3133 Jefferson St., Muskegon Heights, MI 49444 Parcel ID: 26-770-012-0017-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 3133 Jefferson St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .239 acre residential parcel which contains an approximate 1,176 square foot residential building (the Building) constructed in 1930. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap over a vapor barrier while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and a bedroom on the first floor while the second floor contains three bedrooms.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-770-012-0017-00

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 13, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Vapor Barrier
- 12"x12" Vinyl Tile
- Drywall
- Glazing
- Plaster

Red Cedar staff collected nineteen samples of suspect ACBM separated into eight distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the nineteen samples is included as Attachment A.

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-770-012-0017-00

Hazardous Materials Inspection

On April 13, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, nineteen samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

- Living (1 register, 10 sq. ft.)
- Dining (1 register, 10 sq. ft.)
- Bedroom (1 register, 10 sq. ft.)
- 2nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- 2nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- 2nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

- Living (1 register, 10 sq. ft.)
- Dining (1 register, 10 sq. ft.)
- Bedroom (1 register, 10 sq. ft.)
- 2nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- 2nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)
- 2nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

• No Hazardous Materials Identified

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-770-012-0017-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 3133 Jefferson St

Report To: ARI Report # 16-64047 Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64047 - 01 Cellulose - 20% Other - 80% Cust. #: JN-HM-01A No Asbestos Observed Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 64047 - 02 Asbestos Present: **NO** Cellulose - 30% Cust. #: JN-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 80% Lab ID #: 64047 - 03 Cust. #: JN-HM-02A No Asbestos Observed Other - 20% Material: Vapor Barrier Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Project: 3133 Jefferson St

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 64047 - 04 Asbestos Present: NO Cellulose - 80% Cust. #: JN-HM-02B No Asbestos Observed Other - 20% Material: Vapor Barrier Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1 Lab ID #: 64047 - 05 Asbestos Present: **NO** Cellulose - 5% Cust. #: JN-HM-03A No Asbestos Observed Other - 95% Material: White 12x12 Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 2 Asbestos Present: NO Lab ID #: 64047 - 05a Cellulose - 5% Cust. #: JN-HM-03A No Asbestos Observed Other - 95% Material: White 12x12 Vinyl Tile Location: Appearance: black,fibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately

ARI Report #

16-64047

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0





Report To:

Project: 3133 Jefferson St

Report To: ARI Report # 16-64047 Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64047 - 06 Cellulose - 5% Cust. #: JN-HM-03B No Asbestos Observed Other - 95% Material: White 12x12 Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 2 Lab ID #: 64047 - 06a Asbestos Present: **NO** Other - 100% Cust. #: JN-HM-03B No Asbestos Observed Material: White 12x12 Vinyl Tile Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2 Asbestos Present: NO Other - 100% Lab ID #: 64047 - 07 Cust. #: JN-HM-04A No Asbestos Observed Material: Rose 12x12 Vinyl Tile Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 3133 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64047Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/21/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 08 Cust. #: JN-HM-04B Material: Rose 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64047 - 09 Cust. #: JN-HM-05A Material: Blue 12x12 Vinyl Tile Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64047 - 10 Cust. #: JN-HM-05B Material: Blue 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 3133 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64047Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/21/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 11 Cust. #: JN-HM-06A Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 64047 - 12 Cust. #: JN-HM-06B Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 64047 - 13 Cust. #: JN-HM-07A Material: Glazing Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 3133 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64047Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/21/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 14 Cust. #: JN-HM-07B Material: Glazing Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64047 - 15 Cust. #: JN-HS-01A Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64047 - 16 Cust. #: JN-HS-01B Material: Plaster Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Project: 3133 Jefferson St

Report To: ARI Report # 16-64047 Mr. Aaron Paquet Date Collected: 04/13/16 Red Cedar Consulting Date Received: 04/14/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64047 - 16a Cellulose - 2% Cust. #: JN-HS-01B No Asbestos Observed Other - 98% Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2 Lab ID #: 64047 - 17 Asbestos Present: **NO** Other - 100% Cust. #: JN-HS-01C No Asbestos Observed Material: Plaster Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2 Asbestos Present: NO Cellulose - 2% Lab ID #: 64047 - 17a Cust. #: JN-HS-01C No Asbestos Observed Other - 98% Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Project: 3133 Jefferson St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64047Date Collected:04/13/16Date Received:04/14/16Date Analyzed:04/21/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 18 Cust. #: JN-HS-01D Material: Plaster Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64047 - 18a Cust. #: JN-HS-01D Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64047 - 19 Cust. #: JN-HS-01E Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield fate/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Apex #

Work Forms: COC

AVEN RESEARCH

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	Date :	agent Received by		The current	J N THOTOLD	22-15-017	STASARS	RIO-84-NS	SN-HM-07B	JU-HM-OTA	JNHM-06B	Client ID #		And Karentilas			und Times: (49-4566 Fax	Lansing, MI 48901	PO Box 13216	Red Cedar Consulti	kesearcn,		
AP	H-13-K Date:	Relinquished by		¥				Plaster	Glowy	Clory	Drywell	Material/Location	TEM: AHERA 7400 Bulk/N	Mold: Bulk Tape	Lead: Bulk Wipe	Asbestos: Bulk <u>x</u> Wipe	Circle One) PLM EPA 600, PC all	: (888) 448-8739 Contact	Project	Project	ng Date of	LMC 11054 Hi Tech Drive, Whitmore Lak E-mail: apexresearch@charter	T	
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Work Forms: COC
Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 3133 Jefferson St., Muskegon Heights, Michigan

	Hazardous Materials Description and Location							
Location	Material Description	Quantity						
No Hazardous Materials Identified								

	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
JN-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
JN-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
JN-HM-02A	Vapor Barrier	Yes	М	Category II	ND	Exterior	NA
JN-HM-02B	Vapor Barrier	Yes	М	Category II	ND	Exterior	NA
JN-HM-03A	White 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Living	NA
JN-HM-03B	White 12"x12" Vinyl Tile	No	М	Category I	ND/ND	Living	NA
JN-HM-04A	Rose 12"x12" Vinyl Tile	No	М	Category I	ND	Kitchen	NA
JN-HM-04B	Rose 12"x12" Vinyl Tile	No	М	Category I	ND	Kitchen	NA
JN-HM-05A	Blue 12"x12" Vinyl Tile	No	М	Category I	ND	Bathroom	NA
JN-HM-05B	Blue 12"x12" Vinyl Tile	No	М	Category I	ND	Bathroom	NA
JN-HM-06A	Drywall	No	М	Category II	ND	Kitchen Wall	NA
JN-HM-06B	Drywall	No	М	Category II	ND	2 nd Fl. N Bedroom Wall	NA
JN-HM-07A	Glazing	Yes	М	Category II	ND	Living	NA
JN-HM-07B	Glazing	Yes	М	Category II	ND	Living	NA
JN-HS-01A	Plaster	No	S	Category II	ND	Living Wall	NA
JN-HS-01B	Plaster	No	S	Category II	ND/ND	Dining Wall	NA
JN-HS-01C	Plaster	No	S	Category II	ND/ND	Bedroom Wall	NA
JN-HS-01D	Plaster	No	S	Category II	ND/ND	Living Ceiling	NA
JN-HS-01E	Plaster	No	S	Category II	ND	Kitchen Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 3133 Jefferson St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

PC = Point Count Analysis

CH = Chrysotile Asbestos

Abbreviations

NQ = Not quantified

NA = Not applicable

ND = Not detected. Laboratory result is less than 1 % asbestos

lin. ft. = linear feet

sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Asbestos Containing Material Description and Location									
Location	Material Description	Friable	Condition	Material Type					
Living (1 register, 10 sq. ft.) Dining (1 register, 10 sq. ft.) Bedroom (1 register, 10 sq. ft.) 2 nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.) 2 nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.) 2 nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	135 sq. ft.				

Table 3 - Summary of Presumed Asbestos Containing Materials, 3133 Jefferson St., Muskegon Heights, Michigan

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 3133 Jefferson St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials			
Location	Material Description	Friable	Approx. Quantity
Living (1 register, 10 sq. ft.) Dining (1 register, 10 sq. ft.) Bedroom (1 register, 10 sq. ft.) 2 nd Floor E Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.) 2 nd Floor S Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.) 2 nd Floor W Bedroom (1 register, 10 sq. ft. and vertical chase to basement, 25 sq. ft.)	HVAC Duct Wrap	Yes	135 sq. ft.
	Total		135 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.



P.O. Box 13216 Lansing, MI 48901 Phone: 888.449.4566 Fax: 888.448.8739 www.redcedarconsulting.net

April 22, 2016

Mr. Tim Burgess Muskegon County Land Bank Land Bank Coordinator 173 E. Apple Avenue, Suite 104 Muskegon, MI 49442

RE: Asbestos Containing Material and Hazardous Materials Inspection 3136 Howden St., Muskegon Heights, MI 49444 Parcel ID: 26-635-276-0023-00

Dear Mr. Burgess:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 3136 Howden St., Muskegon Heights, Michigan (Subject Property). This inspection was completed at the request of the Muskegon County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .115 acre residential parcel which contains an approximate 990 square foot residential building (the Building) constructed in 1940. The Building was constructed on a concrete block basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, dining room, kitchen, bathroom and a bedroom on the first floor while the second floor contains three bedrooms and a bathroom.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Mr. Aaron Paquet of Red Cedar Consulting (Red Cedar), an accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A30955) whom completed training per the Michigan Asbestos

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-635-276-0023-00

Workers Accreditation Act 440 completed an inspection of the Subject Property on April 13, 2016 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Linoleum
- 12"x12" Vinyl Tile
- 1'x1' Ceiling Tile
- Glazing
- Drywall
- Plaster

Red Cedar staff collected twenty one samples of suspect ACBM separated into nine distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the twenty one samples is included as Attachment A.

Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-635-276-0023-00

Hazardous Materials Inspection

On April 13, 2016 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, twenty one samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM's are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

The HVAC Duct Wrap located in the Building was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

Duct Wrap identified in the building in conjunction with the forced air heating system is classified as friable ACM. The visual assessment to quantify the extent of this material completed on April 13, 2016 identified HVAC Duct Wrap at the following locations within the basement, first and second floors:

• Bedroom (1 register, 10 sq. ft.)

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

No Category II non-friable ACM was identified during the completion of this inspection.

RECOMMENDATIONS

Asbestos Containing Materials

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

• Bedroom (1 register, 10 sq. ft.)

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Smoke Detector (2)
- Thermostat (1)
- Automobile Tires (13)
- Television (2)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program Department of Environmental Quality Phone: 517-284-6777 MIOSHA-CSHD-Asbestos Program State of Michigan Phone: 517-284-7680 Email: asbestos@michigan.gov Project No.: 16-1070 Muskegon County Land Bank Parcel ID: 26-635-276-0023-00

DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Muskegon County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely, Red Cedar Consulting

Raion Poquet

Aaron Paquet Michigan/EPA Certified Asbestos Building Inspector (A30955)

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Red Cedar Consulting

Attachment 1

APEX Research Laboratory Analytical Results

Project: 3136 Howden St

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64048 - 01 Cellulose - 30% Cust. #: ST-HM-01A No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Lab ID #: 64048 - 02 Asbestos Present: **NO** Cellulose - 30% Cust. #: ST-HM-01B No Asbestos Observed Other - 70% Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 64048 - 03 Cellulose - 2% Cust. #: ST-HM-02A No Asbestos Observed Other - 98% Material: Brown Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189 (734) 449-9990, Fax (734) 449-9991



Report To:

ARI Report # 16-64048

Project: 3136 Howden St

ARI Report # 16-64048 Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 64048 - 04 Asbestos Present: NO Fiberglass - 20% Cust. #: ST-HM-02B No Asbestos Observed Other - 80% Material: Brown Linoleum Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Lab ID #: 64048 - 05 Asbestos Present: **NO** Fiberglass - 5% Cust. #: ST-HM-03A No Asbestos Observed Other - 95% Material: White 12x12 Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Other - 100% Lab ID #: 64048 - 06 Cust. #: ST-HM-03B No Asbestos Observed Material: White 12x12 Vinyl Tile Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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Report To:

Project: 3136 Howden St

ARI Report # 16-64048 Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 64048 - 07 Asbestos Present: NO Other - 100% Cust. #: ST-HM-04A No Asbestos Observed Material: Black/White 12x12 Vinyl Tile Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 1 Lab ID #: 64048 - 08 Asbestos Present: **NO** Other - 100% Cust. #: ST-HM-04B No Asbestos Observed Material: Black/White 12x12 Vinyl Tile Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 90% Lab ID #: 64048 - 09 Cust. #: ST-HM-05A No Asbestos Observed Other - 10% Material: White 1x1 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 2

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



Report To:

Project: 3136 Howden St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901	Ashestes Turns (Democrat	ARI Report # 16-64048 Date Collected: 04/13/16 Date Received: 04/13/16 Date Analyzed: 04/21/16 Date Reported: 04/21/16
Lab ID #: 64048 - 09a Cust. #: ST-HM-05A Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Type/Fercent Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 64048 - 10 Cust. #: ST-HM-05B Material: White 1x1 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 64048 - 10a Cust. #: ST-HM-05B Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0





Project: 3136 Howden St

Report To: ARI Report # 16-64048 Mr. Aaron Paquet Date Collected: 04/13/16 Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Other - 100% Lab ID #: 64048 - 11 Cust. #: ST-HM-06A No Asbestos Observed Material: Glazing Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 1 Lab ID #: 64048 - 12 Asbestos Present: **NO** Other - 100% Cust. #: ST-HM-06B No Asbestos Observed Material: Glazing Location: Appearance: grey, nonfibrous, homogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 30% Lab ID #: 64048 - 13 Cust. #: ST-HM-07A No Asbestos Observed Other - 70% Material: Grey Linoleum Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: 3136 Howden St

Date Collected: 04/13/16 Mr. Aaron Paquet Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Asbestos Present: NO Lab ID #: 64048 - 14 Cellulose - 30% Cust. #: ST-HM-07B No Asbestos Observed Other - 70% Material: Grey Linoleum Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1 Lab ID #: 64048 - 15 Asbestos Present: **NO** Cellulose - 5% Cust. #: ST-HM-08A No Asbestos Observed Other - 95% Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 Asbestos Present: NO Lab ID #: 64048 - 16 Cellulose - 20% Cust. #: ST-HM-08B No Asbestos Observed Fiberglass - 5% Material: Drywall Other - 775% Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1 For Layered Samples, each component will be analyzed and reported separately

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ARI Report #

16-64048

Robert T. Letarte Jr., Laboratory Director

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Report To:



Project: 3136 Howden St

ARI Report # 16-64048 Mr. Aaron Paquet Date Collected: 04/13/16 Red Cedar Consulting Date Received: 04/13/16 P.O. Box 13216 Date Analyzed: 04/21/16 Lansing, MI 48901 Date Reported: 04/21/16 Sample Information Asbestos Type/Percent Non-Asbestos Lab ID #: 64048 - 17 Asbestos Present: NO Cellulose - 30% Cust. #: ST-HS-01A No Asbestos Observed Other - 70% Material: Plaster Location: Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1 Lab ID #: 64048 - 18 Asbestos Present: **NO** Cellulose - 2% Cust. #: ST-HS-01B No Asbestos Observed Other - 98% Material: Plaster Location: Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1 Asbestos Present: NO Cellulose - 2% Lab ID #: 64048 - 19 Cust. #: ST-HS-01C No Asbestos Observed Other - 98% Material: Plaster Location: Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1

For Layered Samples, each component will be analyzed and reported separately

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



Report To:

Project: 3136 Howden St

Report To: Mr. Aaron Paquet Red Cedar Consulting P.O. Box 13216 Lansing, MI 48901		ARI Report #16-64048Date Collected:04/13/16Date Received:04/13/16Date Analyzed:04/21/16Date Reported:04/21/16
Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 20 Cust. #: ST-HS-01D Material: Plaster Location: Appearance: grey,fibrous,nonhomo Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64048 - 21 Cust. #: ST-HS-01E Material: Plaster Location: Appearance: grey,fibrous,nonhomo Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed genous	Cellulose - 2% Other - 98%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
or I award Samples each component will be analyzed and reserve	d comparately.	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield fase/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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NVLAP Lab Code 102118-0



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APEX R	lesearch,	Inc. 11054 Hi Tech Drive, Whitmore Lake, M	1148189 Phone: 734-44	0066-65	APEX
Client Name:	Red Cedar Consulti	ng Date of Su	11rvev: 473	16	Lab Use (
Address:	PO Box 13216	Project :	SIZG How	5 S.	Report
City, St., Zip: _	Lansing, MI 48901	Project #			
Phone: (888) 44	9-4566 Fax	(888) 448-8739 Contact Pe	erson: Aaron Pa	quet	
Turn Arou	Ind Times:	Circle One) PLM EPA 600, PC all sam	apaquet@; nples with a dete	redcedarconsu ction of <5%	ulting.net ACM.
Rush 24 hour		Asbestos: Bulk X Wipe	Point Count	PCM	
48 hour 72 hour		Lead: Bulk Wipe	Air Paint	Soil	ł
<u>2</u>	the the the	don Mold: Bulk Tape	BioSIS Ott	ner Viable	
		TEM: AHERA 7400 Bulk/NOB	EPA Level I	I	
Lab ID #	Client ID #	Material/Location	Volume	Area	Results
	ST-HM-OIA	AshartShingle			
2	STAN-013	Asphalt Shingle			
5	STAM DiA	Brun Linoleum		3	
4	57-Hm -0213	Bourlinoleum			
տ	ST-HM-U3A	white 12x12 vinyl Tik			
6	ST-41- 233	white 12012 vinyettile			
7	STUM-OUA	Rlocks white 12x12 vintrik			
જા	Sum ous	Block& White 12x12 viny Tile			
م	STHM-05A	white let ceiling Tite			
16	ST-WW -DEB	white bet Certing Tile			
11	est www. JCA	Claring DECE			
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Date: 4-13-16	Date : 4	13-16 Date ADEX DES		Date :	
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Apex #

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X RESEARCH	HALL BELLE												Volume	Pine Pine mi.net Fax: 734.4 mi.net Fax: 734.4 Survey: 14-02 Survey: 14-02 #: 32 #: 14-02 #: 12-02 #: 14-02 #: 14-02 #:<	
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													Results	Lab Use Only Log-In Report 5% ACM.	יח 1

Red Cedar Consulting

Tables

Table 1 - Summary of Hazardous Materials, 3136 Howden St., Muskegon Heights, Michigan

Hazardous Materials Description and Location							
Location	Material Description	Quantity					
Exterior	Automobile Tires	11					
Dining	Smoke Detector	2					
Living	Thermostat	1					
Kitchen	Automobile Tires	2					
Basement	Television	2					

G I	Sample Description				% Asbestos		
Sample Number		Friable	Material Type	Material Classification	Laboratory Result	Sample Location	Approx. Material Quantity
ST-HM-01A	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
ST-HM-01B	Asphalt Shingle	No	М	Category I	ND	Exterior	NA
ST-HM-02A	Brown Linoleum	No	М	Category I	ND	Living	NA
ST-HM-02B	Brown Linoleum	No	М	Category I	ND	Living	NA
ST-HM-03A	White 12"x12" Vinyl Tile	No	М	Category I	ND	Dining	NA
ST-HM-03B	White 12"x12" Vinyl Tile	No	М	Category I	ND	Dining	NA
ST-HM-04A	Black & White 12"x12" Vinyl Tile	No	М	Category I	ND	Kitchen	NA
ST-HM-04B	Black & White 12"x12" Vinyl Tile	No	М	Category I	ND	Kitchen	NA
ST-HM-05A	White 1'x1' Ceiling Tile	Yes	М	Category II	ND/ND	Dining	NA
ST-HM-05B	White 1'x1' Ceiling Tile	Yes	М	Category II	ND/ND	Dining	NA
ST-HM-06A	Glazing	Yes	М	Category II	ND	Living	NA
ST-HM-06B	Glazing	Yes	М	Category II	ND	Living	NA
ST-HM-07A	Gray Linoleum	No	М	Category I	ND	2 nd Fl. Bathroom	NA
ST-HM-07B	Gray Linoleum	No	М	Category I	ND	2 nd Fl. Bathroom	NA
ST-HM-08A	Drywall	No	М	Category II	ND	2 nd Fl. Ceiling	NA
ST-HM-08B	Drywall	No	М	Category II	ND	2 nd Fl. Wall	NA
ST-HS-01A	Plaster	No	S	Category II	ND	Living Wall	NA
ST-HS-01B	Plaster	No	S	Category II	ND	Bedroom Wall	NA
ST-HS-01C	Plaster	No	S	Category II	ND	Dining Wall	NA
ST-HS-01D	Plaster	No	S	Category II	ND	Dining Ceiling	NA
ST-HS-01E	Plaster	No	S	Category II	ND	Bedroom Ceiling	NA

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 3136 Howden St., Muskegon Heights, Michigan

Notes:

Material Types

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

PC = Point Count Analysis

CH = Chrysotile Asbestos

Abbreviations

NQ = Not quantified

NA = Not applicable

ND = Not detected. Laboratory result is less than 1 % asbestos

lin. ft. = linear feet

sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 3136 Howden St., Muskegon Heights, Michigan

Asbestos (Containing Material Description and Location				Approx. Quantity
Location	Material Description	Friable	Condition	Material Type	
Bedroom (1 register, 10 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 sq. ft.

Notes:

Material Types

Abbreviations

M = Miscellaneous building material

TSI = Thermal System Insulation

S = Surfacing Material

lin. ft. = linear feet sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 3136 Howden St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materia	ls			
Location	Material Description		Friable	Approx. Quantity
Bedroom (1 register, 10 sq. ft.)	HVAC Duct Wrap		Yes	10 sq. ft.
		Total		10 sq. ft.

Notes:

Abbreviations

lin. ft. = linear feet sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.