HAZARDOUS AND REGULATED MATERIALS INSPECTION REPORT

Parcel ID: 45-08-09-437-010

1700-1704 Broadway

Gary, Indiana 46407

Prepared for:

Northwest Indiana Regional Development Authority

9800 Connecticut Drive

Crown Point, Indiana 46307

Client Reference: Gary Commercial Blight Elimination Program

Prepared by:

Egis

48797 Alpha Drive, Suite 130

Wixom, MI 48393

Egis Project ID: 240100

February 12, 2025

TABLE OF CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

Egis has been contracted by the Northwest Indiana Regional Development Authority (the RDA) to provide industrial hygiene services for properties in the City of Gary. Egis industrial hygienists have conducted hazardous and regulated materials (HRM) inspections of commercial buildings and associated exterior portions of select properties in the City of Gary. The properties inspected by Egis are included in a portfolio of work provided by the RDA, in concurrence with City of Gary governance, for the Gary Commercial Blight Elimination Program.

To facilitate demolition, Egis has completed an HRM inspection (including asbestos) of, a one-story commercial building with a flat roof located at 1700-1704 Broadway, Gary, Indiana (Site) commonly known as the former Lovell's Barbershop. The HRM inspection was conducted on January 30, 2025. During the inspection bulk material samples were collected, and quantities of suspect asbestos-containing materials were estimated, where applicable. This inspection also included identification and quantification of other hazardous and/or regulated materials (ORM) within the building structure and in exterior portions of the Site.

1.1 CERTIFICATION

The asbestos inspection was conducted by State of Indiana (SOI) Accredited Asbestos Inspectors identified below.

TABLE 1.1.1 – Asbestos Inspectors

Inspector Name and SOI Accreditation Number	Contact Information
Thomas Wilkewitz - 19A015949	thomas.wilkewitz@egis-group.com / 248-756-4754
Osvaldo Castellanos - 19A016055	osvaldo.castellanos@egis-group.com / 248-568-8700

2.0 DESCRIPTION OF STRUCTURE

The structure is approximately 6,100 square feet in size. It is wood framed structure situated on a concrete slab with a full basement. The roof is flat roof membrane The exterior walls are brick and concrete. The windows are a combination of wood framed and aluminum. The doors are wood.

Property information and a description of the structure(s) and other improvements are provided below. Information was gathered from the site reconnaissance and review of municipal records.

TABLE 2.0.1 – PROPERTY INFORMATION	
Parcel Number	45-08-09-437-010.000-004
Square Footage	6,100 square feet
Foundation Type	Unknown Basement Type
Building Type	Commercial Building
Exterior Description	Brick Commercial Building with Flat Roof Membrane
Pavement/Hardscape	Concrete Pad

2.1 ACCESSIBILITY LIMITATIONS

As part of conducting the HRM inspection, Egis field staff assessed the condition of the dwelling holistically, beginning with the foundation and structural members, and specifically by exterior area and functional space for safe accessibility. Exterior areas (EA) and functional spaces (FS) may be considered inaccessible as a result of fire damage, water damage, and/or an unstable foundation. In instances where accessibility is limited, Egis field staff make reasonable efforts to sample (by reaching through doorways or windows) and quantify, or assume, any suspect ACM visible from outside the structure that is located in an EA or FS determined to be inaccessible. This structure was completely inaccessible due to extensive fire damage.

3.0 PREVIOUS INVESTIGATION

Heartland Environmental Associates Inc. (Heartland) conducted an Asbestos Building Inspection Report dated September 10, 2024. The scope of the work included identification and sampling of suspect ACM; however, the scope of work did not include other hazardous and regulated material identification. At the time of the Heartland inspection, the first floor of the building was deemed accessible and was inspected. The second floor and roof of the building were noted to be fire damaged and unsafe to access. Heartland collected 38 bulk samples from 12 homogeneous areas of suspect ACMs for laboratory analysis. Samples were sent to EMSL Analytical Inc. a national Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. Suspect ACMs were submitted for Polarized Light Microscopy (PLM) analysis, with the laboratory estimating the percent asbestos by visual inspection. Materials defined as ACM are those that contain greater than 1% asbestos. See table 3.0.1 Below for materials identified as ACM. A copy of Heartland's asbestos report is included in *Attachment 1 – Heartland Environmental Asbestos Report.*

TABLE 3.0.1 – LABORATORY ANALTICAL RESULTS

Sample ID	Material Description	Assumed	Estimated Quantity	ACM Category
FT-5 (A-E)	Floor Tile/Mastic – 9"x9" Green w/ Specks – 2nd Floor	N	500-SF	Non-Friable - Category I
FB – 1 (A)	Wallboard – Two (2) Basement Doors	N	130-SF	Non-Friable - Category II
-	Asphalt Roofing Material, Roof of Building (Mostly Scattered as Debris on 2nd Floor)	Y	-	Non-Friable - Category I
-	Roofing Flashing, Roof of Building (Mostly Scattered as Debris on 2nd Floor)	Y	-	Non-Friable - Category I
-	Thermal Systems Insulation Pipe Wrapping – 24" Pipe in Boiler Room of Basement	Y	4-6 LF	Friable
-	Thermal Systems Insulation Pipe Wrapping – 8" Pipes In Basement	Y	45-55 LF	Friable
-	Thermal Systems Insulation Pipe Wrapping – 6" Pipes In Basement	Y	35-45 LF	Friable
-	Thermal Systems Insulation Pipe Wrapping – 4" Pipes In Basement	Y	200-225 LF	Friable
-	Thermal Systems Insulation Pipe Wrapping – 3" Pipes In Basement	Y	170-200 LF	Friable

TABLE 3.0.1 – LABORATORY ANALTICAL RESULTS				
Sample ID	Material Description	Assumed	Estimated Quantity	ACM Category
-	Thermal Systems Insulation Pipe Wrapping – 2” Pipes In Basement	Y	105-125 LF	Friable
-	Thermal Systems Insulation Pipe Fittings – 8” Fittings in Basement	Y	8-10 Fittings	Friable
-	Thermal Systems Insulation Pipe Fittings – 6” Fittings in Basement	Y	4-6 Fittings	Friable
-	Thermal Systems Insulation Pipe Fittings – 4” Fittings in Basement	Y	27-32 Fittings	Friable
-	Thermal Systems Insulation Pipe Fittings – 3” Fittings in Basement	Y	12-15 Fittings	Friable
-	Thermal Systems Insulation Pipe Fittings – 2” Fittings in Basement	Y	42-46 Fittings	Friable

4.0 GENERAL INSPECTION METHODOLOGY

This inspection provides information on the presence of Asbestos Containing Materials (ACMs) in accordance with the National Emission Standard for a Hazardous Air Pollutant (NESHAP) for Asbestos, 40 CFR 61 Subpart M. The Clean Air Act (CAA) requires the U.S. Environmental Protection Agency (EPA) to develop and enforce regulations to protect the public from exposure to airborne contaminants that are known to be hazardous to human health. The U.S. EPA established the NESHAP under the authority of Section 112 of the CAA, and asbestos was one of the first hazardous air pollutants regulated.

NESHAP requires the thorough inspection of the facility for asbestos, including Category I and Category II non-friable ACM. ACM is material containing more than 1% asbestos as determined using the methods specified in Appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM). The NESHAP classifies ACM as friable or non-friable. Per 40 CFR 61, Subpart M, friable ACM is that which, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM is ACM that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Non-friable ACM is further classified as Category I or Category II. Category I and Category II ACM are distinguished from each other by their potential to release fibers when damaged. Examples of Category I non-friable ACM include but are not limited to: asbestos containing packing, gaskets, resilient floor coverings, resilient floor covering mastic and asphalt roofing products containing more than 1% asbestos as determined using PLM/EPA Method 600R. Category II ACM includes all other non-friable ACM, such as asbestos-cement (A/C) shingles, A/C tiles, and Transite® boards or panels containing more than 1% asbestos. Generally, Category II ACM is more likely to become friable when damaged than is Category I ACM. The applicability of NESHAP to Category I and II ACM depends on:

(1) the condition of the material at the time of demolition or renovation
(2) the nature of the operation to which the material will be subjected
(3) the amount of ACM involved

ACM regulated under NESHAP are identified as Regulated ACMs (RACMs). RACM is defined in §61.141 of the NESHAP and includes:

(1) Friable ACM
(2) Category I non-friable ACM that has become friable
(3) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading
(4) Category II non-friable ACM that has already been or is likely to become crumbled, pulverized, or reduced to powder by forces expected to act on the material during demolition or renovation operations regulated by EPA 40 CFR 61 Subpart M, NESHAP for Asbestos

The determination of suspect ACMs was based on visual examination, material age and professional experience. Specifically, materials similar in color and texture were classified into homogenous areas. A homogeneous area is an area of surfacing material (SM), thermal system insulation material (TSI), or miscellaneous material (MM) that is uniform in color, texture, and/or date of installation. The appropriate number of samples were collected from suspect material in each established homogenous area. Egis implemented the “3-5-7” rule of sampling surfacing materials required by the Asbestos Hazard Emergency Response Act (AHERA). Samples were analyzed by PLM via EPA Method 600/R-93/116, by EMSL Laboratories, an NVLAP accredited laboratory.

5.0 LABORATORY ANALYTICAL RESULTS

Twenty-Nine (29) bulk samples of suspect ACMs were collected for laboratory analysis and Two (2) samples tested positive for the presence of asbestos fibers greater than 1% by weight. Two (2) Materials were assumed to be asbestos containing. The table below provides details for the asbestos containing materials. Bulk materials were analyzed for asbestos pursuant to EPA Method 600/R-93/116 using PLM, unless otherwise indicated. Bulk material samples that tested between a trace amount and one percent (1%) asbestos were point counted (400-point counts; EPA 600/R-93/116) to confirm the result. A copy of the laboratory analytical report is provided as *Attachment 2, Laboratory Analytical Report*. Figures depicting the building layout and sample locations are included as *Attachment 3, Figures*. A photographic log that documents the inspection is provided as *Attachment 4, Photographic Log*.

TABLE 5.0.1 – LABORATORY ANALTICAL RESULTS

Sample ID	Material Description	Assumed	Material Type	Location(s) (FS/EA)	Estimated Quantity	ACM Category
04-A-C	Foundation Sealant- Base of Exterior Walls	N	MM	EA1;EA3;EA4	222 LF	Non-Friable - Category II
08-A-C	Roofing Material- Awning Roof	N	MM	EA1;EA4	1,376 SF	Non-Friable - Category I
NA	Window Glaze- 2nd Floor Windows	Y	MM	EA1	5 Units	Non-Friable - Category II
NA	Seam Sealant- Seams to Metal pan Fascia on Awning	Y	MM	EA1;EA4	616 LF	Non-Friable - Category II

6.0 OTHER HAZARDOUS AND/OR REGULATED MATERIALS

In addition to inspecting the structure(s) for ACMs pursuant to the NESHAP for Asbestos, 40 CFR 61 Subpart M, Egis conducted a visual, non-intrusive inspection of hazardous and/or regulated materials, which did not involve testing. Egis has attempted to accurately quantify the number of hazardous and/or regulated materials that may require decontamination or disposal prior to demolition. Further inspecting, testing, sampling, and/or remediation of any conditions inspected or noted in this report, including actual quantities, remain the sole responsibility of others. Potential hazardous and/or regulated materials addressed by the inspection include, but are not limited to, the following:

(1) Refrigerants and related chemicals (40 CFR 82);

(2) Solid wastes which exhibit any of the characteristics of ignitability, corrosivity, reactivity, or toxicity (40 CFR 261.20 – 261.24);

(3) Hazardous wastes (40 CFR 261.31, 261.32) and discarded commercial chemical products (40 CFR 261.33 & Part 111, Public Act 451 of 1994, as amended);

(4) Universal wastes, including batteries, pesticides, mercury-containing products, and certain household wastes (40 CFR 273);

(5) PCB-containing products (40 CFR 761);

(6) Scrap tires (IC 13-20-14-4);

(7) Medical or Infectious Wastes (IC 16-41-16 and 410 IAC 1-3-22);

(8) Electronic Waste (IC 13-20.5)

Lead-based paint (LBP) may be present on the site and is a hazardous substance. Its condition, handling and disposal are regulated by federal, state, and local agencies. LBP does not pose a health threat unless particles are disturbed, become airborne and are inhaled or ingested. Contractors and their employers that will be disturbing the building during demolition should follow all applicable requirements in the OSHA Lead in Construction Standard.

Further testing may be required of debris generated from demolition activities to determine whether the debris should be disposed as hazardous waste under the Resource Conservation and Recovery Act (RCRA) in accordance with 40-CFR Part 261 Subpart C.

Table 6.0.1 below summarizes other regulated materials (ORM) that were observed at the Site by Egis field staff the day of the inspection.

TABLE 6.0.1 – OTHER REGULATED MATERIALS

Material Description	Location (FS/EA)	Estimated Quantity	Additional Information
No Other Hazardous/ Regulated Materials Identified			

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Indiana Department of Environmental Management (IDEM) Air Quality Division and Licensing and Regulatory Affairs (LARA) Asbestos Program require formal notification of demolition activities for all structures with, or without, regulated asbestos containing materials (RACM) by using state form *Notification of Demolition and Renovation Operations (State Form 44593, available on the IDEM Agency Forms page)*. Notifications must be made at least 10 business days prior to start of work.

Laboratory results for bulk material samples collected during the HRM inspection indicate several building materials are ACMs and are subject to proper abatement and/or disposal based upon planned demolition activities. Refer to 4.0.1 – Laboratory Analytical Results, for a list of all confirmed and assumed ACMs.

8.0 LIMITATIONS

Egis BLN USA, Inc. sampled portions of the roof that could be accessed safely. If sample collection and friability assessment could not be completed for a suspect material, then the material should be considered a friable ACM, and managed in accordance with the applicable regulations governing such material. However, if later the asbestos removal contractor or demolition contractor gains access to the roof, the friability can be assessed, and samples collected (where applicable and determined necessary by said contractor). This secondary assessment will provide the necessary information to determine if the roofing material can remain in place, or if it is required (in part or whole) to be removed prior to demolition. Egis BLN USA, Inc. is not responsible for this secondary inspection unless specifically requested to do so.

The conclusions of this report are based solely upon observations made during this evaluation. This report is intended to present a professional opinion of potential asbestos containing materials that may or may not be present at the project property. Our opinions should not be construed as relating to health and safety issues directly. Should additional information become available, this information should be reviewed, and the conclusions herein modified as appropriate. In addition, this report should not be construed as verification of compliance by the present owners or operators of the Site with federal, state, or local laws and regulations. Egis BLN USA, Inc. is responsible to perform our services in a professional manner, consistent with typical industry practice. The conclusions drawn based on this evaluation are deemed as appropriate by Egis BLN USA, Inc. in the exercise of professional judgment.

Our observations did not indicate conditions existing beyond those discussed, although it is possible, limitation of scope or the standard practice precluded recognition of asbestos containing materials present at the site, such as inaccessible and/or confined spaces of the structure. Egis BLN USA, Inc. staff do not enter confined spaces as part of the inspection process. Confined spaces include crawlspaces and attics or any other such space where there is limited ingress and egress.

Egis BLN USA, Inc. reserves the right to determine when and where a confined space may be present and use professional judgment when deciding upon entry. We cannot be held liable for materials that may be present in these spaces and unable to be reported as part of our inspection process. The presence of confined spaces will be reported as applicable, and all limitations expressed herein will apply. Any confined spaces encountered during the inspection are identified in Table 2.1.1 – Accessibility Limitations.

We cannot be held liable for consequential damages, if it is determined in the future that contamination of some type is present at the site. This report should not be considered as a recommendation to purchase, sell, or develop the Site, and the opinions expressed herein are not legal opinions. To evaluate the information contained in this report, the

reader must understand the limitations associated with this assessment. Specifically, the services for this project have been performed in general conformance with the contract negotiated between the RDA and Egis BLN USA, Inc. This report was prepared for the benefit and exclusive use of the RDA, its agents and assigns. Any third-party use of this report or reliance upon the information and opinions therein is the sole responsibility of the third party. Egis BLN USA, Inc. has no responsibility for any damages that may be suffered by a third party because of any decision made or action taken by a third party based on this report.

ATTACHMENT 1 – HEARTLAND ASBESTOS BUILDING INSPECTION REPORT

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

ASBESTOS BUILDING INSPECTION REPORT

Former Lovell's Barbershop Property
1700 – 1704 Broadway Street
Gary, Indiana 46407
Indiana Brownfields Program Site #4240603

September 10, 2024

Heartland Project Number 5113-24-17

This report is prepared by:

Heartland Environmental Associates, Inc.

3410 Mishawaka Avenue, South Bend, Indiana 46615

1324 East 16th Street, Indianapolis, Indiana 46202

Phone: 574-289-1191 Fax: 574-289-7480

Prepared For:

Indiana Finance Authority
c/o Indiana Brownfields Program
Attn: Ms. Lori Bebinger, Project Manager
100 North Senate Avenue, Suite 1275
Indianapolis, Indiana 46204

&

City of Gary Redevelopment Commission
504 Broadway Street, 2nd Floor
Gary, Indiana 46402

For the Site:

Former Lovell's Barbershop Property
1700 – 1704 Broadway Street
Gary, Indiana 46407
Heartland Project #5113-24-17
Indiana Brownfields Program Site #4240603

Report prepared by:

Ryan M. Orzechowicz, LPG
Senior Project Geologist
Heartland Environmental Associates, Inc.
State of Indiana Asbestos Inspector
License #19A001542

Nivas R. Vijay, CHMM
Senior Project Manager / Principal
Heartland Environmental Associates, Inc.
State of Indiana Asbestos Inspector
License #197004016

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF APPENDICES

EXECUTIVE SUMMARY

Heartland Environmental Associates, Inc., (Heartland), within the scope of the United States Environmental Protection Agency (USEPA) Community-Wide Brownfields Assessment Grant provided to the City of Gary (City), conducted an asbestos building inspection of the former Lovell's Barbershop property addressed 1700 - 1704 Broadway Street in Gary, Indiana. The site building subject to this inspection consisted of one (1) one to two-story vacant former commercial building encompassing approximately 17,898-square feet.

The purpose of this inspection was to evaluate for the presence and/or absence of asbestos containing materials (ACMs) within the site building. This inspection was completed as part of pre-demolition project planning being initiated at the site and was requested by the City. Due to pending demolition activities for the site building, this asbestos inspection utilized "destructive" sampling methods. It is noted that select portions within the interior of the site building were not accessible during inspection activities due to structural integrity concerns.

Based on the results of this asbestos building inspection, friable, regulated asbestos containing materials (RACMs) were encountered at the property in the form of thermal systems insulation (TSI) pipe wrap on horizontal and vertical pipe chases and pipe fittings (mudded joints) cladded on the elbows of pipe chases. RACMs in the form of TSI and associated pipe fittings were encountered primarily within the basement of the site building. The TSI pipe wrap and pipe fittings were all presumed ACMs (PACMs) and were therefore not sampled.

The potential exists that some of the TSI piping materials extend upwards throughout the building; however, due to several of the interior walls being composed of concrete block and structural integrity concerns due to fire damage within the site building, a fully comprehensive inspection of potential hidden pipe chases could not be conducted.

RACMs were identified in quantities greater than the written notification requirements specified in Indiana Administrative Code 326 IAC 14-10 (260 linear feet/160 square feet/35 cubic feet). **Therefore, written notification to the Indiana Department of Environmental Management (IDEM) will be required pertaining to asbestos related demolition and/or renovation actions at this property, as RACMs were encountered at the site exceeding written notification requirements. Abatement of these materials will be required to be conducted by a licensed asbestos abatement contractor accredited in the State of Indiana prior to any future planned renovation and/or demolition activities.**

In general, the RACMs were encountered in fair to poor condition, with several sections of TSI pipe fittings encountered either encapsulated and/or otherwise protected. Furthermore, significant amounts of TSI were observed to be damaged and also scattered in select areas of the basement floor as debris. RACMs were observed which, based on condition of the materials, would pose an immediate exposure risk to human occupants of the site building.

Additionally, non-friable ACMs in the form of resilient vinyl floor coverings and associated mastics as well as asphalt roofing materials and roof flashing materials were encountered within select areas of the 2nd floor of the site building and on the roof. Resilient vinyl flooring materials and associated mastics, asphalt roofing materials and roof flashing materials are considered non-friable ACMs and therefore are not regulated. These materials do not pose an exposure concern to occupants of the site building unless subject to sanding, grinding, abrading or any other mechanical process which would render these materials friable. It should be noted that the asphalt roofing and flashing materials were identified as PACMs and were therefore not sampled.

Non-friable, unregulated ACMs can be disposed of as construction related demolition debris and will not require special abatement. Future abatement of these materials may be warranted should these materials be subject to mechanical processes (i.e., sanding, grinding and/or abrading) as part of any future planned demolition activities. Note that, should abatement of these materials be desired, abatement work should be conducted by licensed asbestos abatement workers accredited in the State of Indiana.

Finally, non-friable ACMs in the form of transite wallboard materials were encountered on two (2) doors within the basement of the site building. The transite wallboard materials are considered non-friable ACMs and therefore are not RACMs. However, these materials will likely become friable during demolition activities. **Therefore, abatement of these transite wallboard materials will be required to be conducted by a licensed asbestos abatement contractor accredited in the State of Indiana prior to any future planned renovation and/or demolition activities.**

Reasonable efforts were made to identify suspect ACMs within the facility building inspected. This inspection was performed using "destructive" sampling methods. The manner of the inspection did not compromise the structural integrity of the building or endanger the safety of sampling personnel or other contractors/occupants. It is noted that this inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select areas of the interior not being accessible due to structural integrity concerns resulting from fire damage. As such, areas behind some concrete block walls and areas not accessible by ladder were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

1.0 INTRODUCTION

Heartland was provided authorization from the Indiana Brownfields Program (IBP), and coordinated access with representatives and staff from the City, to conduct an asbestos building inspection of the former Lovell's Barbershop property addressed 1700 - 1704 Broadway Street in Gary, Indiana. The purpose of the inspection was to identify ACMs as part of project planning activities. A site location map has been provided as Figure 1. A site map depicting the site and surrounding area is provided as Figure 2.

Environmental assessment activities are being funded under the Community Wide Assessment Grant (CWAG) awarded to the City of Gary by the Indiana Finance Authority. Site activities were completed in accordance with the pre-approved, grant specific Quality Assurance Project Plan (QAPP) (approved September 2023) and the Sampling and Analysis Plan (SAP) submitted to the USEPA in August 2024 for this project.

The site consists of one (1) one to two-story vacant commercial building addressed at 1700 - 1704 Broadway Street in Gary, Indiana. The site is located in a mixed residentially and commercially developed area south of downtown Gary. The site is bordered to the north by West 17th Avenue with undeveloped land and commercial properties located farther to the north. The site is bordered to the west by an alleyway followed by undeveloped lots, with Washington Street and residential properties located farther to the west. The site is bordered to the east by Broadway Street with a commercial building housing a medical clinic located farther to the east and a commercial building housing a neighboring development corporation located farther to the northeast. The site is bordered to the south by two (2) vacant commercial buildings with an undeveloped lot and West 18th Avenue located farther to the south.

The site is located in Section 9, Township 36 North, Range 8 West in Calumet Township, Lake County, Indiana. The site is represented on Figure 1 on the United States Geological Survey (USGS) 7.5 Minute Topographic Map of the Gary, Indiana Quadrangle.

The site is located on one (1) parcel of land (Parcel ID #45-08-09-437-010.000-004) situated on an area of approximately 0.14-acres. The site building encompasses the majority of the parcel footprint. The site was accessible via Broadway Street to the east, an alleyway to the west and West 17th Avenue to the north. The site consisted of one (1) one to two-story building that was constructed with a basement and encompassed approximately 17,898-square feet. The site building was vacant and in a state of significant disrepair during the time of the inspection, with portions of the site building being partially inaccessible due to structural integrity concerns.

The site building was generally wood and steel frame construction and was finished with a brick façade. The building was built with a full basement on a concrete foundation. The building consisted of concrete and wood floors with areas of ceramic tiles and resilient vinyl flooring materials over wood or concrete in portions of the building. The interior of the building was

segregated with sheetrock and plaster walls overtop wood frame. The roof appeared to be asphalt roofing materials overtop wood decking. The site building was observed to be in a significant state of disrepair, with building collapse observed throughout evidently due to an historical fire.

Reasonable efforts were made to identify suspect ACMs within the site building. Heartland acted on the understanding that the building would be subject to future renovation and/or be demolished. As stated previously, the inspection was performed using "destructive" sampling methods. The manner of the inspection did not compromise the structural integrity of the building or endanger the safety of sampling personnel or other contractors/occupants.

It is noted that this inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select areas of the interior not being accessible due to structural integrity concerns resulting from fire damage. As such, areas behind some concrete block walls and areas not accessible by ladder were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

2.0 METHODOLOGY

On August 29, 2024, Mr. Ryan M. Orzechowicz, Senior Project Geologist with Heartland, completed the inspection of the facility building. Mr. Orzechowicz is an accredited asbestos building inspector in the State of Indiana (License # 19A001542). A copy of Mr. Orzechowicz's Certificate of Asbestos Accreditation is provided for review in Appendix A. Photographs taken during inspection activities are included in Appendix B.

As part of the inspection, Heartland performed the following activities:

- Consulted with City staff about historical site operations;
- Inspected the construction materials of the building;
- Identified presumed ACMs and suspect ACMs for sampling;
- Sampled suspect ACMs; and
- Completed a report documenting Heartland's findings.

Based on Heartland's visual assessment of the facility building, several types of building materials were considered non-suspect ACMs and therefore were not considered in its evaluation. These materials included: concrete floors, brick and block, metal fixtures, glass, wood and plywood materials, fiberglass insulation and newly installed gypsum drywall board with proper labeling.

No historical documentation pertaining to previously conducted asbestos inspections and/or abatements was available for review. It should be noted that due to the nature of the fire damage and water damage observed at the site building, accurate physical descriptions of building materials and fully distinguishing homogenous building materials was not fully feasible.

Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

3.0 INSPECTION FINDINGS

3.1 Description of Sample Locations

Heartland personnel obtained thirty-eight (38) bulk samples from twelve (12) homogeneous areas of suspect ACMs for laboratory analysis. Sampled homogeneous materials included both suspect friable and non-friable building materials and consisted of resilient vinyl flooring materials and associated mastics, drywall, plaster and wallboard materials. Select materials were considered PACMs and were therefore not sampled. These PACMs consisted of TSI pipe wrap, TSI pipe fittings (mudded joints), asphalt roofing materials and roof flashing materials.

The suspect materials were assessed based on condition of the material and friability (the ability to be crumbled or turned to dust by hand pressure). Heartland utilized disposable nitrile gloves while obtaining samples. The samples were then placed into pre-labeled sealable bags.

Following collection of the samples, Heartland transported the samples under Heartland chain-of-custody protocol to EMSL Analytical, Inc., a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory, in Indianapolis, Indiana. The suspect ACMs sampled were submitted for Polarized Light Microscopy (PLM) analysis, with the laboratory estimating the percent asbestos by visual inspection. Materials defined as ACM are those that contain greater than 1% asbestos. Materials that are not friable and contain less than 1% asbestos are not considered to be ACM.

3.2 Findings

Based on the results of this inspection, friable RACMs in the form of TSI pipe wrap on horizontal and vertical pipe chases and pipe fittings (mudded joints) cladded on the elbows of pipe chases were identified throughout the site building, primarily within the basement. The TSI pipe wrap and TSI pipe fittings were identified as PACMs and were therefore not sampled. A site map depicting TSI locations is provided as Figure 3.

Additionally, non-friable ACMs in the form of resilient vinyl flooring materials and associated mastics located in select areas on the 2nd floor of the site building, as well as asphalt roofing materials and roof flashing materials from the roof of the site building, were identified. The asphalt roofing materials and the roof flashing materials were identified as PACMs and were therefore not sampled. Finally, non-friable ACMs in the form of transite wallboard materials were identified on two (2) doors within the basement of the site building.

None of the remaining sampled materials were identified as containing asbestos. Laboratory analytical results are provided in Appendix C. A summary of sampled materials, along with estimated quantities of identified RACMs, is provided in Table 1 below.

Table 1
Summary of Sampled Building Materials
Former Lovell's Barbershop Property
1700 – 1704 Broadway Street
Gary, Indiana
August 29, 2024

Material/Location	Friable	Category	Asbestos Content	Area (ft^2) *	Sample #
Drywall – Throughout Building	Yes	RACM	ND	~8,000	DW – 1 (A-G)
Plaster – Throughout Building	Yes	RACM	ND	~9,000	PL – 1 (A-G)
Floor Tile/Mastic – 9" x 9" Tan w/ Streaks – 1st Floor, Northwest Room	No	I	<1% Chrysotile (Mastic Only)	~900	FT – 1 (A-C)
Floor Tile/Mastic – 12" x 12" Red – 1st Floor	No	I	ND	~900	FT – 2 (A-C)
Floor Tile/Mastic – 12" x 12" Beige w/ Streaks – 1st Floor & 2nd Floor	No	I	ND	~2,000	FT – 3 (A-E)
Floor Tile/Mastic – 12" x 12" Cream w/ Blue – South Central Rooms on 1st Floor	No	I	ND	~400	FT – 4 (A-C)
Floor Tile/Mastic – 9" x 9" Green w/ Specks – 2nd Floor	No	I	**3% Chrysotile (Tile)** **2% Chrysotile (Mastic)**	~500	FT – 5 (A-E)
Floor Tile/Mastic – 9" x 9" Light Green w/ Specks – 2nd Floor	No	I	ND	~500	FT – 6 (A-C)
Floor Tile/Mastic – Stone Pattern Vinyl Sheet – 2nd Floor	No	I	ND	<100	FT –7 (A)
Floor Tile/Mastic – 9" x 9" Cream w/ Blue Specks – 2nd Floor	No	I	ND	<100	FT – 8 (A)
Floor Tile/Mastic – 9" x 9" Tan w/ Brown Marbling – 2nd Floor	No	I	ND	<100	FT – 9 (A)
Wallboard – Two (2) Basement Doors	No	II	**20% Chrysotile**	~130	FB – 1 (A)
Asphalt Roofing Material, Roof of Building (Mostly Scattered as Debris on 2nd Floor)	No	I	**PACM**	-	-
Roofing Flashing, Roof of Building (Mostly Scattered as Debris on 2nd Floor)	No	I	**PACM**	-	-

Table 1 Summary of Sampled Building Materials Former Lovell's Barbershop Property 1700 – 1704 Broadway Street Gary, Indiana August 29, 2024					
Thermal Systems Insulation Pipe Wrapping – 24" Pipe in Boiler Room of Basement	Yes	RACM	**PACM**	~4 - 6 Linear Feet	-
Thermal Systems Insulation Pipe Wrapping – 8" Pipes in Basement	Yes	RACM	**PACM**	~45-55 Linear Feet	-
Thermal Systems Insulation Pipe Wrapping – 6" Pipes in Basement	Yes	RACM	**PACM**	~35 - 45 Linear Feet	-
Thermal Systems Insulation Pipe Wrapping – 4" Pipes in Basement	Yes	RACM	**PACM**	~200 - 225 Linear Feet	-
Thermal Systems Insulation Pipe Wrapping – 3" Pipes in Basement	Yes	RACM	**PACM**	~170 - 200 Linear Feet	-
Thermal Systems Insulation Pipe Wrapping – 2" Pipes in Basement	Yes	RACM	**PACM**	~105 - 125 Linear Feet	-
Thermal Systems Insulation Pipe Fittings – 8" Fittings in Basement	Yes	RACM	**PACM**	~8-10 Fittings	-
Thermal Systems Insulation Pipe Fittings – 6" Fittings in Basement	Yes	RACM	**PACM**	~4-6 Fittings	-
Thermal Systems Insulation Pipe Fittings – 4" Fittings in Basement	Yes	RACM	**PACM**	~27-32 Fittings	-
Thermal Systems Insulation Pipe Fittings – 3" Fittings in Basement	Yes	RACM	**PACM**	~12-15 Fittings	-
Thermal Systems Insulation Pipe Fittings – 2" Fittings in Basement	Yes	RACM	**PACM**	~42-46 Fittings	-

Friable: Yes – hand friable, No – non-friable
ND: No asbestos detected
PACM: Presumed Asbestos Containing Materials
Results in **BOLD** indicate results positive for asbestos
*Square footage estimates determined from site reconnaissance and site maps obtained during site reconnaissance

In general, the RACMs were encountered in fair to poor condition, with several sections of TSI pipe fittings encountered either encapsulated and/or otherwise protected. Furthermore, significant amounts of TSI were observed to be damaged and also scattered in select areas of the basement floor as debris. RACMs were observed which, based on condition of the materials, would pose an immediate exposure risk to human occupants of the site building.

Estimated quantities of ACMs were based on reasonable assumptions of what was visible and/or exposed as part of the destructive inspection methods utilized during the time of this building inspection.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Heartland has conducted an asbestos building inspection of the former Lovell's Barbershop property addressed 1700 - 1704 Broadway Street in Gary, Indiana. The site building subject to this inspection consisted of one (1) one to two-story vacant former commercial building encompassing approximately 17,898-square feet. Historic documents indicate that the site building was constructed in approximately 1915. The purpose of this inspection was to evaluate for the presence and/or absence of ACMs within the inspected site building and the assist in the City in pre-demolition project planning.

Based on the results of this asbestos building inspection, friable RACMs were encountered at the property in the form of TSI pipe wrap on horizontal and vertical pipe chases and pipe fittings (mudded joints) cladded on the elbows of pipe chases. RACMs in the form of TSI and associated pipe fittings were encountered primarily within the basement of the site building. The TSI pipe wrap and pipe fittings were all identified as PACMs and were therefore not sampled.

The potential exists that some of the TSI piping materials extend upwards throughout the building; however, due to several of the interior walls being composed of concrete block and structural integrity concerns due to fire damage within the site building, a fully comprehensive inspection of potential hidden pipe chases could not be conducted.

RACMs were identified in quantities greater than the written notification requirements specified in Indiana Administrative Code 326 IAC 14-10 (260 linear feet/160 square feet/35 cubic feet). **Therefore, written notification to the IDEM will be required pertaining to asbestos related demolition and/or renovation actions at this property, as RACMs were encountered at the site exceeding written notification requirements. Abatement of these materials will be required to be conducted by a licensed asbestos abatement contractor accredited in the State of Indiana prior to any future planned renovation and/or demolition activities.**

In general, the RACMs were encountered in fair to poor condition, with several sections of TSI pipe fittings encountered either encapsulated and/or otherwise protected. Furthermore, significant amounts of TSI were observed to be damaged and also scattered in select areas of the basement floor as debris. RACMs were observed which, based on condition of the materials, would pose an immediate exposure risk to human occupants of the site building.

Additionally, non-friable ACMs in the form of resilient vinyl floor coverings and associated mastics as well as asphalt roofing materials and roof flashing materials were encountered within select areas of the 2nd floor of the site building and on the roof. Resilient vinyl flooring materials and associated mastics, asphalt roofing materials and roof flashing materials are considered non-friable ACMs and therefore are not regulated. These materials do not pose an exposure concern to occupants of the site building unless subject to sanding, grinding, abrading or any other mechanical process which would render these materials friable. It should be noted that the asphalt roofing and

flashing materials were identified as PACMs and were therefore not sampled.

Non-friable, unregulated ACMs can be disposed of as construction related demolition debris and will not require special abatement. Future abatement of these materials may be warranted should these materials be subject to mechanical processes (i.e., sanding, grinding and/or abrading) as part of any future planned demolition activities. Note that, should abatement of these materials be desired, abatement work should be conducted by licensed asbestos abatement workers accredited in the State of Indiana.

Finally, non-friable ACMs in the form of transite wallboard materials were encountered on two (2) doors within the basement of the site building. The transite wallboard materials are considered non-friable ACMs and therefore are not RACMs. However, these materials will likely become friable during demolition activities. **Therefore, abatement of these transite wallboard materials will be required to be conducted by a licensed asbestos abatement contractor accredited in the State of Indiana prior to any future planned renovation and/or demolition activities.**

As stated above, if the intent is to remove ACMs prior to or during any future planned demolition and/or renovation activities, it should be done so using asbestos abatement contractors licensed to work in the State of Indiana. A licensed abatement contractor is also recommended to be utilized if future encapsulation of RACMs is to be completed; however, due to the pending demolition of the site building, it is not anticipated that encapsulation will be conducted.

5.0 DISCLAIMER AND SIGNATURE PAGE

This environmental report was prepared in accordance with generally accepted principles and practices in the environmental consulting field. Conclusions and recommendations expressed herein were developed from site evaluation and limited research, and we are not responsible for unrecorded data pertaining to this site. Heartland makes no warranties, expressed or implied, as to the fitness or merchantability of said property for any particular purpose, and we are not responsible for independent conclusions or opinions made by others based on this report.

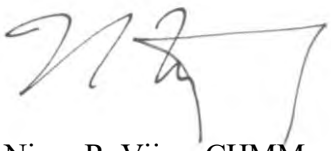
Reasonable efforts were made to identify suspect ACMs within the site building. Heartland acted on the understanding that the building would be subject to future renovation and/or be demolished. As stated previously, the inspection was performed using "destructive" sampling methods. The manner of the inspection did not compromise the structural integrity of the building or endanger the safety of sampling personnel or other contractors/occupants.

It is noted that this inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select areas of the interior not being accessible due to structural integrity concerns. As such, areas behind some concrete block walls and areas not accessible by ladder were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

If you should have questions regarding this report, please contact Heartland at 574-289-1191.

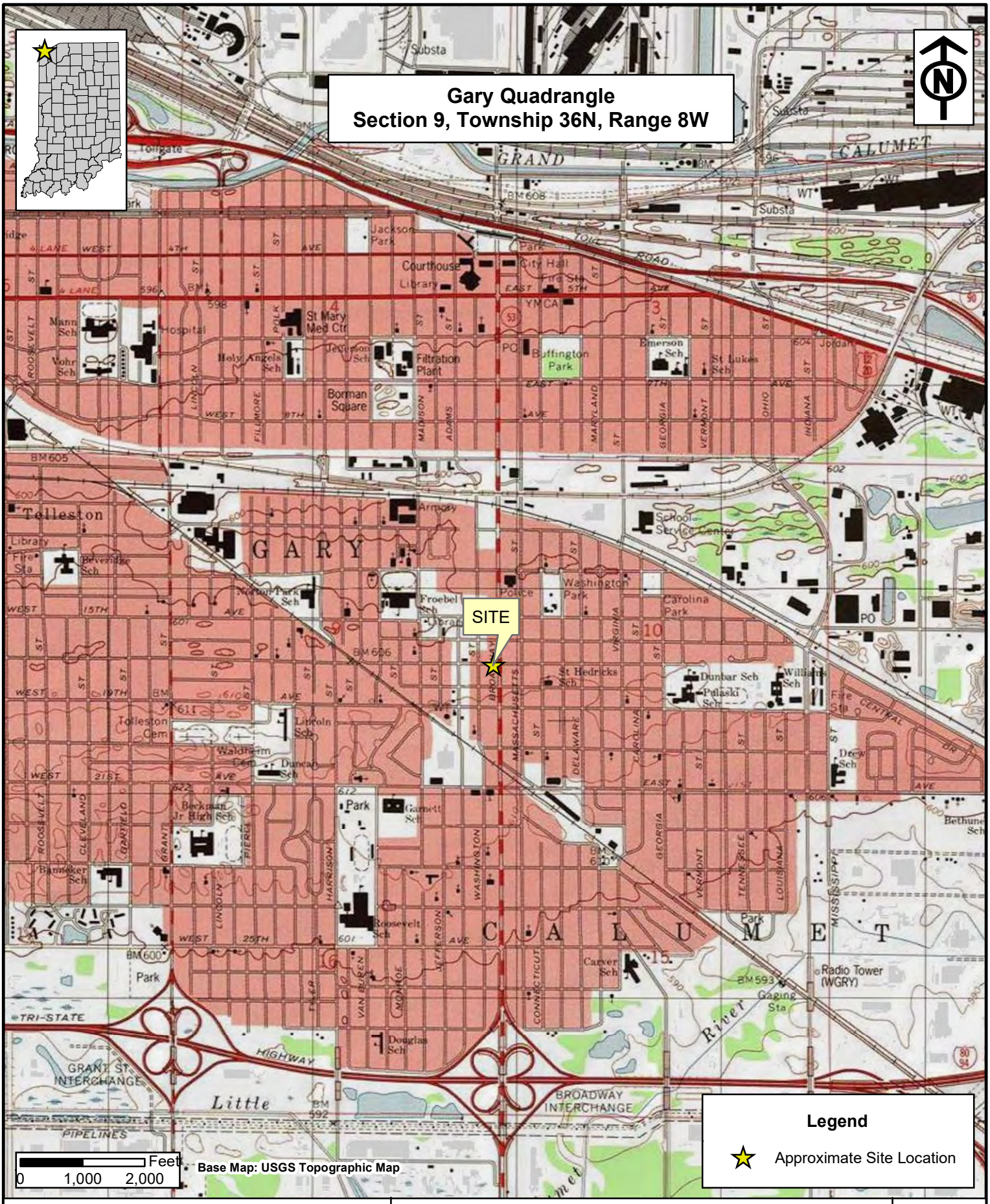
Sincerely,

Ryan Orzechowicz, LPG
Senior Project Geologist
Indiana Asbestos License #19A001542



Nivas R. Vijay, CHMM
Senior Project Manager / Principal
Indiana Asbestos License #197004016

FIGURES



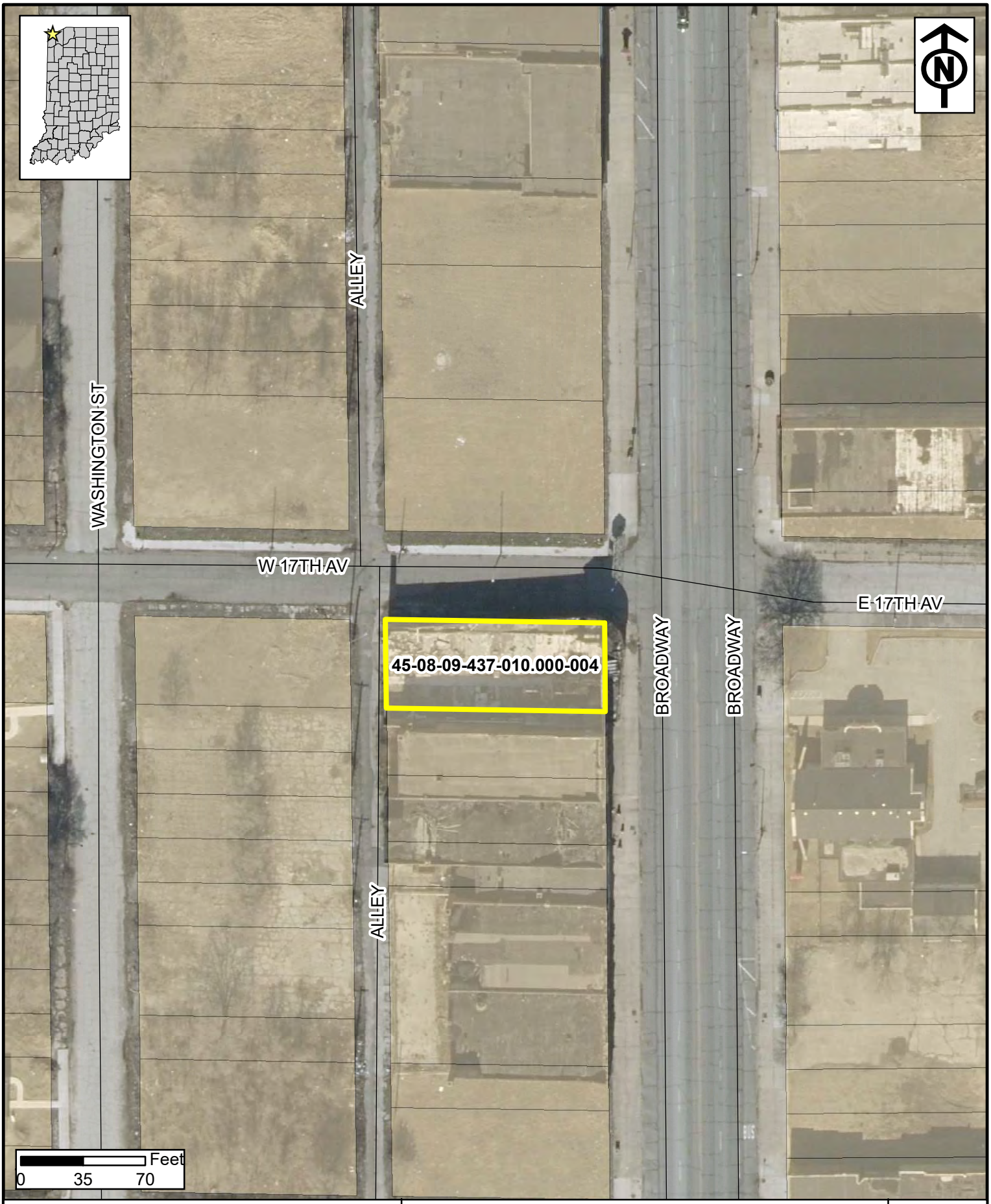
HEA
HEARTLAND ENVIRONMENTAL ASSOCIATES INC.

Heartland Environmental Associates, Inc.
3410 Mishawaka Avenue, South Bend, Indiana 46615
1324 East 16th Street, Indianapolis, Indiana 46202

FIGURE 1
SITE LOCATION MAP

FORMER LOVELL'S BARBERSHOP
1700 – 1704 BROADWAY STREET
GARY, INDIANA 46407

Date: 9/3/2024
Scale: 1"=2,000'
Drawn By: NV

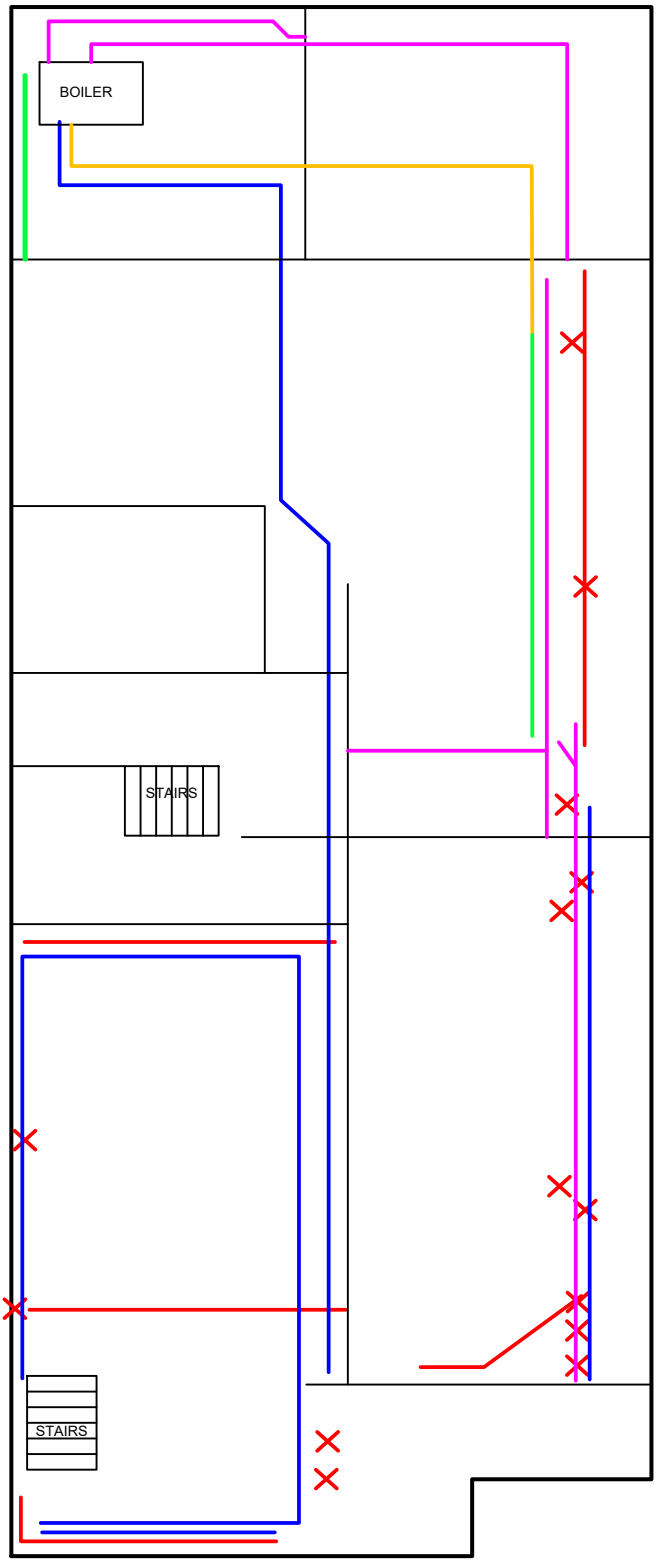


Heartland Environmental Associates, Inc.
3410 Mishawaka Avenue, South Bend, Indiana 46615
1324 East 16th Street, Indianapolis, Indiana 46202

FIGURE 2
SITE MAP W/PARCEL BOUNDARY

FORMER LOVELL'S BARBERSHOP
1700 – 1704 BROADWAY STREET
GARY, INDIANA 46407

Date: 9/3/2024
Scale: 1"=70'
Drawn By: NV



LEGEND

- 2" TSI PIPERUN
- 3" TSI PIPERUN
- 4" TSI PIPERUN
- 8" TSI PIPERUN
- 24" TSI PIPERUN
- VERTICAL TSI PIPERUN

7.5' 0 15'

Heartland Environmental Associates, Inc.
3410 Mishawaka Avenue, South Bend, Indiana 46615
1324 East 16th Street, Indianapolis, Indiana 46202

FIGURE 3
FLOOR LAYOUTS W/ TSI LOCATIONS

FORMER LOVELL'S BARBERSHOP
1700 – 1704 BROADWAY STREET
GARY, INDIANA 46407

Date: 9/3/2024

Scale: 1"=15'

Drawn By: NV

APPENDIX A

Certificates of Asbestos Accreditation

Indiana Dept. of Environmental Management

Ryan M. Orzechowicz

Asbestos Inspector License #: 19A001542

Effective: **04/08/2024**
Birth Date: **07/29/1983**
Height: **5-09**
Weight: **160**

Expiration: **04/08/2025**
Gender: **M**
Eye Color: **GRN**
Hair Color: **BRO**

Indiana Dept. of Environmental Management

Nivas R. Vijayaraghavan

Asbestos Inspector License #: 197004016

Effective: **04/14/2024**
Expiration: **04/14/2025**
Birth Date: **05/29/1979**
Gender: **M**
Height: **5-08**
Eye Color: **BRO**
Weight: **160**
Hair Color: **BLK**

APPENDIX B

Site Photographic Log

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of east face of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 1

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of north face of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 2

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of west face of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 3

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of interior of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 4

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of interior of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 5

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of second floor
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 6

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled drywall (DW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 7

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled plaster (PL-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 8

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 9

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-2)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 10

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-3)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 11

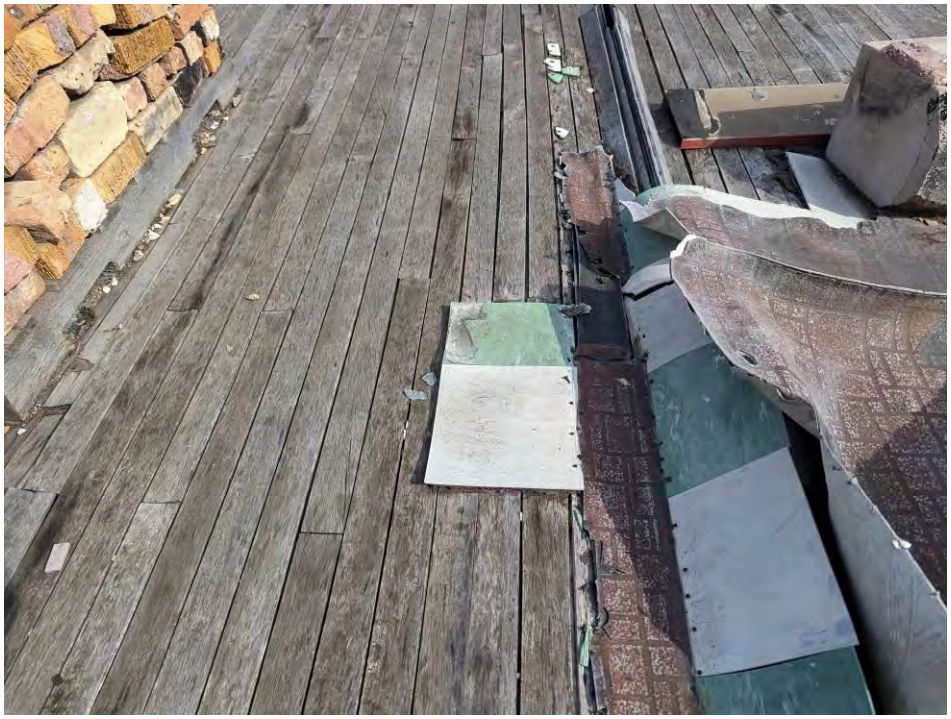
CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 628 Western Avenue in South Bend, Indian
SUBJECT: View of sampled floor tile (FT-4)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 12

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-5)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 13



CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-6)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 14

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-7)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 15

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-8)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 16

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-9)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 17

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of sampled wallboard on basement door (FB-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 18

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 19

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of damaged PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 20

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 21

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 22

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 23

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of damaged PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 24

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 25

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings in boiler room
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 26

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of damaged PACM TSI pipe wrap and fittings in boiler room
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 27

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings in boiler room
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 28

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

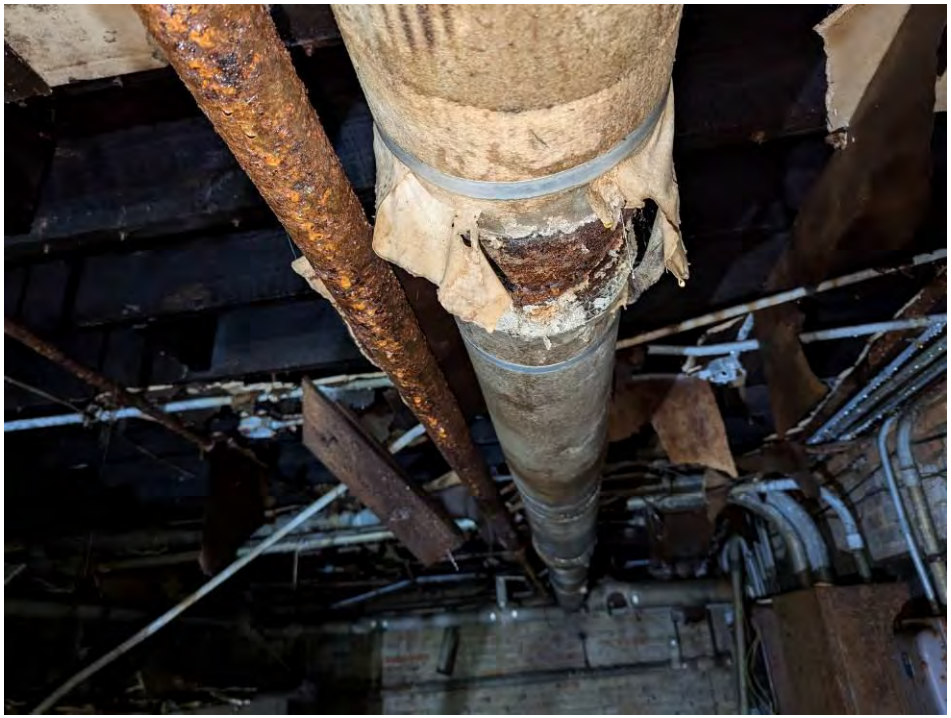
CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of damaged PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 29

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 30

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.



CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of damaged PACM TSI pipe wrap
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 31

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 32

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 33

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: August 29, 2024
LOCATION: 1700-1704 Broadway Street in Gary, Indiana
SUBJECT: View of PACM TSI pipe wrap and fittings
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 34

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

APPENDIX C

Laboratory Certificate of Analysis and Chain-of-Custody Documentation

Pace Analytical Services, LLC
7726 Moller Road
Indianapolis, IN 46268
(317)228-3100

September 04, 2024

Ryan Orzechowicz
Heartland Environmental
3410 Mishawaka Avenue
South Bend, IN 46615

RE: Project: 1700 Broadway IN
Pace Project No.: 50381412

Dear Ryan Orzechowicz:

Enclosed are the analytical results for sample(s) received by the laboratory on August 30, 2024. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

Some analyses were subcontracted outside of the Pace Network. The test report from the external subcontractor is attached to this report in its entirety.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

All analyses in this report were analyzed at a lab outside teh Pace Network

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Amanda Gaines
amanda.gaines@pacelabs.com
(317)228-3100
Project Manager

Enclosures

Pace Analytical Services, LLC
7726 Moller Road
Indianapolis, IN 46268
(317)228-3100

SAMPLE SUMMARY

Project: 1700 Broadway IN
Pace Project No.: 50381412

Lab ID	Sample ID	Matrix	Date Collected	Date Received
50381412001	FT-1A-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412002	FT-1A-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412003	FT-1B-Floor TIle	Solid	08/29/24 08:00	08/30/24 13:51
50381412004	FT-1B-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412005	FT-1C-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412006	FT-1C-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412007	FT-2A	Solid	08/29/24 08:00	08/30/24 13:51
50381412008	FT-2B	Solid	08/29/24 08:00	08/30/24 13:51
50381412009	FT-2C	Solid	08/29/24 08:00	08/30/24 13:51
50381412010	FT-3A-Floor TIle	Solid	08/29/24 08:00	08/30/24 13:51
50381412011	FT-3A-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412012	FT-3B-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412013	FT-3B-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412014	FT-3C-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412015	FT-3C-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412016	FT-3D-Floor TIle	Solid	08/29/24 08:00	08/30/24 13:51
50381412017	FT-3D-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412018	FT-3E-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412019	FT-3E-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412020	FT-4A	Solid	08/29/24 08:00	08/30/24 13:51
50381412021	FT-4B	Solid	08/29/24 08:00	08/30/24 13:51
50381412022	FT-4C-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412023	FT-4C-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412024	FT-5A-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412025	FT-5A-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412026	FT-5A-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412027	FT-5B	Solid	08/29/24 08:00	08/30/24 13:51
50381412028	FT-5C	Solid	08/29/24 08:00	08/30/24 13:51
50381412029	FT-6A-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412030	FT-6A-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412031	FT-6B-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412032	FT-6B-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412033	FT-6C-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412034	FT-6C-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412035	FT-7A-Floor Tile	Solid	08/29/24 08:00	08/30/24 13:51
50381412036	FT-7A-Mastic	Solid	08/29/24 08:00	08/30/24 13:51
50381412037	FT-8A	Solid	08/29/24 08:00	08/30/24 13:51

REPORT OF LABORATORY ANALYSIS

Pace Analytical Services, LLC
7726 Moller Road
Indianapolis, IN 46268
(317)228-3100

SAMPLE SUMMARY

Project: 1700 Broadway IN
Pace Project No.: 50381412

Lab ID	Sample ID	Matrix	Date Collected	Date Received
50381412038	**FT-9A-Floor Tile**	Solid	08/29/24 08:00	08/30/24 13:51
50381412039	**FT-9A-Mastic**	Solid	08/29/24 08:00	08/30/24 13:51
50381412040	**FB-1**	Solid	08/29/24 08:00	08/30/24 13:51
50381412041	**PL-1A-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412042	**PL-1A-Base Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412043	**PL-1B-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412044	**PL-1B-Drywall**	Solid	08/29/24 08:00	08/30/24 13:51
50381412045	**PL-1C-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412046	**PL-1C-Base Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412047	**PL-1D-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412048	**PL-1D-Base Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412049	**PL-1E-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412050	**PL-1E-Base Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412051	**PL-1F-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412052	**PL-1F-Base Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412053	**PL-1G-Finish Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412054	**PL-1G-Base Coat**	Solid	08/29/24 08:00	08/30/24 13:51
50381412055	**DW-1A**	Solid	08/29/24 08:00	08/30/24 13:51
50381412056	**DW-1B**	Solid	08/29/24 08:00	08/30/24 13:51
50381412057	**DW-1C**	Solid	08/29/24 08:00	08/30/24 13:51
50381412058	**DW-1D**	Solid	08/29/24 08:00	08/30/24 13:51
50381412059	**DW-1E**	Solid	08/29/24 08:00	08/30/24 13:51
50381412060	**DW-1F**	Solid	08/29/24 08:00	08/30/24 13:51
50381412061	**DW-1G**	Solid	08/29/24 08:00	08/30/24 13:51

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

EMSL ANALYTICAL, INC
6340 CASTLEPLACE DR
INDIANAPOLIS, IN 46250
PHONE: (800) 220-3675
FAX: (317)803-3047

Company Name : HEARTLAND ENVIRONMENTAL ASSOCIATES, INC.		**EMSL Customer ID:**	
Street: 3410 MISHAWAKA AVENUE		**City:** SOUTH BEND	**State/Province:** IN
Zip/Postal Code: 46615	**Country:** USA	**Telephone #:** 574-289-1191	**Fax #:**
Report To (Name): RYAN ORZECHOWICZ		**Please Provide Results:** ☐ Fax ☒ Email	
Email Address: roczechowicz@heartlandenv.com		**Purchase Order:**	
Project Name/Number: 1700 BROADWAY		**EMSL Project ID** *(Internal Use Only)*:	
U.S. State Samples Taken: IN		**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt	

EMSL-Bill to: ☒ Same ☐ Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour | ☐ 6 Hour | ☐ 24 Hour | ☒ 48 Hour | ☐ 72 Hour | ☐ 96 Hour | ☐ 1 Week | ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air ☐ Check if samples are from NY
☐ NIOSH 7400
☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
☒ PLM EPA 600/R-93/116 (<1%)
☐ PLM EPA NOB (<1%)
Point Count
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
Point Count w/Gravimetric
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
☐ NYS 198.1 (friable in NY)
☐ NYS 198.6 NOB (non-friable-NY)
☐ NYS 198.8 SOF-V
☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT** (AHERA only)
☐ AHERA 40 CFR, Part 763
☐ NIOSH 7402
☐ EPA Level II
☐ ISO 10312

TEM - Bulk
☐ TEM EPA NOB
☐ NYS NOB 198.4 (non-friable-NY)
☐ Chatfield SOP
☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
Fibers >10µm ☐ Waste ☐ Drinking
All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
☐ Microvac - ASTM D 5755
☐ Wipe - ASTM D6480
☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
☐ PLM EPA 600/R-93/116 with milling prep (<1%)
☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
☐ TEM Qualitative via Filtration Prep
☐ TEM Qualitative via Drop Mount Prep
☐ Cincinnati Method EPA 600/R-04/004 – PLM/TEM (BC only)

Other:
☐

☒ **Check For Positive Stop – Clearly Identify Homogenous Group**

Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm

Samplers Name: RYAN ORZECHOWICZ **Samplers Signature:** Ryan Orzechowicz

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
FT-1	FLOOR TILE	A-C	8/29/24
FT-2		A-C	
FT-3		A-E	
FT-4		A-C	
FT-5		A-C	

Client Sample # (s): **Total # of Samples:**

Relinquished (Client): Ryan Orzechowicz **Date:** 8/30/24 **Time:**

Received (Lab): Sam Hunt / Pace **Date:** 8/30/24 **Time:** 1351

Comments/Special Instructions:

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

EMSL ANALYTICAL, INC.
6340 CASTLEPLACE DR
INDIANAPOLIS, IN46250
PHONE: (800) 220-3675
FAX: (317)803-3047

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
FT-6	FLOOR TILE	A-L	8/29/24
FT-7	"	A	"
FT-8	"	A	"
FT-9	"	A	"
FB-1	FIBERBOARD	A	"
PL-1	PLASTER	A-G	"
DW-1	DRYWALL	A-G	"

***Comments/Special Instructions:**

Page 2 of 2 pages

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162415988
Customer ID: PACE53
Customer PO: 50381412
Project ID:

Attention: Amanda Gaines
Pace Analytical Services, LLC
7726 Moller Road
Indianapolis, IN 46268

Phone: (317) 228-3100
Fax: (317) 872-6189
Received Date: 08/30/2024 2:45 PM
Analysis Date: 09/04/2024
Collected Date:

Project: 1700 BROADWAY IN / 50381412

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
FT-1A-Floor Tile *162415988-0001*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-1A-Mastic *162415988-0001A*	Floor Tile	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	**<1% Chrysotile**
FT-1B-Floor Tile *162415988-0002*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-1B-Mastic *162415988-0002A*	Floor Tile	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	**<1% Chrysotile**
FT-1C-Floor Tile *162415988-0003*	Floor Tile	Tan/Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-1C-Mastic *162415988-0003A*	Floor Tile	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	**<1% Chrysotile**
FT-2A *162415988-0004*	Floor Tile	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-2B *162415988-0005*	Floor Tile	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-2C *162415988-0006*	Floor Tile	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3A-Floor Tile *162415988-0007*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3A-Mastic *162415988-0007A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3B-Floor Tile *162415988-0008*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3B-Mastic *162415988-0008A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3C-Floor Tile *162415988-0009*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3C-Mastic *162415988-0009A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3D-Floor Tile *162415988-0010*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/04/2024 12:08:09

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162415988
Customer ID: PACE53
Customer PO: 50381412
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
FT-3D-Mastic *162415988-0010A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3E-Floor Tile *162415988-0011*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-3E-Mastic *162415988-0011A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-4A *162415988-0012*	Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-4B *162415988-0013*	Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-4C-Floor Tile *162415988-0014*	Floor Tile	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-4C-Mastic *162415988-0014A*	Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-5A-Mastic *162415988-0015*	Floor Tile	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
FT-5A-Floor Tile *162415988-0015A*	Floor Tile	Green Non-Fibrous Homogeneous		97% Non-fibrous (Other)	**3% Chrysotile**
FT-5A-Mastic *162415988-0015B*	Floor Tile	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
FT-5B *162415988-0016*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-5C *162415988-0017*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-6A-Floor Tile *162415988-0018*	Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-6A-Mastic *162415988-0018A*	Floor Tile	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-6B-Floor Tile *162415988-0019*	Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-6B-Mastic *162415988-0019A*	Floor Tile	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-6C-Floor Tile *162415988-0020*	Floor Tile	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-6C-Mastic *162415988-0020A*	Floor Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-7A-Floor Tile *162415988-0021*	Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/04/2024 12:08:09

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162415988
Customer ID: PACE53
Customer PO: 50381412
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
FT-7A-Mastic *162415988-0021A*	Floor Tile	Brown/Red/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-8A *162415988-0022*	Floor Tile	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-9A-Floor Tile *162415988-0023*	Floor Tile	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-9A-Mastic *162415988-0023A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FB-1 *162415988-0024*	Fiberboard	Gray Fibrous Homogeneous		80% Non-fibrous (Other)	**20% Chrysotile**
PL-1A-Finish Coat *162415988-0025*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1A-Base Coat *162415988-0025A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1B-Finish Coat *162415988-0026*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1B-Drywall *162415988-0026A*	Plaster	White Non-Fibrous Homogeneous		95% Gypsum 5% Non-fibrous (Other)	None Detected
PL-1C-Finish Coat *162415988-0027*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1C-Base Coat *162415988-0027A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1D-Finish Coat *162415988-0028*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1D-Base Coat *162415988-0028A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1E-Finish Coat *162415988-0029*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1E-Base Coat *162415988-0029A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1F-Finish Coat *162415988-0030*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1F-Base Coat *162415988-0030A*	Plaster	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1G-Finish Coat *162415988-0031*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1G-Base Coat *162415988-0031A*	Plaster	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80% Non-fibrous (Other)	None Detected

Initial report from: 09/04/2024 12:08:09

EMSL Analytical, Inc.
6340 CastlePlace Dr. Indianapolis, IN 46250
Tel/Fax: (317) 803-2997 / (317) 803-3047
http://www.EMSL.com / indianapolislab@emsl.com

EMSL Order: 162415988
Customer ID: PACE53
Customer PO: 50381412
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
DW-1A *162415988-0032*	Drywall	Brown/White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1B *162415988-0033*	Drywall	Brown/White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1C *162415988-0034*	Drywall	White Non-Fibrous Homogeneous		95% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1D *162415988-0035*	Drywall	Brown/White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1E *162415988-0036*	Drywall	Brown/White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1F *162415988-0037*	Drywall	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (Other)	None Detected
DW-1G *162415988-0038*	Drywall	White Non-Fibrous Homogeneous		95% Gypsum 5% Non-fibrous (Other)	None Detected

Analyst(s)
Hannah Morgan (15)
Maggie Hayden (44)

Melissa Newkirk
Asbestos Laboratory Manager
or Other Approved Signatory

Initial report from: 09/04/2024 12:08:09

ATTACHMENT 2 – LABORATORY REPORTS

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042502192
Customer ID:	BLNL75
Customer PO:	C240004
Project ID:	

Attn: Detroit Project Group
Egis BLN USA Inc
51151 W. Pontiac Trail
Wixom, MI 48393

Phone: (313) 408-4893
Fax:
Collected: 1/29/2025
Received: 2/05/2025
Analyzed: 2/10/2025

Proj: IC-002 - 1700-1704 Broadway, Gary, IN

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 1A-Skim Coat **Lab Sample ID:** **042502192-0001**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Red	0.0%	100.0%	None Detected	

Client Sample ID: 1A-Plaster **Lab Sample ID:** **042502192-0001A**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 1B-Skim Coat **Lab Sample ID:** **042502192-0002**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Red	0.0%	100.0%	None Detected	

Client Sample ID: 1B-Plaster **Lab Sample ID:** **042502192-0002A**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 1C-Skim Coat **Lab Sample ID:** **042502192-0003**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Red	0.0%	100.0%	None Detected	

Client Sample ID: 1C-Plaster **Lab Sample ID:** **042502192-0003A**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 1D-Skim Coat **Lab Sample ID:** **042502192-0004**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Red	0.0%	100.0%	None Detected	

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042502192
Customer ID:	BLNL75
Customer PO:	C240004
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 1D-Plaster **Lab Sample ID:** **042502192-0004A**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 1E-Skim Coat **Lab Sample ID:** **042502192-0005**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Red	0.0%	100.0%	None Detected	

Client Sample ID: 1E-Plaster **Lab Sample ID:** **042502192-0005A**
Sample Description: EA 1, EA 4/Plaster - Awning Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 2A **Lab Sample ID:** **042502192-0006**
Sample Description: EA 1, EA 4/Marble Panel Sealant - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Gray	0.0%	100.0%	**<1% Chrysotile**	

Client Sample ID: 2B **Lab Sample ID:** **042502192-0007**
Sample Description: EA 1, EA 4/Marble Panel Sealant - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/07/2025	Gray	0.0%	100.0%	**<1% Chrysotile**	

Client Sample ID: 2C **Lab Sample ID:** **042502192-0008**
Sample Description: EA 1, EA 4/Marble Panel Sealant - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	**<1% Chrysotile**	

Client Sample ID: 3A **Lab Sample ID:** **042502192-0009**
Sample Description: EA 1, EA 4/Marble Panel Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 3B **Lab Sample ID:** **042502192-0010**
Sample Description: EA 1, EA 4/Marble Panel Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042502192
Customer ID:	BLNL75
Customer PO:	C240004
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 3C **Lab Sample ID:** **042502192-0011**

Sample Description: EA 1, EA 4/Marble Panel Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 4A **Lab Sample ID:** **042502192-0012**

Sample Description: EA 1, EA3, EA4/Foundation Sealant - Base of Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Black	0.0%	94.0%	**6% Chrysotile**	

Client Sample ID: 4B **Lab Sample ID:** **042502192-0013**

Sample Description: EA 1, EA3, EA4/Foundation Sealant - Base of Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 4C **Lab Sample ID:** **042502192-0014**

Sample Description: EA 1, EA3, EA4/Foundation Sealant - Base of Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 5A-Brick **Lab Sample ID:** **042502192-0015**

Sample Description: EA 1-4/Brick & Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Orange	0.0%	100.0%	None Detected	

Client Sample ID: 5A-Mortar **Lab Sample ID:** **042502192-0015A**

Sample Description: EA 1-4/Brick & Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 5B-Brick **Lab Sample ID:** **042502192-0016**

Sample Description: EA 1-4/Brick & Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Orange	0.0%	100.0%	None Detected	

Client Sample ID: 5B-Mortar **Lab Sample ID:** **042502192-0016A**

Sample Description: EA 1-4/Brick & Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042502192
Customer ID:	BLNL75
Customer PO:	C240004
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 5C-Brick ***Lab Sample ID:*** **042502192-0017**

Sample Description: EA 1-4/Brick & Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Orange	0.0%	100.0%	None Detected	

Client Sample ID: 5C-Mortar ***Lab Sample ID:*** **042502192-0017A**

Sample Description: EA 1-4/Brick & Mortar - Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 6A ***Lab Sample ID:*** **042502192-0018**

Sample Description: EA 1, EA 4/Concrete - Sidewalk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 6B ***Lab Sample ID:*** **042502192-0019**

Sample Description: EA 1, EA 4/Concrete - Sidewalk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 6C ***Lab Sample ID:*** **042502192-0020**

Sample Description: EA 1, EA 4/Concrete - Sidewalk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 7A ***Lab Sample ID:*** **042502192-0021**

Sample Description: EA 1, EA 4/Expansion Joint - Sidewalks and Base of Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Black	10.0%	90.0%	None Detected	

Client Sample ID: 7B ***Lab Sample ID:*** **042502192-0022**

Sample Description: EA 1, EA 4/Expansion Joint - Sidewalks and Base of Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Black	10.0%	90.0%	None Detected	

Client Sample ID: 7C ***Lab Sample ID:*** **042502192-0023**

Sample Description: EA 1, EA 4/Expansion Joint - Sidewalks and Base of Exterior Walls

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray/Black	10.0%	90.0%	None Detected	

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042502192
Customer ID:	BLNL75
Customer PO:	C240004
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 8A **Lab Sample ID:** **042502192-0024**

Sample Description: EA 1, EA 4/Roofing Material - Awning Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Black	0.0%	94.0%	**6% Chrysotile**	

Client Sample ID: 8B **Lab Sample ID:** **042502192-0025**

Sample Description: EA 1, EA 4/Roofing Material - Awning Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 8C **Lab Sample ID:** **042502192-0026**

Sample Description: EA 1, EA 4/Roofing Material - Awning Roof

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 9A **Lab Sample ID:** **042502192-0027**

Sample Description: EA 1, EA 3/Door Caulk - Front and Rear Door

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	7.0%	93.0%	None Detected	

Client Sample ID: 9B **Lab Sample ID:** **042502192-0028**

Sample Description: EA 1, EA 3/Door Caulk - Front and Rear Door

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray	7.0%	93.0%	None Detected	

Client Sample ID: 9C **Lab Sample ID:** **042502192-0029**

Sample Description: EA 1, EA 3/Door Caulk - Front and Rear Door

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/10/2025	Gray/Black	7.0%	93.0%	None Detected	

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042502192
Customer ID:	BLNL75
Customer PO:	C240004
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Analyst(s):

Samuel Giraldo	PLM (10)
Timothy Kleehammer	PLM (23)

Reviewed and approved by:

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

Samples analyzed by EMSL Analytical, Inc. Rochester, NY NVLAP Lab Code 600183-0

Initial report from: 02/11/202511:34:04

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com cinnasblab@EMSL.com

EMSL Order:	042502192
CustomerID:	BLNL75
CustomerPO:	C240004
ProjectID:	

Attn: **Detroit Project Group**
Egis BLN USA Inc
51151 W. Pontiac Trail
Wixom, MI 48393

Phone:	(313) 408-4893
Fax:	
Received:	2/5/2025 10:00 AM
Analysis Date:	2/11/2025
Collected:	1/29/2025

Project: **IC-002 - 1700-1704 Broadway, Gary, IN**

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy with Gravimetric Reduction. Quantitation using 400 Point Count Procedure.

SAMPLE ID	DESCRIPTION	APPEARANCE	(%) Matrix Organic	(%) Matrix Acid	NON- ASBESTOS % Fibrous	NON- ASBESTOS % NON-FIBROUS	ASBESTOS % TYPES
2A *042502192-0006* HA: JC	EA 1, EA 4 - Marble Panel Sealant - Exterior Walls	Gray Fibrous Heterogeneous	14.7	80.5		4.8 Non-fibrous (other)	<0.25 Chrysotile
2B *042502192-0007* HA: JC	EA 1, EA 4 - Marble Panel Sealant - Exterior Walls	Gray Fibrous Homogeneous	14.2	81.2		4.2 Non-fibrous (other)	0.4 Chrysotile
2C *042502192-0008* HA: JC	EA 1, EA 4 - Marble Panel Sealant - Exterior Walls	Gray Fibrous Homogeneous	16.1	79.4		4.0 Non-fibrous (other)	0.5 Chrysotile

Analyst(s)
Timothy Kleehammer (3)

Samantha Rundstrom, Laboratory Manager
or other approved signatory

Initial report from 02/11/2025 11:34:04

OrderID: 042502192

Asbestos Bulk Building Materials - Chain of Custody

EMSL Order Number / Lab Use Only

#042502192

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE (800) 220-3675
EMAIL CinnAsblab@EMSL.com

Customer Information		Billing Information	
Customer ID:	BLNL75	Billing ID:	BLNL75
Company Name:	Egis	Company Name:	Egis
Contact Name:	Craig Willey	Billing Contact:	Ryan Jones
Street Address:	48797 Alpha Drive	Street Address:	8320 Craig Street
City, State, Zip:	Wixom, MI 48393	City, State, Zip:	Indianapolis, IN 46250
Country:	USA	Country:	USA
Phone:	(248) 863-2934	Phone:	(248) 863-2762
Email(s) for Report:	DETROIT-DEMO-EDD-EMPLOYEES.EGIS-US@egis-group.com	Email(s) for Invoice:	Ryan.JONES@egis-group.com; Beth.Senn@egis-group.com

Project Information

Project Name/No:	IC-002 - 1700-1704 Broadway, Gary IN	Purchase Order:	C240004
EMSL LIMS Project ID (if applicable, EMSL will provide)		US State where samples collected: MICHIGAN	State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name: Tom Wilkewitz	Sampled By Signature: Tom Wilkewitz	Date Sampled: 1/29/2025	No. of Samples: 29

Turn-Around-Time (TAT)

[X] 72 Hours

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

Test Selection

PLM - Bulk (reporting limit)

☑ PLM EPA 600/R-93/116 (<1%)

TEM - Bulk

Other Tests (please specify)

Point Count all samples ≤1% asbestos
Point Count NOB material samples ≤1% asbestos by PLM EPA NOB-EPA/600/R-93/116 w/ Gravimetric Reduction (TRL 0.5%)

FedEx # 2849 2222 3596

[X] Positive Stop - Clearly Identified Homogeneous Areas

Sample Number	HA Number	Sample Location	Material Description
1 - A, B, C, D, E	PL	EA1, EA4	Plaster - Awning Ceiling
2 - A, B, C	JC	EA1, EA4	Marble Panel Sealant - Exterior walls
3 - A, B, C	JC	EA1, EA4	Marble Panel Mortar - Exterior walls
4 - A, B, C	FLM	EA1, EA3, EA4	Foundation Sealant - Base of Exterior Walls
5 - A, B, C	BM	EA1-4	Brick & Mortar - Exterior Walls
6 - A, B, C	CC	EA1, EA4	Concrete - Sidewalk
7 - A, B, C	EJ	EA1, EA4	Expansion_ Joint - Sidewalks and base of exterior walls
8 - A, B, C	RM	EA1, EA4	Roofing_Material - Awning Roof

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Please provide EDD in CSV format

Method of Shipment: Lab Location ROCHESTER NY		Sample Condition Upon Receipt:	
Relinquished by: Tom Wilkewitz	Date/Time: 1-30-25/2000	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

FEB 05 2025

BY: 100

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Asbestos Bulk Building Materials - Chain of Custody

EMSL Order Number / Lab Use Only

#042502192

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE (800) 220-3675
EMAIL CinnAsblab@EMSL.com

Additional Pages of the Chain of Custody are only necessary if needed for additional sample

IC-002 - 1700-1704 Broadway, Gary IN

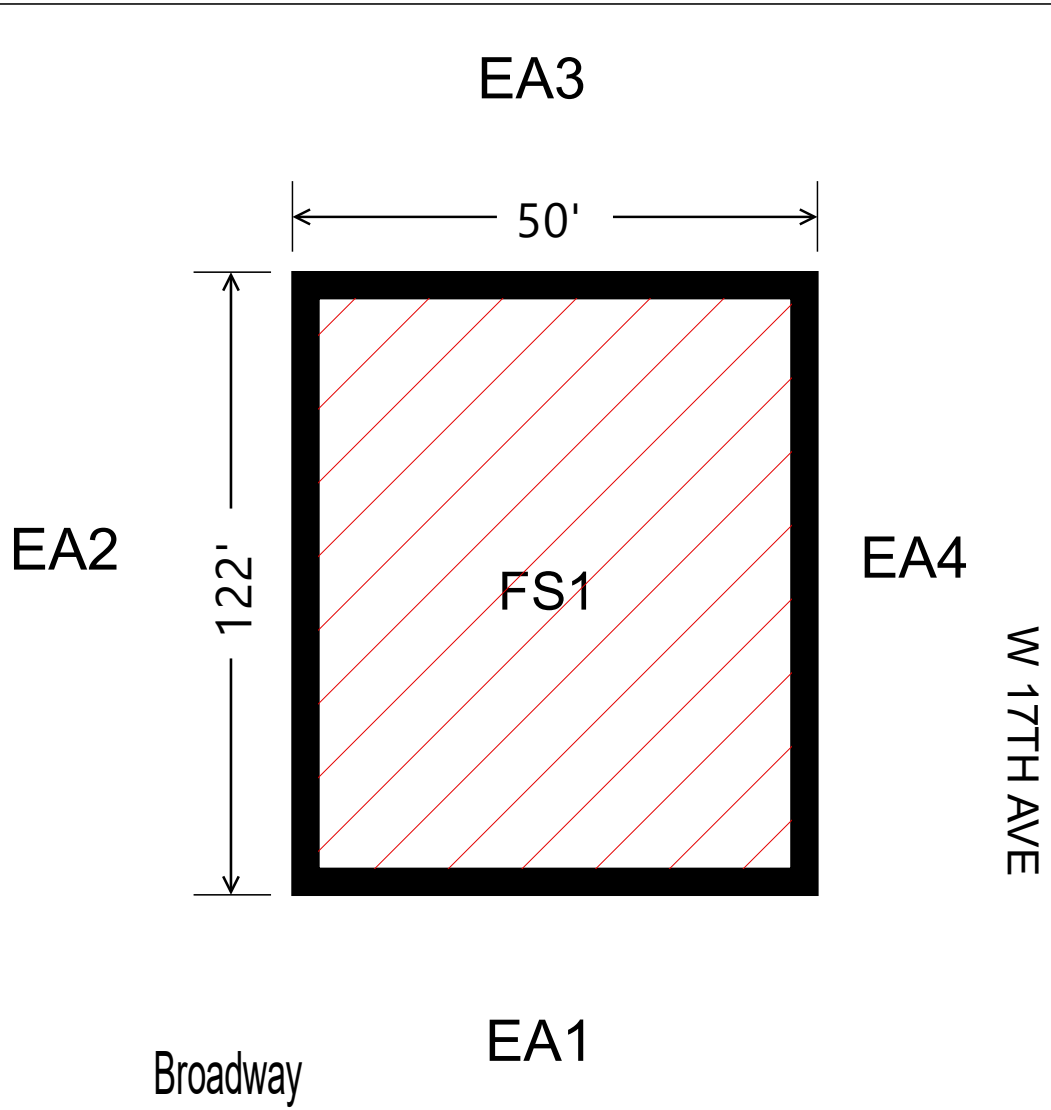
Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample Number	HA Number	Sample Location	Material Description
9 - A, B, C	CB	EA1, EA3	Door Caulk - Front and Rear door
(assumed - no sample)	WG	EA1	Window_Glaze - 2nd floor Windows
(assumed - no sample)	RM	EA1,EA4	Seam Sealant - Seams to Metal pan Fascia on Awning
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-

1000

Method of Shipment: Fed Ex		Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 1-29-25/2000	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

ATTACHMENT 3 – FIGURES



Legend

Positive Asbestos Sample Locations ← #

Approximate Building Area 6,100 SF

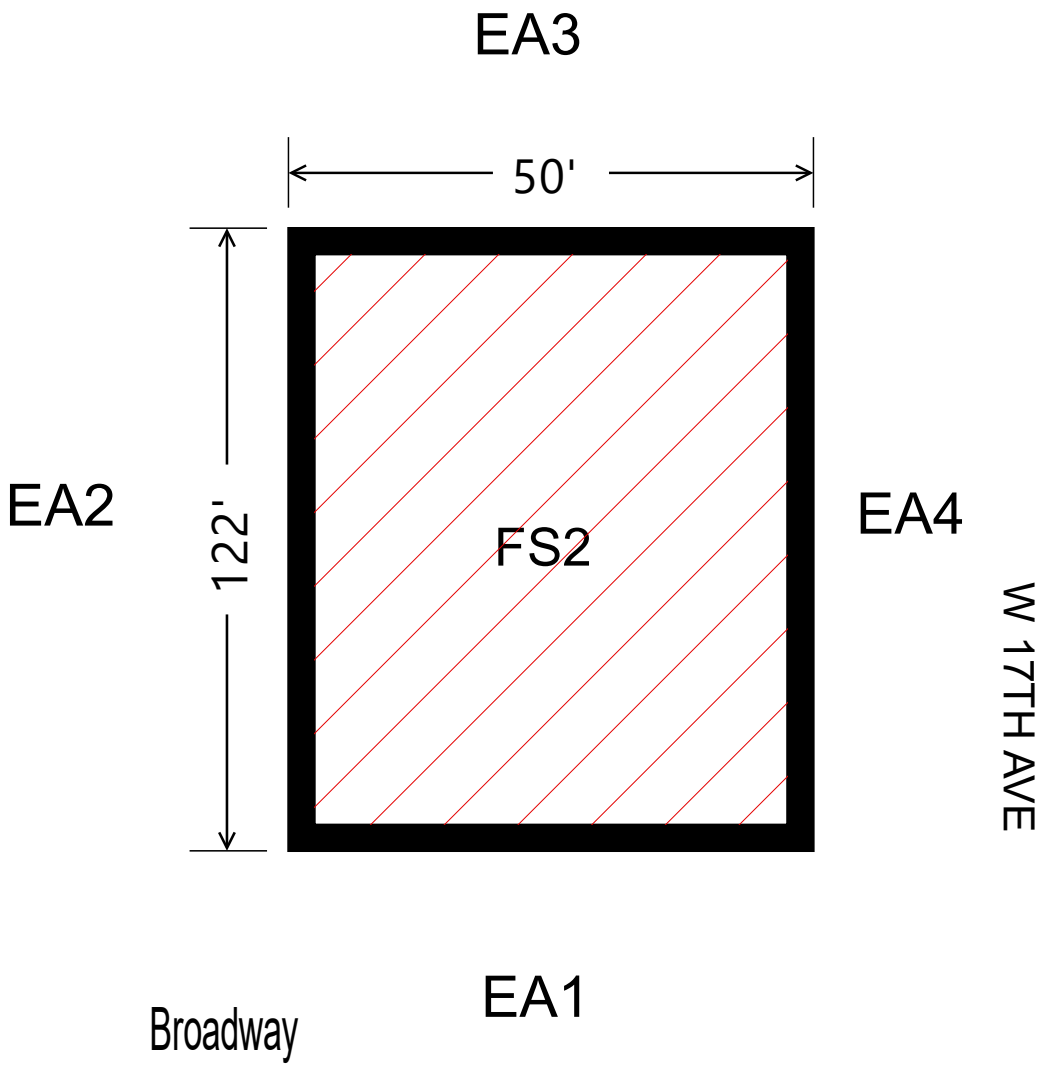
N

egis

IMAGINE. CREATE. ACHIEVE. a sustainable future

Figure 1 - Basement
1700 Broadway
Gary, Indiana 46407

DATE:	DRAWN BY:	PROJECT NO.
1/29/25	Luis Castellanos	240100



Legend

Positive Asbestos Sample Locations ← #

Approximate Building Area 6,100 SF

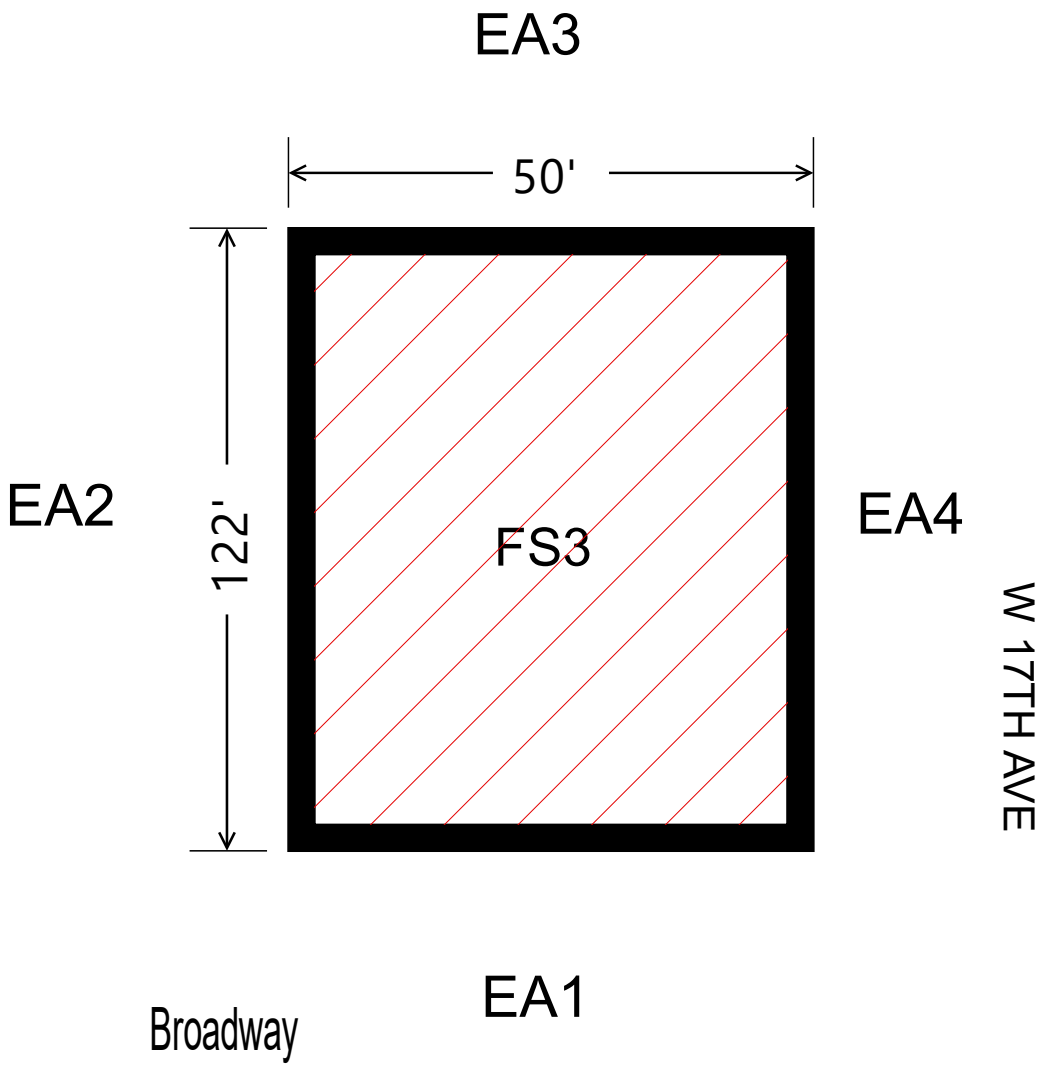
N

egis

IMAGINE. CREATE. ACHIEVE. a sustainable future

Figure 2 - First Floor
1700 Broadway
Gary, Indiana 46407

DATE:	DRAWN BY:	PROJECT NO.
1/29/25	Luis Castellanos	240100



Legend

Positive Asbestos Sample Locations ← #

Approximate Building Area 6,100 SF

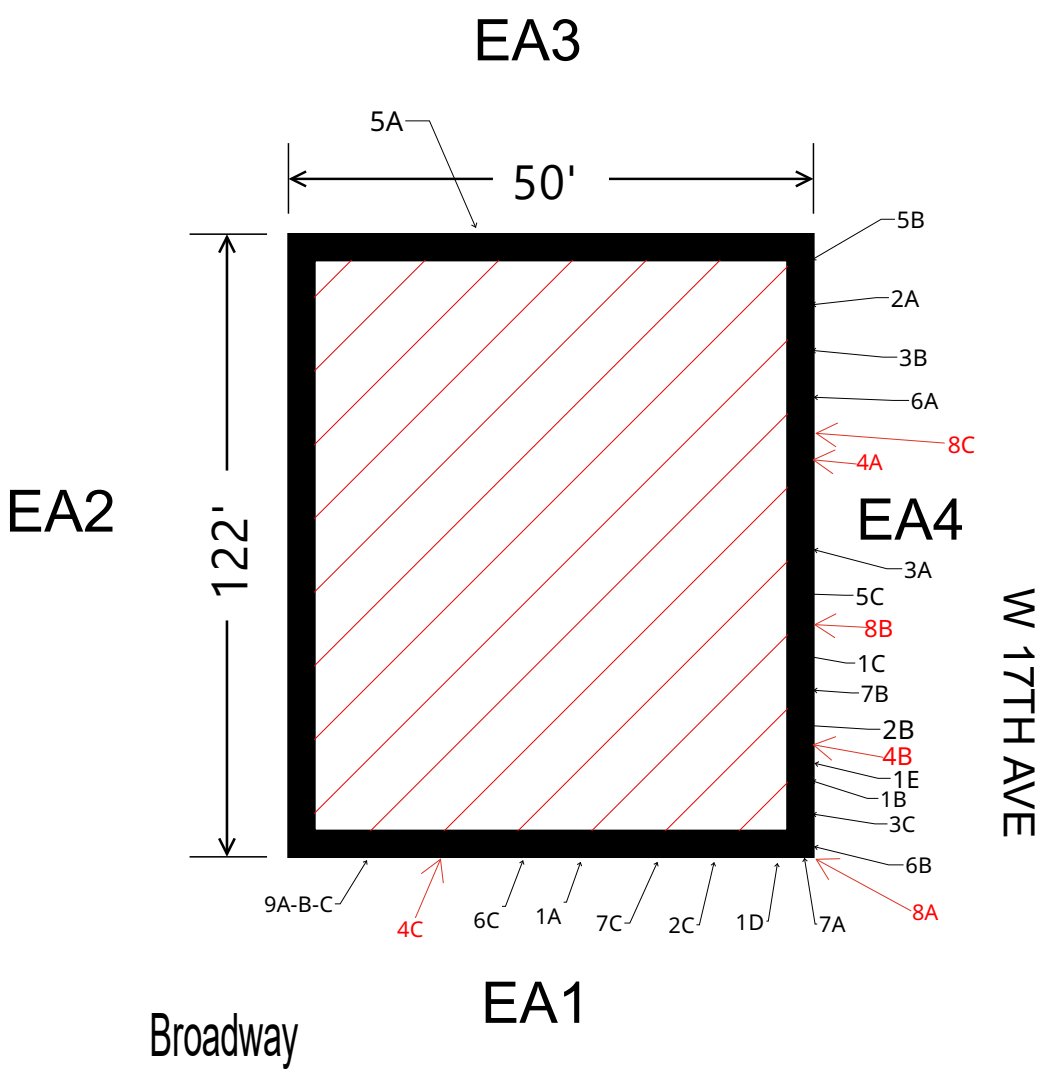
N

egis

IMAGINE. CREATE. ACHIEVE. a sustainable future

Figure 3 - Second Floor
1700 Broadway
Gary, Indiana 46407

DATE:	DRAWN BY:	PROJECT NO.
1/29/25	Luis Castellanos	240100



Legend

Positive Asbestos Sample Locations ← #

Approximate Building Area 6,100 SF

N

egis

IMAGINE. CREATE. ACHIEVE. a sustainable future

Figure 4 - Exterior
1700 Broadway
Gary, Indiana 46407

DATE:	DRAWN BY:	PROJECT NO.
1/29/25	Luis Castellanos	240100

ATTACHMENT 4 – PHOTOGRAPHIC LOG

City of Gary Commercial Blight Elimination
Site Address 1700-1704 Broadway

Photo 1:EA 1

Photo 2: EA 2

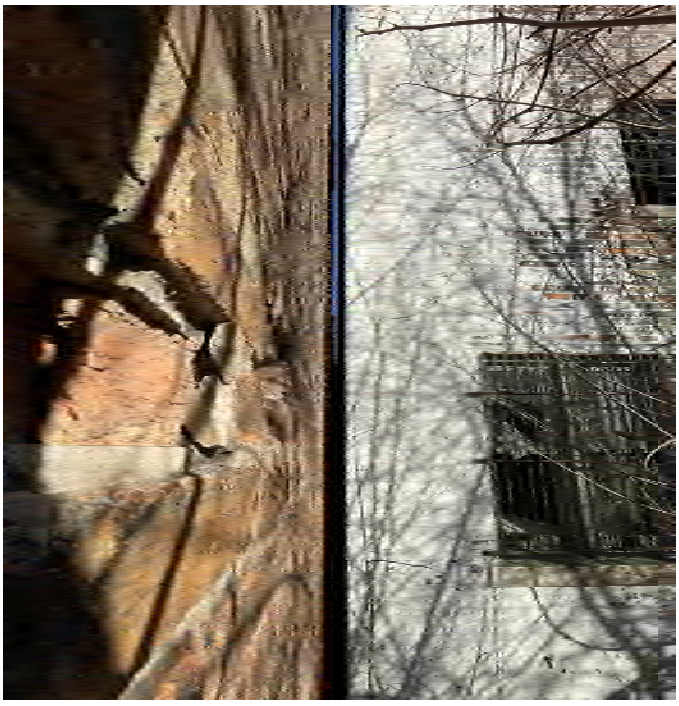


Photo 3: EA 2 (2)

Photo 4: EA 3

City of Gary Commercial Blight Elimination
Site Address 1700-1704 Broadway

Photo 5: EA 4

Photo 6: Stairs, 2nd Floor (Inaccessible)

Photo 7: Front Door (Inaccessible). Floor flex under inspector's weight.

Photo 8: 1st floor punch through under inspector's weight.

City of Gary Commercial Blight Elimination
Site Address 1700-1704 Broadway

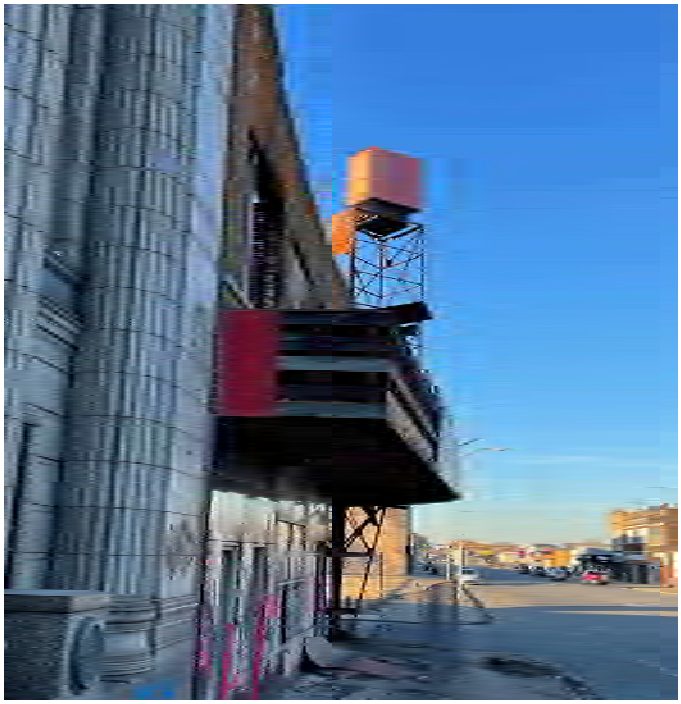


Photo 9: Front of 2nd floor exterior wall bowing inward.

Photo 10: Assumed Caulking

Photo 11: Assumed Window Glaze

Photo 12: HA 1

City of Gary Commercial Blight Elimination
Site Address 1700-1704 Broadway

Photo 13: HA 2

Photo 14: HA 3

Photo 15: HA 4

Photo 16: HA 5

City of Gary Commercial Blight Elimination
Site Address 1700-1704 Broadway

Photo 17: HA 6

Photo 18: HA 7

Photo 19: HA 8

Photo 20: HA 9