



September 2, 2020

ORIX Real Estate Capital, LLC
Attn: Mr. Gary Satterfield
10 West Broad Street, 8th Floor
Columbus, Ohio 43215
gary.satterfield@orixrealestatecapital.com

RE: Lurie Terrace Apartments
600 West Huron Street and 3 Parkview Place – Ann Arbor, Michigan
D3G Project #2020-0252
Limited Asbestos Survey Report

Dear Mr. Satterfield,

Dominion Due Diligence Group (D3G) is pleased to provide the results of the limited asbestos survey conducted at the Lurie Terrace Apartments located at 600 West Huron Street and 3 Parkview Place in Ann Arbor, Washtenaw County, Michigan (subject property). The subject property consists of one (1) eight-story (600 West Huron Street) apartment structure containing 132 apartment units and one (1) two-story (3 Parkview Place) age-restricted apartment structure containing 4 apartment units constructed in 1963 and 1950, respectively. D3G was contracted to perform a limited asbestos survey at the subject property in order to comply with HUD requirements. This report was originally issued on July 1, 2020; however, D3G was requested to perform additional analysis on the joint compound samples. The additional analysis is summarized in this updated letter.

Mr. Joseph Laney, a State of Michigan licensed Asbestos Inspector (license #A45331) with Environmental Health & Safety Consultants, LLC, conducted a limited asbestos survey at the subject property on June 15-16, 2020 on behalf of D3G. The survey was conducted in accordance with practices described within the ASTM Standard Practice for Comprehensive Asbestos Building Surveys Designation: E 2356-18 (ASTM E 2356-18) for Baseline Surveys. However, since the inspection was prompted by the fact that the facility is involved in a real estate transaction and is not currently planned for renovation or demolition, the inspection was limited to accessible areas of the facility and is not considered to be in full compliance with pre-renovation standards (40 CFR 61 Subpart M). However, all suspect ACMs were identified during the course of the inspection. Sampled materials included drywall/joint compound/tape, ceiling texture materials, ceiling tiles, and wall plaster. An asbestos-containing material is defined as containing greater than 1% asbestos. Samples were analyzed via Polarized Light Microscopy (PLM). Due to the limitations of PLM analysis, any bulk sample result reported to contain trace (less than or equal to 1%) asbestos, including non-friable organically bound (NOB) materials (i.e. floor tiles, covebase, mastics, roofing materials, caulks) reported as non-detect using visual estimation, should be regarded as

inconclusive unless confirmation point count analysis (for trace materials other than NOBs) or Transmission Electron Microscopy (TEM) analysis is performed. A single TEM analysis per homogenous area is adequate for NOB materials. Point counting and TEM analysis was not included within the scope of work; therefore, all trace and NOB materials are considered to be asbestos-containing materials until confirmation analysis proves otherwise. The following table itemizes the sampled materials and their respective asbestos concentrations:

600 WEST HURON STREET			
SAMPLE NUMBER	SAMPLED MATERIAL	LOCATION	% ASBESTOS
0252-A-01 (Layer 1)	Drywall	Basement Maint Shop	None Detected
0252-A-01 (Layer 2)	Joint Compound	Basement Maint Shop	1.8% chrysotile*
0252-A-02 (Layer 1)	Drywall	Unit 417	None Detected
0252-A-02 (Layer 2)	Drywall Tape	Unit 417	None Detected
0252-A-02 (Layer 3)	Joint Compound	Unit 417	1.3% chrysotile*
0252-A-03 (Layer 1)	Drywall	8th Fl Corridor	None Detected
0252-A-03 (Layer 2)	Drywall Tape	8th Fl Corridor	None Detected
0252-A-03 (Layer 3)	Joint Compound	8th Fl Corridor	1.8% chrysotile*
0252-A-04	2' White Protruded Ceiling Panel	8th Fl Dining	None Detected
0252-A-05	2' White Protruded Ceiling Panel	8th Fl Dining	None Detected
0252-A-06	2' White Protruded Ceiling Panel	8th Fl Dining	None Detected
0252-A-07	2' White Textured Ceiling Panel	1st Fl Lobby	None Detected
0252-A-08	2' White Textured Ceiling Panel	1st Fl Corridor	None Detected
0252-A-09	2' White Textured Ceiling Panel	1st Fl Corridor	None Detected
0252-A-10	2'x4' White Wormed Ceiling Panel	Basement Corridor	None Detected
0252-A-11	2'x4' White Wormed Ceiling Panel	3rd Fl Corridor	None Detected
0252-A-12	2'x4' White Wormed Ceiling Panel	6th Fl Corridor	None Detected
0252-A-13	Popcorn Ceiling Texture	Unit 307	2% chrysotile
0252-A-14	Popcorn Ceiling Texture	Unit 427	2% chrysotile
0252-A-15	Popcorn Ceiling Texture	Unit 705	2% chrysotile
0252-A-16	Popcorn Ceiling Texture	Unit 820	None Detected
0252-A-17	Popcorn Ceiling Texture	Unit 714	2% chrysotile
0252-A-18	Popcorn Ceiling Texture	4th Activities	< 1% chrysotile**
0252-A-19	Popcorn Ceiling Texture	7th Activities	< 1% chrysotile**
0252-A-20	2'x4' White Pinhole Ceiling Panel	Basement Corridor	None Detected
0252-A-21	2'x4' White Pinhole Ceiling Panel	Basement Corridor	None Detected
0252-A-22	2'x4' White Pinhole Ceiling Panel	Basement Corridor	None Detected

* = analyzed via PLM point count; ** = assumed to be an ACM until further analyzed via point count or TEM



3 PARKVIEW PLACE			
SAMPLE NUMBER	SAMPLED MATERIAL	LOCATION	% ASBESTOS
0252-B-01 (Layer 1)	Skim Coat (Plaster)	Common Stair	None Detected
0252-B-01 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-02 (Layer 1)	Skim Coat (Plaster)	Common Stair	None Detected
0252-B-02 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-03 (Layer 1)	Skim Coat (Plaster) -	Common Stair	None Detected
0252-B-03 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-04 (Layer 1)	Skim Coat (Plaster)	Common Stair	None Detected
0252-B-04 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-05 (Layer 1)	Skim Coat (Plaster)	Common Stair	None Detected
0252-B-05 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-06 (Layer 1)	Skim Coat (Plaster)	Common Stair	None Detected
0252-B-06 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-07 (Layer 1)	Skim Coat (Plaster)	Common Stair	None Detected
0252-B-07 (Layer 2)	Base Coat (Plaster)	Common Stair	None Detected
0252-B-08 (Layer 1)	Drywall	Common Stair	None Detected
0252-B-08 (Layer 2)	Drywall Tape	Common Stair	None Detected
0252-B-08 (Layer 3)	Joint Compound	Common Stair	1.3% chrysotile
0252-B-09 (Layer 1)	Drywall	Common Stair	None Detected
0252-B-09 (Layer 2)	Drywall Tape	Common Stair	None Detected
0252-B-09 (Layer 3)	Joint Compound	Common Stair	1.3% chrysotile
0252-B-10 (Layer 1)	Drywall	Common Stair	None Detected
0252-B-10 (Layer 2)	Drywall Tape	Common Stair	None Detected
0252-B-10 (Layer 3)	Joint Compound	Common Stair	2.0% chrysotile

* = analyzed via PLM point count

The identified asbestos-containing materials are denoted in bold type. In addition, the following materials were observed but not sampled and are considered to be suspect asbestos-containing materials until appropriate sampling proves otherwise: vinyl flooring and covebase materials and associated mastics, carpet mastics, ceramic tile and grout, cinder block and mortar, brick and mortar, caulking/firestop materials, and roofing materials. The joint compound and textured ceiling materials are considered to be non-friable (not able to be crushed via hand pressure) materials in their current intact conditions and are not considered to present a current concern to residents or maintenance staff. The remaining presumed ACMs are considered to be non-friable materials and were observed to be in good physical condition at the time of the site inspection. It should be noted that a comprehensive asbestos inspection was not performed of the facility. Therefore, additional sampling may be warranted prior to future renovation activities. This asbestos survey was nondestructive in nature, therefore, potential ACMs that are concealed inside walls, roofs, and inaccessible areas, were not sampled.

D3G recommends that the identified and presumed asbestos-containing materials be managed under a site-specific Operations and Maintenance (O&M) Program. In addition,



compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property.

The asbestos analytical results, inspector notes and inspector credentials are attached to this letter.

If you have further questions upon review of this letter, please contact me at (804) 237-1882.

Sincerely,

A handwritten signature in blue ink that reads "Kimberly Dingle". The signature is written in a cursive style.

Kimberly L. Dingle
Hazardous Materials Manager/Environmental Professional





PLM Bulk Asbestos Report

Dominion Due Diligence Group
Attn: Kim Dingledine
201 Wylderose Drive

Midlothian, VA 23113

Date Received 06/18/20 **AmeriSci Job #** 120061771
Date Examined 06/21/20 **P.O. #**
Page 1 **of** 5
RE: 2020-0252 T2; Lurie Terrace Apartments; 600 West Huron Street, Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-A-01 Location: Gyp/Tape/Mud; Basement Maint Shop Analyst Description: Brown/White, Homogeneous, Non-Fibrous, Drywall Asbestos Types: Other Material: Cellulose 7 %, Non-fibrous 93 % Comment: No Tape in Sample, Drywall and Joint Compound only.	120061771-01.1	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-01 Location: Gyp/Tape/Mud; Basement Maint Shop Analyst Description: Off White, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %	120061771-01.2	Yes	Trace (<1 %) (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-02 Location: Gyp/Tape/Mud; Unit 417 Analyst Description: Brown/White, Homogeneous, Non-Fibrous, Drywall Asbestos Types: Other Material: Cellulose 7 %, Non-fibrous 93 %	120061771-02.1	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-02 Location: Gyp/Tape/Mud; Unit 417 Analyst Description: Lt. Brown, Homogeneous, Fibrous, Tape Asbestos Types: Other Material: Cellulose 95 %, Non-fibrous 5 %	120061771-02.2	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-02 Location: Gyp/Tape/Mud; Unit 417 Analyst Description: Off White, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %	120061771-02.3	Yes	Trace (<1 %) (by CVES) by Gordon T. Saleeby on 06/21/20

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2020-0252 T2; Lurie Terrace Apartments; 600 West Huron Street, Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-A-03 Location: Gyp/Tape/Mud; 8th Flr Corridor	120061771-03.1	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: Brown/White, Homogeneous, Non-Fibrous, Drywall Asbestos Types: Other Material: Cellulose 7 %, Non-fibrous 93 %			
0252-A-03 Location: Gyp/Tape/Mud; 8th Flr Corridor	120061771-03.2	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: Lt. Brown, Homogeneous, Fibrous, Tape Asbestos Types: Other Material: Cellulose 95 %, Non-fibrous 5 %			
0252-A-03 Location: Gyp/Tape/Mud; 8th Flr Corridor	120061771-03.3	Yes	Trace (<1 %) (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: Lt. Tan, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %			
0252-A-04 Location: 2' Wht Protruded Ceiling Panel; 8th Flr Dining	120061771-04	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Fibrous glass 30 %, Non-fibrous 30 %			
0252-A-05 Location: 2' Wht Protruded Ceiling Panel; 8th Flr Dining	120061771-05	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Fibrous glass 30 %, Non-fibrous 30 %			
0252-A-06 Location: 2' Wht Protruded Ceiling Panel; 8th Flr Dining	120061771-06	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Fibrous glass 30 %, Non-fibrous 30 %			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report2020-0252 T2; Lurie Terrace Apartments; 600 West Huron
Street, Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-A-07 Location: 2' Wht Textured Ceiling Panel; 1st Flr Lobby	120061771-07	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 40 %, Non-fibrous 30 %			
0252-A-08 Location: 2' Wht Textured Ceiling Panel; 1st Flr Corridor	120061771-08	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 40 %, Non-fibrous 30 %			
0252-A-09 Location: 2' Wht Textured Ceiling Panel; 1st Flr Corridor	120061771-09	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 40 %, Non-fibrous 30 %			
0252-A-10 Location: 2'x4' Wht Wormed Ceiling Panel; Bsmt Corridor	120061771-10	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Fibrous glass 20 %, Non-fibrous 40 %			
0252-A-11 Location: 2'x4' Wht Wormed Ceiling Panel; 3rd Flr Corridor	120061771-11	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Fibrous glass 20 %, Non-fibrous 40 %			
0252-A-12 Location: 2'x4' Wht Wormed Ceiling Panel; 6th Flr Corridor	120061771-12	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Fibrous glass 20 %, Non-fibrous 40 %			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report2020-0252 T2; Lurie Terrace Apartments; 600 West Huron
Street, Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-A-13 Location: Wht Popcorn Ceiling Texture; Unit 307	120061771-13	Yes	2 % (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0 %			
Other Material: Non-fibrous 98 %			
0252-A-14 Location: Wht Popcorn Ceiling Texture; Unit 427	120061771-14	Yes	2 % (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0 %			
Other Material: Non-fibrous 98 %			
0252-A-15 Location: Wht Popcorn Ceiling Texture; Unit 705	120061771-15	Yes	2 % (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0 %			
Other Material: Non-fibrous 98 %			
0252-A-16 Location: Wht Popcorn Ceiling Texture; Unit 820	120061771-16	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
0252-A-17 Location: Wht Popcorn Ceiling Texture; Unit 714	120061771-17	Yes	2 % (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: Off White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0 %			
Other Material: Non-fibrous 98 %			
0252-A-18 Location: Wht Popcorn Ceiling Texture; 4th Activities	120061771-18	Yes	Trace (<1 %) (by CVES) by Gordon T. Saleeby on 06/21/20
Analyst Description: Off White, Homogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile <1. %			
Other Material: Non-fibrous 100 %			

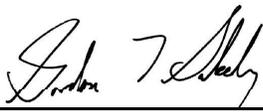
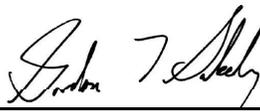
Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2020-0252 T2; Lurie Terrace Apartments; 600 West Huron Street, Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-A-19 Location: Wht Popcorn Ceiling Texture; 7th Activities Analyst Description: Off White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %	120061771-19	Yes	Trace (<1 %) (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-20 Location: 2'x4' Wht Pinhole Ceiling Panel; Bsmt Corridor Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 50 %, Non-fibrous 20 %	120061771-20	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-21 Location: 2'x4' Wht Pinhole Ceiling Panel; Bsmt Corridor Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 50 %, Non-fibrous 20 %	120061771-21	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20
0252-A-22 Location: 2'x4' Wht Pinhole Ceiling Panel; Bsmt Corridor Analyst Description: White/Beige, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 50 %, Non-fibrous 20 %	120061771-22	No	NAD (by CVES) by Gordon T. Saleeby on 06/21/20

Reporting Notes:

Analyzed by: Gordon T. Saleeby  Date: 6/21/2020 Reviewed by: 

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

120061771

ASBESTOS-CONTAINING MATERIALS SURVEY

SITE: Lurie Terrace Apartments
ADDRESS: 600 West Huron Street ~~Ann Arbor, MI~~
DATE: 6.17.2020
CLIENT: D3

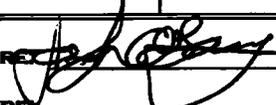
PERSONNEL: Joseph Laney
PROJECT #: 2020-0252 T2
LABORATORY: AmeriSci
TAT: 3-day
TYPE OF ANALYSIS: PLM

PLEASE ALLOW FOR POSITIVE STOP METHODOLOGY

HOMOGENOUS AREA	SAMPLE #	MATERIAL DESCRIPTION	LOCATION	QUANTITY/FRIABILITY
01, 02, 03	0252-A01	Gyp/Type/Mud	Basement ^{Maint. Shop}	
1	02		Unit 417	
	03		8 th Flr Corridor	
04	04	2' Wht Protruded Ceiling Panel	8 th Flr Dining	
1	05			
	06			
05	07	2' Wht Textured Ceiling Panel	1 st Flr Lobby	
1	08		1 st Flr Corridor	
	09			
06	10	2'x4' Wht Wormed Ceiling Panel	BSMT Corridor	
1	11	2'x4' Wht Wormed Ceiling Panel	3 rd Flr Corridor	
	12		6 th Flr Corridor	
07	13	Wht Popcorn Ceiling Texture	Unit 307	
	14		427	
	15		705	
	16		820	
	17		714	
	18		4 th Activities	
	19		7 th Activities	
08	20	2'x4' Wht Pinhole Ceiling Panel	BSMT Corridor	
1	21			
	22			

SUBMITTED BY: Joseph A. Laney
RECEIVED BY: _____

DATE SUBMITTED: 6.17.2020
DATE RECEIVED: _____

SIGNATURE: 
SIGNATURE: _____

DOMINION DUE DILIGENCE GROUP

201 Wylderose Drive ♦ MIDLOTHIAN ♦ VIRGINIA 23113 ♦ PHONE: (804) 358-2020 ♦ FAX: (804) 318-0020

RECEIVED
 By 



AmeriSci Richmond

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

PLM Bulk Asbestos Report

Dominion Due Diligence Group
Attn: Kim Dingleline
201 Wylderose Drive

Midlothian, VA 23113

Date Received 08/28/20 **AmeriSci Job #** 120082076
Date Examined 09/02/20 **P.O. #**
Page 1 of 1
RE: 2020-0252 T2; Lurie Terrace Apartments; 600 West Huron
Street, Ann Arbor, MI (Ref: 120-06-1771)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-A01 Location: Gyp/Tape/Mud; Basement Maint Shop	120082076-01	Yes	1.8 % pc (by 400 pt ct) by Gordon T. Saleeby on 09/02/20
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 1.8 %			
Other Material: , Non-fibrous 98.3 %			
0252-A02 Location: Gyp/Tape/Mud; Unit 417	120082076-02	Yes	1.3 % pc (by 400 pt ct) by Gordon T. Saleeby on 09/02/20
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 1.3 %			
Other Material: , Non-fibrous 98.8 %			
0252-A03 Location: Gyp/Tape/Mud; 8th flr Corridor	120082076-03	Yes	1.8 % pc (by 400 pt ct) by Gordon T. Saleeby on 09/02/20
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 1.8 %			
Other Material: , Non-fibrous 98.3 %			

Reporting Notes:

Analyzed by: Gordon T. Saleeby
Date: 9/2/2020

Reviewed by: Gordon T. Saleeby

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 microscope, Serial #237649, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Subject: RE: Samples for 120061771 and 120061772
From: Kim Dingledine <k.dingledine@d3g.com>
Date: 8/28/2020, 4:57 PM
To: AmeriSci VA <vareults@amerisci.com>
CC: "bkeith@amerisci.com" <bkeith@amerisci.com>

Great!! If you can run a point count on the following samples whenever you can get to it (5 day?) that would be great. Here are the sample numbers:

120061771-01.2

~~120061771-02.3~~

120061771-03.3

120061772-08.3

120061772-09.3

120061772-10.3



Kim Dingledine,
Hazardous Materials Manager, Dominion Due Diligence Group

O: (804) 339-1187 | F: (804) 897-6404

E: k.dingledine@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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From: AmeriSci VA <vareults@amerisci.com>
Sent: Friday, August 28, 2020 2:05 PM
To: Kim Dingledine <k.dingledine@d3g.com>
Cc: bkeith@amerisci.com
Subject: Re: Samples for 120061771 and 120061772

Hello Kim

Per Jean, we have them for the next 4 days.

Angel

On 8/28/2020 12:43 PM, Kim Dingledine wrote:

120082076

Can you tell me if you still have samples associated with Amerisci Job #120061771 and 120061772?
Client is asking about point counting some results but didn't know if you still had the samples.



Kim Dingledine,
Hazardous Materials Manager, Dominion Due Diligence Group

O: (804) 339-1187 | F: (804) 897-6404

E: k.dingledine@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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If you have received this communication in error, please immediately notify the sender by telephone and return the original message to the above address via the US postal Service at our expense. Samples are disposed of in 60 days unless otherwise instructed by the protocol or special instructions in writing.

Thank you for your business.

~~120061771~~

120082076

ASBESTOS-CONTAINING MATERIALS SURVEY

SITE: Lurie Terrace Apartments
ADDRESS: 600 West Huron Street ~~Ann Arbor, MI~~
DATE: 6.17.2020
CLIENT: D3

PERSONNEL: Joseph Laney
PROJECT #: 2020-0252 T2
LABORATORY: AmeriSci
TAT: 3-day

PLEASE ALLOW FOR POSITIVE STOP METHODOLOGY

TYPE OF ANALYSIS: PLM

HOMOGENOUS AREA	SAMPLE #	MATERIAL DESCRIPTION	LOCATION	QUANTITY/FRIABILITY
01, 02, 03	0252-A01	Gyp/Tape/Mud	Basement ^{Maint. Shop}	
1	02		Unit 417	
	03		8 th Flr Corridor	
04	04	2' Wht Protruded Ceiling Panel	8 th Flr Dining	
1	05			
	06			
05	07	2' Wht Textured Ceiling Panel	1 st Flr Lobby	
1	08		1 st Flr Corridor	
	09			
06	10	2'x4' Wht Worned Ceiling Panel	BSMT Corridor	
1	11	2'x4' Wht Worned Ceiling Panel	3 rd Flr Corridor	
	12		6 th Flr Corridor	
07	13	Wht Popcorn Ceiling Texture	Unit 307	
1	14		427	
	15		705	
	16		820	
	17		714	
1	18		4 th Activities	
	19		7 th Activities	
08	20	2'x4' Wht Pinhole Ceiling Panel	BSMT Corridor	
1	21			
	22			

RECEIVED
 AUG 28 2020
 BY AM

SUBMITTED BY: Joseph A. Laney
 RECEIVED BY: _____

DATE SUBMITTED: 6.17.2020
 DATE RECEIVED: _____

SIGNATURE: [Signature]
 SIGNATURE: _____

DOMINION DUE DILIGENCE GROUP

201 Wylderose Drive • MIDLOTHIAN • VIRGINIA 23113 • PHONE: (804) 358-2020 • FAX: (804) 358-2020

RECEIVED
 By AM

ASBESTOS-CONTAINING MATERIALS SURVEY FORM

SITE: Lurie Terrace Apartments
ADDRESS: 600 West Huron Street- Ann Arbor, MI
DATE: 6/15-16/20

INSPECTOR NAME: Joseph Laney
INSPECTOR LICENSE #: A-49331
D3G PROJECT #: 2020-252 T2

HOMOGENOUS AREA/MATERIAL DESCRIPTION	LOCATIONS OBSERVED	SAMPLE #	QUANTITY OBSERVED	OBSERVED CONDITION	FRIABILITY	NOB MATERIAL?
<i>(i.e. 12"x12" brown floor tile, ceiling texture, roofing shingles, caulking materials)</i>	<i>(i.e. Unit 101 - throughout observed unit interiors, or mechanical closets, etc.)</i>	<i>(from COC or list as Presumed if not sampled)</i>	<i>(i.e. # of elbows, throughout interior, kitchens, etc.)</i>	<i>Note any areas of damage observed by inspector</i>	<i>Friable/non-friable/encapsulated</i>	<i>Yes or No</i>
Gyp/Tape/Mud	Throughout	A-01, A-02, A-03	~450,000 SF	Good	NF	N
2' White Protruded Ceiling Panel	8 th Floor Dining Hall	A-04, A-05, A-06	~3,100 SF	Good	F	N
2' White Textured Ceiling Panel	1 st Floor Commons	A-07, A-08, A-09	~1,200 SF	Good	F	N
2'x4' White Wormed Ceiling Panel	Commons in Basement, 2 nd Floor Corridor, 3 rd Floor Corridor, 4 th Floor Corridor, 5 th Floor Corridor, 6 th Floor Corridor, 7 th Floor Corridor, 8 th Floor Corridor	A-10, A-11, A-12	~8,400 SF	Good	F	N
White Popcorn Ceiling Texture	Units, & Activity Rooms	A-13, A-14, A-15, A-16, A-	~105,000 SF	Good	NF	N

Page __ of __

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ASBESTOS-CONTAINING MATERIALS SURVEY FORM

SITE: Lurie Terrace Apartments
ADDRESS: 600 West Huron Street- Ann Arbor, MI
DATE: 6/15-16/20

INSPECTOR NAME: Joseph Laney
INSPECTOR LICENSE #: A-49331
D3G PROJECT #: 2020-252 T2

		17, A-18, A-19				
2'x4' White Pinhole Ceiling Panel	Basement Corridor	A-20, A21, A-22	~100 SF	Good	F	N
Patterned Vinyl Sheet Floor & Adhesive	Unit Kitchens, Unit Baths		~18,000 SF	Good	NF	Y
Vinyl Baseboard & Adhesive	Unit Kitchens, Unit Baths		~7,300 SF	Good	NF	Y
Ceramic Wall & Grout	Unit Kitchens, Unit Baths		~3,800 SF	Good	NF	N
Carpet Glue	Common Corridors		~9,600 SF	Good	NF	Y
CMU Walls Cinderblock & Mortar	Basement		~17,500 SF	Good	NF	N
Red Firestop	Basement		~100 SF	Good	NF	Y
Brick & Mortar	Exterior		~60,000 SF	Good	NF	N
Membrane Roof	Exterior Roof		~9,400 SF	Good	NF	N

DOMINION DUE DILIGENCE GROUP

ASBESTOS-CONTAINING MATERIALS SURVEY FORM

SITE: Lurie Terrace Apartments
ADDRESS: 600 West Huron Street- Ann Arbor, MI
DATE: 6/15-16/20

INSPECTOR NAME: Joseph Laney
INSPECTOR LICENSE #: A-49331
D3G PROJECT #: 2020-252 T2

FACILITY NOTES (i.e. list units inspected, interviewed persons, known dates of renovations, construction, fires, etc.):

DOMINION DUE DILIGENCE GROUP



PLM Bulk Asbestos Report

Dominion Due Diligence Group
Attn: Kim Dingledine
201 Wylderose Drive

Midlothian, VA 23113

Date Received 06/18/20 **AmeriSci Job #** 120061772
Date Examined 06/19/20 **P.O. #**
Page 1 **of** 5
**RE: 2020-0252 T2; Lurie Terrace Apartments; 3 Parkview Place -
Ann Arbor, MI**

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-B-01 Location: Plaster Thin Coat; Common Stair Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100 %	120061772-01.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-01 Location: Plaster Thin Coat; Common Stair Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose Trace, Non-fibrous 100 %	120061772-01.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-02 Location: Plaster Thin Coat; Common Stair Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100 %	120061772-02.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-02 Location: Plaster Thin Coat; Common Stair Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose Trace, Non-fibrous 100 %	120061772-02.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-03 Location: Plaster Thin Coat; Common Stair Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100 %	120061772-03.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20

PLM Bulk Asbestos Report

2020-0252 T2; Lurie Terrace Apartments; 3 Parkview Place -
Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-B-03 Location: Plaster Thin Coat; Common Stair	120061772-03.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
0252-B-04 Location: Plaster Thin Coat; Common Stair	120061772-04.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
0252-B-04 Location: Plaster Thin Coat; Common Stair	120061772-04.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
0252-B-05 Location: Plaster Thin Coat; Common Stair	120061772-05.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100 %			
0252-B-05 Location: Plaster Thin Coat; Common Stair	120061772-05.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
0252-B-06 Location: Plaster Thin Coat; Common Stair	120061772-06.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100 %			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report2020-0252 T2; Lurie Terrace Apartments; 3 Parkview Place -
Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-B-06 Location: Plaster Thin Coat; Common Stair Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose Trace, Non-fibrous 100 %	120061772-06.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-07 Location: Plaster Thin Coat; Common Stair Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100 %	120061772-07.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-07 Location: Plaster Thin Coat; Common Stair Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose Trace, Non-fibrous 100 %	120061772-07.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-08 Location: Gyp/Tape/Mud; Common Stair Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Gypsum Board Asbestos Types: Other Material: Cellulose 2 %, Non-fibrous 98 %	120061772-08.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-08 Location: Gyp/Tape/Mud; Common Stair Analyst Description: Tan, Heterogeneous, Non-Fibrous, Tape Asbestos Types: Other Material: Cellulose 99 %, Non-fibrous 1 %	120061772-08.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
0252-B-08 Location: Gyp/Tape/Mud; Common Stair Analyst Description: Cream, Heterogeneous, Non-Fibrous, Mud Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %	120061772-08.3	Yes	2 % (by CVES) by Beverly A. Schrage on 06/19/20

PLM Bulk Asbestos Report

2020-0252 T2; Lurie Terrace Apartments; 3 Parkview Place -
Ann Arbor, MI

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-B-09 Location: Gyp/Tape/Mud; Common Stair	120061772-09.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Gypsum Board			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
0252-B-09 Location: Gyp/Tape/Mud; Common Stair	120061772-09.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Tape			
Asbestos Types:			
Other Material: Cellulose 99 %, Non-fibrous 1 %			
0252-B-09 Location: Gyp/Tape/Mud; Common Stair	120061772-09.3	Yes	2 % (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Mud			
Asbestos Types: Chrysotile 2.0 %			
Other Material: Non-fibrous 98 %			
0252-B-10 Location: Gyp/Tape/Mud; Common Stair	120061772-10.1	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Beige/Gray, Heterogeneous, Non-Fibrous, Gypsum Board			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100 %			
0252-B-10 Location: Gyp/Tape/Mud; Common Stair	120061772-10.2	No	NAD (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Tape			
Asbestos Types:			
Other Material: Cellulose 99 %, Non-fibrous 1 %			
0252-B-10 Location: Gyp/Tape/Mud; Common Stair	120061772-10.3	Yes	2 % (by CVES) by Beverly A. Schrage on 06/19/20
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Mud			
Asbestos Types: Chrysotile 2.0 %			
Other Material: Non-fibrous 98 %			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2020-0252 T2; Lurie Terrace Apartments; 3 Parkview Place -
Ann Arbor, MI

Reporting Notes:

Analyzed by: Beverly A. Schrage BAS Date: 6/19/2020 Reviewed by: BAS

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



AmeriSci Richmond

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

PLM Bulk Asbestos Report

Dominion Due Diligence Group
Attn: Kim Dingleline
201 Wylderose Drive

Midlothian, VA 23113

Date Received 08/28/20 **AmeriSci Job #** 120082077
Date Examined 09/02/20 **P.O. #**
Page 1 of 1
RE: 2020-0252 T2; Lurie Terrace Apartments; 3 Parkview Place -
Ann Arbor, MI (Ref; 120-06-1772)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
0252-B08 Location: Gyp/Tape/Mud; Common Stair Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 1.3 % Other Material: , Non-fibrous 98.8 %	120082077-01	Yes	1.3 % pc (by 400 pt ct) by Gordon T. Saleeby on 09/02/20
0252-B09 Location: Gyp/Tape/Mud; Common Stair Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 1.3 % Other Material: , Non-fibrous 98.8 %	120082077-02	Yes	1.3 % pc (by 400 pt ct) by Gordon T. Saleeby on 09/02/20
0252-B10 Location: Gyp/Tape/Mud; Common Stair Analyst Description: Cream, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: , Non-fibrous 98 %	120082077-03	Yes	2 % pc (by 400 pt ct) by Gordon T. Saleeby on 09/02/20

Reporting Notes:

Analyzed by: Gordon T. Saleeby
Date: 9/2/2020

Reviewed by: Gordon T. Saleeby

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 microscope, Serial #237649, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Subject: RE: Samples for 120061771 and 120061772
From: Kim Dingledine <k.dingledine@d3g.com>
Date: 8/28/2020, 4:57 PM
To: AmeriSci VA <vareults@amerisci.com>
CC: "bkeith@amerisci.com" <bkeith@amerisci.com>

Great!! If you can run a point count on the following samples whenever you can get to it (5 day?) that would be great. Here are the sample numbers:

120061771-01.2
120061771-02.3
120061771-03.3

120061772-08.3
120061772-09.3
120061772-10.3



Kim Dingledine,
Hazardous Materials Manager, Dominion Due Diligence Group

O: (804) 339-1187 | F: (804) 897-6404
E: k.dingledine@d3g.com
A: 201 Wylderose Drive Midlothian, Va. 23113



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From: AmeriSci VA <vareults@amerisci.com>
Sent: Friday, August 28, 2020 2:05 PM
To: Kim Dingledine <k.dingledine@d3g.com>
Cc: bkeith@amerisci.com
Subject: Re: Samples for 120061771 and 120061772

Hello Kim

Per Jean, we have them for the next 4 days.

Angel

On 8/28/2020 12:43 PM, Kim Dingledine wrote:

120082077

Can you tell me if you still have samples associated with Amerisci Job #120061771 and 120061772?
Client is asking about point counting some results but didn't know if you still had the samples.



Kim Dingledine,
Hazardous Materials Manager, Dominion Due Diligence Group

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A: [201 Wylderose Drive Midlothian, Va. 23113](https://www.google.com/maps/place/201+Wylderose+Drive,+Midlothian,+VA+23113)



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Thank you for your business.

ASBESTOS-CONTAINING MATERIALS SURVEY FORM

SITE: Lurie Terrace Apartments
ADDRESS: 3 Parkview Place – Ann Arbor, MI
DATE: 6/15/20

INSPECTOR NAME: Joseph Laney
INSPECTOR LICENSE #: A-49331
D3G PROJECT #: 2020-252 T2

HOMOGENOUS AREA/MATERIAL DESCRIPTION	LOCATIONS OBSERVED	SAMPLE #	QUANTITY OBSERVED	OBSERVED CONDITION	FRIABILITY	NOB MATERIAL?
<i>(i.e. 12"x12" brown floor tile, ceiling texture, roofing shingles, caulking materials)</i>	<i>(i.e. Unit 101 – throughout observed unit interiors, or mechanical closets, etc.)</i>	<i>(from COC or list as Presumed if not sampled)</i>	<i>(i.e. # of elbows, throughout interior, kitchens, etc.)</i>	<i>Note any areas of damage observed by inspector</i>	<i>Friable/non-friable/encapsulated</i>	<i>Yes or No</i>
Gyp/Tape/Mud	Throughout	B-08, B-09, B-10	16,000 SF	Good	NF	N
Plaster	Throughout	B-01, B-02, B-03, B-04, B-05, B-06 B-07	16,000 SF	Good	NF	N
4" Ceramic & Grout	Unit Baths		1,200 SF	Good	NF	N
1" Ceramic & Grout	Unit Baths		250 SF	Good	NF	N
Ceramic Baseboard	Unit Baths		60 SF	Good	NF	N
Patterned Vinyl Sheet Floor & Adhesive	Unit Kitchens		350 SF	Good	NF	Y
Vinyl Baseboard & Adhesive	Unit Kitchens		40 SF	Good	NF	Y
Baseboard Glue	Unit Living Rooms, &		120 SF	Good	NF	Y

DOMINION DUE DILIGENCE GROUP

201 Wylderose Drive ♦ MIDLOTHIAN ♦ VIRGINIA 23113 ♦ PHONE: (804) 358-2020 ♦ FAX: (804) 358-3003

ASBESTOS-CONTAINING MATERIALS SURVEY FORM

SITE: Lurie Terrace Apartments
ADDRESS: 3 Parkview Place – Ann Arbor, MI
DATE: 6/15/20

INSPECTOR NAME: Joseph Laney
INSPECTOR LICENSE #: A-49331
D3G PROJECT #: 2020-252 T2

	Bedrooms				
Cinderblock	Basement & Exterior		900 SF	Good	NF N
Brick & Mortar	Exterior		2,400 SF	Good	NF N
Roof Shingles	Exterior		1,250 SF	Good	NF Y

FACILITY NOTES (i.e. list units inspected, interviewed persons, known dates of renovations, construction, fires, etc.):

Where sampled, Drywall was observed underneath a thin coat of plaster.

DOMINION DUE DILIGENCE GROUP

201 Wylderose Drive ♦ MIDLOTHIAN ♦ VIRGINIA 23113 ♦ PHONE: (804) 358-2020 ♦ FAX: (804) 358-3003

State of Michigan
 Department of Economic and Regulatory Affairs
 Michigan Occupational Safety & Health Administration - Asbestos Program



Asbestos Inspector





Joseph A. Laney
 403 North Fairview Avenue
 Mount Prospect, IL 60056

Accreditation Number A45331	Expiration Date 08/03/2020
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DOB: 01/15/1986

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1996, as amended, to be accredited as an Asbestos Inspector.

ACCREDITATION UNIT NO. 142220