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 www.cityofmuskegoheights.org 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 BurgessTi@co.muskegon.mi.us

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 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.

Bidder: _____

Street Address: _____

City/State/Zip Code _____

Phone Number: _____

FAX: _____

E- Mail: _____

Signature: _____

Title: _____

Date Certified: _____

Bid 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): _____
TITLE: _____
ADDRESS: _____
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

1. 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 Public		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	Apx	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 BurgessTi@co.muskegon.mi.us

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.
2. 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.

{Blank}

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.

2. 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.

3. 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 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS TYRONE	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/62	DEED	0.0
MUSKEGON COUNTY TREASURER	WILLIAMS TYRONE	700	10/13/2011	QC	QUIT- CLAIM	3892/820	DEED	100.0
STATE MANAGEMENT INC	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/834	DEED	0.0
THOMPSON LAND MANAGEMENT &	STATE MANAGEMENT INC	0	03/08/2004	QC	QUIT-CLAIM	3592/85	DEED	0.0

Property Address

19 HARRISON BLVD

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT4419 BLK 275 LOT 9 MUSKEGON IMPROVEMENT CO'S ANNEX #1

Comments/Influences

Class: 703.EXEMPT COUNTY Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-275-090

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	07/17/2000	B-219-00	

X Improved | Vacant

Land Value Estimates for Land Table 00008.DK. BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 8	40.00	125.00	1.0000	1.0000	50	100		2,000
40 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,000

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
RLJ	12/31/1992	REVIEWED
CED	07/01/2001	REVIEWED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	1,000	2,200	3,200			3,200S
2013	1,000	2,200	3,200			3,200S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STY

Yr Built	Remodeled
1945	0

Condition for Age: Average

Room List

	Basement
2	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		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: Softwood
Other: Carpeted
Other: Tile

(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

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 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

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	0.66	400	21,324

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	912.00	1	912
Public Sewer	912.00	1	912
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/ 50/100/22.5,		Depr.Cost =	7,135
ECF (DK. BLUE)	0.445 => TCV of Bldg: 1 =		3,175

Parcel Number: 61-26-635-262-0015-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS TYRONE	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/57	DEED	0.0
MUSKEGON COUNTY TREASURER	WILIAMS TYRONE	900	10/13/2011	QC	QUIT- CLAIM	3892/812	DEED	100.0
REDDER MARSHALL	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/824	DEED	0.0
FIFTH THIRD BANK	REDDER MARSHALL	9,127	10/13/2004	WD	WARRANTY DEED	3624/872	DEED	100.0

Property Address

150 HARRISON BLVD

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT4141 BLK 262 LOT 15 MUSKEGON IMPROVEMENT CO'S ANNEX #1

Comments/Influences

CONDEMNED: 9/20/2011

Class: 703.EXEMPT COUNTY Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-262-150

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	11/30/1997	REVIEWED

Land Value Estimates for Land Table 00008.DK. BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 8	40.00	125.00	1.0000	1.0000	50	100		2,000
40 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	1,000	6,800	7,800			7,800S
2013	1,000	7,000	8,000			8,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STY

Yr Built	Remodeled
1925	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		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:
Other:
Other:

(6) Ceilings

(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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 57
Floor Area: 884
Total Base Cost: 64,455
Total Base New : 88,303
Total Depr Cost: 22,352
Estimated T.C.V: 9,947

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
60	WGEP (1 Story)
192	Treated Wood

(17) Garage

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: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Mich Bsmnt.	63.10	-4.53	0.00	884	51,776

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025
(16) Porches			
WGEP (1 Story), Standard	51.96	60	3,118
(16) Deck/Balcony			
Treated Wood,Standard	6.81	192	1,308
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.85	240	6,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 75/100/ 75/25.3, Depr.Cost = 22,352
Economic Depreciation because of:
ECF (DK. BLUE) 0.445 => TCV of Bldg: 1 = 9,947

Parcel Number: 61-26-635-256-0015-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS VERNON/DOROTHY	COUNTY OF MUSKEGON TREASUR	0	04/01/2013	QC	FORECLOSURE	3950/211	DEED	0.0
MUSKEGON COUNTY TREASURER	HARRIS VERNON/DOROTHY	100	10/04/2010	QC	QUIT-CLAIM	3860/634	DEED	100.0
HUIZENGA JEFFERY A	MUSKEGON COUNTY TREASURER	0	04/02/2010	CD	ASSIGNMENT	3846/197	DEED	0.0
SMITH JEFFREY A	HUIZENGA JEFFERY A	0	02/29/2008	QC	QUIT-CLAIM	3776/80	DEED	100.0

Property Address

214 HARRISON BLVD

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT4004 BLK 256 LOT 15 MUSKEGON IMPROVEMENT CO'S ANNEX #1

Comments/Influences

CONDEMNED: 10/06

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Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-256-150

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

CEJ 12/31/1992 REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	40.00	125.00	1.0000	1.0000	70	100		2,800
40 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	1,400	7,200	8,600			8,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STY

Yr Built	Remodeled
1915	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large 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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster 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:

(6) Ceilings

(7) Excavation

Basement: 414 S.F.
Crawl: 306 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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 57
Floor Area: 720
Total Base Cost: 57,989
Total Base New : 79,446
Total Depr Cost: 26,813
Estimated T.C.V: 11,932

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1915
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 20
Mech. Doors: 0
Area: 216
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.90	0.00	0.00	414	26,455
1	Story Siding	Crawl Space	63.90	-9.56	0.00	306	16,628

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.80	216	5,357
Automatic Doors	375.00	20	7,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Depr.Cost = 26,813
Economic Depreciation because of: OBSERVATION
ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 11,932

Parcel Number: 61-26-635-253-0021-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL TYNETTA	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/55	DEED	0.0
MUSKEGON COUNTY TREASURER	MARSHALL TYNETTA	300	10/13/2011	QC	QUIT- CLAIM	3893/486	DEED	100.0
HOFFMEYER TONY	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/815	DEED	0.0
RED OAK CAPITAL LLC	HOFFMEYER TONY	2,000	03/13/2009	QC	QUIT-CLAIM	3815/304	DEED	100.0

Property Address

276 HARRISON BLVD

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT3928 BLK 253 LOT 21 MUSKEGON IMPROVEMENT CO'S ANNEX #1

Comments/Influences

Class: 703.EXEMPT COUNTY Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-253-210

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
CEJ	12/31/1992	REVIEWED
ROB	07/11/2012	REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	40.00	125.00	1.0000	1.0000	70	100		2,800
40 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,800

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.16	1.37	264	94	2,775
Total Estimated Land Improvements True Cash Value =					2,775

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	1,400	8,300	9,700			9,700S
2013	1,400	8,500	9,900			9,900S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STY

Yr Built	Remodeled
1953	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		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:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 616 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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 51
Floor Area: 616
Total Base Cost: 39,959
Total Base New : 54,743
Total Depr Cost: 26,824
Estimated T.C.V: 11,937

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	66.52	-4.98	0.00	616	37,909

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/100/100/49.0, Depr.Cost = 26,824
ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 11,937

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 61-26-185-052-0006-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY OF MUSKEGON HEIGHTS	MUSKEGON COUNTY LAND BANK	0	08/10/2015	QC	QUIT- CLAIM	4063/143	DEED	0.0
MUSKEGON COUNTY TREASURER	CITY OF MUSKEGON HEIGHTS	0	12/01/2009	QC	ASSIGNMENT	3831/191	DEED	0.0
HOME AMERICAN CREDIT INC	MUSKEGON COUNTY TREASURER	0	04/02/2009	CD	ASSIGNMENT	3808/456	DEED	0.0
SHERIFF DEED	UPLAND MORTGAGE	55,331	01/07/2005	PR	FORECLOSURE	3636/367	DEED	0.0

Property Address

2121 SANFORD ST

Owner's Name/Address

MUSKEGON COUNTY LAND BANK AUTHORITY
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT0265 BLK 52 LOT 6

Comments/Influences

CONDEMNED BY INSPECTIONS DEPT 6/05

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Licensed To: County of Muskegon, Michigan

Class: 701.EXEMPT FEDERAL Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-052-060

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	12/31/1992	REVIEWED

Land Value Estimates for Land Table 00013.ORANGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 13	50.00	125.00	1.0000	1.0000	80	100		4,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	4,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STY

Yr Built	Remodeled
1911	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large 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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster 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:

(6) Ceilings

(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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 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

CntyMult
X 1.370
E.C.F.
X 0.600

(16) Porches/Decks

Area	Type
168	CCP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	101.72	0.00	0.00	576	58,591
1	Story Siding	Crawl Space	70.03	-10.31	0.00	244	14,572

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162
(16) Porches			
CCP (1 Story), Standard	23.95	168	4,024

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Depr.Cost = 37,873
ECF (ORANGE) 0.600 => TCV of Bldg: 1 = 22,724

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 61-26-185-072-0001-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPEARS CRAIG	COUNTY OF MUSKEGON TREASUE	0	04/01/2014	QC	TAX REVERTED	4021/149	DEED	0.0
ELLIOTT GEORGE II	SPEARS CRAIG	0	01/26/2012	TA	TRANSFER AFFIDAVIT		DEED	100.0
MUSKEGON COUNTY TREASURER	ELLIOTT GEORGE II	100	09/20/2011	QC	QUIT- CLAIM	3895/762	AFFIDAVIT	100.0
WRIGHT VANESSA/GEORGE	MUSKEGON COUNTY TREASURER	0	04/01/2011		COURT ORDER	3880/605	DEED	0.0

Property Address

2201 SANFORD ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT0549 BLK 72 LOT 1

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-072-010

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	10/09/2003	B-307-03	
	11/08/2001	B-366-01	
	04/15/1999	B-95-99	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
RJ	01/05/1999	REVIEWED
RJ	01/05/1999	DATA ENTER

Land Value Estimates for Land Table 00013.ORANGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 13	50.00	125.00	1.0000	1.0000	80	100		4,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	4,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	2,000	12,200	14,200			14,200S
2013	2,000	12,600	14,600			14,600S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STY

Yr Built	Remodeled
1925	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster 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
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 1368 S.F.
Crawl: 0 S.F.
Slab: 48 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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

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
1	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	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: 57
Floor Area: 2490
Total Base Cost: 130,587
Total Base New : 178,905
Total Depr Cost: 40,254
Estimated T.C.V: 24,152

CntyMult X 1.370
E.C.F. X 0.600

(16) Porches/Decks

Area	Type
504	WGEP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	79.61	0.00	0.00	1368	108,906
1 Story	Siding	Slab	55.73	-9.61	0.00	48	2,214
1 Story	Siding	Overhang	31.64	0.00	0.00	48	1,519

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025
(15) Built-Ins & Fireplaces			
Fireplace: Exterior 1 Story	3450.00	1	3,450
(16) Porches			
WGEP (1 Story), Standard	22.07	504	11,123

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 50/22.5, Depr.Cost = 40,254
Economic Depreciation because of: OBSERVATION
ECF (ORANGE) 0.600 => TCV of Bldg: 1 = 24,152

Parcel Number: 61-26-185-096-0008-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY OF MUSKEGON HEIGHTS	MUSKEGON COUNTY LAND BANK	0	08/10/2015	QC	QUIT- CLAIM	4063/143	DEED	0.0
MUSKEGON COUNTY TREASURER	CITY OF MUSKEGON HEIGHTS	0	12/09/2009	QC	TAX DEEDS	3831/192	DEED	0.0
AL-UQDAH AZEEZUDDIN/GLORIA	MUSKEGON COUNTY TREASURER	0	04/02/2009	CD	ASSIGNMENT	3808/471	DEED	0.0
FINN ALLAN/CANDICE	AL-UQDAH AZEEZUDDIN/GLORIA	45,000	03/26/2004	LC	LAND CONTRACT	3600/641	DEED	100.0

Property Address

2329 BAKER ST

Owner's Name/Address

MUSKEGON COUNTY LAND BANK AUTHORITY
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT1099 BLK 96 LOT 8

Comments/Influences

WATER OFF 4/15/05.
CONDEMNED 6/09

Class: 701.EXEMPT FEDERAL Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-096-080

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	06/30/1999	REVIEWED

Land Value Estimates for Land Table 00001.NORTHEAST

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHEAST	50.00	125.00	1.0000	1.0000	80	100		4,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	4,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STY

Yr Built	Remodeled
1925	0

Condition for Age: Average

Room List

	Basement
1	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.		Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	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

	Lg	X	Ord		Small

Doors:			Solid	X	H.C.

(5) Floors

Kitchen: Hardwood
Other: Tile
Other: Carpeted

(6) Ceilings

(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.
	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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 55
Floor Area: 1215
Total Base Cost: 84,903
Total Base New : 116,318
Total Depr Cost: 12,330
Estimated T.C.V: 6,510

CntyMult
X 1.370
E.C.F.
X 0.528

(16) Porches/Decks

Area	Type
231	WGEP (1 Story)

(17) Garage

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
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	69.24	0.00	0.00	972	67,301
Other Additions/Adjustments				Rate		Size	Cost
(14) Water/Sewer							
Public Water				1025.00		1	1,025
Public Sewer				1025.00		1	1,025
(16) Porches							
WGEP (1 Story), Standard				29.13		231	6,729
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/ 50/11.3, Depr.Cost =							11,726
Economic Depreciation because of: OBSERVATION							
Separately Depreciated Items:							
(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost				18.08		488	8,823
County Multiplier = 1.37 => Cost New =							12,088
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/ 50/100/ 50/5.0, Depr.Cost =							604
Total Depreciated Cost =							12,330
ECF (NORTHEAST) 0.528 => TCV of Bldg: 1 =							6,510

Parcel Number: 61-26-185-147-0007-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN MAJOR	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/88	DEED	0.0
MUSKEGON COUNTY TREASURER	BROWN MAJOR	0	09/01/2011		AFFIDAVIT	3889/147	DEED	0.0
BROWN MAJOR	MUSKEGON COUNTY TREASURER	0	04/01/2011	QC	QUIT- CLAIM	3880/745	DEED	0.0
POTTS HALEY C	BROWN MAJOR	0	03/10/2010	QC	QUIT-CLAIM	3838/544	DEED	100.0

Property Address

2525 LEAHY ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT2247 BLK 147 LOT 7

Comments/Influences

WATER/UTILITIES OFF:9/24/2013

Class: 703.EXEMPT COUNTY Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-147-070

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	07/30/1999	REVIEWED

Land Value Estimates for Land Table 00001.NORTHEAST

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHEAST	50.00	125.00	1.0000	1.0000	80	100		4,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	4,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	2,000	3,500	5,500			5,500S
2013	2,000	8,000	10,000			10,000S

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STY

Yr Built	Remodeled
1920	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Softwood
Other:

(6) Ceilings

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: D
Effec. Age: 55
Floor Area: 815
Total Base Cost: 44,597
Total Base New : 61,098
Total Depr Cost: 12,372
Estimated T.C.V: 6,533

CntyMult
X 1.370
E.C.F.
X 0.528

(16) Porches/Decks

Area	Type
35	WSEP (1 Story)
96	WCP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	50.86	-4.45	0.66	815	38,362

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	912.00	1	912
Public Sewer	912.00	1	912
(16) Porches			
WSEP (1 Story), Standard	52.01	35	1,820
WCP (1 Story), Standard	26.99	96	2,591

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 45/100/100/20.3, Depr.Cost = 12,372
ECF (NORTHEAST) 0.528 => TCV of Bldg: 1 = 6,533

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 61-26-185-209-0016-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 01/13/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS ADAM/SHARON BURNSID	COUNTY OF MUSKEGON TREASUR	0	04/29/2015	WD	TAX REVERTED	4053/968	DEED	0.0
DEUTSCHE BANK	HARRIS ADAM/SHARON BURNSII	8,500	12/22/2008		FORECLOSURE PURCHASE	3799/326	DEED	100.0
SHERIFF	DEUTSCHE BANK	38,344	09/21/2007	SD	SHERIFF DEED	3756/742	DEED	0.0
PATINO CHARLES	HARRIS MICHELLE/TONY	63,000	10/20/2005	WD	WARRANTY DEED	3673/812	DEED	100.0

Property Address

2816 BAKER ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT3117 BLK 209 LOT 16

Comments/Influences

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Licensed To: County of Muskegon, Michigan

Class: 401 RESIDENTIAL Zoning: RM-2

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-209-160

2016 Est TCV 16,600(Value Overridden)

Building Permit(s)	Date	Number	Status
	12/04/2007	E-135-07	
	08/19/2005	P-17A-05	
	08/12/2005	E-89-05	
	05/24/2005	B-127-05	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

CEJ 12/31/1992 REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100		3,500
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	1,800	6,500	8,300			8,300C
2015	1,800	6,500	8,300			8,300S
2014	1,800	15,300	17,100			17,100S
2013	1,800	15,900	17,700			17,700S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STY

Yr Built	Remodeled
1905	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		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:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1016 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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 95,819
Total Base New : 131,273
Total Depr Cost: 29,536
Estimated T.C.V: 13,144

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
35	WSEP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Mich Bsmnt.	105.91	-4.87	0.00	456	46,074
1	Story Siding	Mich Bsmnt.	67.01	-4.87	0.00	560	34,798

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162
(16) Porches			
WSEP (1 Story), Standard	56.65	35	1,983
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.60	400	8,240

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost = 29,536
ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 13,144

Parcel Number: 61-26-185-209-0015-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIGGS TAMEKA	CITY OF MUSKEGON HEIGHTS	5,000	07/13/2012	QC	QUIT- CLAIM		DEED	0.0
MITCHELL ROBERT	RICE WILLIE C ET AL	18,000	04/07/2000	WD	ESTATE	3042/524	DEED	0.0
FMB LUMBERMANS	MITCHELL, ROBERT	10,000	02/19/1997		WARRANTY DEED	1970:94	DEED	0.0

Property Address

2820 BAKER ST

Owner's Name/Address

CITY OF MUSKEGON HEIGHTS
2724 PECK ST
MUSKEGON MI 49444

Tax Description

HT3116 BLK 209 LOT 15

Comments/Influences

FIRE: 12/31/2014

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Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning: RM-2

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-209-150

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	09/02/2009	B-213-09	
	06/27/2007	B-160-07	
	05/20/1998	B-136-98	

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

CEJ 12/31/1998 REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100		3,500
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: 2 STY

Yr Built	Remodeled
1915	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large 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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster 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:

(6) Ceilings

(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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 640
Total Base Cost: 118,993
Total Base New : 163,020
Total Depr Cost: 73,359
Estimated T.C.V: 32,645

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
60	WSEP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	107.19	0.00	0.00	320	34,301
	3 Exterior Units, (@6% more)		Base cost of Exterior units =				109,077

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162
(16) Porches			
WSEP (1 Story), Standard	42.18	60	7,592

Notes: 3 UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 73,359
ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 32,645

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 61-26-635-249-0010-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIELS RENEA S	COUNTY OF MUSKEGON TREASUE	0	04/01/2014	QC	TAX REVERTED	4021/52	DEED	0.0
K & D REAL ESTATE LLC	DANIELS RENEA S	0	09/06/2012	QC	QUIT- CLAIM	3925/917	DEED	100.0
KEELER KIMBERLY/RASHID ALI	K & D REAL ESTATE LLC	0	05/29/2012	QC	QUIT- CLAIM	3916/59	DEED	100.0
SULLIVAN ANITA	KEELER KIMBERLY/RASHID ALI	0	04/11/2012	QC	QUIT- CLAIM	3913/178	DEED	100.0

Property Address

2822 HOWDEN ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT3849 BLK 249 LOTS 10 & 11 MUSKEGON IMPROVEMENT CO'S ANNEX #1

Comments/Influences

Class: 703.EXEMPT COUNTY Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-249-100

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	12/31/1992	REVIEWED
CED	06/01/2001	REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	80.00	125.00	1.0000	1.0000	70	100		5,600
80 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	5,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	2,800	11,100	13,900			13,900S
2013	2,800	11,500	14,300			14,300S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STY

Yr Built	Remodeled
1905	1991

Condition for Age: Average

Room List

	Basement
1	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors:			Solid	X	H.C.

(5) Floors

Kitchen: Softwood
Other: Carpeted
Other: Tile

(6) Ceilings

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

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

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
1	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 55
Floor Area: 1260
Total Base Cost: 81,418
Total Base New : 111,542
Total Depr Cost: 42,665
Estimated T.C.V: 18,986

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
180	WCP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.35	0.00	0.00	720	62,892
1	Story Siding	Crawl Space	68.63	-10.06	0.00	180	10,543

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162
(16) Porches			
WCP (1 Story), Standard	22.55	180	4,059

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 85/38.3, Depr.Cost = 42,665
ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 18,986

Parcel Number: 61-26-185-209-0014-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAY PROPERTY MANAGEMENT	CITY OF MUSKEGON HEIGHTS	5,000	02/26/2010	WD	WARRANTY DEED	3838/583	DEED	0.0
		2,000	10/27/1995	LC	QUIT-CLAIM	1864:0483	DEED	0.0

Property Address

2824 BAKER ST

Owner's Name/Address

CITY OF MUSKEGON HEIGHTS
2724 PECK ST
MUSKEGON MI 49444

Tax Description

HT3115 BLK 209 LOT 14

Comments/Influences

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Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning: RM-2

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-209-140

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

CEJ 12/31/1992 REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100		3,500
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
X	Duplex
	A-Frame

X	Wood Frame

Building Style: 1 1/4 STY

Yr Built	Remodeled
1920	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large 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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster 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:

(6) Ceilings

(7) Excavation

Basement: 546 S.F.
Crawl: 0 S.F.
Slab: 10 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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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
Floor Area: 692
Total Base Cost: 96,881
Total Base New : 132,727
Total Depr Cost: 55,307
Estimated T.C.V: 24,612

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
90	WSEP (1 Story)

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	64.45	0.00	0.00	546	35,190
1 Story	Siding	Slab	57.68	-9.65	0.00	10	480
2 Exterior Units, (@6% more)			Base cost of Exterior units =				75,620

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162
(16) Porches			
WSEP (1 Story), Standard	36.27	90	6,529
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,		Depr.Cost =	52,078
Separately Depreciated Items:			
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.85	240	12,408
County Multiplier = 1.37 =>		Cost New =	16,999
Phy/Ab.Phy/Func/Econ/Comb.%Good= 19/100/100/100/19.0,		Depr.Cost =	3,230
	Total Depreciated Cost =		55,307
ECF (SKY BLUE)	0.445 => TCV of Bldg: 1 =		24,612

Parcel Number: 61-26-185-209-0013-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDERS J ARTHUR	CITY OF MUSKEGON HEIGHTS	4,100	01/21/2011	WD	WARRANTY DEED	3868/252	DEED	100.0
DAS KC/JOYCE M	SANDERS J ARTHUR	0	05/17/2000	WD	LC PAYOFF	3361/880	DEED	0.0
		0	06/19/1990	WD	LAND CONTRACT	1524:0477	DEED	0.0

Property Address

2828 BAKER ST

Owner's Name/Address

CITY OF MUSKEGON HEIGHTS
2724 PECK ST
MUSKEGON HTS MI 49444

Tax Description

HT3114 BLK 209 LOT 13

Comments/Influences

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Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning: RM-2

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-209-130

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	07/20/1998	B-230-98	

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	12/31/1998	REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100		3,500
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STY

Yr Built	Remodeled
1920	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large 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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster 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:

(6) Ceilings

(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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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 Cost: 64,903
Total Base New : 88,917
Total Depr Cost: 42,680
Estimated T.C.V: 18,993

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
84	WGEP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	81.18	0.00	0.00	720	58,450
1.25 Story	Siding	Overhang	41.90	0.00	0.00	14	587

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025
(16) Porches			
WGEP (1 Story), Standard	45.44	84	3,817

Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/100/100/100/48.0, Depr.Cost = 42,680
ECF (SKY BLUE) 0.445 => TCV of Bldg: 1 = 18,993

Parcel Number: 61-26-185-230-0016-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKELAND ENTERPRISES LLC	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/130	DEED	0.0
HAVERMANS LOIS A TRUST	LAKELAND ENTERPRISES	0	09/28/2012	QC	QUIT- CLAIM	3926/281	DEED	0.0
LUNAR PROPERTIES L L C	LOIS A HAVERMANS TRUST	0	04/10/2003	TA	AFFIDAVIT		DEED	0.0
HAVERMANS THEODORE/LOIS	LUNAR PROPERTIES L L C	0	05/17/2002	QC	QUIT-CLAIM	3465/643	DEED	0.0

Property Address

2916 BAKER ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT3529 BLK 230 LOT 16

Comments/Influences

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Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning:

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-230-160

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	12/21/2009	E-121-09	
	12/18/2007	H-179-07	
	02/07/2006	SR-20-06	
	11/29/2005	B-322-05	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
CEJ	12/31/1992	REVIEWED
CED	05/01/2001	REVIEWED

Land Value Estimates for Land Table 00007. SKY BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD #7	50.00	125.00	1.0000	1.0000	70	100		3,500
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	1,800	10,300	12,100			12,100S
2013	1,800	10,700	12,500			12,500S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STY

Yr Built	Remodeled
1910	1989

Condition for Age: Average

Room List

	Basement
2	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	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

	Lg	X	Ord		Small

Doors:			Solid	X	H.C.

(5) Floors

Kitchen: Softwood
Other: Carpeted
Other: Tile

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 1056 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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: 57
Floor Area: 1056
Total Base Cost: 64,588
Total Base New : 88,486
Total Depr Cost: 39,819
Estimated T.C.V: 17,719

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	58.72	-4.32	0.00	1056	57,446
Other Additions/Adjustments				Rate		Size	Cost
(14) Water/Sewer							
Public Water				1025.00		1	1,025
Public Sewer				1025.00		1	1,025
(16) Porches							
WGEP (1 Story), Standard				35.36		144	5,092
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost =							39,819
ECF (SKY BLUE)				0.445 => TCV of Bldg: 1 =			17,719

Parcel Number: 61-26-185-225-0006-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT GREGG	MUSKEGON COUNTY TREASURER	0	09/30/2014	WD	FORECLOSURE	4033/6	DEED	0.0
COUNTY OF MUSKEGON TREASUR	WRIGHT GREGG	110	08/25/2014	QC	QUIT- CLAIM	4030/229	DEED	0.0
MCCLAIN ALONDO L	COUNTY OF MUSKEGON TREASUR	0	04/01/2013	QC	FORECLOSURE	3950/175	DEED	0.0
MAY STEPHAN	MCCLAIN ALONDO L	0	02/03/2012	QC	QUIT- CLAIM	3901/854	DEED	100.0

Property Address

2921 JEFFERSON ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT3427 BLK 225 LOT 6

Comments/Influences

Class: 703.EXEMPT COUNTY Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-225-060

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	08/08/2000	B-238-00	
	11/30/1999	H-130-09	

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

CEJ 12/31/1997 REVIEWED
ROB 01/02/2014 FIELD REVI

Land Value Estimates for Land Table 00011.DK GREEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 11	50.00	125.00	1.0000	1.0000	60	100		3,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	1,500	10,600	12,100			12,100S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STY

Yr Built	Remodeled
1925	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		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:
Other:
Other:

(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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: D
Effec. Age: 66
Floor Area: 800
Total Base Cost: 47,087
Total Base New : 64,509
Total Depr Cost: 14,515
Estimated T.C.V: 7,765

CntyMult
X 1.370
E.C.F.
X 0.535

(16) Porches/Decks

Area	Type
144	WSEP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.10	0.00	0.66	800	41,408
Other Additions/Adjustments				Rate		Size	Cost
(14) Water/Sewer							
Public Water				912.00		1	912
Public Sewer				912.00		1	912
(16) Porches							
WSEP (1 Story), Standard				26.77		144	3,855
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost =							14,515
ECF (DK GREEN)				0.535 => TCV of Bldg: 1 =			7,765

Parcel Number: 61-26-770-012-0017-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOWARD U T	COUNTY OF MUSKEGON TREASUE	0	04/01/2013	QC	FORECLOSURE	3950/233	DEED	0.0
SHERROD STEPHON	HOWARD U T	0	07/11/2011	QC	QUIT-CLAIM	3885/636	DEED	100.0
MUSKEGON COUNTY TREASURER	SHERROD STEPHON	100	10/04/2010	QC	QUIT-CLAIM	3860/650	DEED	100.0
PEAKE ANNA	MUSKEGON COUNTY TREASURER	0	04/02/2010	CD	ASSIGNMENT	3846/268	DEED	0.0

Property Address

3133 JEFFERSON ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT7069 CHAS M STEELE'S SUB'D BLK 12 LOTS 17 THRU 20 INCLUSIVE

Comments/Influences

7/24/14: LEGAL DESCRIPTION CHANGED FOR 2015 TAX YEAR

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Licensed To: County of Muskegon, Michigan

Class: 703.EXEMPT COUNTY Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-061-012-170

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
	07/24/2006	B-313-06	

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CEJ	12/31/1998	REVIEWED
DG	12/14/1998	DATA ENTER

Land Value Estimates for Land Table 00010.SOUTHWEST

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOUTHWEST	100.00	104.00	1.0000	1.0000	70	100		7,000
100 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	7,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	0	0	0			0
2013	1,800	9,200	11,000			11,000S

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STY

Yr Built	Remodeled
1930	0

Condition for Age: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large 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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster 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:

(6) Ceilings

(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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: D
Effec. Age: 55
Floor Area: 1176
Total Base Cost: 55,175
Total Base New : 75,590
Total Depr Cost: 25,512
Estimated T.C.V: 12,705

CntyMult
X 1.370
E.C.F.
X 0.498

(16) Porches/Decks

Area	Type
80	CPP

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	65.51	0.00	0.98	784	52,128
Other Additions/Adjustments				Rate		Size	Cost
(14) Water/Sewer							
Public Water				912.00		1	912
Public Sewer				912.00		1	912
(16) Porches							
CPP, Standard				15.29		80	1,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 75/33.8, Depr.Cost = 25,512
Economic Depreciation because of: OBSERVATION
ECF (SOUTHWEST) 0.498 => TCV of Bldg: 1 = 12,705

Parcel Number: 61-26-635-276-0023-00 Jurisdiction: 26 CITY OF MUSKEGON HTS County: MUSKEGON Printed on 12/01/2015

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INTERSTATE INVESTMENT GROU	COUNTY OF MUSKEGON TREASUR	0	04/01/2014	QC	TAX REVERTED	4021/63	DEED	0.0
INTERSTATE INVESTMENT GROU	6313 HOWDEN TRUST	0	06/02/2009	QC	QUIT-CLAIM	3821/111	DEED	100.0
LENDER USA LLC	MOORE GARY	5,901	10/22/2008	QC	QUIT-CLAIM	3794/488	DEED	100.0
SB HOLDING LLC	LENDERUSA LLC	0	05/27/2008	QC	FORECLOSURE PURCHASE	3782/358	DEED	100.0

Property Address

3136 HOWDEN ST

Owner's Name/Address

COUNTY OF MUSKEGON TREASURER
173 E APPLE AVE STE 104
MUSKEGON MI 49442

Tax Description

HT4453 BLK 276 LOT 23
MUSKEGON IMPROVEMENT CO'S ANNEX #1

Comments/Influences

Class: 703.EXEMPT COUNTY Zoning: R1-RES

School: MUSKEGON HEIGHTS SCHOOLS

P.R.E. 0%

MAP #: 26-000-276-230

2016 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
X	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
RJ	01/11/1999	REVIEWED

Land Value Estimates for Land Table 00008.DK. BLUE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NEIGHBORHOOD 8	40.00	125.00	1.0000	1.0000	50	100		2,000
40 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	2,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2014	1,000	4,900	5,900			5,900S
2013	1,000	10,300	11,300			11,300S

Building Type

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
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		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

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		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:
Other:
Other:

(6) Ceilings

(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:

(11) Heating/Cooling

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
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	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) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	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
	Security System

(15) Fireplaces

	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: D
Effec. Age: 55
Floor Area: 990
Total Base Cost: 52,248
Total Base New : 71,579
Total Depr Cost: 16,105
Estimated T.C.V: 7,167

CntyMult
X 1.370
E.C.F.
X 0.445

(16) Porches/Decks

Area	Type
108	WCP (1 Story)

(17) Garage

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:

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	59.34	0.00	0.83	792	47,655
Other Additions/Adjustments				Rate		Size	Cost
(14) Water/Sewer							
Public Water				912.00		1	912
Public Sewer				912.00		1	912
(16) Porches							
WCP (1 Story), Standard				25.64		108	2,769
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/ 50/100/100/22.5, Depr.Cost =							16,105
ECF (DK. BLUE)				0.445 => TCV of Bldg: 1 =			7,167

*** Information herein deemed reliable but not guaranteed***

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

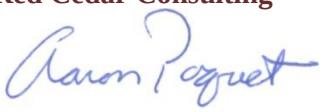
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 01 Cust. #: HB-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 63844 - 01a Cust. #: HB-HM-01A Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 63844 - 02 Cust. #: HB-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 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.

NVLAP Lab Code 102118-0

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 03 Cust. #: HB-HM-02A 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 - 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%

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

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

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

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 05a Cust. #: HB-HM-03A Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63844 - 06 Cust. #: HB-HM-03B Material: 12x12 Red Vinyl Tile Location: Appearance: red,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63844 - 06a Cust. #: HB-HM-03B 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

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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Test Method, Polarized Light Microscopy (PLM)

Project: 19 Harrison Blvd.

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

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 07 Cust. #: HB-HM-04A Material: 12x12 White Vinyl Tile Location: Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63844 - 07a Cust. #: HB-HM-04A Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63844 - 08 Cust. #: HB-HM-04B Material: 12x12 White Vinyl Tile Location: Appearance: Layer: 1 of 2	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.

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 08a Cust. #: HB-HM-04B Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63844 - 09 Cust. #: HB-HM-05A Material: White Linoleum Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 63844 - 10 Cust. #: HB-HM-05B Material: White Linoleum Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Fiberglass - 10% 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.

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Test Method, Polarized Light Microscopy (PLM)

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Lansing, MI 48901

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 11 Cust. #: HB-HM-06A Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 63844 - 12 Cust. #: HB-HM-06B Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 63844 - 13 Cust. #: HB-HM-07A Material: Fiberboard Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 70% Other - 30%

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: 19 Harrison Blvd.

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

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

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Project: 19 Harrison Blvd.

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Lansing, MI 48901

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63844 - 17 Cust. #: HB-HM-09A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63844 - 18 Cust. #: HB-HM-09B Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63844 - 18a Cust. #: HB-HM-09B 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

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 # **63844**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-7-16
Project : 19 Harrison Blvd.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	HB-HM-01A	Asphalt Shingle			
2	HB-HM-01B	Asphalt Shingle			
3	HB-HM-02A	Paper Underlayment			
4	HB-HM-02B	Paper Underlayment			
5	HB-HM-03A	Red 12x12 vinyl Tile			
6	HB-HM-03B	Red 12x12 vinyl Tile			
7	HB-HM-04A	White 12x12 Vinyl Tile			
8	HB-HM-04B	White 12x12 Vinyl Tile			
9	HB-HM-05A	White Linoleum			
10	HB-HM-05B	White Linoleum			
11	HB-HM-06A	White Int Ceiling Tile			

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-7-16 Date : 4-7-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 08 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63844

pg 2 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-7-16
Project : 19 Harrison Blvd.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5Day TTP

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	HB-HM-06B	white 1x1 Ceiling Tile			
13	HB-HM-07A	Fiberboard			
14	HB-HM-07B	Fiberboard			
15	HB-HM-08A	Glazing			
16	HB-HM-08B	Glazing			
17	HB-HM-09A	Drywall			
18	HB-HM-09B	Drywall			

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-7-16 Date : 4-7-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 08 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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		

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

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
HB-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
HB-HM-01B	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
HB-HM-02A	Paper Underlayment	Yes	M	Category II	ND	Exterior	NA
HB-HM-02B	Paper Underlayment	Yes	M	Category II	ND	Exterior	NA
HB-HM-03A	Red 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Living/Dining	NA
HB-HM-03B	Red 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Living/Dining	NA
HB-HM-04A	White 12”x12” Vinyl Tile	No	M	Category I	5%CH/ND	Bathroom	40 sq. ft.
HB-HM-04B	White 12”x12” Vinyl Tile	No	M	Category I	NA/ND	Bathroom	NA
HB-HM-05A	White Linoleum	No	M	Category I	ND	Bedroom	NA
HB-HM-05B	White Linoleum	No	M	Category I	ND	Bedroom	NA
HB-HM-06A	White 1’x1 Ceiling Tile	Yes	M	Category II	ND	Living	NA
HB-HM-06B	White 1’x1 Ceiling Tile	Yes	M	Category II	ND	Living	NA
HB-HM-07A	Fiberboard	Yes	M	Category II	ND	Bedroom	NA
HB-HM-07B	Fiberboard	Yes	M	Category II	ND	Living	NA
HB-HM-08A	Glazing	Yes	M	Category II	10%CH	Living	2 Windows
HB-HM-08B	Glazing	Yes	M	Category II	NA	Living	NA
HB-HM-09A	Drywall	No	M	Category II	ND	Kitchen Wall	NA
HB-HM-09B	Drywall	No	M	Category II	ND/ND	Living Wall	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, 19 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

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

Abbreviations

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

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

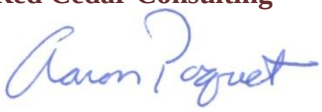
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date 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

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date 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%

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

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date 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

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NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date 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

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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date Reported: 04/15/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date 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

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 150 Harrison Blvd.

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

ARI Report # 16-63845
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date 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.

NVLAP Lab Code 102118-0

Apex # **63845**

pg 1 of 1

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-7-16
Project : 150 Harrison Blvd.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	HS-HM-01A	Asphalt Shingle			
2	HS-HM-01B	Asphalt shingle			
3	HS-HM-02A	white 12x12 Vinyl Tile			
4	HS-HM-02B	White 12x12 Vinyl Tile			
5	HS-HM-03A	Drywall			
6	HS-HM-03B	Drywall			
7	HS-HS-01A	Plaster			
8	HS-HS-01B	↓			
9	HS-HS-01C	↓			

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-7-16 Date : 4-7-16

Relinquished by: ____ Received by: Anne Jones
Date : ____ Date : APR 08 2016

RECEIVED
APEX RESEARCH

Rev: 12/03
Work Forms: COC

Tables

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

Hazardous Materials Description and Location		
Location	**Material Description**	**Quantity**
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 Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
HS-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND/ND	Exterior	NA
HS-HM-01B	Asphalt Shingle	No	M	Category I	ND/ND/ND	Exterior	NA
HS-HM-02A	White 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Bathroom	NA
HS-HM-02B	White 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Bathroom	NA
HS-HM-03A	Drywall	No	M	Category II	ND/ND	Living Wall	NA
HS-HM-03B	Drywall	No	M	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	2nd 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					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material 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

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

Abbreviations

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

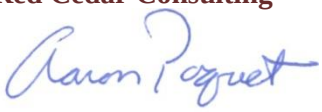
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 214 Harrison Blvd.

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

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

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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Test Method, Polarized Light Microscopy (PLM)

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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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Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/14/16
Date Reported: 04/15/16

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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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 06 Cust. #: HA-HM-03B Material: Rolled Roofing Location: Appearance: Layer: of	Asbestos Present: 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.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/14/16
Date Reported: 04/15/16

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%

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

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/14/16
Date Reported: 04/15/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63843 - 08b Cust. #: HA-MH-04B Material: Flooring Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 35% Other - 65%
Lab ID #: 63843 - 09 Cust. #: HA-HM-05A Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 63843 - 10 Cust. #: HA-HM-05B Material: 1x1 White Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 95% Other - 5%

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

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/14/16
Date 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

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 214 Harrison Blvd.

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

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

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 # **63843**

APEX Research, Inc. 11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990

E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-7-16
Project : 214 Harrison Blvd
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	HA-HM-01A	Gray Shingle			
2	HA-HM-01B	Gray Shingle			
3	HA-HM-02A	Fiber Lap Siding			
4	HA-HM-02B	Fiber Lap Siding			
5	HA-HM-03A	Rolled Roofing			
6	HA-HM-03B	Rolled Roofing			
7	HA-HM-04A	Beige 9x9 Vinyl Tile			
8	HA-HM-04B	Beige 9x9 Vinyl Tile			
9	HA-HM-05A	White 12 Ceiling Tile			
10	HA-HM-05B	White 12 Ceiling Tile			
11	HA-HM-06A	Fiberboard			

Relinquished by: [signature] Received by: [signature]
Date : 4-7-16 Date : 4-7-16

Relinquished by: ____ Received by: [signature]
Date : ____ Date : ____

RECEIVED
APR 08 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63843

APEX Research, Inc. 11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990

E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
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Date of Survey : 4-7-16
Project : 214 Harrison Blvd.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	HA-HM-06B	Fiberboard			
13	HA-HM-07A	Glazing			
14	HA-HM-07B	Glazing			
15	HA-HM-08A	old Linoleum			
16	HA-HM-08B	Old Linoleum			
17	HA-HS-01A	Plaster			
18	HA-HS-01B	↓			
19	HA-HS-01C	↓			

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-7-16 Date : 4-7-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 08 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

Tables

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

Hazardous Materials Description and Location		
Location	**Material Description**	**Quantity**
Bedroom	Gallon Container Misc. Paint	6

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

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
HA-HM-01A	Gray Shingle	No	M	Category I	ND/ND/ND/ND	Exterior	NA
HA-HM-01B	Gray Shingle	No	M	Category I	ND/ND	Exterior	NA
HA-HM-02A	Fiber Lap Siding	Yes	M	Category II	ND	Exterior	NA
HA-HM-02B	Fiber Lap Siding	Yes	M	Category II	ND	Exterior	NA
HA-HM-03A	Rolled Roofing	No	M	Category I	5%CH	Garage Exterior	346 sq. ft.
HA-HM-03B	Rolled Roofing	No	M	Category I	NA	Garage Exterior	NA
HA-HM-04A	Beige 9”x9” Vinyl Tile	No	M	Category I	5%CH/ND/ND	Center Bedroom	80 sq. ft.
HA-HM-04B	Beige 9”x9” Vinyl Tile	No	M	Category I	NA/ND/ND	Rear Entry	NA
HA-HM-05A	White 1’x1’ Ceiling Tile	Yes	M	Category II	ND	Living Ceiling	NA
HA-HM-05B	White 1’x1’ Ceiling Tile	Yes	M	Category II	ND	Living Ceiling	NA
HA-HM-06A	Fiberboard	Yes	M	Category II	ND	Bathroom Wall	NA
HA-HM-06B	Fiberboard	Yes	M	Category II	ND	Bathroom Wall	NA
HA-HM-07A	Glazing	Yes	M	Category II	ND	Living	NA
HA-HM-07B	Glazing	Yes	M	Category II	ND	Living	NA
HA-HM-08A	Old Linoleum	No	M	Category I	ND	Bathroom	NA
HA-HM-08B	Old Linoleum	No	M	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

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

Notes:

Material Types

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

Abbreviations

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

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

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.**

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.

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).

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

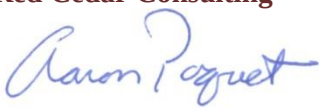
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 276 Harrison Blvd

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

ARI Report # 16-63846
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date Reported: 04/15/16

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

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

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Project: 276 Harrison Blvd

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ARI Report # 16-63846
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date Reported: 04/15/16

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

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

Robert T. Letarte Jr., Laboratory Director

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Date Collected: 04/07/16
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Date Analyzed: 04/13/16
Date Reported: 04/15/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63846 - 03 Cust. #: BL-HM-02A Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63846 - 04 Cust. #: BL-HM-02B Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63846 - 05 Cust. #: BL-HM-03A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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

Robert T. Letarte Jr., Laboratory Director

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ARI Report # 16-63846
Date Collected: 04/07/16
Date Received: 04/08/16
Date Analyzed: 04/13/16
Date Reported: 04/15/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63846 - 06 Cust. #: BL-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 #: 63846 - 07 Cust. #: BL-HM-04A Material: Glazing Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63846 - 08 Cust. #: BL-HM-04B Material: Glazing Location: Appearance: brown,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

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 # **63846**

pg 1 of 1

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-7-16
Project : 276 Harrison Blvd.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5Day (TTP)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	BL-Hm-01A	Asphalt Shingle			
2	BL-Hm-01B	Asphalt Shingle			
3	BL-Hm-02A	Felt Paper			
4	BL-Hm-02B	Felt Paper			
5	BL-Hm-03A	Drywall			
6	BL-Hm-03B	Drywall			
7	BL-Hm-04A	Glazing			
8	BL-Hm-04B	Glazing			

Relinquished by: Cem Paquet Received by: UPS
Date : 4-7-16 Date : 4-7-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 08 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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

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

Abbreviations

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

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

Exterior - 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

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.

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

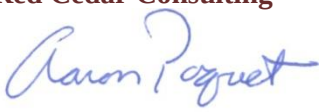
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2121 Sanford St.

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

ARI Report # 16-63993
Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 01 Cust. #: SS-HM-01A Material: Asphalt Siding - Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63993 - 01a Cust. #: SS-HM-01A Material: Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63993 - 01b Cust. #: SS-HM-01A Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2121 Sanford St.

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

ARI Report # 16-63993
Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 02 Cust. #: SS-HM-01B Material: Asphalt Siding - Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63993 - 02a Cust. #: SS-HM-1B Material: Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63993 - 02b Cust. #: SS-HM-01B Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%

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Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 03 Cust. #: SS-HM-02A Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 63993 - 04 Cust. #: SS-HM-02B Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 63993 - 05 Cust. #: SS-HM-03A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Wollastonite - 1% Other - 99%

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Date 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%

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Robert T. Letarte Jr., Laboratory Director

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Lansing, MI 48901

ARI Report # 16-63993
Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date 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

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ARI Report # 16-63993
Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date 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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Red Cedar Consulting
P.O. Box 13216
Lansing, MI 48901

ARI Report # 16-63993
Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date 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%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2121 Sanford St.

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

ARI Report # 16-63993
Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63993 - 14 Cust. #: SS-HM-07B Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63993 - 14a Cust. #: SS-HS-07B Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
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.

NVLAP Lab Code 102118-0

Apex # **63993**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-12-16
Project : 2121 Sanford St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	SS-HM-01A	Asphalt Shingle			
2	SS-HM-01B	Asphalt Shingle			
3	SS-HM-02A	Felt Paper			
4	SS-HM-02B	Felt Paper			
5	SS-HM-03A	Glazing			
6	SS-HM-03B	Glazing			
7	SS-HM-04A	Brown 12x12 vinyl tile			
8	SS-HM-04B	Brown 12x12 vinyl tile			
9	SS-HM-05A	Black/white Linoleum			
10	SS-HM-05B	Black/white Linoleum			
11	SS-HM-06A	~~Drywall~~ Beige Linoleum			

Relinquished by: Cam Paquet Received by: UPS (HSP)
Date : 4-12-16 Date : 4-12-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 13 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63993

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-12-16
Project : 2121 Sanford St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5Day TTP

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	SS-HM-06B	~~Drywall~~ Beige Linoleum			
13	SS-HM-07A	Drywall			
14	SS-HM-07B	Drywall			

Relinquished by: Cem Paquet Received by: UPS
Date : 4-12-16 Date : 4-12-16

Relinquished by: ____ Received by: ____
Date : ____ Date : APR 13 2016

RECEIVED
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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
2nd Floor E Bedroom	Smoke Detector	2
Basement Stairwell	Automobile Tires	24+

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

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
SS-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND/ND	Exterior	NA
SS-HM-01B	Asphalt Shingle	No	M	Category I	ND/ND/ND	Exterior	NA
SS-HM-02A	Felt Paper	Yes	M	Category II	ND	Exterior	NA
SS-HM-02B	Felt Paper	Yes	M	Category II	ND	Exterior	NA
SS-HM-03A	Glazing	Yes	M	Category II	ND	Living	NA
SS-HM-03B	Glazing	Yes	M	Category I	ND	Living	NA
SS-HM-04A	Brown 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
SS-HM-04B	Brown 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
SS-HM-05A	Black/White Linoleum	No	M	Category I	ND/ND	Bathroom	NA
SS-HM-05B	Black/White Linoleum	No	M	Category I	ND/ND	Bathroom	NA
SS-HM-06A	Beige Linoleum	No	M	Category I	ND	Bedroom	NA
SS-HM-06B	Beige Linoleum	No	M	Category I	ND	Bedroom	NA
SS-HM-07A	Drywall	No	M	Category II	ND	Living Wall	NA
SS-HM-07B	Drywall	No	M	Category II	ND/ND	2nd Fl. S Bedroom 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, 2121 Sanford St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	
Building Exterior	Transite Siding	No	Fair	M	2,335 sq. ft.
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.)	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.

Notes:

Material Types

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

Abbreviations

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

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

Interior - Asbestos Containing Materials				
Location	**Material Description**		**Friable**	**Approx. Quantity**
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.)	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.**

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 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:

- 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

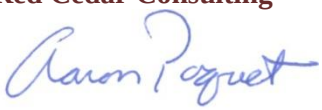
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 01 Cust. #: ST-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63992 - 02 Cust. #: ST-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63992 - 03 Cust. #: ST-HM-02A Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 10% Other - 90%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 04 Cust. #: ST-HM-02B Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 10% Other - 90%
Lab ID #: 63992 - 05 Cust. #: ST-HM-03A Material: 9x9 Beige Vinyl Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 1.5% POINT COUNT RESULT	Other - 98.5%
Lab ID #: 63992 - 05a Cust. #: ST-HM-03A Material: Mastic Location: Appearance: black,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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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	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 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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 08 Cust. #: ST-HM-04B 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%
Lab ID #: 63992 - 09 Cust. #: ST-HM-05A Material: 9x9 Red Vinyl Tile Location: Appearance: red,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%
Lab ID #: 63992 - 09a Cust. #: ST-HM-05A Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Date Collected: 04/12/16
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Date Analyzed: 04/20/16
Date 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%

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Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date 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%

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Date Collected: 04/12/16
Date Received: 04/13/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 14a Cust. #: ST-HM-07B Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 15 Cust. #: ST-HS-01A Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63992 - 16 Cust. #: ST-HS-01B 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.

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Date Received: 04/13/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 17 Cust. #: ST-HS-01C Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63992 - 18 Cust. #: ST-HS-01D Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63992 - 19 Cust. #: ST-HS-01E Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%

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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	Asbestos Type/Percent	Non-Asbestos
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%

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Date Received: 04/13/16
Date Analyzed: 04/20/16
Date 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%

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Lansing, MI 48901

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Date Received: 04/13/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63992 - 22a Cust. #: ST-HS-02C 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 - 23 Cust. #: ST-HS-02D Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63992 - 23a Cust. #: ST-HS-02D Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%

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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	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%

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NVLAP Lab Code 102118-0

Apex # **63992**

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-12-16
Project : 2701 Sanford St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 day (TTP) Except Plaster & Stucco.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	ST-Hm-01A	Asphalt Shingle			
2	ST-Hm-01B	Asphalt Shingle			
3	ST-Hm-02A	Beige Linoleum			
4	ST-Hm-02B	Beige Linoleum			
5	ST-Hm-03A	Beige 9x9 Vinyl Tile			
6	ST-Hm-03B	Beige 9x9 Vinyl Tile			
7	ST-Hm-04A	Black & White Linoleum			
8	ST-Hm-04B	Black & White Linoleum			
9	ST-Hm-05A	Red 9x9 Vinyl Tile			
10	ST-Hm-05B	Red 9x9 Vinyl Tile			
11	ST-Hm-06A	Glazing			

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-12-16 Date : 4-12-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

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APEX RESEARCH

Rev: 12/03
Work Forms: COC

63992

APEX Research, Inc. 11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990

E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting

Address: PO Box 13216

City, St., Zip: Lansing, MI 48901

Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-12-16

Project : 2201 Sanford St.

Project # :

Contact Person: Aaron Paquet

apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour

48 hour 72 hour

Other : 5 Day TTP Except Plaster & Stucco.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____

Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____

Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____

TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	ST-HM-06B	Glazing			
13	ST-HM-07A	Drywall			
14	ST-HM-07B	Drywall			
15	ST-HS-01A	Stucco			
16	ST-HS-01B	↓			
17	ST-HS-01C	↓			
18	ST-HS-01D	↓			
19	ST-HS-01E	↓			
20	ST-HS-02A	Plaster			
21	ST-HS-02B	↓			
22	ST-HS-02C	↓			

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Date : 4-12-16 Date : 4-12-16

Relinquished by: ____ Received by: [signature]

Date : ____ Date : ____

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APEX RESEARCH

Rev: 12/03
Work Forms: COC

63992

19 3 of 3

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Date of Survey : 4-12-16
Project : 2201 Sanford St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In
Report

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP Except Plaster & Stucco.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
23	ST-HS-02D	Plaster			
24	ST-HS-02E	↓			

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Date : 4-12-16 Date : 4-12-16

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Date : ____ Date : ____

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Rev: 12/03
Work Forms: COC

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

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

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
ST-HM-01A	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
ST-HM-01B	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
ST-HM-02A	Beige Linoleum	No	M	Category I	ND	Bathroom	NA
ST-HM-02B	Beige Linoleum	No	M	Category I	ND	Bathroom	NA
ST-HM-03A	Beige 9”x9” Vinyl Tile	No	M	Category I	1.5%CH/ND	SE Bedroom	442 sq. ft.
ST-HM-03B	Beige 9”x9” Vinyl Tile	No	M	Category I	ND/ND	SE Bedroom	NA
ST-HM-04A	Black & White Linoleum	No	M	Category I	ND	Rear Entry	NA
ST-HM-04B	Black & White Linoleum	No	M	Category I	ND	Rear Entry	NA
ST-HM-05A	Red 9”x9” Vinyl Tile	No	M	Category I	10%CH/ND	Rear Entry Stairwell	48 sq. ft.
ST-HM-05B	Red 9”x9” Vinyl Tile	No	M	Category I	NA/ND	Rear Entry Stairwell	NA
ST-HM-06A	Glazing	Yes	M	Category II	ND	Living	NA
ST-HM-06B	Glazing	Yes	M	Category II	ND	Living	NA
ST-HM-07A	Drywall	No	M	Category II	ND	SE Bedroom Wall	NA
ST-HM-07B	Drywall	No	M	Category II	ND/ND	2nd 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

Notes:

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

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, 2201 Sanford St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
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.

Notes:

Material Types

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

Abbreviations

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

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

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.**

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

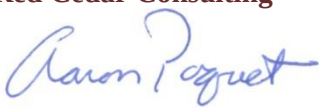
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2329 Baker St

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 01 Cust. #: BS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63874 - 02 Cust. #: BS-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63874 - 03 Cust. #: BS-HM-02A Material: Fiberlap Siding 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

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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Test Method, Polarized Light Microscopy (PLM)

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Date Analyzed: 04/16/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 04 Cust. #: BS-HM-02B Material: Fiberlap Siding Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 63874 - 05 Cust. #: BS-HM-03A Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63874 - 06 Cust. #: BS-HM-03B Material: Glazing Location: Appearance: Layer: of	Asbestos Present: NOT ANALYZED	

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

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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 07 Cust. #: BS-HM-04A Material: Yellow Linoleum Location: Appearance: yellow,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 30%	Other - 70%
Lab ID #: 63874 - 08 Cust. #: BS-HM-04B Material: Yellow Linoleum Location: Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 63874 - 09 Cust. #: BS-HM-05A Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Wollastonite - 5% Other - 95%

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

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/16/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 10 Cust. #: BS-HM-05B Material: Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Wollastonite - 5% Other - 95%
Lab ID #: 63874 - 11 Cust. #: BS-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 #: 63874 - 12 Cust. #: BS-HM-06B 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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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 13 Cust. #: BS-HM-07A Material: Green Linoleum Location: Appearance: green,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63874 - 14 Cust. #: BS-HM-07B Material: Green Linoleum Location: Appearance: green,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63874 - 15 Cust. #: BS-HM-08A Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%

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

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/16/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 16 Cust. #: BS-HM-08B Material: Beige Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63874 - 17 Cust. #: BS-HM-09A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63874 - 18 Cust. #: BS-HM-09B Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 19 Cust. #: BS-HM-10A Material: Beige 9x9 Vinyl Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63874 - 19a Cust. #: BS-HM-10A Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63874 - 20 Cust. #: BS-HM-10B Material: Beige 9x9 Vinyl Tile Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	

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

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/16/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 20a Cust. #: BS-HM-10B Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63874 - 21 Cust. #: BS-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 #: 63874 - 21a Cust. #: BS-HS-01A 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%

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

Robert T. Letarte Jr., Laboratory Director

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Date Received: 04/11/16
Date Analyzed: 04/16/16
Date 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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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

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%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2329 Baker St

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63874 - 25 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%
Lab ID #: 63874 - 25a Cust. #: BS-HS-01E 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 #: 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.

NVLAP Lab Code 102118-0

Apex # **63874**

pg 1 of 3

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2329 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	BS-HM-01A	Asphalt Shingle			
2	BS-HM-01B	Asphalt Shingle			
3	BS-HM-02A	Fiberlap Siding			
4	BS-HM-02B	Fiberlap Siding			
5	BS-HM-03A	Glazing			
6	BS-HM-03B	Glazing			
7	BS-HM-04A	Yellow Linoleum			
8	BS-HM-04B	Yellow Linoleum			
9	BS-HM-05A	Glazing			
10	BS-HM-05B	↓			
11	BS-HM-06A	↓			

Relinquished by: Cem Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63874

Pg 2 of 3

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2329 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour
48 hour 72 hour
Other : Spray TTP Except Plaster

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	BS-HM-06B	Glazing			
13	BS-HM-07A	Green Linoleum			
14	BS-HM-07B	Green Linoleum			
15	BS-HM-08A	Beige Linoleum			
16	BS-HM-08B	Beige Linoleum			
17	BS-HM-09A	Drywall			
18	BS-HM-09B	Drywall			
19	BS-HM-10A	Beige 9x9 vinyl Tile			
20	BS-HM-10B	Beige 9x9 vinyl Tile			
21	BS-HS-01A	Plaster			
22	BS-HS-01B	Plaster			

Relinquished by: Cem Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63874

fg 3 of 3

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
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City, St., Zip: Lansing, MI 48901
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Date of Survey : 4-8-16
Project : 2329 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
23	BS-HS-01C	Plaster			
24	BS-HS-01D	↓			
25	BS-HS-01E	↓			

Relinquished by: Aaron Paquet Received by: MB
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

Rev: 12/03
Work Forms: COC

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

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

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

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, 2329 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
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.) 2nd 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

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

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.) 2nd 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**

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

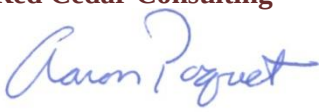
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 01 Cust. #: LS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63878 - 02 Cust. #: LS-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63878 - 03 Cust. #: LS-HM-02A Material: Beige 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 03a Cust. #: LS-HM-02A Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 04 Cust. #: LS-HM-02B Material: Beige 12x12 Vinyl Tile Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 04a Cust. #: LS-HM-02B 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

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NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 05 Cust. #: LS-HM-03A Material: Top Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 05a Cust. #: LS-HM-03A Material: Linoleum/Mastic Location: Appearance: beige,fibrous,nonhomogenous Layer: 2 of 4	Asbestos Present: **YES** Chrysotile - 20%	Other - 80%
Lab ID #: 63878 - 05b Cust. #: LS-HM-03A Material: Grey Floor Tile Location: Appearance: grey,fibrous,homogenous Layer: 3 of 4	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%

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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 - 05c Cust. #: LS-HM-03A 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 - 06 Cust. #: LS-HM-03B Material: Top Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 06a Cust. #: LS-HM-03B Material: Linoleum/Mastic Location: Appearance: Layer: 2 of 4	Asbestos Present: NOT ANALYZED	

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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 Location: Appearance: Layer: 3 of 4	Asbestos Present: 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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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 - 07a Cust. #: LS-HM-04A Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 08 Cust. #: LS-HM-04B Material: Brown 12x12 Vinyl Tile Location: Appearance: clear,fibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Synthetic - 1% Other - 99%
Lab ID #: 63878 - 08a Cust. #: LS-HM-04B Material: Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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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 - 08b Cust. #: LS-HM-04B Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 09 Cust. #: LS-HM-05A Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63878 - 10 Cust. #: LS-HM-05B Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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

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Date Collected: 04/07/16
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Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63878 - 11 Cust. #: LS-HM-06A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 12 Cust. #: LS-HM-06B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 13 Cust. #: LS-HS-01A Material: Plaster/Fiberboard/Mastic Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 70% Other - 30%

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

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63878 - 13a Cust. #: LS-HS-01A Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63878 - 13b Cust. #: LS-HS-01A Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 63878 - 14 Cust. #: LS-HS-01B Material: Plaster Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63878 - 14a Cust. #: LS-HS-01B Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 14b Cust. #: LS-HS-01B Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Vermiculite - 5% Other - 94%
Lab ID #: 63878 - 15 Cust. #: LS-HS-01C Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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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%

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Robert T. Letarte Jr., Laboratory Director

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Test Method, Polarized Light Microscopy (PLM)

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 - 17 Cust. #: LS-HS-01E Material: Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63878 - 17a Cust. #: LS-HS-01E Material: Plaster Finish Coat Location: Appearance: white,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 63878 - 17b Cust. #: LS-HS-01E Material: Plaster Base Coat Location: Appearance: beige,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Vermiculite - 5% Other - 94%

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NVLAP Lab Code 102118-0

Apex # **63878**

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-7-16
Project : 2525 Leahy St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except for Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	LS-Hm-01A	Asphalt Shingle			
2	LS-Hm-01B	Asphalt Shingle			
3	LS-Hm-02A	Beige 12x12 vinyl tile			
4	LS-Hm-02B	Beige 12x12 vinyl Tile			
5	LS-Hm-03A	multilayer Vinyl Tile			
6	LS-Hm-03B	Multilayer Vinyl Tile			
7	LS-Hm-04A	Brown 12x12 vinyl Tile			
8	LS-Hm-04B	Brown 12x12 vinyl Tile			
9	LS-Hm-05A	Drywall			
10	LS-Hm-05B	Drywall			
11	LS-Hm-06A	Glazing			

Relinquished by: [signature] Received by: [signature]
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: [signature]
Date : ____ Date : ____

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APEX RESEARCH

Rev: 12/03
Work Forms: COC

63878

Pg 2 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

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City, St., Zip: Lansing, MI 48901
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Date of Survey : 4-7-16
Project : 2525 Leahy St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TAT) Except for Plaster.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	LS-HM-06B	Glazing			
13	LS-WS-01A	Plaster			
14	LS-WS-01B	↓			
15	LS-WS-01C				
16	LS-WS-01D				
17	LS-WS-01E				

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

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APEX RESEARCH

Rev: 12/03
Work Forms: COC

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

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

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

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, 2525 Leahy St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
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.

Notes:

Material Types

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

Abbreviations

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

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

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.**

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

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.

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 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 (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

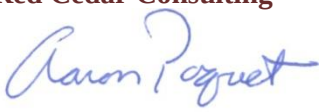
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2816 Baker St.

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

ARI Report # 16-63879
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 - 01 Cust. #: BA-HM-01A Material: Black Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 63879 - 02 Cust. #: BA-HM-01B Material: Black Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 63879 - 03 Cust. #: BA-HM-02A Material: Rolled Roofing Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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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Test Method, Polarized Light Microscopy (PLM)

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ARI Report # 16-63879
Date Collected: 04/08/16
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Date Analyzed: 04/18/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 04 Cust. #: BA-HM-02B Material: Rolled Roofing Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63879 - 05 Cust. #: BA-HM-03A Material: 12x12 White Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 63879 - 05a Cust. #: BA-HM-03A Material: Mastic Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/18/16
Date 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%

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

Robert T. Letarte Jr., Laboratory Director

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ARI Report # 16-63879
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 - 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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Date 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.

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Date Analyzed: 04/18/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 13a Cust. #: BA-HM-07A Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63879 - 14 Cust. #: BA-HM-07B Material: 9x9 Black Floor Tile Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 63879 - 14a Cust. #: BA-HM-07B Material: Mastic Location: Appearance: black,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.

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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%

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

Robert T. Letarte Jr., Laboratory Director

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Date Collected: 04/08/16
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Date Analyzed: 04/18/16
Date 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

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 Analyzed: 04/18/16
Date 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%

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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63879 - 20a Cust. #: BA-HS-01B 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 - 21 Cust. #: BA-HS-01C Material: Plaster - Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63879 - 21a Cust. #: BA-HS-01C Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2816 Baker St.

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

ARI Report # 16-63879
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 - 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

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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Test Method, Polarized Light Microscopy (PLM)

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

ARI Report # 16-63879
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 - 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.

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 # **63879**

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2816 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	BA-HM-01A	Black Shingle			
2	BA-HM-01B	Black Shingle			
3	BA-HM-02A	Rolled Roofing			
4	BA-HM-02B	Rolled Roofing			
5	BA-HM-03A	White 12x12 Vinyl Tile			
6	BA-HM-03B	White 12x12 Vinyl Tile			
7	BA-HM-04A	Wh. 16x16 Ceiling Tile			
8	BA-HM-04B	Wh. 16x16 Ceiling Tile			
9	BA-HM-05A	Glazing			
10	BA-HM-05B	↓			
11	BA-HM-06A	↓			

Relinquished by: Cam Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63879

PJ 2 of 3

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2816 Bako St
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP Except Plaster.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	BA-HM-06B	Glazing			
13	BA-HM-07A	Black 9x9 Vinyl Tile			
14	BA-HM-07B	Black 9x9 Vinyl Tile			
15	BA-HM-08A	Floral Linoleum			
16	BA-HM-08B	Floral Linoleum			
17	BA-HM-09A	Drywall			
18	BA-HM-09B	Drywall			
19	BA-HS-01A	Plaster			
20	BA-HS-01B	↓			
21	BA-HS-01C				
22	BA-HS-01D				

Relinquished by: Cem Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : APR 11 2016

RECEIVED
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63879

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

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City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2816 Bakerst
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
23	BA-HS-01E	Plaster			

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

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APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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
2nd Floor W Bedroom	Smoke Detector	1

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2816 Baker St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
BA-HM-01A	Black Shingle	No	M	Category I	ND	Exterior	NA
BA-HM-01B	Black Shingle	No	M	Category I	ND	Exterior	NA
BA-HM-02A	Rolled Roofing	No	M	Category I	ND	Shed Exterior	NA
BA-HM-02B	Rolled Roofing	No	M	Category I	ND	Shed Exterior	NA
BA-HM-03A	White 12”x12” Vinyl Tile	No	M	Category I	5%CH/ND	W Bedroom	224 sq. ft.
BA-HM-03B	White 12”x12” Vinyl Tile	No	M	Category I	NA/ND	W Bedroom	NA
BA-HM-04A	White 16”x16” Ceiling Tile	Yes	M	Category II	ND	W Bedroom Ceiling	NA
BA-HM-04B	White 16”x16” Vinyl Tile	Yes	M	Category II	ND	W Bedroom Ceiling	NA
BA-HM-05A	Glazing	Yes	M	Category II	ND	Living	NA
BA-HM-05B	Glazing	Yes	M	Category II	ND	Living	NA
BA-HM-06A	Glazing	Yes	M	Category II	ND	Dining	NA
BA-HM-06B	Glazing	Yes	M	Category II	ND	Dining	NA
BA-HM-07A	Black 9”x9” Vinyl Tile	No	M	Category I	10%CH/ND	2nd Floor Bathroom	90 sq. ft.
BA-HM-07B	Black 9”x9” Vinyl Tile	No	M	Category I	NA/ND	2nd Floor Bathroom	NA
BA-HM-08A	Floral Linoleum	No	M	Category I	ND	2nd Floor N Bedroom	NA
BA-HM-08B	Floral Linoleum	No	M	Category I	ND	2nd Floor N Bedroom	NA
BA-HM-09A	Drywall	No	M	Category II	ND/ND	Kitchen Wall	NA
BA-HM-09B	Drywall	No	M	Category II	ND/ND	Kitchen Wall	NA
BA-HS-01A	Plaster	No	S	Category II	ND/ND	Living Wall	NA
BA-HS-01B	Plaster	No	S	Category II	ND/ND	W Bedroom Wall	NA
BA-HS-01C	Plaster	No	S	Category II	ND/ND	Dining Ceiling	NA
BA-HS-01D	Plaster	No	S	Category II	ND/ND	2nd Floor W Bedroom Wall	NA
BA-HS-01E	Plaster	No	S	Category II	ND/ND	2nd Floor Landing Ceiling	NA

Notes:

Material Types

M = Miscellaneous building material

Abbreviations

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					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	
Area above E Bedroom and Kitchen Ceiling	Vermiculite 3” Deep	Yes	Fair	M	260 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

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.
2nd 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

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.

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

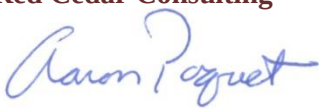
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 01 Cust. #: BK-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63876 - 01a Cust. #: BK-HM-01A Material: Tap Paper Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63876 - 02 Cust. #: BK-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	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

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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Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 02a Cust. #: BK-HM-01B Material: Tap Paper Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63876 - 03 Cust. #: BK-HM-02A Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63876 - 03a Cust. #: BK-HM-02A Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 75% Other - 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 04 Cust. #: BK-HM-02B Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63876 - 04a Cust. #: BK-HM-02B Material: Vapor Barrier Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 75% Other - 25%
Lab ID #: 63876 - 05 Cust. #: BK-HM-03A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 15% Other - 85%

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

Robert T. Letarte Jr., Laboratory Director

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P.O. Box 13216
Lansing, MI 48901

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 06 Cust. #: BK-HM-03B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 15% Other - 85%
Lab ID #: 63876 - 07 Cust. #: BK-HM-04A Material: White Linoleum Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Fiberglass - 2% Other - 68%
Lab ID #: 63876 - 08 Cust. #: BK-HM-04B Material: White Linoleum Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Fiberglass - 2% Other - 68%

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

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 09 Cust. #: BK-HM-05A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63876 - 10 Cust. #: BK-HM-05B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63876 - 11 Cust. #: BK-HM-06A Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

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Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 12 Cust. #: BK-HM-06B Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63876 - 13 Cust. #: BK-HS-01A Material: Plaster Finish Coat Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63876 - 13a Cust. #: BK-HS-01A Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 15a Cust. #: BK-HS-01C Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 63876 - 15b Cust. #: BK-HS-01C Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 63876 - 16 Cust. #: BK-HS-01D Material: Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 4	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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 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%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2820 Baker St

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

ARI Report # 16-63876
Date Collected: 04/08/16
Date Received: 04/11/16
Date Analyzed: 04/17/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63876 - 17 Cust. #: BK-HS-01E Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63876 - 17a Cust. #: BK-HS-01E Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 63876 - 17b Cust. #: BK-HS-01E Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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 # **63876**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Lab Use Only
Log-In ____
Report ____

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2870 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	BK-Hm-01A	Asphalt Shingle			
2	BK-Hm-01B	Asphalt Shingle			
3	BK-Hm-02A	Roper Barrier			
4	BK-Hm-02B	Vapor Barrier			
5	BK-Hm-03A	Asphalt Shingle			
6	BK-Hm-03B	Asphalt Shingle			
7	BK-Hm-04A	White Linoleum			
8	BK-Hm-04B	White Linoleum			
9	BK-Hm-05A	Glazing			
10	BK-Hm-05B	Glazing			
11	BK-Hm-06A	Drywall			

Relinquished by: Cem Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

63876

pg 2 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2820 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	BK-HM-06B	Drywall			
13	BK-HS-01A	Plaster			
14	BK-HS-01B	↓			
15	BK-HS-01C				
16	BK-HS-01D				
17	BK-HS-01E				

Relinquished by: [signature] Received by: [signature]
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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
2nd Floor Closet	Television	2

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2820 Baker St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
BK-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
BK-HM-01B	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
BK-HM-02A	Vapor Barrier	Yes	M	Category II	ND/ND	Exterior	NA
BK-HM-02B	Vapor Barrier	Yes	M	Category II	ND/ND	Exterior	NA
BK-HM-03A	Asphalt Shingle	No	M	Category I	ND	Shed Exterior	NA
BK-HM-03B	Asphalt Shingle	No	M	Category I	ND	Shed Exterior	NA
BK-HM-04A	White Linoleum	No	M	Category I	ND	Kitchen	NA
BK-HM-04B	White Linoleum	No	M	Category I	ND	Kitchen	NA
BK-HM-05A	Glazing	Yes	M	Category II	ND	Living	NA
BK-HM-05B	Glazing	Yes	M	Category II	ND	Dining	NA
BK-HM-06A	Drywall	No	M	Category II	ND	Kitchen Ceiling	NA
BK-HM-06B	Drywall	No	M	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	2nd Fl. Kitchen Wall	NA
BK-HS-01E	Plaster	No	S	Category II	ND/ND/ND	2nd Fl. Dining 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, 2820 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	
Building Exterior	Transite Siding	No	Fair	M	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

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

Abbreviations

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

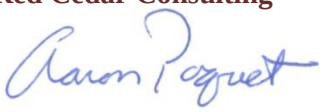
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 01 Cust. #: HS-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 64046 - 02 Cust. #: HS-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 64046 - 03 Cust. #: HS-HM-02A Material: Blue 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2822 Howden St

Report To:
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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 - 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

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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 - 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

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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 - 07 Cust. #: HS-HM-04A Material: Drywall Location: Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64046 - 08 Cust. #: HS-HM-04B Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 64046 - 09 Cust. #: HS-HM-05A Material: Glazing Location: Appearance: white,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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Test Method, Polarized Light Microscopy (PLM)

Project: 2822 Howden St

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Red Cedar Consulting
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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 - 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%

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

Robert T. Letarte Jr., Laboratory Director

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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.

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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 - 14a Cust. #: HS-HS-01B Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64046 - 15 Cust. #: HS-HS-01C Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 64046 - 16 Cust. #: HS-HS-01D 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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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 - 16a Cust. #: HS-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 #: 64046 - 17 Cust. #: HS-HS-01E Material: Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
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.

NVLAP Lab Code 102118-0

Apex # **64046**

APEX Research, Inc. 11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990

E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 2822 Howden St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	HS-HM-01A	Asphalt Shingle			
2	HS-HM-01B	Asphalt Shingle			
3	HS-HM-02A	Blue 12x12 vinyl Tile			
4	HS-HM-02B	Blue 12x12 vinyl Tile			
5	HS-HM-03A	Beige 12x12 vinyl Tile			
6	HS-HM-03B	Beige 12x12 vinyl Tile			
7	HS-HM-04A	Drywall			
8	HS-HM-04B	Drywall			
9	HS-HM-05A	Glazing			
10	HS-HM-05B	Glazing			
11	HS-HM-06A	Fiberboard.			

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Date : ____ Date : ____

Rev: 12/03
Work Forms: COC

64046

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Lab Use Only
Log-In ____
Report ____

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 2822 Howden St.
Project # : ____
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	HS-HW-06B	Fiberboard -			
13	HS-HS-01A	Plaster			
14	HS-HS-01B	↓			
15	HS-HS-01C	↓			
16	HS-HS-01D	↓			
17	HS-HS-01E	↓			

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Date : 4-13-16 Date : 4-13-16

Relinquished by: [signature] Received by: ____
Date : ____ Date : ____

Rev: 12/03
Work Forms: COC

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
2nd Floor Landing	Automobile Tires	1

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2822 Howden St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
HS-HM-01A	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
HS-HM-01B	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
HS-HM-02A	Blue 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Bathroom	NA
HS-HM-02B	Blue 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Bathroom	NA
HS-HM-03A	Beige 12”x12” Vinyl Tile	No	M	Category I	ND	Kitchen	NA
HS-HM-03B	Beige 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
HS-HM-04A	Drywall	No	M	Category II	ND	Kitchen Ceiling	NA
HS-HM-04B	Drywall	No	M	Category II	ND	Rear Entry Wall	NA
HS-HM-05A	Glazing	Yes	M	Category II	ND	Dining	NA
HS-HM-05B	Glazing	Yes	M	Category II	ND	Dining	NA
HS-HM-06A	Fiberboard	Yes	M	Category II	ND	2nd Fl. Bathroom	NA
HS-HM-06B	Fiberboard	Yes	M	Category II	ND	2nd 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	2nd Fl. Bathroom Wall	NA
HS-HS-01E	Plaster	No	S	Category II	ND	2nd Fl. W Bedroom 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, 2822 Howden St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	
2nd Floor Bathroom (1 vertical chase to basement, 10 sq. ft.)	HVAC Duct Wrap	Yes	Fair	TSI	10 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

Table 4 - Summary of All Asbestos Containing Materials, 2822 Howden St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials				
Location	**Material Description**		**Friable**	**Approx. Quantity**
2nd 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, dining 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

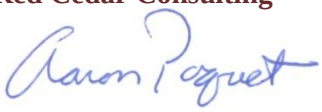
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 01 Cust. #: AR-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63877 - 01a Cust. #: AR-HM-01A Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63877 - 02 Cust. #: AR-HM-01B Material: Asphalt Shingle Location: Appearance: green,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 02a Cust. #: AR-HM-01B Material: Grey Shingle Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 63877 - 03 Cust. #: AR-HM-02A 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 - 03a Cust. #: AR-HM-02A Material: Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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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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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 04b Cust. #: AR-HM-02B Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 05 Cust. #: AR-HM-03A Material: Grey 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 05a Cust. #: AR-HM-03A Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 05b Cust. #: AR-HM-03A Material: Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 63877 - 06 Cust. #: AR-HM-03B Material: Grey 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 06a Cust. #: AR-HM-03B Material: Glue Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 06b Cust. #: AR-HM-03B Material: Linoleum Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 63877 - 07 Cust. #: AR-HM-04A Material: Old Linoleum/Felt Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 63877 - 08 Cust. #: AR-HM-04B Material: Old Linoleum/Felt Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

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Date Analyzed: 04/16/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 09 Cust. #: AR-HM-05A Material: White 2x4 Ceiling Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 63877 - 10 Cust. #: AR-HM-05B Material: White 2x4 Ceiling Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 63877 - 11 Cust. #: AR-HM-06A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 12 Cust. #: AR-HM-06B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 13 Cust. #: AR-HM-07A Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 14 Cust. #: AR-HM-07B Material: Glazing Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 15 Cust. #: AR-HM-08A Material: Black/White 9x9 Vinyl Tile Location: Appearance: yellow,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 15a Cust. #: AR-HM-08A Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63877 - 16 Cust. #: AR-HM-08B Material: Black/White 9x9 Vinyl Tile Location: Appearance: black,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Date 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%

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
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 - 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%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 22 Cust. #: AR-HM-11B Material: Green Linoleum Location: Appearance: green,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 63877 - 23 Cust. #: AR-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 #: 63877 - 23a Cust. #: AR-HS-01A Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 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.

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Date Analyzed: 04/16/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63877 - 24 Cust. #: AR-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 #: 63877 - 24a Cust. #: AR-HS-01B 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 - 25 Cust. #: AR-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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NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2824 Baker St

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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 - 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%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 27 Cust. #: AR-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 #: 63877 - 27a Cust. #: AR-HS-01E 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 #: 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.

NVLAP Lab Code 102118-0

Apex # **63877**

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2824 Baker st.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	AR-HM-01A	Asphalt Shingle			
2	AR-HM-01B	Asphalt Shingle			
3	AR-HM-02A	white lin 2 layer			
4	AR-HM-02B	white Lin 2 layer			
5	AR-HM-03A	Gray 12x12 vinyl Tile			
6	AR-HM-03B	Gray 12x12 vinyl Tile			
7	AR-HM-04A	old Linoleum			
8	AR-HM-04B	old Linoleum			
9	AR-HM-05A	white 2x4 Ceiling Tile			
10	AR-HM-05B	white 2x4 Ceiling tile			
11	AR-HM-06A	Glazing			

Relinquished by: Cen Paquet Received by: CPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: Luke
Date : ____ Date : ____

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Rev: 12/03
Work Forms: COC

63877

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2824 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	AR-HM-06B	Glazing			
13	AR-HM-07A	↓			
14	AR-HM-07B	↓			
15	AR-HM-08A	Black & White 9x9 vinyl tile			
16	AR-HM-08B	Black & White 9x9 vinyl tile			
17	AR-HM-09A	Beige Linoleum			
18	AR-HM-09B	Beige Linoleum			
19	AR-HM-10A	Floral Linoleum			
20	AR-HM-10B	Floral Linoleum			
21	AR-HM-11A	Green Linoleum			
22	AR-HM-11B	Green Linoleum			

Relinquished by: [signature] Received by: [signature]
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: [signature]
Date : ____ Date : ____

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APEX Research, Inc.

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Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2824 Bako St
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5Day (ITP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
23	AR-HS-01A	Plaster			
24	AR-HS-01B	↓			
25	AR-HS-01C				
26	AR-HS-01D				
27	AR-HS-01E				

Relinquished by: [signature] Received by: [signature]
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

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APEX RESEARCH

Rev: 12/03
Work Forms: COC

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 of Sample Descriptions and Asbestos Laboratory Results, 2824 Baker St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
AR-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
AR-HM-01B	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
AR-HM-02A	White Linoleum 2 Layer	No	M	Category I	ND/ND/ND	Kitchen	NA
AR-HM-02B	White Linoleum 2 Layer	No	M	Category I	ND/ND/ND	Kitchen	NA
AR-HM-03A	Gray 12”x12” Vinyl Tile	No	M	Category I	ND/ND/ND	Bathroom	NA
AR-HM-03B	Gray 12”x12” Vinyl Tile	No	M	Category I	ND/ND/ND	Bathroom	NA
AR-HM-04A	Old Linoleum	No	M	Category I	ND	Rear Entry	NA
AR-HM-04B	Old Linoleum	No	M	Category I	ND	Rear Entry	NA
AR-HM-05A	White 2’x4’ Ceiling Tile	Yes	M	Category II	ND	E Bedroom Ceiling	NA
AR-HM-05B	White 2’x4’ Ceiling Tile	Yes	M	Category II	ND	E Bedroom Ceiling	NA
AR-HM-06A	Glazing	Yes	M	Category II	ND	Rear Entry	NA
AR-HM-06B	Glazing	Yes	M	Category II	ND	Rear Entry	NA
AR-HM-07A	Glazing	Yes	M	Category II	ND	Dining	NA
AR-HM-07B	Glazing	Yes	M	Category II	ND	Dining	NA
AR-HM-08A	Black & White 9”x9” Vinyl Tile	No	M	Category I	ND/ND	2nd Fl. Living	NA
AR-HM-08B	Black & White 9”x9” Vinyl Tile	No	M	Category I	ND/ND	2nd Fl. Living	NA
AR-HM-09A	Beige Linoleum	No	M	Category I	ND	2nd Fl. Kitchen	NA
AR-HM-09B	Beige Linoleum	No	M	Category I	ND	2nd Fl. Kitchen	NA
AR-HM-10A	Floral Linoleum	No	M	Category I	ND	2nd Fl. W Bedroom	NA
AR-HM-10B	Floral Linoleum	No	M	Category I	ND	2nd Fl. W Bedroom	NA
AR-HM-11A	Green Linoleum	No	M	Category I	ND	2nd Fl. Attic Area by Kitchen	NA
AR-HM-11B	Green Linoleum	No	M	Category I	ND	2nd 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:

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, 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

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

Abbreviations

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

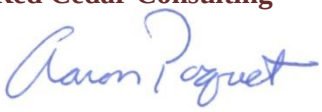
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

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 # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 01 Cust. #: BS-HM--01A 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-HM--01A 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.

NVLAP Lab Code 102118-0

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Test Method, Polarized Light Microscopy (PLM)

Project: 2828 Baker St.

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

ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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%

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Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 05 Cust. #: BS-HM-03A Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 64044 - 06 Cust. #: BS-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 #: 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%

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

Robert T. Letarte Jr., Laboratory Director

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Lansing, MI 48901

ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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

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Lansing, MI 48901

ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 11 Cust. #: BS-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 #: 64044 - 11a Cust. #: BS-HS-01A Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64044 - 12 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%

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

Robert T. Letarte Jr., Laboratory Director

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Lansing, MI 48901

ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 12a Cust. #: BS-HS-01B Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64044 - 13 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%
Lab ID #: 64044 - 13a Cust. #: BS-HS-01C Material: Base Coat 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

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Red Cedar Consulting
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Lansing, MI 48901

ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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.

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Lansing, MI 48901

ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64044 - 15a Cust. #: BS-HS-01E Material: Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64044 - 16 Cust. #: BS-HS-02A Material: Stucco Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 64044 - 17 Cust. #: BS-HS-02B 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.

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ARI Report # 16-64044
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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

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NVLAP Lab Code 102118-0

Apex # **64044**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 2828 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 4 $ Day (TTP) Except (ASP) Plaster,

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	BS-HM-01A	Asphalt Shingles			
2	BS-HM-01B	Asphalt Shingles			
3	BS-HM-02A	Vapor Barrier			
4	BS-HM-02B	Vapor Barrier			
5	BS-HM-03A	Drywall			
6	BS-HM-03B	Drywall			
7	BS-HM-04A	Glazing			
8	BS-HM-04B	Glazing			
9	BS-HM-05A	Brown 9x9 Vinyl Tile			
10	BS-HM-05B	Brown 9x9 Vinyl Tile			
11	BS-HM-01A	Plaster			

Relinquished by: [signature] Received by: MB
Date : 4-13-16 Date : 4-13-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 14 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

64044

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 7828 Baker st.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour
48 hour 72 hour
Other : 48 Day (NY) TTP Except Plaster.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	BS-HS-01B	Plaster			
13	BS-HS-01C	↓			
14	BS-HS-01D				
15	BS-HS-01E				
16	BS-HS-02A	Stucco			
17	BS-HS-02B	↓			
18	BS-HS-02C				
19	BS-HS-02D				
20	BS-HS-02E				

Relinquished by: [signature] Received by: [signature]
Date : 4-13-16 Date : 4-13-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 14 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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		

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2828 Baker St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
BS-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
BS-HM-01B	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
BS-HM-02A	Vapor Barrier	Yes	M	Category II	ND	Exterior	NA
BS-HM-02B	Vapor Barrier	Yes	M	Category II	ND	Exterior	NA
BS-HM-03A	Drywall	No	M	Category II	ND	Kitchen Ceiling	NA
BS-HM-03B	Drywall	No	M	Category II	ND	Kitchen Ceiling	NA
BS-HM-04A	Glazing	Yes	M	Category II	2.5%CH	Living	16 Windows
BS-HM-04B	Glazing	Yes	M	Category II	NA	Dining	NA
BS-HM-05A	Brown 9”x9” Vinyl Tile	No	M	Category I	ND	2nd Fl. Hallway	NA
BS-HM-05B	Brown 9”x9” Vinyl Tile	No	M	Category I	ND	2nd 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	2nd Fl. Bathroom Wall	NA
BS-HS-01E	Plaster	No	S	Category II	ND/ND	2nd 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

Notes:

Material Types

M = 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
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.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2828 Baker St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	
Building Exterior	Transite Siding	No	Fair	M	1,892 sq. ft.
2nd 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.

Notes:

Material Types

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

Abbreviations

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

Table 4 - Summary of All Asbestos Containing Materials, 2828 Baker St., Muskegon Heights, Michigan

Interior - Asbestos Containing Materials			
Location	**Material Description**	**Friable**	**Approx. Quantity**
2nd 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
2nd Fl. Bathroom (1 window 26" wide x 46" tall)			1 Window
2nd Fl. Hallway (1 window 26" wide x 46" tall)			1 Window
2nd Fl. E Bedroom (1 window 26" wide x 46" tall)			1 Window
2nd 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

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.

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

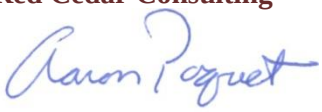
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 01 Cust. #: ST-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63875 - 02 Cust. #: ST-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 63875 - 03 Cust. #: ST-HM-02A Material: White 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

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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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

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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 05 Cust. #: ST-HM-03A Material: Brown 12x12 Vinyl Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 05a Cust. #: ST-HM-03A Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 06 Cust. #: ST-HM-03B Material: Brown 12x12 Vinyl Tile Location: Appearance: brown,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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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 06a Cust. #: ST-HM-03B Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 07 Cust. #: ST-HM-04A Material: White 12x12 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 95% Other - 5%
Lab ID #: 63875 - 08 Cust. #: ST-HM-04B Material: White 12x12 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 95% Other - 5%

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

Robert T. Letarte Jr., Laboratory Director

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Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 09 Cust. #: ST-HM-05A Material: Texture Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 09a Cust. #: ST-HM-05A Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Fiberglass - 2% Other - 78%
Lab ID #: 63875 - 10 Cust. #: ST-HM-05B Material: Drywall Location: Appearance: beige,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Fiberglass - 2% Other - 78%

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

Robert T. Letarte Jr., Laboratory Director

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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: Layer: of	Asbestos Present: NOT ANALYZED	
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.

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Date Analyzed: 04/18/16
Date 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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ARI Report # 16-63875
Date Collected: 04/08/16
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Date Analyzed: 04/18/16
Date Reported: 04/18/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 63875 - 15 Cust. #: ST-HS-01C Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 63875 - 15a Cust. #: ST-HS-01C Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **YES** Chrysotile - 1.50% POINT COUNT RESULT	Hair - 2% Other - 96.50%
Lab ID #: 63875 - 16 Cust. #: ST-HS-01D 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

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 - 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.

NVLAP Lab Code 102118-0

Apex # **63875**

Apex Research, Inc. 11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990

E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting

Address: PO Box 13216

City, St., Zip: Lansing, MI 48901

Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16

Project : 2916 Baker St.

Project # :

Contact Person: Aaron Paquet

apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

PLM EPA 600, PC all samples with a detection of <5% ACM.

Rush 24 hour

48 hour 72 hour

Other : 5 Day (TTP) Except Plaster

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____

Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____

Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____

TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	ST-HM-01A	Asphalt Shingle			
2	ST-HM-01B	Asphalt Shingle.			
3	ST-HM-02A	White 12x12 Vinyl Tile			
4	ST-HM-02B	white 12x12 Vinyl Tile			
5	ST-HM-03A	Brown 12x12 Vinyl Tile			
6	ST-HM-03B	Brown 12x12 Vinyl Tile			
7	ST-HM-04A	white 12x12 Ceiling Tile			
8	ST-HM-04B	white 12x12 Ceiling Tile			
9	ST-HM-05A	Drywall			
10	ST-HM-05B	Drywall			
11	ST-HM-06A	Glazing			

Relinquished by: [signature] Received by: UPS

Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: [signature]

Date : ____ Date : APR 11 2016

RECEIVED

APEX RESEARCH

Rev: 12/03
Work Forms: COC

63875

pg 2 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-8-16
Project : 2916 Baker St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	ST-WM-06B	Glazing			
13	ST-HS-01A	Plaster			
14	ST-HS-01B	↓			
15	ST-HS-01C				
16	ST-HS-01D				
17	ST-HS-01E				

Relinquished by: Aaron Paquet Received by: UPS
Date : 4-8-16 Date : 4-8-16

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

RECEIVED
APR 11 2016
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2916 Baker St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
ST-HM-01A	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
ST-HM-01B	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
ST-HM-02A	White 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
ST-HM-02B	White 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
ST-HM-03A	Brown 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Hallway	NA
ST-HM-03B	Brown 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Hallway	NA
ST-HM-04A	White 12”x12” Ceiling Tile	Yes	M	Category II	ND	Living Ceiling	NA
ST-HM-04B	White 12”x12” Ceiling Tile	Yes	M	Category II	ND	Dining Ceiling	NA
ST-HM-05A	Drywall	No	M	Category II	ND/ND	Kitchen Ceiling	NA
ST-HM-05B	Drywall	No	M	Category II	ND	Kitchen Ceiling	NA
ST-HM-06A	Glazing	Yes	M	Category II	5%CH	Front Porch	12 Windows
ST-HM-06B	Glazing	Yes	M	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

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					Approx. Quantity
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

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

Abbreviations

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

Table 4 - Summary of All Asbestos Containing Materials, 2916 Baker St., Muskegon Heights, Michigan

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.**

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.

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)

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

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

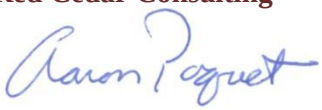
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 02a Cust. #: JS-HM-01B 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 - 03 Cust. #: JS-HM-02A Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 64045 - 04 Cust. #: JS-HM-02B Material: Felt Paper Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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

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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

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

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date Reported: 04/20/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64045 - 12 Cust. #: JS-HM-06B Material: Glazing Location: Appearance: Layer: of	Asbestos Present: 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2921 Jefferson St

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

ARI Report # 16-64045
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/20/16
Date 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.

NVLAP Lab Code 102118-0

Apex # **64045**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Lab Use Only
Log-In ____
Report ____

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 2921 Jefferson St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 4 Day (TTP) Except Plaster,

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	JS-HM-01A	Asphalt Shingle			
2	JS-HM-01B	Asphalt Shingle			
3	JS-HM-02A	Felt Paper			
4	JS-HM-02B	Felt Paper			
5	JS-HM-03A	Burgandy 12x12 Vinyl Tile			
6	JS-HM-03B	Burgandy 12x12 Vinyl Tile			
7	JS-HM-04A	White w/ Ceiling Tile			
8	JS-HM-04B	White w/ Ceiling Tile			
9	JS-HM-05A	Glazing			
10	JS-HM-05B	↓			
11	JS-HM-06A	↓			

Relinquished by: [signature] Received by: UPS
Date : 4-13-16 Date : 4-13-16

RECEIVED
APR 14 2016
APEX RESEARCH

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

Rev: 12/03
Work Forms: COC

64045

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 2924 Jefferson St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : ~~24~~ Duy (TTP) Except Plaster.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	JS-HM-06B	Glazing			
13	JS-HS-01A	Plaster			
14	JS-HS-01B	↓			
15	JS-HS-01C				
16	JS-HS-01D				
17	JS-HS-01E				

Relinquished by: [signature] Received by: [signature]
Date : 4-13-16 Date : 4/13/16

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APR 14 2016
APEX RESEARCH

Relinquished by: ____ Received by: ____
Date : ____ Date : ____

Rev: 12/03
Work Forms: COC

Tables

Table 1 - Summary of Hazardous Materials, 2921 Jefferson St., Muskegon Heights, Michigan

Hazardous Materials Description and Location		
Location	**Material Description**	**Quantity**
E Bedroom	Smoke Detector	1
W Bedroom	Smoke Detector	1
N Bedroom	Smoke Detector	1
Basement	Smoke Detector	1

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2921 Jefferson St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
JS-HM-01A	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
JS-HM-01B	Asphalt Shingle	No	M	Category I	ND/ND	Exterior	NA
JS-HM-02A	Felt Paper	Yes	M	Category II	ND	Exterior	NA
JS-HM-02B	Felt Paper	Yes	M	Category II	ND	Exterior	NA
JS-HM-03A	Burgundy 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
JS-HM-03B	Burgundy 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Kitchen	NA
JS-HM-04A	White 1’x1’ Ceiling Tile	Yes	M	Category II	ND	Living	NA
JS-HM-04B	White 1’x1’ Ceiling Tile	Yes	M	Category II	ND	Living	NA
JS-HM-05A	Glazing	Yes	M	Category II	ND	W Bedroom	NA
JS-HM-05B	Glazing	Yes	M	Category II	ND	W Bedroom	NA
JS-HM-06A	Glazing	Yes	M	Category II	1.5%CH	Front Porch	13 Windows
JS-HM-06B	Glazing	Yes	M	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

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, 2921 Jefferson St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	
Building Exterior	Transite Siding	No	Fair	M	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.

Notes:

Material Types

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

Abbreviations

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

Table 4 - Summary of All Asbestos Containing Materials, 2921 Jefferson St., Muskegon Heights, Michigan

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**
1st Floor	Wall Plaster		No	3,168 sq. ft.
1st Floor	Ceiling Plaster		No	875 sq. ft.
		Total		**4,043 sq. ft.**

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

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.

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

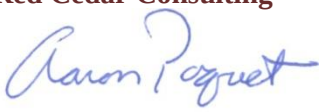
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 01 Cust. #: JN-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 64047 - 02 Cust. #: JN-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 64047 - 03 Cust. #: JN-HM-02A Material: Vapor Barrier 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

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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 04 Cust. #: JN-HM-02B Material: Vapor Barrier Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 64047 - 05 Cust. #: JN-HM-03A Material: White 12x12 Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 64047 - 05a Cust. #: JN-HM-03A Material: White 12x12 Vinyl Tile Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%

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 # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 06 Cust. #: JN-HM-03B Material: White 12x12 Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 64047 - 06a Cust. #: JN-HM-03B Material: White 12x12 Vinyl Tile Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 64047 - 07 Cust. #: JN-HM-04A Material: Rose 12x12 Vinyl Tile Location: Appearance: white,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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Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date 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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date 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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date 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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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64047 - 16a Cust. #: JN-HS-01B Material: Mortar Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64047 - 17 Cust. #: JN-HS-01C Material: Plaster Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 64047 - 17a Cust. #: JN-HS-01C Material: Mortar 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.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3133 Jefferson St

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

ARI Report # 16-64047
Date Collected: 04/13/16
Date Received: 04/14/16
Date Analyzed: 04/21/16
Date 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 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 # **64047**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Lab Use Only
Log-In ____
Report ____

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 3133 Jefferson St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	JN-HM-01A	Asphalt Shingle			
2	JN-HM-01B	Asphalt Shingle			
3	JN-HM-02A	Vapor Barrier			
4	JN-HM-02B	Vapor Barrier			
5	JN-HM-03A	White 12x12 Vinyl Tile			
6	JN-HM-03B	White 12x12 Vinyl Tile			
7	JN-HM-04A	Rose 12x12 Vinyl Tile			
8	JN-HM-04B	Rose 12x12 Vinyl Tile			
9	JN-HM-05A	Blue 12x12 Vinyl Tile			
10	JN-HM-05B	Blue 12x12 Vinyl Tile			
11	JN-HM-06A	Drywall			

Relinquished by: C Paquet Received by: UPS
Date : 4-13-16 Date : 4-13-16

Relinquished by: RECEIVED Received by: ____
Date : APR 14 2016 Date : ____

APEX RESEARCH

Rev: 12/03
Work Forms: COC

6/0417

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 333 Jefferson St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day (TTP) Except Plaster

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	JN-Wm-06B	Drywall			
13	JN-Wm-07A	Glazing			
14	JN-Wm-07B	Glazing			
15	JN-WS-01A	Plaster			
16	JN-WS-01B	↓			
17	JN-WS-01C				
18	JN-WS-01D				
19	JN-WS-01E	↓			

Relinquished by: [signature] Received by: [signature]
Date : 4-13-16 Date : 4-13-16

Relinquished by: RECEIVED Received by: ____
Date : APR 14 2016 Date : ____
APEX RESEARCH

Rev: 12/03
Work Forms: COC

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		

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 3133 Jefferson St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
JN-HM-01A	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
JN-HM-01B	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
JN-HM-02A	Vapor Barrier	Yes	M	Category II	ND	Exterior	NA
JN-HM-02B	Vapor Barrier	Yes	M	Category II	ND	Exterior	NA
JN-HM-03A	White 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Living	NA
JN-HM-03B	White 12”x12” Vinyl Tile	No	M	Category I	ND/ND	Living	NA
JN-HM-04A	Rose 12”x12” Vinyl Tile	No	M	Category I	ND	Kitchen	NA
JN-HM-04B	Rose 12”x12” Vinyl Tile	No	M	Category I	ND	Kitchen	NA
JN-HM-05A	Blue 12”x12” Vinyl Tile	No	M	Category I	ND	Bathroom	NA
JN-HM-05B	Blue 12”x12” Vinyl Tile	No	M	Category I	ND	Bathroom	NA
JN-HM-06A	Drywall	No	M	Category II	ND	Kitchen Wall	NA
JN-HM-06B	Drywall	No	M	Category II	ND	2nd Fl. N Bedroom Wall	NA
JN-HM-07A	Glazing	Yes	M	Category II	ND	Living	NA
JN-HM-07B	Glazing	Yes	M	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

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, 3133 Jefferson St., Muskegon Heights, Michigan

Asbestos Containing Material Description and Location					Approx. Quantity
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.) 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.)	HVAC Duct Wrap	Yes	Fair	TSI	135 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

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.) 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.)	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

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.

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

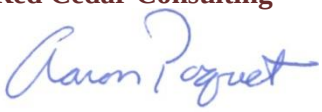
DISCLAIMER

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



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

Attachment 1

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3136 Howden St

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

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 01 Cust. #: ST-HM-01A Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 64048 - 02 Cust. #: ST-HM-01B Material: Asphalt Shingle Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 64048 - 03 Cust. #: ST-HM-02A Material: Brown Linoleum Location: Appearance: brown,fibrous,nonhomogenous 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 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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3136 Howden St

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

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 04 Cust. #: ST-HM-02B Material: Brown Linoleum Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 64048 - 05 Cust. #: ST-HM-03A Material: White 12x12 Vinyl Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 5% Other - 95%
Lab ID #: 64048 - 06 Cust. #: ST-HM-03B Material: White 12x12 Vinyl Tile Location: Appearance: white,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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Project: 3136 Howden St

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

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 07 Cust. #: ST-HM-04A Material: Black/White 12x12 Vinyl Tile Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 64048 - 08 Cust. #: ST-HM-04B Material: Black/White 12x12 Vinyl Tile Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 64048 - 09 Cust. #: ST-HM-05A Material: White 1x1 Ceiling Tile Location: Appearance: brown,fibrous,homogenous Layer: 1 of 2	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

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Test Method, Polarized Light Microscopy (PLM)

Project: 3136 Howden St

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Lansing, MI 48901

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 09a Cust. #: ST-HM-05A Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	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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Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 11 Cust. #: ST-HM-06A Material: Glazing Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 64048 - 12 Cust. #: ST-HM-06B Material: Glazing Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 64048 - 13 Cust. #: ST-HM-07A Material: Grey Linoleum Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	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

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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Lansing, MI 48901

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 14 Cust. #: ST-HM-07B Material: Grey Linoleum Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 64048 - 15 Cust. #: ST-HM-08A Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 64048 - 16 Cust. #: ST-HM-08B Material: Drywall Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Fiberglass - 5% Other - 775%

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Robert T. Letarte Jr., Laboratory Director

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Project: 3136 Howden St

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Lansing, MI 48901

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date Reported: 04/21/16

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 64048 - 17 Cust. #: ST-HS-01A Material: Plaster Location: Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 64048 - 18 Cust. #: ST-HS-01B Material: Plaster Location: Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 64048 - 19 Cust. #: ST-HS-01C Material: Plaster Location: Appearance: grey,fibrous,nonhomogenous 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 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

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 3136 Howden St

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

ARI Report # 16-64048
Date Collected: 04/13/16
Date Received: 04/13/16
Date Analyzed: 04/21/16
Date 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,nonhomogenous 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,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Other - 98%
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.

NVLAP Lab Code 102118-0

Apex # **64048**

pg 1 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 3136 Howdan St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP Except Plaster.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
1	ST-HM-01A	Asphalt Shingle			
2	ST-HM-01B	Asphalt shingle			
3	ST-HM-02A	Brown Linoleum			
4	ST-HM-02B	Brown Linoleum			
5	ST-HM-03A	White 12x12 Vinyl Tile			
6	ST-HM-03B	White 12x12 VinylTile			
7	ST-HM-04A	Black & White 12x12 VinylTile			
8	ST-HM-04B	Black & White 12x12 Vinyl Tile			
9	ST-HM-05A	White 1x1 Ceiling Tile			
10	ST-HM-05B	White 1x1 Ceiling Tile			
11	ST-HM-06A	Glazing			

RECEIVED
APR 14 2016
APEX RESEARCH

Relinquished by: Cam Paquet Received by: UPS
Date : 4-13-16 Date : 4-13-16

Relinquished by: _____ Received by: _____
Date : _____ Date : _____

Rev: 12/03
Work Forms: COC

64048

pg 2 of 2

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189 Phone: 734-449-9990
E-mail: apexresearch@chartermi.net Fax: 734-449-9991

Client Name: Red Cedar Consulting
Address: PO Box 13216
City, St., Zip: Lansing, MI 48901
Phone: (888)449-4566 Fax : (888) 448-8739

Date of Survey : 4-13-16
Project : 336 Howden St.
Project # :
Contact Person: Aaron Paquet
apaquet@redcedarconsulting.net

Lab Use Only
Log-In ____
Report ____

Turn Around Times: (Circle One)

Rush 24 hour
48 hour 72 hour
Other : 5 Day TTP Except Plasto.

PLM EPA 600, PC all samples with a detection of <5% ACM.

Asbestos: Bulk x Wipe ____ Point Count ____ PCM ____
Lead: Bulk ____ Wipe ____ Air ____ Paint ____ Soil ____
Mold: Bulk ____ Tape ____ BioSIS ____ Other ____ Viable ____
TEM: AHERA 7400 ____ Bulk/NOB ____ EPA Level II ____

Lab ID #	Client ID #	Material/Location	Volume	Area	Results
12	ST-HM-06B	Glazing			
13	ST-HM-07A	Gray Linoleum			
14	ST-HM-07B	Gray Linoleum			
15	ST-HM-08A	Drywall			
16	ST-HM-08B	Drywall			
17	ST-HS-01A	Plaster			
18	ST-HS-01B	↓			
19	ST-HS-01C				
20	ST-HS-01D				
21	ST-HS-01E				

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APR 14 2016
APEX RESEARCH

Relinquished by: Aaron Paquet Received by: MS
Date : 4-13-16 Date : 4-13-16

Relinquished by: _____ Received by: _____
Date : _____ Date : _____

Rev: 12/03
Work Forms: COC

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

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 3136 Howden St., Muskegon Heights, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
ST-HM-01A	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
ST-HM-01B	Asphalt Shingle	No	M	Category I	ND	Exterior	NA
ST-HM-02A	Brown Linoleum	No	M	Category I	ND	Living	NA
ST-HM-02B	Brown Linoleum	No	M	Category I	ND	Living	NA
ST-HM-03A	White 12”x12” Vinyl Tile	No	M	Category I	ND	Dining	NA
ST-HM-03B	White 12”x12” Vinyl Tile	No	M	Category I	ND	Dining	NA
ST-HM-04A	Black & White 12”x12” Vinyl Tile	No	M	Category I	ND	Kitchen	NA
ST-HM-04B	Black & White 12”x12” Vinyl Tile	No	M	Category I	ND	Kitchen	NA
ST-HM-05A	White 1’x1’ Ceiling Tile	Yes	M	Category II	ND/ND	Dining	NA
ST-HM-05B	White 1’x1’ Ceiling Tile	Yes	M	Category II	ND/ND	Dining	NA
ST-HM-06A	Glazing	Yes	M	Category II	ND	Living	NA
ST-HM-06B	Glazing	Yes	M	Category II	ND	Living	NA
ST-HM-07A	Gray Linoleum	No	M	Category I	ND	2nd Fl. Bathroom	NA
ST-HM-07B	Gray Linoleum	No	M	Category I	ND	2nd Fl. Bathroom	NA
ST-HM-08A	Drywall	No	M	Category II	ND	2nd Fl. Ceiling	NA
ST-HM-08B	Drywall	No	M	Category II	ND	2nd 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

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

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

Abbreviations

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 Materials				
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.