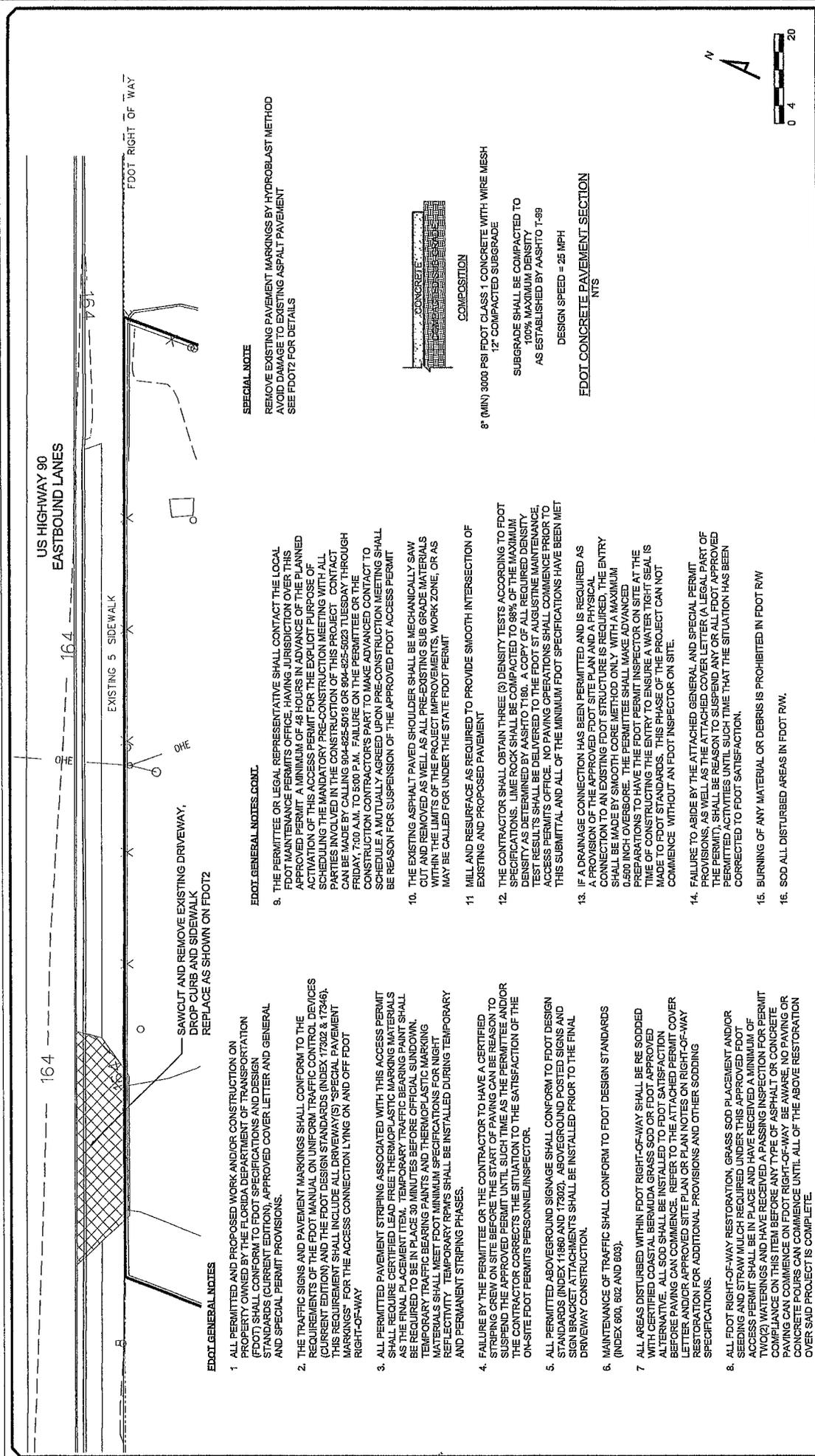


(TOTAL)  
 N 04° 08' 15" W (D) 846.50 (D)  
 N 4° 07' 42" W 846.60

S 4° 59' 37" E 935.03  
 (BEARING BASE)  
 935.03 (D)  
 (TOTAL)

**LEGEND**  
 EXISTING BUILDINGS, FACILITIES, DEBRIS, SEPTIC AND DRAINFIELD, IMPROVEMENTS, ASPHALT AND CONCRETE TO BE DEMOLISHED AND REMOVED. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS CONCERNING DEMOLITION, HANDLING AND DISPOSING OF CONSTRUCTION MATERIALS.

DATE		BY		REVISIONS		DESCRIPTION	
<b>PERMITTING PLANS ONLY</b>							
<b>CES</b> Certificate of Authorization No. 28022 P.O. Box 970 Lake City, FL 32045 Phone: 386/444885				Brett A. Crews, P.E. 65592			
<b>HARBOR FREIGHT</b> EXISTING CONDITIONS / DEMO PLAN				DRAWN BY: <b>BC</b>		APPROVED BY: <b>BC</b>	
CES PROJECT NO. <b>2014-013</b>				SHEET <b>SIT1</b>			



<b>DATE</b>		<b>BY</b>		<b>DATE</b>		<b>DESCRIPTION</b>	
<b>PERMITTING PLANS ONLY</b>							
<b>REVISIONS</b>							
<b>CES</b> Crews Engineering Services, LLC							
<b>CERTIFICATE OF AUTHORIZATION</b> NO. 28022 P.O. BOX 970 LAKE CITY, FL 32156 PHONE: 386.754.4065				Brett A. Crews, P.E. 65592			
<b>DRAWN BY</b> BC		<b>APPROVED BY</b> BC		<b>HARBOR FREIGHT</b>		<b>2014-013</b>	
<b>SEE PROJECT NO.</b>		<b>2014-013</b>		<b>FODOT ACCESS CONNECTION</b>		<b>EXISTING CONDITIONS AND</b>	
<b>GENERAL NOTES</b>		<b>GENERAL NOTES</b>		<b>GENERAL NOTES</b>		<b>GENERAL NOTES</b>	

**FODOT GENERAL NOTES**

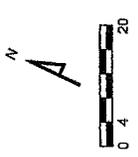
1. ALL PERMITTED AND PROPOSED WORK AND/OR CONSTRUCTION ON PROPERTY OWNED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SHALL CONFORM TO FDOT SPECIFICATIONS AND DESIGN STANDARDS (CURRENT EDITION), APPROVED COVER LETTER AND GENERAL AND SPECIAL PERMIT PROVISIONS.
2. THE TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE FDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION) AND THE FDOT DESIGN STANDARDS (INDEX 17302 & 17346). THIS REQUIREMENT SHALL INCLUDE ALL DRIVEWAY(S) "SPECIAL PAVEMENT MARKINGS" FOR THE ACCESS CONNECTION LYING ON AND OFF FOOT RIGHT-OF-WAY.
3. ALL PERMITTED PAVEMENT STRIPING ASSOCIATED WITH THIS ACCESS PERMIT SHALL BE PERMITTED AND FRESH THERMOPLASTIC MARKING MATERIALS SHALL BE INSTALLED IMMEDIATELY. TEMPORARY TRAFFIC BEARING PAINT SHALL BE REQUIRED TO BE IN PLACE 30 MINUTES BEFORE OFFICIAL SUNDOWN. TEMPORARY TRAFFIC BEARING PAINTS AND THERMOPLASTIC MARKING MATERIALS SHALL MEET FDOT MINIMUM SPECIFICATIONS FOR NIGHT REFLECTIVITY. TEMPORARY RPWS SHALL BE INSTALLED DURING TEMPORARY AND PERMANENT STRIPING PHASES.
4. FAILURE BY THE PERMITTEE OR THE CONTRACTOR TO HAVE A CERTIFIED STRIPING CREW ON SITE BEFORE THE START OF PAVING CAN BE REASON TO SUSPEND THE APPROVED PERMIT UNTIL SUCH TIME AS THE PERMITTEE AND/OR THE CONTRACTOR CORRECTS THE SITUATION TO THE SATISFACTION OF THE ON-SITE FDOT PERMIT PERSONNEL/INSPECTOR.
5. ALL PERMITTED ABOVEGROUND SIGNAGE SHALL CONFORM TO FDOT DESIGN STANDARDS (INDEX 11860 AND 17302), ABOVEGROUND POSTED SIGNS AND SIGN BRACKET ATTACHMENTS SHALL BE INSTALLED PRIOR TO THE FINAL DRIVEWAY CONSTRUCTION.
6. MAINTENANCE OF TRAFFIC SHALL CONFORM TO FDOT DESIGN STANDARDS (INDEX 600, 602 AND 603).
7. ALL AREAS DISTURBED WITHIN FOOT RIGHT-OF-WAY SHALL BE SODDED WITH CERTIFIED COASTAL BERMOUDA GRASS SOD OR FDOT APPROVED ALTERNATIVE. ALL SOD SHALL BE INSTALLED TO THE ATTACHED PERMIT COVER BEFORE PAVING CAN COMMENCE. SEE PLAN OR PLAN NOTES ON RIGHT-OF-WAY LETTER AND COVERED SITE PLAN FOR ADDITIONAL PROVISIONS AND OTHER SODDING SPECIFICATIONS.
8. ALL FDOT RIGHT-OF-WAY RESTORATION, GRASS SOD PLACEMENT AND/OR SEEDING AND STRAW MULCH REQUIRED UNDER THIS APPROVED FDOT ACCESS PERMIT SHALL BE IN PLACE AND HAVE RECEIVED A MINIMUM OF TWO(2) WATERINGS AND HAVE RECEIVED A PASSING INSPECTION FOR PERMIT COMPLIANCE ON THIS ITEM BEFORE ANY TYPE OF ASPHALT OR CONCRETE PAVING CAN COMMENCE ON FOOT RIGHT-OF-WAY. BE AWARE, NO PAVING OR CONCRETE POLURS CAN COMMENCE UNTIL ALL OF THE ABOVE RESTORATION OVER SAID PROJECT IS COMPLETE.

**FODOT GENERAL NOTES CONT.**

9. THE PERMITTEE OR LEGAL REPRESENTATIVE SHALL CONTACT THE LOCAL FDOT MAINTENANCE PERMITS OFFICE, HAVING JURISDICTION OVER THIS APPROVED PERMIT, A MINIMUM OF 48 HOURS IN ADVANCE OF THE PLANNED ACTIVATION OF THIS ACCESS PERMIT FOR THE EXPLICIT PURPOSE OF SCHEDULING THE MANDATORY PRE-CONSTRUCTION MEETING WITH ALL PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. CONTACT CAN BE MADE BY CALLING 800-368-7368 OR THE PERMITTEE OR THE CONTRACTOR. CONTRACTORS PART TO MAKE ADVANCED CONTACT TO SCHEDULE A MUTUALLY AGREED UPON PRE-CONSTRUCTION MEETING SHALL BE REASON FOR SUSPENSION OF THE APPROVED FDOT ACCESS PERMIT.
10. THE EXISTING ASPHALT PAVED SHOULDER SHALL BE MECHANICALLY SAW CUT AND REMOVED AS WELL AS ALL PRE-EXISTING SUB GRADE MATERIALS WITHIN THE LIMITS OF THE PROJECT IMPROVEMENTS, WORK ZONE, OR AS MAY BE CALLED FOR UNDER THE STATE FDOT PERMIT.
11. MILL AND RESURFACE AS REQUIRED TO PROVIDE SMOOTH INTERSECTION OF EXISTING AND PROPOSED PAVEMENT.
12. THE CONTRACTOR SHALL OBTAIN THREE (3) DENSITY TESTS ACCORDING TO FDOT SPECIFICATIONS. LIME ROCK SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T180. A COPY OF ALL REQUIRED DENSITY TEST RESULTS SHALL BE DELIVERED TO THE FDOT ST AUGUSTINE MAINTENANCE ACCESS PERMITS OFFICE. NO PAVING OPERATIONS SHALL COMMENCE PRIOR TO THIS SUBMITTAL AND ALL OF THE MINIMUM FDOT SPECIFICATIONS HAVE BEEN MET.
13. IF A DRAINAGE CONNECTION HAS BEEN PERMITTED AND IS REQUIRED AS A PROVISION OF THE APPROVED FDOT SITE PLAN, THE ENTRY CONNECTION TO AN EXISTING DRAINAGE STRUCTURE IS REQUIRED. THE ENTRY SHALL BE TOGGERS BEYOND THE PERMITTEE SHALL MAKE ADVANCED PREPARATIONS TO HAVE THE FDOT PERMIT INSPECTOR ON SITE AT THE TIME OF CONSTRUCTING THE ENTRY TO ENSURE A WATER TIGHT SEAL IS MADE TO FDOT STANDARDS. THIS PHASE OF THE PROJECT CAN NOT COMMENCE WITHOUT AN FDOT INSPECTOR ON SITE.
14. FAILURE TO ABIDE BY THE ATTACHED GENERAL AND SPECIAL PERMIT PROVISIONS, AS WELL AS THE ATTACHED COVER LETTER (A LEGAL PART OF THE PERMIT), SHALL BE REASON TO SUSPEND ANY OR ALL FDOT APPROVED PERMITTED ACTIVITIES UNTIL SUCH TIME THAT THE SITUATION HAS BEEN CORRECTED TO FDOT SATISFACTION.
15. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RW.
16. SOD ALL DISTURBED AREAS IN FDOT RW.

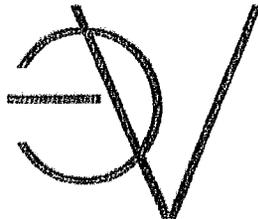
**SPECIAL NOTE**

REMOVE EXISTING PAVEMENT MARKINGS BY HYDROBLAST METHOD  
AVOID DAMAGE TO EXISTING ASPHALT PAVEMENT  
SEE FDOT2 FOR DETAILS





Environmental Consulting



**CONSTRUCTION MANAGEMENT REPORT  
LIMITED ASBESTOS RENOVATION SURVEY  
(PERFORMED ON APRIL 10, 2014)**

FOR

**NORMAN HEIMS TRUSTEE OF THE 1824 HIGHWAY 90 LAND  
TRUST  
1824 W. HIGHWAY 90  
LAKE CITY, FLORIDA 32025**

LOCATION

**FORMER LUMBER STORAGE FACILITY  
1824 W. HIGHWAY 90  
LAKE CITY, FLORIDA 32025**

BY

**AGC ENVIRONMENTAL CONSULTING, INC.  
13762 W. STATE ROAD 84  
SUITE 408  
DAVIE, FLORIDA 33325  
PROJECT NO. AGC-14-1194**

April 14, 2014

Norman Leims Trustee of the 1824 Highway 90 Land Trust

1824 W. Highway 90  
Lake City, Florida 32025

SUBJECT: Limited Asbestos Renovation Survey for the

Former Lumber Storage Facility  
1824 W. Highway 90

Lake City, Florida 32025  
Project No. AGC-14-1194

To Whom It May Concern:

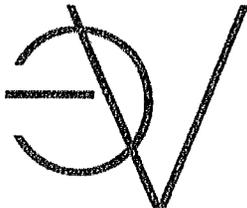
On April 10, 2014, representatives of AGC Environmental Consulting, Inc. have completed, at your request, a survey for the presence of asbestos-containing building materials at the above referenced commercial property. Samples of the visible suspect Asbestos Containing Building Materials (ACBM) were collected and analyzed via Polarized Light Microscopy (PLM). The purpose of this survey was to identify any asbestos-containing building materials containing asbestos in areas where renovations may occur.

**SAMPLING STRATEGY:**

Bulk material sampling was conducted according to the following sampling plan:

**Friable Surfacing Materials:** Friable surfacing materials, where encountered, are sampled based on the recommendations found in the EPA "Pink Book" entitled "Asbestos in Buildings: Simplified Scheme for Friable Surfacing Materials" (EPA document 560/5-85-030a). The number of samples collected is based on the total square footage of the homogeneous area of the material. If less than 100 square feet of suspect friable material is present, then 2 samples are collected. If the area is between 100 and 1,000 ft<sup>2</sup>, three samples are collected. If the area is between 3,000 and 5,000 ft<sup>2</sup>, five samples are collected. If the area is between 5,000 and 10,000 ft<sup>2</sup>, seven samples are collected. If the area is between 10,000 and 50,000 ft<sup>2</sup>, nine samples are collected.

Environmental Consulting



**Thermal System Insulation (TSI):** If present, At least three (3) samples are collected in a randomly distributed manner from each homogeneous area of TSI not assumed to be ACM. At least two- (2) sample is collected from each homogeneous area of patched TSI. Where cement or plaster is used on fittings such as tees, elbows, or valves, samples will be collected in such a manner sufficient to determine whether the material is ACM or not ACM.

**Miscellaneous Materials:** This includes materials such as acoustical ceiling tiles, floor tiles and linoleum, wallboard, wire insulation, caulking sealants, draperies, etc. (basically, anything that does not fall into the first two categories). Suspect miscellaneous materials will be sampled in such a manner as to determine whether or not they contain asbestos. The number of samples collected of a given miscellaneous material will be left to the discretion of the inspector.

Mr. Matthew Puglisi, an EPA certified asbestos inspector of AGC Environmental Consulting, Inc., conducted the survey. AGC Environmental Consulting, Inc. is an asbestos-consulting firm licensed by the State of Florida Department of Business and Professional Regulation.

All accessible areas of the property were inspected for the presence of ACM. The scope of this project was to sample and identify any ACM that may be disturbed prior to future renovations. Bulk sample specimens of materials suspect of containing asbestos were collected and submitted for analysis using Polarized Light Microscopy in conjunction with dispersion staining as outlined in 40 CFR, Part 63, Subpart F dated January 1987. Analysis was conducted by EMSL Analytical Inc., who is accredited for asbestos fiber analysis through successful participation in the National Voluntary Laboratory Accreditation Program (NVLAP) and meets the requirements of section 206(d) of Title II of the USC Chapter 15, TSCA as stated in 40 CFR 763 dated April 30, 1987.

#### PROPERTY DESCRIPTION:

The subject property consists of three (3) separate structures that make up a former lumber storage facility located at 1824 W. Highway 90 in Lake City, Florida. The buildings consist of a warehouse and two (2) additional open-air storage areas located at the rear of the property. The warehouse contains an office, restrooms, and shelving structures. The facility is scheduled to undergo renovations. The buildings are constructed of sheet metal walls, sheet metal decking over steel joist roofing system, and a grade on concrete deck flooring system. Steel beams are fastened into the concrete and support the roofing structure. The only finish materials present consist of drywall ceiling with an applied textured coating located inside the office area of the warehouse. The buildings were inspected for the presence of asbestos containing materials that may become disturbed as a result of any future renovations that may occur. Though AGC Environmental Consulting, Inc. attempted to find all suspect materials, only accessible areas of the building were inspected and during the renovation process, materials hidden behind wall cavities or other enclosures may be uncovered.

Limited Asbestos Renovation Survey  
 Project No. AGC-14-194

Those suspect asbestos-containing materials that were present and expected to be removed and or disturbed as a part of this project are listed below:

1. Flooring Materials: The flooring system is constructed of a grade on concrete decking with carpet over foam padding attached with tact strips located inside the office area. There were no finish materials present inside the renovation areas at the time of the survey.

2. Wall Materials: Interior walls are constructed of sheet metal decking with no finish materials present inside the renovation areas at the time of the survey.

3. Ceiling Materials: The ceiling system is constructed of sheet metal decking over steel joist with finish materials consisting of approximately 400 ft<sup>2</sup> of drywall ceiling with an applied textured coating inside the office area. Representative samples were collected of the drywall ceiling and ceiling texture and all were reported by the laboratory to contain no detectable quantities of asbestos.

4. Heating, Ventilation and Air-Conditioning (HVAC) System: There was no suspect ACBM observed with regards to surfacing materials inside the buildings at the time of the survey.

5. Surfacing Materials: There was no suspect ACBM observed with regards to surfacing materials inside the buildings at the time of the survey.

6. Thermal System Insulation (TSI) Materials: There was no suspect ACBM observed with regards to Thermal Systems Insulation inside the buildings at the time of the survey.

7. Electrical System: The electrical system consists of copper wiring with vinyl insulation conveyed via metal conduit. There were no suspect ACBM observed to be associated with the electrical system inside the buildings at the time of the survey.

8. Additional Miscellaneous Material: There was no suspect ACBM observed with regards to miscellaneous materials at the time of the survey.

Summary of Sample Results:

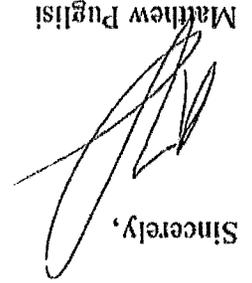
Sample #	Sample Description	Location	Result
A1	Drywall Ceiling	Warehouse - Downstairs Office	None Detected
A1	Textured Ceiling	Warehouse - Downstairs Office	None Detected
A2	Drywall Ceiling	Warehouse - Downstairs Office	None Detected
A2	Textured Ceiling	Warehouse - Downstairs Office	None Detected
A3	Drywall Ceiling	Warehouse - Downstairs Office	None Detected
A3	Textured Ceiling	Warehouse - Downstairs Office	Insufficient Texture

### CLOSING REMARKS

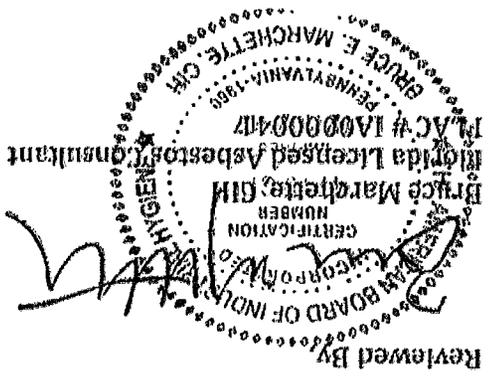
This limited pre-renovation survey for ACBM is intended for the sole use of Norman Helms Trustee of the 1824 Highway 90 Land Trust. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user. Opinions and recommendations presented herein apply to site conditions existing at the time of our investigation. They cannot necessarily apply to site changes of which this office is unaware and has not yet had the opportunity to evaluate.

Prior to initiating any renovation or demolition project, Federal Law requires that the local EPA representative's office be notified in writing at least 10 working days prior to the onset of the project. The State Asbestos Coordinator's Office also requires a copy of the notification (address to State Asbestos Coordinator, State of Florida Environmental Regulation, 2600 Blare Stone Road, Tallahassee, Florida 32399-2400).

AGC Environmental Consulting, Inc. is pleased to be of service. Please contact this office should you have any questions or comments concerning this report or any related matter.

Sincerely,  


Matthew Puglisi  
AGC Environmental Consulting, Inc  
Certified Asbestos Inspector EPA #154666



### LIMITATIONS OF THE REPORT

This survey report is the result of a diligent search of the facility for asbestos-containing building materials. The purpose of this inspection was to identify asbestos-containing materials throughout the building. However comprehensive this inspection appears, it does not claim to have identified all of the asbestos-containing materials present in the facility.

Norman Helms Trustee of the 1824 Highway 90 Land Trust  
Project: Former Lumber Storage Facility  
1824 W. Highway 90  
Lake City, Florida 32025

Limited Asbestos Renovation Survey  
Project No. AGC-14-1194  
Page 5 of 5

AGC's evaluation was performed with limitations inherent to visual inspections. AGC has conducted this assessment with reasonable care and has performed this study within general industry standards. As with any study of this nature, limitations are inherent. There can be no assurances, and AGC makes no assurances, that the said information, research, and technology may not change in the future, thus affecting the services provided.

AGC understands that you will be the sole recipient of our report and will not distribute the report to any other party without prior written approval.

AGC Environmental Consulting, Inc.  
13762 W. State Road 84  
Suite 408  
Davie, Florida 33325  
Project Number: AGC-14-1194

## LABORATORY ANALYSIS

Former Lumber Storage Facility  
1824 W. Highway 90  
Lake City, Florida 32025

### LOCATION





EMSL Analytical, Inc.

5125 Adelson Street, Suite 900, Orlando, FL 32804

Phone/Fax: (407) 599-5887 / (407) 599-9063

http://www.emsl.com

orlando@emsl.com

EMSL Order: 341402977  
CustomerID: ADV160  
CustomerPO: cc:041060  
ProjectID:

Attn: Matt Puglisi

AGC Environmental Consulting, Inc.

13762 W. State Road 84

Suite 408

Davie, FL 33325

Project: 1824 W. US Highway 90, Lake City

Phone:

(954) 961-0034

Fax:

(954) 893-0181

Received:

04/10/14 2:12 PM

Analysis Date

4/11/2014

Collected:

4/10/2014

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/16 Method using Polarized Light Microscopy

#### Asbestos

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
A1-Drywall	- Drywall Ceiling	Brown/Gray Fibrous	15% Cellulose	75% Gypsum	None Detected
A1-Texture	- Drywall Ceiling	White Non-Fibrous	50% Ca Carbonate	50% Non-fibrous (other)	None Detected
A2-Drywall	- Drywall Ceiling	Brown/White Fibrous	30% Cellulose	55% Gypsum	None Detected
A2-Texture	- Drywall Ceiling	White Non-Fibrous	30% Ca Carbonate	70% Non-fibrous (other)	None Detected
A3	- Drywall Ceiling	Brown/Gray Fibrous	65% Cellulose	20% Gypsum	None Detected

Insignificant texture.

Separable paint / coating layer included in analysis

Analyst(s)

Jonathan Teda (1)

Manolo Hernandez (1)

Jonathan Teda, Asbestos Lab Manager  
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-liable organically bound materials present a problem matrix and therefore EMSL recommends grout/sealant reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum wallboard, etc.) are reported as a single sample. Reporting limit is 1%.

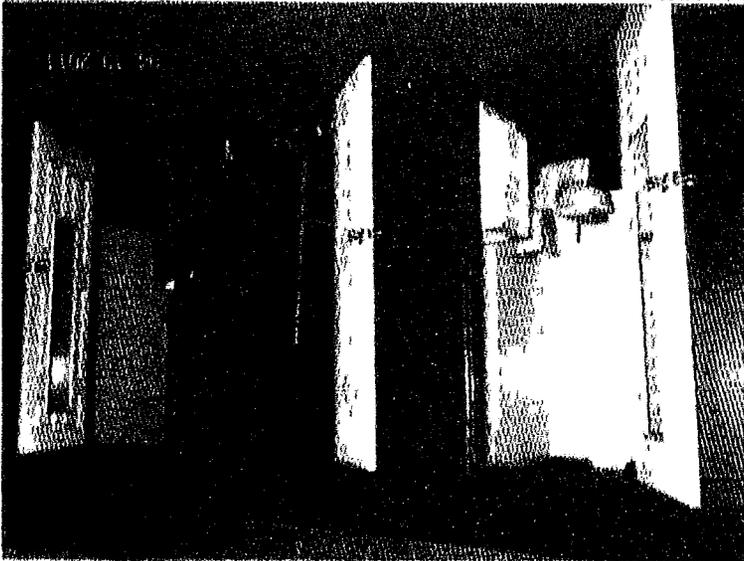
Initial report from 04/11/2014 11:31:28

AGC Environmental Consulting, Inc.  
13762 W. State Road 84  
Suite 408  
Davie, Florida 33325  
Project Number: AGC-14-1194

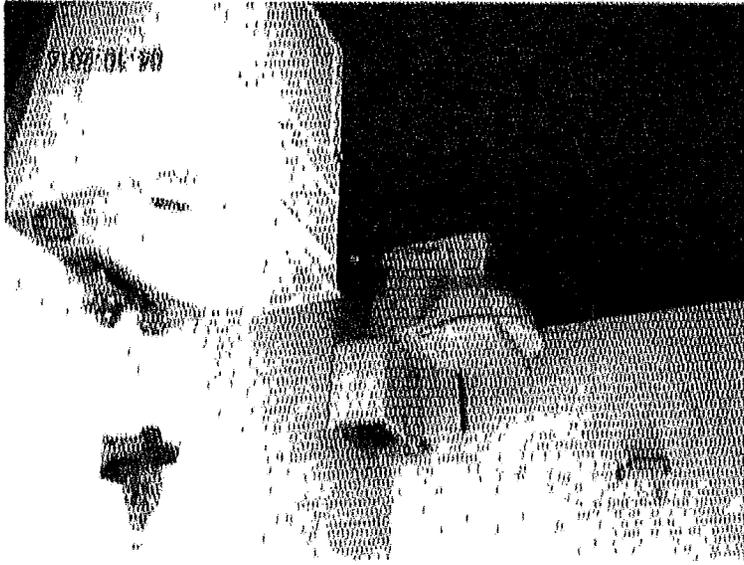
## PHOTOGRAPHS

Former Lumber Storage Facility  
1824 W. Highway 90  
Lake City, Florida 32025

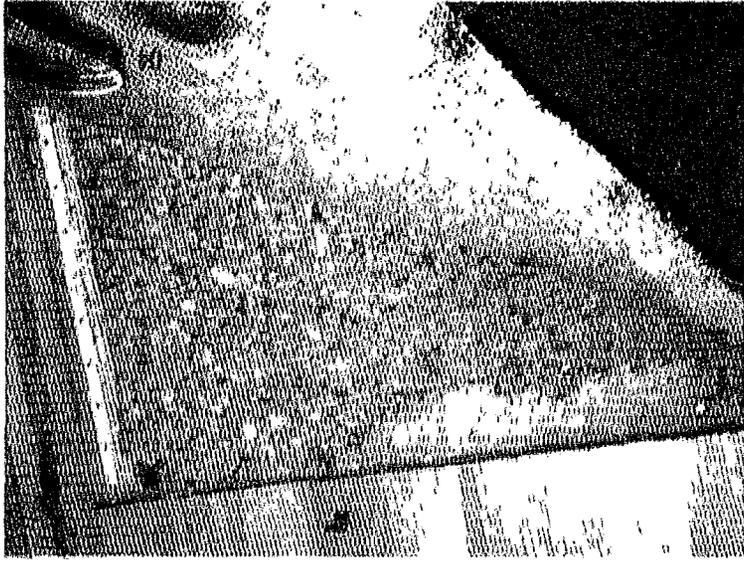
### LOCATION



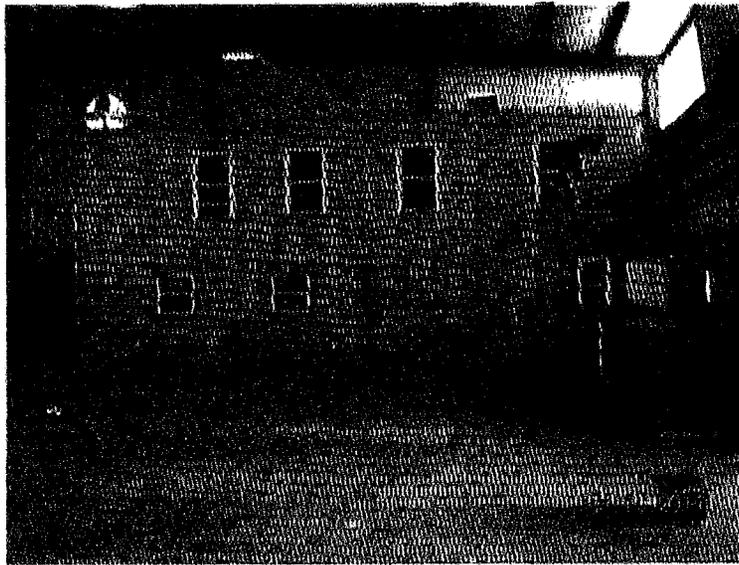
PHOTOGRAPH 1: Restrooms that will not be disturbed during future renovations



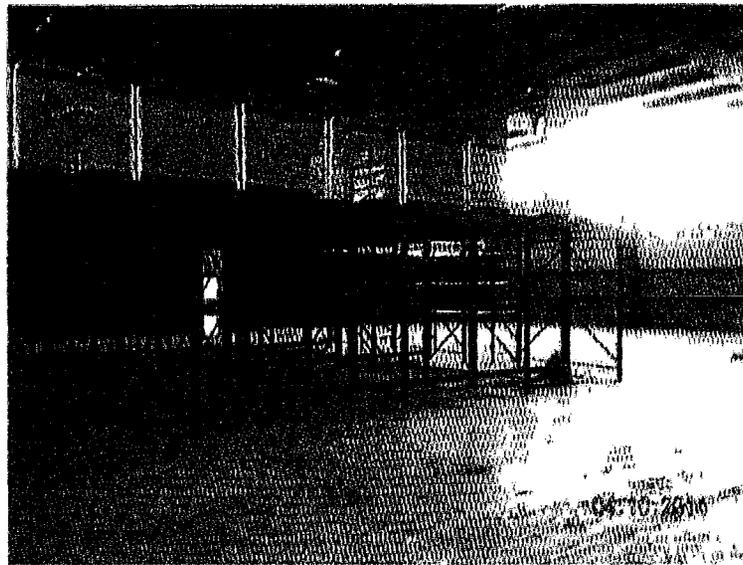
PHOTOGRAPH 2: Toilet and sink inside the restrooms



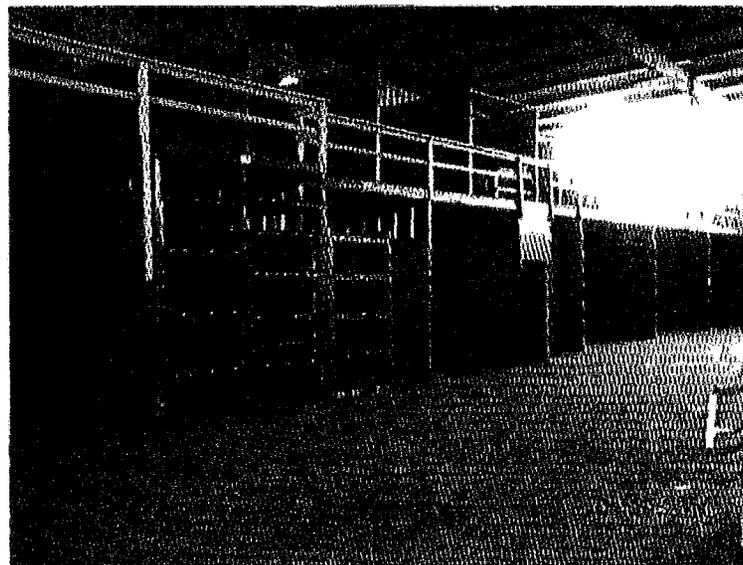
PHOTOGRAPH 3: Carpet over foam in upstairs office



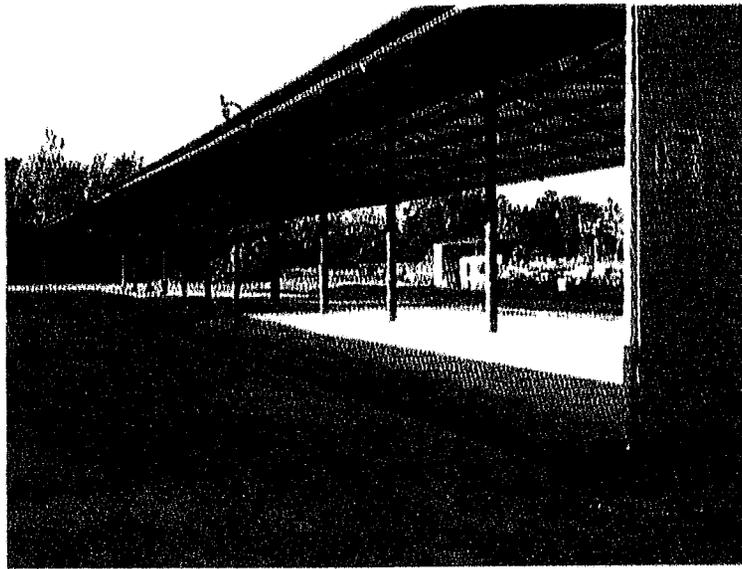
**PHOTOGRAPH 4: Offices planning to be demolished inside the warehouse**



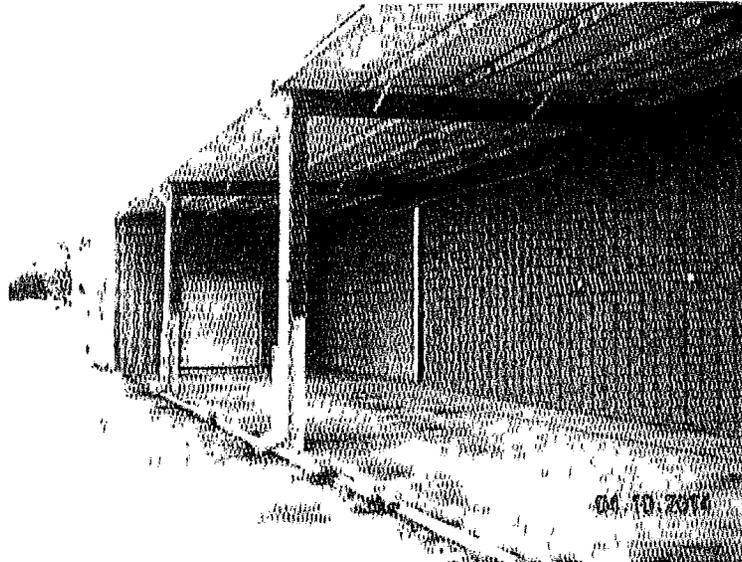
**PHOTOGRAPH 5: Middle shelving inside the warehouse**



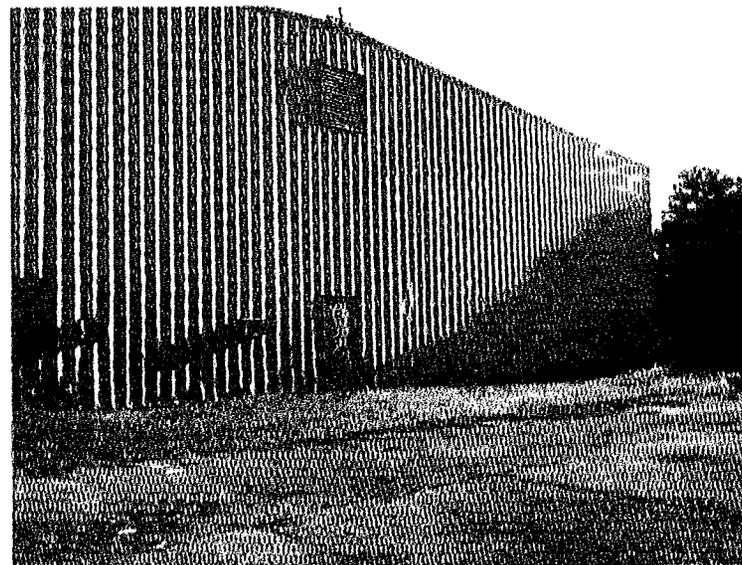
**PHOTOGRAPH 6: Additional shelving inside the warehouse**



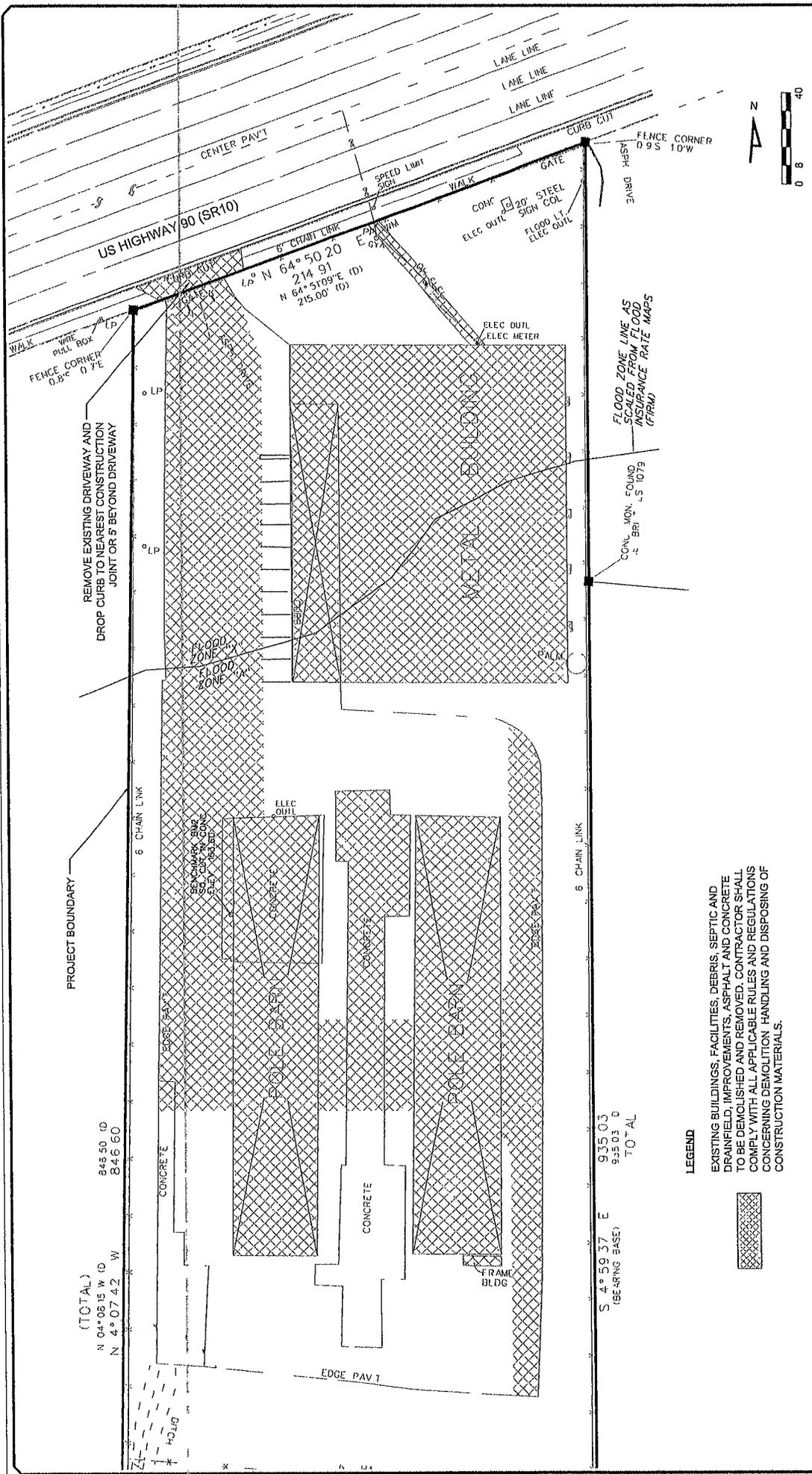
PHOTOGRAPH 7: Storage canopies in the rear of the property



PHOTOGRAPH 8: Side of warehouse



PHOTOGRAPH 9: Rear of warehouse



CES PROJECT NO. 2014-013  
SHEET: SIT1

**HARBOR FREIGHT**  
EXISTING CONDITIONS / DEMO PLAN

DRAWN BY: BC  
APPROVED BY: BC  
Brett A. Crews, P.E. 65592

CERTIFICATE OF AUTHORIZATION  
NO. 28022  
P.O. BOX 870  
LAKE CITY, FL 32056  
PHONE: 386.754.0865



(TOTAL)  
N 04° 08' 15" W 10  
N 4° 07' 42" W  
845.50' (D)  
846.50'

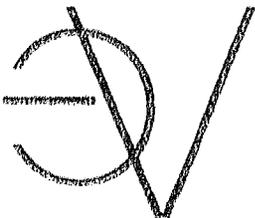
S 4° 59' 37" E 935.03'  
(SEPARING BASE)  
925.03' D  
TOTAL

**LEGEND**  
EXISTING BUILDINGS, FACILITIES, DEBRIS, SEPTIC AND DRAINFIELD, IMPROVEMENTS, ASPHALT AND CONCRETE TO BE DEMOLISHED AND REMOVED. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS CONCERNING DEMOLITION, HANDLING AND DISPOSING OF CONSTRUCTION MATERIALS.

REVISIONS		DATE	BY	DESCRIPTION







Environmental Consulting

Asbestos • Lead Based Paint • Indoor Air Quality/Mold • Radon • HAZMAT • Heavy Metals • VOC's • Epidemiology • Scientific Consulting

**CONSTRUCTION MANAGEMENT REPORT  
LIMITED ASBESTOS RENOVATION SURVEY**  
(PERFORMED ON APRIL 10, 2014)

FOR

**NORMAN HEIMS TRUSTEE OF THE 1824 HIGHWAY 90 LAND  
TRUST  
1824 W. HIGHWAY 90  
LAKE CITY, FLORIDA 32025**

LOCATION

**FORMER LUMBER STORAGE FACILITY  
1824 W. HIGHWAY 90  
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BY

**AGC ENVIRONMENTAL CONSULTING, INC.  
13762 W. STATE ROAD 84  
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To Whom It May Concern:

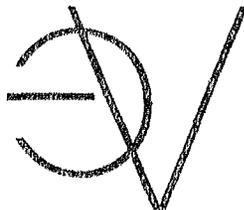
On April 10, 2014, representatives of AGC Environmental Consulting, Inc. have completed, at your request, a survey for the presence of asbestos-containing building materials at the above referenced commercial property. Samples of the visible suspect Asbestos Containing Building Materials (ACBM) were collected and analyzed via Polarized Light Microscopy (PLM). The purpose of this survey was to identify any asbestos-containing building materials containing asbestos in areas where renovations may occur.

**SAMPLING STRATEGY:**

Bulk material sampling was conducted according to the following sampling plan:

**Friable Surfacing Materials:** Friable surfacing materials, where encountered, are sampled based on the recommendations found in the EPA "Pink Book" entitled "Asbestos in Buildings: Simplified Scheme for Friable Surfacing Materials" (EPA document 560/5-85-030a). The number of samples collected is based on the total square footage of the homogeneous area of the material. If less than 100 square feet of suspect friable material is present, then 2 samples are collected. If the area is between 100 and 1,000 ft<sup>2</sup>, three samples are collected. If the area is between 1,000 and 3,000 ft<sup>2</sup>, five samples are collected. If the area is between 3,000 and 5,000 ft<sup>2</sup>, seven samples are collected. If the area is between 5,000 and 10,000 ft<sup>2</sup>, nine samples are collected.

Environmental Consulting



**Thermal System Insulation (TSI):** If present, At least three (3) samples are collected in a randomly distributed manner from each homogeneous area of TSI not assumed to be ACM. At least two- (2) sample is collected from each homogeneous area of patched TSI. Where cement or plaster is used on fittings such as tees, elbows, or valves, samples will be collected in such a manner sufficient to determine whether the material is ACM or not ACM.

**Miscellaneous Materials:** This includes materials such as acoustical ceiling tiles, floor tiles and linoleum, wallboard, wire insulation, caulking sealants, draperies, etc. (basically, anything that does not fall into the first two categories). Suspect miscellaneous materials will be sampled in such a manner as to determine whether or not they contain asbestos. The number of samples collected of a given miscellaneous material will be left to the discretion of the inspector.

Mr. Matthew Puglisi, an EPA certified asbestos inspector of AGC Environmental Consulting, Inc., conducted the survey. AGC Environmental Consulting, Inc. is an asbestos-consulting firm licensed by the State of Florida Department of Business and Professional Regulation.

All accessible areas of the property were inspected for the presence of ACM. The scope of this project was to sample and identify any ACM that may be disturbed prior to future renovations. Bulk sample specimens of materials suspect of containing asbestos were collected and submitted for analysis using Polarized Light Microscopy in conjunction with dispersion staining as outlined in 40 CFR, Part 63, Subpart F dated January 1987. Analysis was conducted by EMSL Analytical Inc., who is accredited for asbestos fiber analysis through successful participation in the National Voluntary Laboratory Accreditation Program (NVLAP) and meets the requirements of section 206(d) of Title II of the USC Chapter 15, TSCA as stated in 40 CFR 763 dated April 30, 1987.

### PROPERTY DESCRIPTION:

The subject property consists of three (3) separate structures that make up a former lumber storage facility located at 1824 W. Highway 90 in Lake City, Florida. The buildings consist of a warehouse and two (2) additional open-air storage areas located at the rear of the property. The warehouse contains an office, restrooms, and shelving structures. The facility is scheduled to undergo renovations. The buildings are constructed of sheet metal walls, sheet metal decking over steel joist roofing system, and a grade on concrete deck flooring system. Steel beams are fastened into the concrete and support the roofing structure. The only finish materials present consist of drywall ceiling with an applied textured coating located inside the office area of the warehouse. The buildings were inspected for the presence of asbestos containing materials that may become disturbed as a result of any future renovations that may occur. Though AGC Environmental Consulting, Inc. attempted to find all suspect materials, only accessible areas of the building were inspected and during the renovation process, materials hidden behind wall cavities or other enclosures may be uncovered.

Those suspect asbestos-containing materials that were present and expected to be removed and or disturbed as a part of this project are listed below:

1. Flooring Materials: The flooring system is constructed of a grade on concrete decking with carpet over foam padding attached with tact strips located inside the office area. There were no finish materials present inside the renovation areas at the time of the survey.
2. Wall Materials: Interior walls are constructed of sheet metal decking with no finish materials present inside the renovation areas at the time of the survey.

3. Ceiling Materials: The ceiling system is constructed of sheet metal decking over steel joist with finish materials consisting of approximately 400 ft<sup>2</sup> of drywall ceiling with an applied textured coating inside the office area. Representative samples were collected of the drywall ceiling and ceiling texture and all were reported by the laboratory to contain no detectable quantities of asbestos.

4. Heating, Ventilation and Air-Conditioning (HVAC) System: There was no suspect ACBM observed with regards to surfacing materials inside the buildings at the time of the survey.

5. Surfacing Materials: There was no suspect ACBM observed with regards to surfacing materials inside the buildings at the time of the survey.

6. Thermal System Insulation (TSI) Materials: There was no suspect ACBM observed with regards to Thermal Systems Insulation inside the buildings at the time of the survey.

7. Electrical System: The electrical system consists of copper wiring with vinyl insulation conveyed via metal conduit. There were no suspect ACBM observed to be associated with the electrical system inside the buildings at the time of the survey.

8. Additional Miscellaneous Material: There was no suspect ACBM observed with regards to miscellaneous materials at the time of the survey.

Summary of Sample Results:

Sample #	Sample Description	Location	Result
A1	Drywall Ceiling	Warehouse - Downstairs Office	None Detected
A1	Textured Ceiling	Warehouse - Downstairs Office	None Detected
A2	Drywall Ceiling	Warehouse - Downstairs Office	None Detected
A2	Textured Ceiling	Warehouse - Downstairs Office	None Detected
A3	Drywall Ceiling	Warehouse - Downstairs Office	None Detected
A3	Textured Ceiling	Warehouse - Downstairs Office	Insufficient Texture

**CLOSING REMARKS**

This limited pre-renovation survey for ACBM is intended for the sole use of Norman Heims Trustee of the 1824 Highway 90 Land Trust. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user. Opinions and recommendations presented herein apply to site conditions existing at the time of our investigation. They cannot necessarily apply to site changes of which this office is unaware and has not yet had the opportunity to evaluate.

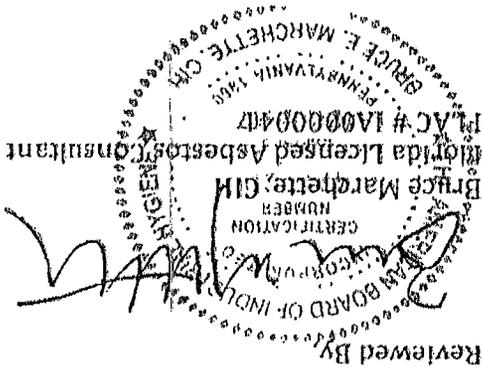
Prior to initiating any renovation or demolition project, Federal Law requires that the local EPA representative's office be notified in writing at least 10 working days prior to the onset of the project. The State Asbestos Coordinator, State of Florida Environmental Regulation, 2600 Blare Stone Road, Tallahassee, Florida 32399-2400).

AGC Environmental Consulting, Inc. is pleased to be of service. Please contact this office should you have any questions or comments concerning this report or any related matter.

Sincerely,



Matthew Puglisi  
 AGC Environmental Consulting, Inc  
 Certified Asbestos Inspector EPA #154666



**LIMITATIONS OF THE REPORT**

This survey report is the result of a diligent search of the facility for asbestos-containing building materials. The purpose of this inspection was to identify asbestos-containing materials throughout the building. However comprehensive this inspection appears, it does not claim to have identified all of the asbestos-containing materials present in the facility.

Norman Helms Trustee of the 1824 Highway 90 Land Trust  
Project: Former Lumber Storage Facility  
1824 W. Highway 90  
Lake City, Florida 32025

Limited Asbestos Renovation Survey  
Project No. AGC-14-1194  
Page 5 of 5

AGC's evaluation was performed with limitations inherent to visual inspections. AGC has conducted this assessment with reasonable care and has performed this study within general industry standards. As with any study of this nature, limitations are inherent. There can be no assurances, and AGC makes no assurances, that the said information, research, and technology may not change in the future, thus affecting the services provided.

AGC understands that you will be the sole recipient of our report and will not distribute the report to any other party without prior written approval.

Project Number: AGC-14-1194

AGC Environmental Consulting, Inc.  
13762 W. State Road 84  
Suite 408  
Davie, Florida 33325

## LABORATORY ANALYSIS

Former Lumber Storage Facility  
1824 W. Highway 90  
Lake City, Florida 32025

LOCATION





**EMSL Analytical, Inc.**  
 5125 Anderson Street, Suite 900, Orlando, FL 32804  
 Phone/Fax: (407) 599-5887 / (407) 599-9063  
<http://www.EMSL.com>  
[orlandolab@emsl.com](mailto:orlandolab@emsl.com)

EMSL Order 341402977  
 CustomerID ADV150  
 CustomerPO cc.041060  
 ProjectID

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 Phone (954) 961-0034  
 Fax (954) 893-0181  
 Received 04/10/14 2 12 PM  
 Analysis Date 4/11/2014  
 Collected 4/10/2014  
 Project 1824 W. US Highway 90, Lake City

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/16 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos			% Type
			% Fibrous	% Non-Fibrous	% Asbestos	
A1-Drywall	- Drywall Ceiling w/Textured Coating	Brown/Gray Fibrous	15% Cellulose	75% Gypsum	10% Non-fibrous (other)	None Detected
A1-Texture	- Drywall Ceiling White w/Textured Coating	Non-Fibrous Homogeneous		50% Ca Carbonate	50% Non-fibrous (other)	None Detected
A2-Drywall	- Drywall Ceiling Brown/White w/Textured Coating	Fibrous Homogeneous	30% Cellulose	55% Gypsum	15% Non-fibrous (other)	None Detected
A2-Texture	- Drywall Ceiling White w/Textured Coating	Non-Fibrous Heterogeneous		30% Ca Carbonate	70% Non-fibrous (other)	None Detected
A3	- Drywall Ceiling Brown/Gray w/Textured Coating	Fibrous Homogeneous	65% Cellulose	20% Gypsum	15% Non-fibrous (other)	None Detected

*inspealable paint / coating layer included in analysis*

*insufficient texture*

Analyst(s)

Jonathan Teda (4)

Manolo Hernandez (1)

Jonathan Teda, Asbestos Lab Manager  
 or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relies only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification approval or endorsement by NVLAP. NIST or any agency of the federal government. Non-triable organically bound materials present a problem mark and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated recovery precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. insulation wallboard, etc.) are reported as a single sample. Reporting limit is 1%.  
 Samples analyzed by EMSL Analytical Inc. Orlando FL NVLAP Lab Code 101151-0

Initial report from 04/11/2014 11:31:28

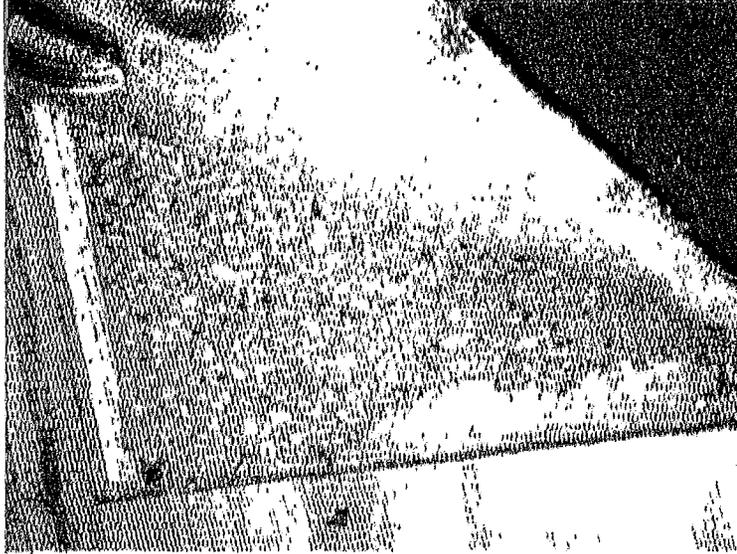
AGC Environmental Consulting, Inc.  
13762 W. State Road 84  
Suite 408  
Davie, Florida 33325  
Project Number: AGC-14-1194

# PHOTOGRAPHS

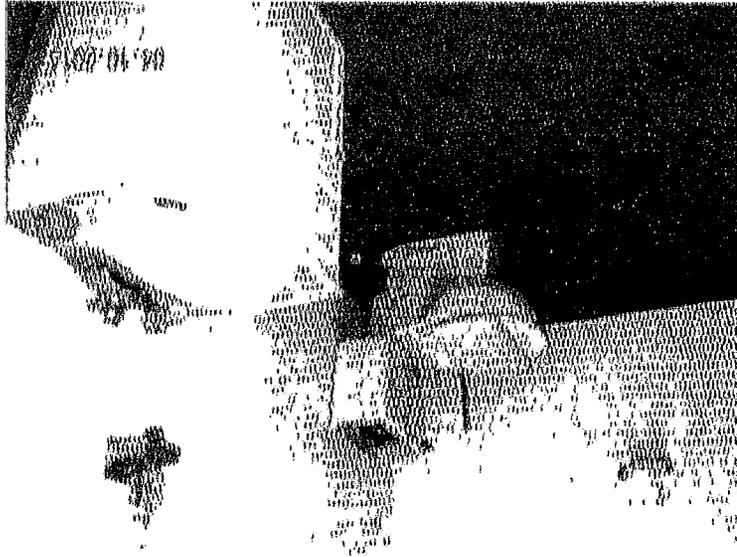
Former Lumber Storage Facility  
1824 W. Highway 90  
Lake City, Florida 32025

## LOCATION

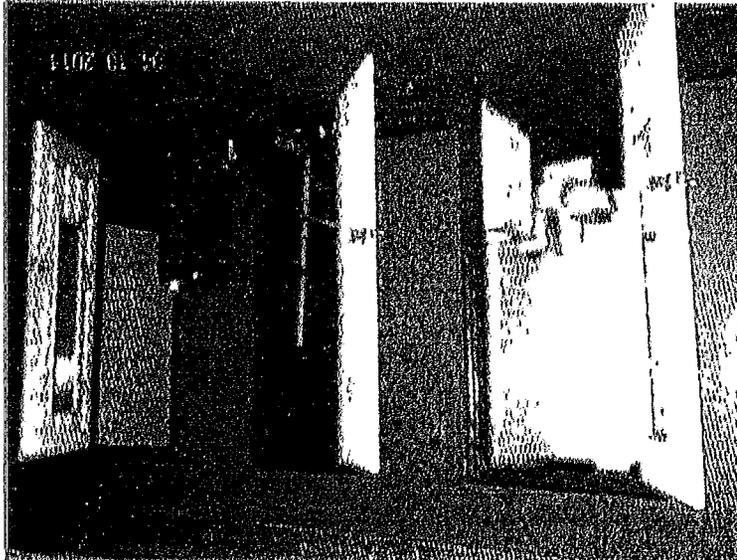
PHOTOGRAPH 3. Carpet over foam in upstairs office

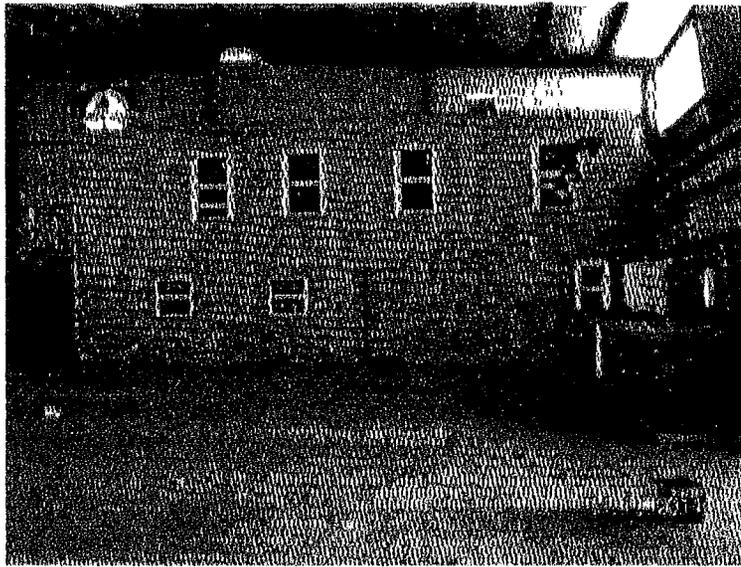


PHOTOGRAPH 2: Toilet and sink inside the restrooms

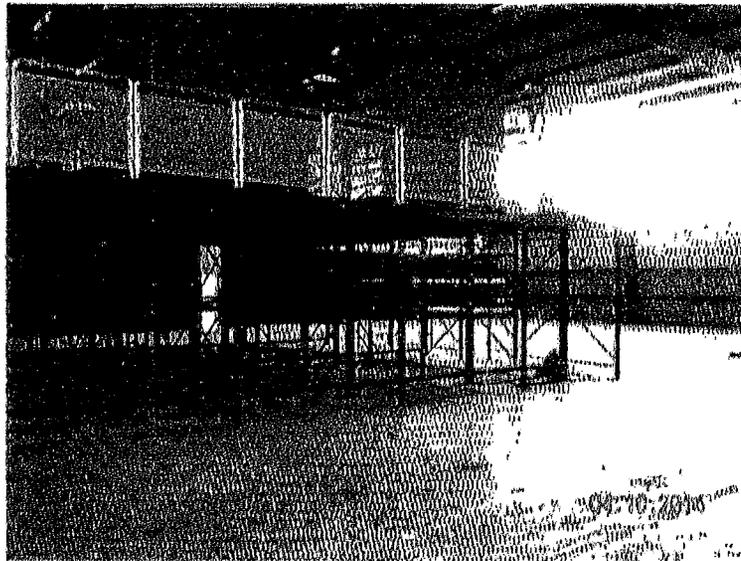


PHOTOGRAPH 1. Restrooms that will not be disturbed during future renovations

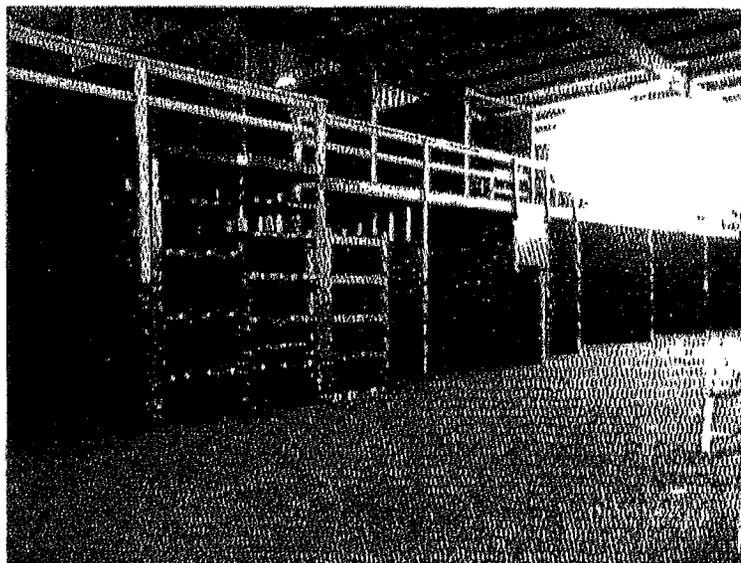




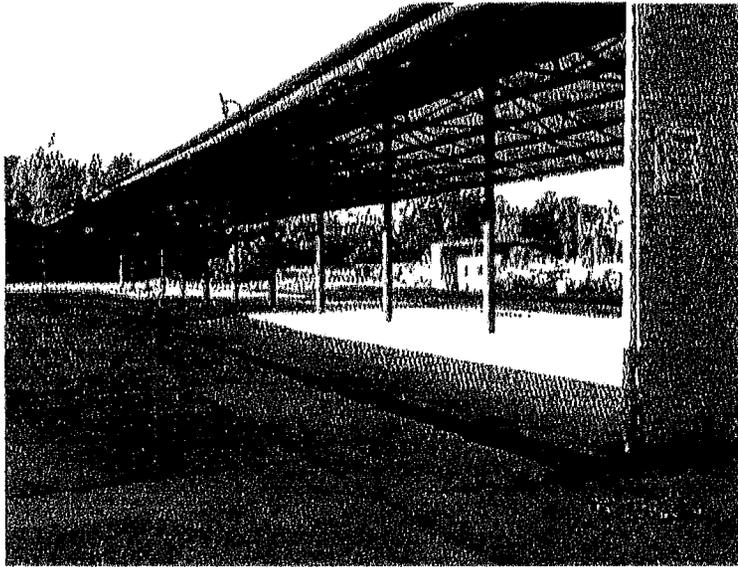
PHOTOGRAPH 4: Offices planning to be demolished inside the warehouse



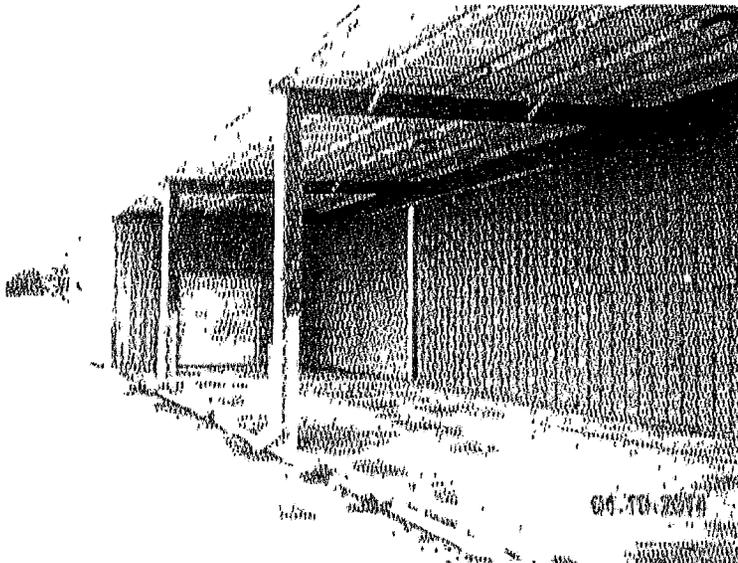
PHOTOGRAPH 5: Middle shelving inside the warehouse



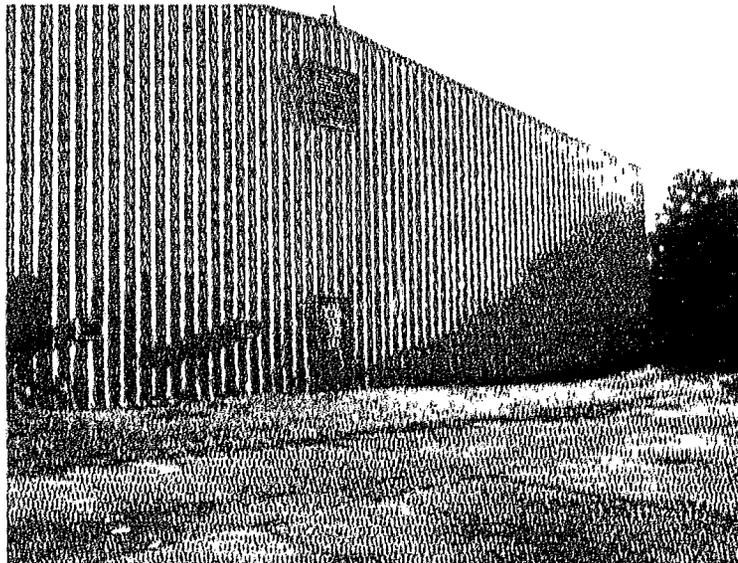
PHOTOGRAPH 6: Additional shelving inside the warehouse



PHOTOGRAPH 7: Storage canopies in the rear of the property



PHOTOGRAPH 8: Side of warehouse



PHOTOGRAPH 9: Rear of warehouse