ASBESTOS BUILDING INSPECTION

LOCATION:

WEST HEATING PLANT SW 11TH AVENUE PORTLAND, OREGON 97201

JULY 7, 2008

FORENSIC ANALYTICAL PROJECT NO. PJ5558

PREPARED FOR:

PORTLAND STATE UNIVERSITY PO BOX 13175 PORTLAND, OREGON 97403

PREPARED BY:



Forensic Analytical Consulting Services, Inc. Portland Office 17400 SW Upper Boones Ferry Road, Suite 245 Portland, OR 97224 503/595.1001

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1.0 INTRODUCTION

Forensic Analytical Specialties, Inc. performed an inspection to identify asbestos-containing building materials at the property located at SW 11th Avenue, Portland, Oregon. Dan Rouse and Robin Sharpe conducted the field investigation on May 6, 2008 at the direction of Kate Vance of Portland State University.

The purpose of the inspection is to determine whether ACM is present in the structures onsite. The subject property consists of a two-story structure with access to the utility tunnel system totaling 6,379 sq. ft.

This report presents the results of the asbestos inspection conducted by Forensic Analytical Consulting Services, Inc. for the above referenced project. Results of the inspection are summarized in Appendix A.

Drawings depicting ACM and sample locations are presented in Appendix B. A detailed lab report and chain of custody forms are contained in Appendix C.

2.0 FINDINGS

The results of the samples indicate that asbestos was detected at the site. A complete table of the samples taken and materials assumed to contain asbestos can be found in Appendix A.

3.0 RECOMMENDATIONS

Materials for which sample analysis by PLM results in greater than one percent asbestos (for any one sample collected from a homogeneous material) are classified as ACM under regulations promulgated by, but not limited to, the following agencies: federal EPA and federal OSHA.

The agencies use the following definitions:

Federal EPA (Oregon DEQ): materials containing greater than one percent asbestos are ACM Federal OSHA (OR-OSHA): materials containing greater than one percent asbestos are ACM

For detailed regulatory requirements in specific situations, Forensic Analytical should be consulted, or the applicable regulations should be examined.

All materials identified were classified by condition. Materials in "Good" condition should be maintained in place following the OR-OSHA operations and maintenance requirements. Materials in "Fair" condition should have patch and repair activities performed to address any damaged areas. Materials in "Poor" condition should be addressed through removal, repair and/or encapsulation.

4.0 METHODS

Materials suspected of containing asbestos were sampled in accordance with the federal EPA AHERA protocols. Materials determined by the inspector to be non-suspect, such as wood, metal, glass, and fiberglass insulation, were not sampled. Destructive sample techniques were not used during the inspection. Additional suspect building materials may be present in areas that were inaccessible, unsafe to inspect, or obscured from view during the inspection process.

Suspect materials were grouped and classified as homogeneous materials based on their appearance, usage, and age of the building. Representative samples of each homogeneous material were collected for laboratory analysis. Where previous sample data exists, one confirming sample was collected of materials that previously tested positive. Additionally, where multiple samples of a given homogeneous material were collected, the set was analyzed to first positive.

The unique sample description ID was developed specifically for PSU. The sample ID includes; the PSU building ID; the homogeneous material number; followed by a unique material code (FT = Floor Tile); and lastly the sample number.

Samples were collected in such a manner as to minimize release of the material into the surroundings. Material type, sample number, sample location and other pertinent information were recorded at the time of sampling. Each sample was placed in a sample container labeled with a unique sample number and submitted to Forensic Analytical's NVLAP-accredited laboratory for analysis under chain of custody documentation. Samples were analyzed in accordance with EPA Method 600/R-93-116, using PLM with dispersion staining and using visual area estimation to determine percent asbestos content. This method allows for the identification of the primary types of asbestos used in building materials. The lower limit of detection for this method is one percent. Samples containing less than one percent asbestos by PLM with visual area estimation are reported as Trace.

5.0 LIMITATIONS

Forensic Analytical did not inspect subsurface areas for asbestos. ACM such as underground waterproofing coatings, asbestos-cement water pipe, electrical ducts, or other subsurface materials or equipment may be present beneath the site. Forensic Analytical did not disassemble building equipment; such as fans, ducts, elevator equipment, and electrical equipment. Consequently, equipment may contain untested gaskets, internal components, overspray of building materials and the like. If the aforementioned materials or any other untested suspect materials are encountered during construction or maintenance activities, they should be assumed to be asbestos-containing materials and not disturbed, unless sampling and analysis of the materials proves otherwise.

At PSU's request, the roofs were not sampled as part of this inspection.

Forensic Analytical has performed this asbestos sampling in accordance with generally accepted methods and practices of the profession, and consistent with that level of care and skill ordinarily exercised by reputable environmental consultants under similar conditions and circumstances. No other representation, guarantee or warranty, express or implied, is included or intended in this asbestos inspection report.

Respectfully submitted,

Reviewed by,

ASBESTOS SURVEY JULY 7, 2008 PAGE 5

Dan Rouse

Noal Kraft

APPENDIX A

COMPLETE SAMPLE INVENTORY

SAMPLE ID#	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
WHP-01-TSI-1	Pipe Fitting on Main Steam Line	Mezzanine Level - near West Boiler	Around Boilers on the Mezzanine Level	5% Chrysotile	Not Quantified	Fair
				15% Amosite		
WHP-01-TSI-2	Pipe Fitting on Main Steam Line	Mezzanine Level - near West Boiler	Around Boilers on the Mezzanine Level	*	Not Quantified	Fair
WHP-01-TSI-3	Pipe Fitting on Main Steam Line	Mezzanine Level - near West Boiler	Around Boilers on the Mezzanine Level	*	Not Quantified	Fair
WHP-02-TSI-1	Boiler Insulation	Mezzanine Level - West Boiler	Boilers	5% Chrysotile	Not Quantified	Fair
				15% Amosite		
WHP-03-TSI-1	Tank Insulation	Mezzanine Level - Condensate Storage Tank	Condensate Storage Tank	50% Chrysotile	1,400 sq. ft.	Fair
				15% Amosite		
WHP-04-TSI-1	Pipe Wrap on Fiberglass Insulated Pipe (Red)	Mezzanine Level - South End	-	ND	-	-
WHP-04-TSI-2	Pipe Wrap on Fiberglass Insulated Pipe (Red)	Mezzanine Level - South End	-	ND	-	-
WHP-04-TSI-3	Pipe Wrap on Fiberglass Insulated Pipe (Red)	Mezzanine Level - South End	-	ND	-	-
WHP-05-TSI-1	Rigid Pipe Insulation (Yellow)	1st Floor - NW Corner	Throughout	15% Amosite	Not Quantified	Fair
WHP-06-TSI-1	Pipe Fitting Insulation (Yellow)	1st Floor - NW Corner	Throughout	5% Chrysotile	Not Quantified	Fair
				15% Amosite		
WHP-06-TSI-2	Pipe Fitting Insulation (Yellow)	1st Floor - North End	Throughout	*	Not Quantified	Fair
WHP-06-TSI-3	Pipe Fitting Insulation (Yellow)	1st Floor - North End	Throughout	*	Not Quantified	Fair
WHP-07-TSI-1	Pipe Fitting Insulation (Green)	1st Floor - NW Corner	Throughout	2% Chrysotile	Not Quantified	Fair

ND – Non-Detected
* - This sample is part of a set in which one or more of the samples contain asbestos.

SAMPLE ID#	MATERIAL DESCRIPTION	SAMPLE LOCATION	MATERIAL LOCATION	ASB. % AND TYPE	APPROX. QUANTITY	CONDITION
WHP-08-TSI-1	Pipe Wrap on Fiberglass Insulated Pipe (Green)	1st Floor - NW Corner	-	ND	-	-
WHP-08-TSI-2	Pipe Wrap on Fiberglass Insulated Pipe (Green)	1st Floor - North End	-	ND	-	-
WHP-08-TSI-3	Pipe Wrap on Fiberglass Insulated Pipe (Green)	1st Floor - North End	-	ND	-	-
WHP-09-TSI-1	Tank Insulation	1st Floor - SW Small Yellow Tank	-	ND	-	-
WHP-10-TSI-1	Pipe Fitting Insulation (Red)	Mezzanine Level - SW Corner	Throughout West End	3% Chrysotile	Not Quantified	Fair

ND – Non-Detected
* - This sample is part of a set in which one or more of the samples contain asbestos. Appendix A - Page 2

APPENDIX B

SITE DRAWING(S)



Forensic Analytical
17400 SW Upper Boones Ferry Road, Suite 245
Portland, Oregon 97224
503/955, 1001
503/955, 1006 Beat Comp.

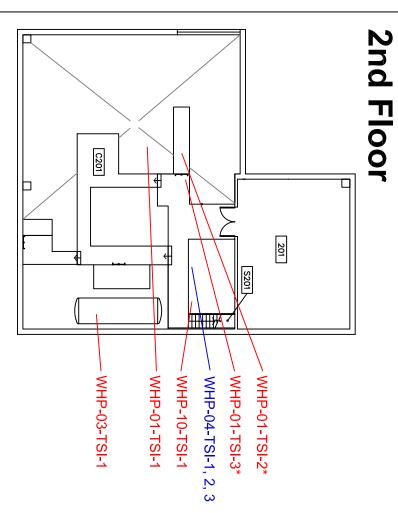
Sample ID # Key



West Heating Plant 1st Floor Samples Locations



DATE: 7-7-08 DRN BY: CFG PAGE #: SAM - 1/2





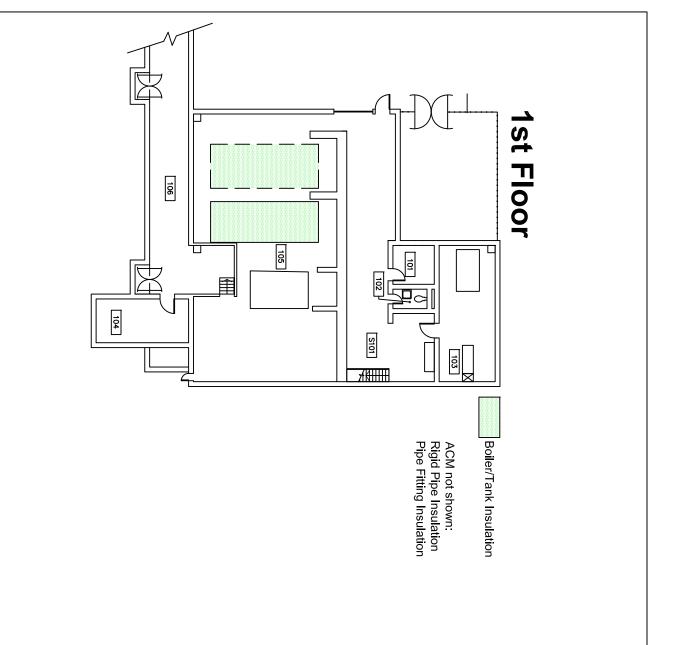
Sample ID # Key



West Heating Plant 2nd Floor Samples Locations



DATE: 7-7-08 DRN. BY: CFG PAGE #: SAM - 2/2





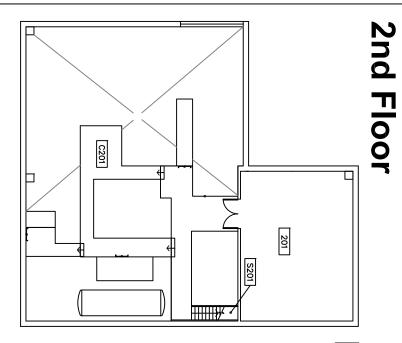


West Heating Plant 1st Floor ACM Locations



CLIENT: PSU PROJECT: West Heating Plant LOCATION: SW 11th & Hall Street Portland, Oregon 972

PROJECT #: PJ5558



Boiler/Tank Insulation

ACM not shown:
Rigid Pipe Insulation
Pipe Fitting Insulation



APPENDIX C

LABORATORY ANALYSIS REPORTS AND CHAIN OF CUSTODY RECORDS



Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Forensic Analytical Consulting Svcs **Client ID:** PE21 Noal Kraft **Report Number:** B112513 17400 SW Upper Boones Ferry Rd 05/07/08 **Date Received:** Suite 245 **Date Analyzed:** 05/12/08 Durham, OR 97224 **Date Printed:** 05/12/08 First Reported: 05/12/08 PJ5558; Kate Vance West Heating Plant (WHP) 2 floors near SW 11th and Hall Job ID/Site: FASI Job ID: PE21 St. Portland OR 97201 **Total Samples Submitted: 18 Date(s) Collected:** 05/06/2008 **Total Samples Analyzed:** Asbestos Percent in Asbestos Percent in Asbestos Percent in Sample ID Lab Number Type Layer Type Layer Type Layer **WHP-01-TSI-1** 10752460 15 % Layer: Off-White Semi-Fibrous Material Chrysotile 5 % Amosite Layer: White Woven Material ND Layer: Paint ND Total Composite Values of Fibrous Components: Asbestos (15%) Cellulose (Trace) 10752461 WHP-01-TSI-2 Comment: Sample not analyzed due to prior positive result in series. **WHP-01-TSI-3** 10752462 Comment: Sample not analyzed due to prior positive result in series. WHP-02-TSI-1 10752463 Layer: Off-White Semi-Fibrous Material Chrysotile 5 % Amosite 15 % Layer: White Woven Material ND Layer: Paint ND Total Composite Values of Fibrous Components: Asbestos (15%) Cellulose (Trace) WHP-03-TSI-1 10752464 Layer: Grey Fibrous Material Chrysotile 50 % Amosite 3 % Amosite 15 % Layer: Off-White Semi-Fibrous Material Layer: White Woven Material ND Layer: Paint ND Total Composite Values of Fibrous Components: Asbestos (21%) Cellulose (15 %) WHP-04-TSI-1 10752465 Layer: Yellow Fibrous Material ND Layer: Foil ND Layer: Black Non-Fibrous Material ND Layer: Tan Fibrous Material ND Layer: Paint ND Total Composite Values of Fibrous Components: Asbestos (ND) Cellulose (50 %) Fibrous Glass (5 %)

Report Number: B112513 **Date Printed:** 05/12/08

Client Name:	Forensic	Analytical	Consulting Svcs
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Sample ID	Lab Numbe	Asbestos r Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
WHP-04-TSI-2 Layer: Foil Layer: Black Non-Fibrous Material Layer: Tan Fibrous Material Layer: Paint	10752466		ND ND ND ND				
Total Composite Values of Fibrous Cor Cellulose (50 %) Fibrous Glass (T	_	Asbestos (ND)					
WHP-04-TSI-3 Layer: Foil Layer: Black Non-Fibrous Material Layer: Tan Fibrous Material Layer: Paint	10752467		ND ND ND ND				
Total Composite Values of Fibrous Co. Cellulose (50 %) Fibrous Glass (T	-	Asbestos (ND)					
WHP-05-TSI-1 Layer: Grey Semi-Fibrous Material Layer: White Woven Material Layer: Paint	10752468	Amosite	15 % ND ND				
Total Composite Values of Fibrous Co. Cellulose (Trace)	mponents:	Asbestos (11%)					
WHP-06-TSI-1 Layer: Off-White Semi-Fibrous Materi Layer: White Woven Material Layer: Paint	10752469 al	Chrysotile	5 % ND ND	Amosite	15 %		
Total Composite Values of Fibrous Coc Cellulose (Trace)	mponents:	Asbestos (15%)					
WHP-06-TSI-2 Comment: Sample not analyzed due to	10752470 o prior positive	e result in series.					
WHP-06-TSI-3 Comment: Sample not analyzed due to	10752471 o prior positive	e result in series.					
WHP-07-TSI-1 Layer: Grey Semi-Fibrous Material	10752472	Chrysotile	2 %				
Total Composite Values of Fibrous Co. Cellulose (Trace) Fibrous Glass (4	•	Asbestos (2%)					

Report Number: B112513 **Date Printed:** 05/12/08

Client Name: Forensic Analytical Consulting Svcs

Sample ID	Lab Numbe	Asbestos r Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
WHP-08-TSI-1	10752473						
Layer: Foil			ND				
Layer: Tan Fibrous Material			ND				
Layer: Paint			ND				
Layer: Foil			ND				
Layer: Tan Fibrous Material			ND				
Layer: Paint			ND				
Layer: Foil			ND				
Layer: Tan Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Com Cellulose (65 %)	ponents:	Asbestos (ND)					
WHP-08-TSI-2	10752474						
Layer: Yellow Fibrous Material			ND				
Layer: Foil			ND				
Layer: Black Non-Fibrous Material			ND				
Layer: Tan Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Com Cellulose (50 %) Fibrous Glass (5 %	_	Asbestos (ND)					
WHP-08-TSI-3	10752475						
Layer: Black Non-Fibrous Material			ND				
Layer: Tan Fibrous Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Com Cellulose (70 %)	ponents:	Asbestos (ND)					
WHP-09-TSI-1	10752476						
Layer: White Semi-Fibrous Material			ND				
Layer: Off-White Woven Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Com	ponents:	Asbestos (ND)					
Cellulose (30 %) Fibrous Glass (3 %	•	, ,					
WHP-10-TSI-1	10752477						
Layer: Grey Semi-Fibrous Material		Chrysotile	3 %				
Layer: Off-White Woven Material		-	ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Com Cellulose (15 %) Fibrous Glass (35	•	Asbestos (2%)					

Client Name: Forensic Analytical Consulting Svcs Report Num Date Printe							
Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer



James Flores, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by Forensic Analytical to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by Forensic Analytical. The client is solely responsible for the use and interpretation of test results and reports requested from Forensic Analytical. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. Forensic Analytical is not able to assess the degree of hazard resulting from materials analyzed. Forensic Analytical reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



Page of 2

	FACS Portland State University	Sampled by: DKR PM: Noal	Kraft Date	:56-	08
Contact: Noal	Kraft Phone: (503) 595-1001	Special Instructions: E-mail results to NKraft@forensica.com	and rtracy@for	ensica.com	1
Site: PJ5558	Kate Vance West Heating Plant (WHP)	Turnaround Time: 1-Day 2-Day 3-Day 5-Day	Other		Date & Time:
Client No.: C60	007 FACS Job#: PJ5558	Analysis PLM Standard / Point Count / Flame AA (Pb) /	Other:	se her le esitine	ated suts to
Sample Number	Material Description	Sample Location	Friable	Cond.	Quantity
WHP-01-75I-1	Pipe litting on Loiler exhaust (lagethellow)	WHP - west boiler tank or mezz.			
L44P-101-TSI.2					
WHP-01-TSI-3		V			
WHR-02-TSI-1	Boiler tank insulation	center boiler tank			
	Tonk insulation	condensate storage tank			
WHP-OULTSI-1	Pipe wrop on fib. ins. pipe	5 on mezz.			
2			<u> </u>		
3		V			
WHP-05-75I-1	Pipe insulation (yellow) Pipe filling (yellow)	NN corner			
WHP-06-TSI-1	Pipe filling (yellow)	NW corner			
· ·	und FT - Floor Tile FTM - Floor Tile Mastic BBM - Baschoard Mastic - Ceiling Tile SAAM - Spray-Applied Acoustical Material WT - Wall Texture		Friable Yes / No	Good / Fair / Poor	
Shipped via: Fed Ex	Airborne UPSUS MailCourier XXX Dro	op Off Other:			
Relinquished by:	JETS P	Received by:	10071	 	<u>.</u>
Date & Time:	3-6-08	Received by: Date & Time: 6/7/08	1000	Condition	Acceptable Yes No



BULK SAMPLE REQUEST FORM

Page 2 of 2

	FACS Portland State University	Sampled by: PM: Noal Kraft Date: 5-6-0%							
Contact: Noal	Kraft Phone: (503) 595-1001	Special Instructions: E-mail results to NKraft@forensica.com and rtracy@forensica.com							
Site: PJ5558	West Heating Plant (WHP)	Turnaround Time: 1-Day 2-Day 3-Day 5-Day	Other	Due	Date & Time:				
Client No.: C60	007 FACS Job#: PJ5558	Analysis: PLM Standard / Point Count / Flame AA (Pb) /	Other:						
Sample Number	Material Description	Sample Location	Friable	Cond.	Quantity				
C-IZT-20-9HW	Prefitting (yellow)	WHP- NW corner							
MHP-06-15I-3		↓							
1-127-rj-944	Pipe Fithing (green)	NW corner	_						
LH8-08-75I-)	Pipe ins. (graen)	Nvo corner							
1 2									
√ 3	₹								
WHP-07-TSI-1	Took insolution Pipe fitting (red)	2M							
WHP-10-TSI-1	Pipe fitting (red)	Son mezz.			· · · · · · · · · · · · · · · · · · ·				
WB Wailboard 3C - Joint Compo	ound FF Floor Tile FTM - Floor Tile Mastic BBM - Baseboard Mastic Ceiling Tile SAAM Spray-Applied Acoustical Material WT - Wall Texture		Friable	Good/					
Shipped via: Fed Ex	Airborne US US Mail Courier XXX Dr	rop Off Other:	Yes / No	Fair / Poor					
Relinquished by:	KISL	Received by:		yF	,,,				
Dute & Time:	5608	Date & Time: 5/7/08	1000	Condition	Acceptable /cs No				
					K				

APPENDIX D

GLOSSARY OF TERMS

GLOSSARY OF TERMS

ACM - Asbestos-containing material: Any material containing more than one percent asbestos. This includes suspect and/or presumed ACM.

AHERA: Asbestos Hazard Emergency Response Act of 1986.

AHERA Building Inspector: A person who has successfully completed the training requirements for a building inspector established by EPA Asbestos Model Accreditation Plan; Interim Final Rule (40 CFR Part 763, Appendix C to Subpart E, I.B.3) and whose certification is current.

AHERA Project Designer: A person who has successfully completed the training requirements for an asbestos abatement project designer established by EPA regulations (40 CFR 763.90(g)) and whose certification is current.

Asbestos: Chrysotile, amosite, crocidolite, tremolite, anthophyllite, actinolite and any of these minerals that have been chemically treated and/or altered.

Asbestos Building Inspection: A written report describing an inspection using the procedures contained in EPA regulations (40 CFR 763,86) to determine whether materials or structures to be worked on, renovated, removed, or demolished (including materials on the outside of structures) contain asbestos.

Authorized Person: Any person authorized by the employer and required by work duties to be present in regulated areas.

Chain of Custody Record: Legal documentation that follows samples from collection to the laboratory indicating who has been in possession of the samples.

Competent Person: A person capable of identifying asbestos hazards, selecting appropriate control strategies and having the authority to take prompt corrective measures. Additionally, for Class I and Class II work, one who is specially trained in a training course meeting the criteria of EPA's Model Accreditation Plan (40 CFR 763) for project designer or supervisor, or its equivalent and, for Class II work, who is trained in an operations and Maintenance O & M Course developed by EPA (40 CFR 76392 (a) (2)).

Contractor: The asbestos abatement contractor.

EPA: United States Environmental Protection Agency

Friable: Asbestos-containing material that can be crumbled, pulverized or reduced to powder when dry, by hand pressure.

HEPA - High-Efficiency Particulate Air (Filter): A filter capable of trapping and retaining at least 99.97 percent of all mono-dispersed particles of 0.3 micrometers in diameter.

Intact: ACM that has not crumbled, been pulverized, or otherwise deteriorated so that its no longer likely to be bound within its matrix.

LF: Linear feet

NESHAPs: National Emission Standard for Hazardous Air Pollutants, 40 CFR part 61.

NVLAP: National Voluntary Laboratory Accreditation Program

OSHA: United States Department of Labor - Occupational Safety and Health Administration.

Owner: The legal entity, including a lessee, which exercises control over management and record keeping functions relating to a building and/or facility in which the abatement activities described in this document take place.

Owners Representative: A person authorized by the Owner to act on the Owners behalf.

PLM: Polarized Light Microscopy

PACM - Presumed Asbestos Containing Material: Thermal system insulation and surfacing material found in buildings constructed no later than 1980. The designation of a material as PACM may be rebutted through PLM analysis of samples obtained by certified inspectors.

Removal: All operations where ACM and/or PACM is taken out or stripped from structures or substrate, and includes demolition operations.

Sq. Ft.: Square feet

Surfacing Material: Material that is sprayed, troweled-on or otherwise applied to surfaces.

Suspect ACBM: Material that is suspected of containing asbestos that has not been sampled and analyzed for asbestos content.

TSI - Thermal System Insulation: ACM applied to pipes, fittings, boilers, breaching, tanks, ducts or other structural components to prevent heat loss or gain.

APPENDIX E

ACCREDITATION



This is to certify that

Dan K. Rouse

has satisfactorily completed 4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of TSCA Title II / 40 CFR 763 (AHERA)

Certificate Number: 1029792

Instructor

EPA Provider Cert, Number: 1085



Jun 18, 2008

Date(s) of Training

Exam Score: NA

Expiration Date: Jun 18, 2009

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • (206) 285.3373 • fax (206) 285.3927

Certificate of Completion

This is to certify that

Robin Sharpe

has attended and successfully completed the requisite training for accreditation under TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR EPA AHERA (Asbestos Hazard Emergency Response Act), and ASHARA Model Accreditation Program requirements for

AHERA INSPECTOR REFRESHER

as presented by

Bureau Veritas North America, Inc.

allen George

Allen George

Course Date:

04/29/08

Certification #

08-1061

Certificate Expiration Date: 04/29/09



3800 NE Sandy Boulevard, Suite 101, Portland, Oregon 97232 • (971) 244-1200 • fax (971) 244-1209