



Exhibit B - Asbestos Report

January 07, 2016

Project No.: IH-16-003

Walla Walla University
Attn: Ken Vyhmeister
Associ. V.P. Financial Administration
204 S. College Ave.
College Place, WA99324

**RE: Report for a Limited Asbestos Inspection
of the Commercial Facility Located at
2415 Mullan Rd.
Missoula, MT 59808**

Attn: Ken Vyhmeister,

Abatement Contractors of Montana, LLC (ACM) is pleased to provide this sampling report for a Limited Asbestos Inspection conducted at the referenced site. The inspection was performed on January 5th, 2016 by Mr. Christopher Casas, a Montana Department of Environmental Quality (DEQ) accredited Asbestos Inspector. The Inspector's State of Montana credential is attached.

Introduction

ACM collected a total of 15 bulk samples representing 5 homogeneous areas (HAs) of suspected asbestos-containing building materials (ACBMs). Of these, sampling and laboratory analysis of material samples has indicated the materials did not contain detectable concentrations of asbestos; these materials have been determined to be NON-ACM. A floor plan drawing with sample locations is attached. All samples tested **NEGATIVE** (non-detect) for asbestos.

The inspection for asbestos-containing material (ACM) was conducted using the protocol developed for schools under the asbestos Hazard Emergency Response Act (AHERA), as promulgated in Title 40, Code of Federal Regulations, Part 763 (40 CFR, Part 763.354). Classification of the identified asbestos-containing materials was performed under the guidelines for Hazardous Air Pollutants (NESHAP).

Based on our experience inspecting commercial facilities of similar size, age and type of construction we developed a sampling protocol which adequately characterized the building, and generated the required number of samples per a homogeneous area. The inspection and sampling plan for the site was limited to building materials that will be directly impacted by the planned renovation activities.

The list of building materials and sampling plan for the site was developed and limited after verbal conversation with the clients representative (Dexter Royce) and a review of the available demolition plans. Sampling was performed only on suspect ACBMs that will be impacted, removed, or demolished according to the provided demolition plans and detailed in verbal conversations with the clients representative. If the renovation plans change to include impacting materials that were not included in the sampling plan the client should use the services of licensed environmental consultants to collect additional samples and have them analyzed for detectable amounts of asbestos.

Exhibit B - Asbestos Report

Report for Asbestos Inspection- Commercial Facility , 2415 Mullan Rd.

IH-16-003

Scope of Work

The scope of work for this project included an asbestos inspection of suspect asbestos containing materials identified through a physical and visual assessment of building components throughout the accessible interior of the site, sampling, and documentation of suspect and confirmed **NON asbestos-containing Materials**.

The exterior of the building was excluded from this inspection. No exterior sampling was performed on any suspected ACBMs, including the CMU Block and the Roofing materials. The assessment scope of work was limited due to conversations with the clients representative to specific interior finish materials that will be impacted during planned renovations activities.

Building Description

The Commercial Facility was constructed in 2000 as a low rise Office Building. The interior of the site is currently segregated into executive offices, offices, reception area, waiting area, conference room, common area bathrooms (3), and a mechanical room.

The building was constructed with wood framing, joists, and beams over a concrete slab. The main entrance to the building has a canopy roof and a enclosed entry.

The building has a area of 8,284 Square Feet and a perimeter of 456 feet.

Exterior of The Building

The exterior of the building includes the following finish materials; the exterior walls are finished with brick and concrete block system.

Interior of the Building

The interior of the building is finished with the following materials; resilient floor coverings (i.e. carpet, and vinyl sheet flooring), Drywall system (i.e. drywall, texture, mud, tape), Concrete Slab, and 2x2 white ceiling tiles with pinholes.

Asbestos Inspection

Samples were obtained by trained, experienced persons using techniques such as wet slicing, wet boring, or similar methods designed to limit contamination of the area during sampling. When applicable the sampled area was sealed using duct tape, or spray encapsulates as appropriate to the material being sampled. During sample collection of potentially friable material, a high-efficiency particulate arrestance (HEPA) rated vacuum was used to limit potential contamination of the area.

Per EPA sampling guidelines the three kinds of material classification include Surfacing Material, Thermal system Insulation, and Miscellaneous Material. for surfacing materials the 3-5-7 rule applies, meaning 3 samples from materials covering less than 1,000 square feet are collected, 5 samples from 1,000 to 5,000 square feet are collected, and 7 samples from greater than 5,000 square feet are collected. For thermal system material, 3 samples should be collected from each homogeneous area.

Homogeneous material means an area of surfacing material, thermal system insulation material or miscellaneous material that is uniform in color and texture. It should be noted that materials

Exhibit B - Asbestos Report

Report for Asbestos Inspection- Commercial Facility , 2415 Mullan Rd.

IH-16-003

that appear to be homogenous and adjacent may have different contents in terms of asbestos. Only laboratory testing will decide whether they are really the same homogeneous area.

The inspection was performed in accordance with the OSHA 29 CFR 1926.1101(k), Montana DEQ and the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Subparts A and M. One (1) copy of the laboratory analytical results is attached.

Required prior to renovation or demolition of building materials, the asbestos inspection consisted of a detailed survey of all building materials which will be disturbed by the renovation process. Suspect ACBM(s) were visually identified and touched prior to sampling. Samples were placed into HA groups using a coding method to classify each material by type, texture, color, and location. Components of the inspection included:

- Identification of homogeneous suspect materials on a room-by-room basis;
- Collection and analyses of bulk samples to confirm or deny the presence of asbestos; and
- Bulk samples were not collected from any homogeneous material made of fiberglass, wood, foam, glass, or rubber.

A minimum of three (3) samples were collected from random locations of each HA of suspect material. Selected materials were limited to HAs impacted by the renovation area. Samples were collected from existing damaged materials, as applicable. Samples were placed in pre-labeled plastic containers for transport to the laboratory.

ACM identified and sampled the following material as suspect ACBM shown in Table 1:

Table 1: Summary Material List

HA No.	Material Description	Location
1	Drywall System	Interior Walls
2	Ceiling Tiles 2x2 White with Pinholes	Throughout Building
3	Cove Base Trim Mastic (Yellow)	Throughout Interior Walls
4	Carpet Mastic (Yellow)	Throughout Interior Floors
5	Concrete Slab	Throughout Interior Floors

Samples were shipped, under chain-of-custody protocol for standard analysis, to SanAir Technologies Laboratory in Powhatan, Virginia, for bulk asbestos analysis utilizing Polarized Light Microscopy (PLM) coupled with dispersion staining for asbestos identification.

LABORATORY ANALYSES CONFIRMED THAT ASBESTOS WAS NOT PRESENT (NONE DETECTED) IN ALL HAs SAMPLED DURING THE INSPECTION.

Exhibit B - Asbestos Report

Report for Asbestos Inspection- Commercial Facility , 2415 Mullan Rd.

IH-16-003

Summary

- 5 HAs of building materials suspected of containing asbestos were confirmed to not contain detectable amounts of asbestos. If future renovation or demolition activities are planned these non-ACBM materials may remain in-place and be demolished, removed, or impacted during the planned renovation activities.

Limitations

This asbestos inspection was prepared based on information gathered during our site visit and interpretations of laboratory results of bulk samples collected during the inspection. The inspection was limited to selected areas within the structure(s). Additional sampling may be required if additional HAs are exposed during material removal or the scope of work is expanded to include HAs that have not been inspected or analyzed for asbestos content.

If you have any questions regarding this report, please call me at 406.549.8489. We look forward to working with you in the future

Sincerely,



Christopher Casas

Attachments: Sample Location Drawing
Asbestos Laboratory Analytical Results
City Permit Letter

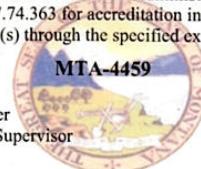
CHRISTOPHER E CASAS

has met the requirements of Montana Administrative Rule 17.74.362 and/or 17.74.363 for accreditation in the following asbestos occupation(s) through the specified expiration date(s).

MTA-4459

Asbestos Inspector
Management Planner
Project Contractor/Supervisor

07/01/2016
10/17/2015
04/24/2016

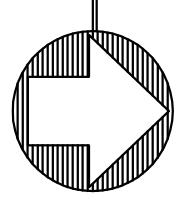


Kenni Blanton
MT DEQ Asbestos Control Program

Exhibit B - Asbestos Report

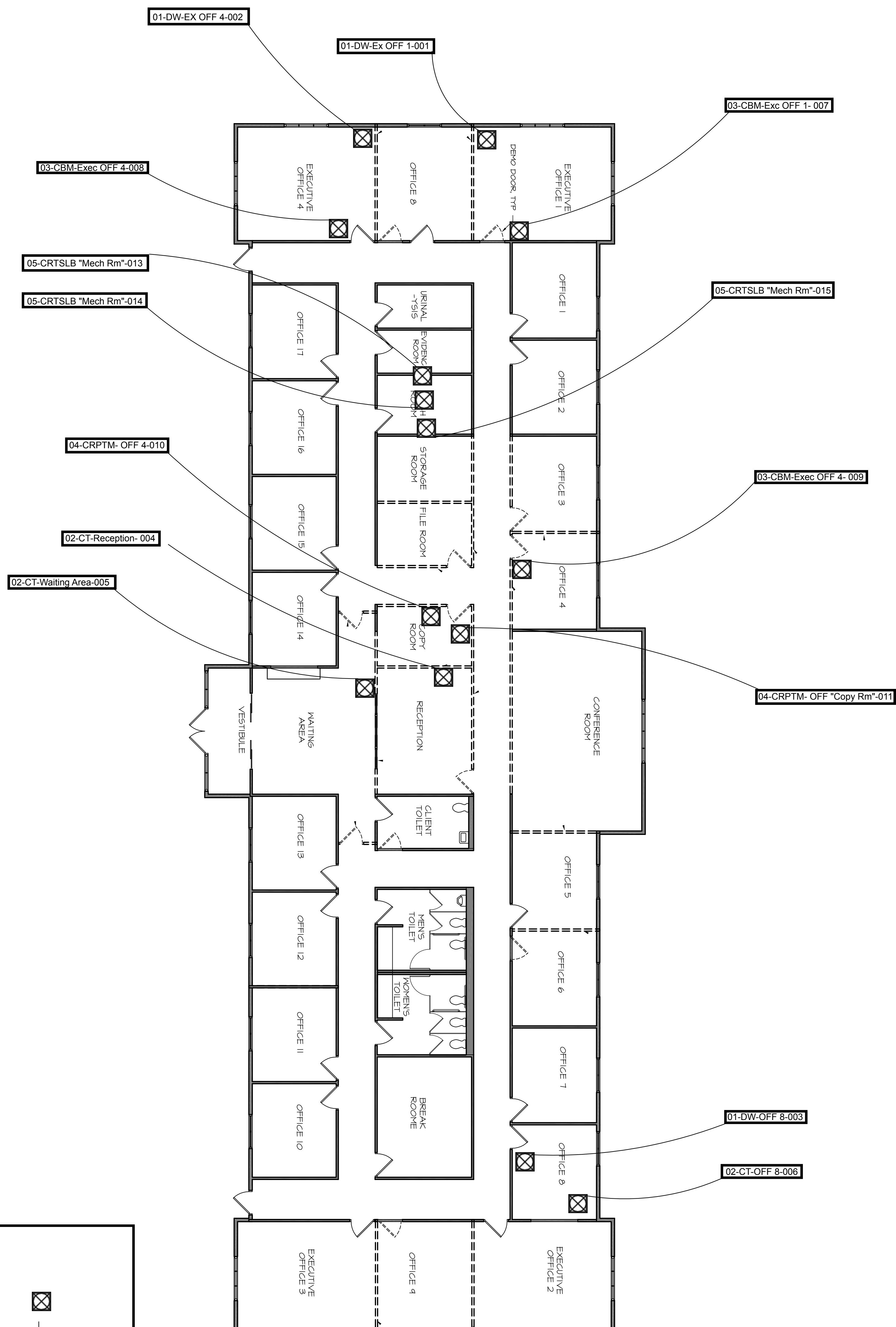
Asbestos Bulk Sample Location Map

SCALE: 1/4" = 1'-0"



☒ — Asbestos Bulk Sample Location

*Note: Approximate Bulk Sample Locations Only



SanAir Technologies Laboratory

Analysis Report

prepared for

**Abatement Contractors of
Montana, LLC**

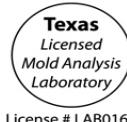
Report Date: 1/8/2016
Project Name: Walla Walla College
Project #: IH-16-003
SanAir ID#: 16000454



NVLAP LAB CODE 200870-0



Certification # 652931



License # LAB0166



804.897.1177

www.sanair.com



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

Abatement Contractors of Montana, LLC
PO Box 8747
Missoula, MT 59807

January 8, 2016

SanAir ID # 16000454
Project Name: Walla Walla College
Project Number: IH-16-003

Dear Christopher Casas,

We at SanAir would like to thank you for the work you recently submitted. The 15 sample(s) were received on Thursday, January 07, 2016 via FedEx. The final report(s) is enclosed for the following sample(s): 01-DW-EX OFF4-002, 01-DW-OFF8-003, 01-DW-EX OFF1-001, 02-CT-Reception-004, 02-CT-005, 02-CT-OFF 8-006, 03-CBM-Exec OFF1-007, 03-CBM-Exec OFF4-008, 03-CBM-Exec OFF4-009, 04-CRTM-OFF 4-010, 04-CRPTM-011, 05-CRT518-013, 05-CRTSLB-014, 05-CRTSLB-015, 04-CRPTM-12.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

sample conditions:
15 sample(s) in Good condition

Exhibit B - Asbestos Report

Name: Abatement Contractors of Montana, LLC
Address: PO Box 8747
 Missoula, MT 59807

Project Number: IH-16-003
P.O. Number:
Project Name: Walla Walla College

Collected Date: 1/4/2016
Received Date: 1/7/2016 10:40:00 AM
Report Date: 1/8/2016 8:55:43 AM
Analyst: Robertson, Erin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	% Non-Fibrous	Asbestos Fibers
01-DW-EX OFF4-002 / 16000454-001 Drywall System/EX OFF 4	Off-White Non-Fibrous Heterogeneous	5% Cellulose	95% Other	None Detected
01-DW-OFF8-003 / 16000454-002 Drywall System/OFF 8	Off-White Non-Fibrous Heterogeneous	5% Cellulose	95% Other	None Detected
01-DW-EX OFF1-001 / 16000454-003 Drywall System/Exec. OFF. 1	Off-White Non-Fibrous Heterogeneous	5% Cellulose	95% Other	None Detected
02-CT-Reception-004 / 16000454-004 Ceiling Tile 2x2/Reception	White Fibrous Homogeneous	70% Cellulose 20% Glass	10% Other	None Detected
02-CT-005 / 16000454-005 Ceiling Tile 2x2/Waiting Rm	White Fibrous Homogeneous	70% Cellulose 20% Glass	10% Other	None Detected
02-CT-OFF 8-006 / 16000454-006 Ceiling Tile 2x2/OFF 8	White Fibrous Homogeneous	70% Cellulose 20% Glass	10% Other	None Detected
03-CBM-Exec OFF1-007 / 16000454-007 Cove Base Mastic/Exec OFF 1	Yellow Non-Fibrous Homogeneous		100% Other	None Detected

Exhibit B - Asbestos Report

Certification

Analyst: Erin Robertson

Approved Signatory:

Analysis Date: 1/7/2016

Date: 1/8/2016

Page 1 of 3

Name: Abatement Contractors of Montana, LLC
Address: PO Box 8747
 Missoula, MT 59807

Project Number: IH-16-003
P.O. Number:
Project Name: Walla Walla College

Collected Date: 1/4/2016
Received Date: 1/7/2016 10:40:00 AM
Report Date: 1/8/2016 8:55:43 AM
Analyst: Robertson, Erin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
03-CBM-Exec OFF4-008 / 16000454-008 Cove Base Mastic/Exec OFF 4	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
03-CBM-Exec OFF4-009 / 16000454-009 Cove Base Mastic/OFF 4	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
04-CRTM-OFF 4-010 / 16000454-010 Carpet Mastic/Copy Rm	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
04-CRPTM-011 / 16000454-011 Carpet Mastic/Copy Rm	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
05-CRT518-013 / 16000454-012 Concrete Slab/"Mech Rm"	Grey Non-Fibrous Homogeneous		100% Other	None Detected
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
05-CRTSLB-014 / 16000454-013 Concrete Slab/"Mech Rm"	Grey Non-Fibrous Homogeneous		100% Other	None Detected
SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components	Asbestos Fibers
05-CRTSLB-015 / 16000454-014 Concrete Slab/"Mech Rm"	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Exhibit B - Asbestos Report

Certification

Analyst: Erin Robertson

Approved Signatory:

Analysis Date: 1/7/2016

Date: 1/8/2016

Page 2 of 3

Name: Abatement Contractors of Montana, LLC
Address: PO Box 8747
Missoula, MT 59807

Project Number: IH-16-003
P.O. Number:
Project Name: Walla Walla College

Collected Date: 1/4/2016
Received Date: 1/7/2016 10:40:00 AM
Report Date: 1/8/2016 8:55:43 AM
Analyst: Robertson, Erin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components	Asbestos Fibers
		% Fibrous % Non-Fibrous	
04-CRPTM-12 / 16000454-015	Yellow	100% Other	None Detected
Carpet Mastic/File Rm	Non-Fibrous Homogeneous		

Exhibit B - Asbestos Report

Certification

Analyst: Erin Robertson

Approved Signatory:



Analysis Date: 1/7/2016

Date: 1/8/2016

Page 3 of 3

Disclaimer

The final report cannot be reproduced, except in full, without written authorization from SanAir. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government.

For NY state samples, method EPA 600/M4-82-020 is performed.

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

NY ELAP lab ID 11983

Exhibit B - Asbestos Report



1551 Oakbridge Drive Suite B
Powhatan, VA 23139
804-897-1177 / 888-895-1177
Fax 804-897-0070
www.sanair.com

Asbestos
Chain of Custody

SanAir ID Number

16000 454

Abatement Contractors of Montana Company: P.O. Box 8747		Project #: I4-16-003	Collected by: CC 406-549-8489
Address: City, St., Zip: Missoula, MT 59807		Project Name: Walla Walla College - Date Collected: 01/01/16	Phone #: 406-728-9416 Fax #: on file
State of Collection: bulk		Account#: P.O. Number:	Email:

Bulk			Air			Soil/Vermiculite		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input checked="" type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%)	<input type="checkbox"/>
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%)	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%)	<input type="checkbox"/>
ABBEN	PLM EPA NOB	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>			
ABBCH	TEM Chatfield	<input type="checkbox"/>						
ABBTM	TEM EPA NOB	<input type="checkbox"/>						
Water			New York ELAP			Dust		
ABHE	EPA 100.2	<input type="checkbox"/>	PLM NY	PLM EPA 600/M4-82-020	<input type="checkbox"/>	ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
			ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix	Other	<input type="checkbox"/>
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			<input type="checkbox"/>

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	24 HR <input checked="" type="checkbox"/>
	2 Days <input type="checkbox"/>	3 Days <input type="checkbox"/>	4 Days <input type="checkbox"/>	5 Days <input type="checkbox"/>

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Type	Flow Rate*	Time* Start – Stop
01-DW-Ex OFF 4-002	Dry wall system / Ex OFF 4				
01-DW- OFF OFF 8-003	Dry wall system / OFF 8				
01-DW-Ex OFF 1-001	Dry wall system / Excl. OFF. 1				
02-CT-Reception-004	Ceiling Tile 2x2 white / Reception				
02-CT-Waiting Rm-005	Ceiling Tile 2x2 white / Waiting Rm				
02-CT-OFF 8-006	Ceiling Tile 2x2 white / OFF 8.				
03-CBM-Elec OFF 1-007	Cove Base Mastic Yellow / Elec OFF 1				
03-CBM-Ex OFF 4-008	Cove Base Mastic Yellow / Excl OFF 4				
03-CBM-OFF 4-009	Cove Base Mastic Yellow / OFF 4				
04-CRPTM-OFF 4-010	Carpet Mastic Yellow / Copy Rm				
04-CRPTM-OFF Copy Rm	Carpet Mastic Yellow / Copy Rm				

Relinquished by	Date	Time	Received by	Date	Time
		4:30	<i>W</i>	JAN 07 2016	10:4540

Unless scheduled, the turn around time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time. Work with standard turn around sent Priority Overnight and Billed to Recipient will be charged a \$10 shipping fee.

Page 2 of 2

Exhibit B - Asbestos Report

16006454

Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
Christopher Carter	01/06/16		JK	JAN 07 2016	10:48 AM
Christopher Carter			JK		

Unless scheduled, the turn around time for all samples received after 3 pm Friday will begin at 8 am Monday morning.

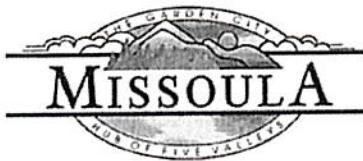
Unless scheduled, the turn around time for all samples received after 5 pm Friday will begin at 8 am Monday. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time.

Work with standard turn around time sent Priority Overnight and Billed to Recipient will be charged a \$10 shipping fee.

Page 2 of 2

Exhibit B - Asbestos Report

Exhibit B - Asbestos Report



City of Missoula Building Department
435 Ryman
Missoula, MT 59802
Phone: (406) 552-6040
FAX: (406) 552-6053

Date: 01/07/16

City of Missoula
Building Inspection Division
435 Ryman Street
Missoula, MT 59802

Address and/or Project Name:

2415 Mullan Road, Missoula, MT 59808

Asbestos Inspector/Company:
Abatement Contractors of Montana, LLC

P.O. Box 8747

Missoula, MT 59807

I, Christoper E Casas (MTA-4459), an accredited asbestos inspector, have completed the asbestos survey at the above address and the Montana Department of Environmental Quality has been notified of the contents.

A handwritten signature in black ink, appearing to read "Christoper E Casas".

Signature

State of Montana
Department of Environmental Quality
Asbestos Control Program
(406) 444-5300