Tri-Tech
TESTING AND INSPECTION

Freelance.Enviro.Tech@gmail.com
248.721.8574 (office/cell)
www.Tri-TechTesting.com

Transmitted via email only: stacy@brown-enviro.com

July 6, 2021

Ms. Stacy T. Brown, President
Brown Environmental Consulting LLC
PO Box 1034
Arlington, TN 38002

Re: Pre-Renovation Asbestos Survey
Former TGI Fridays Restaurant
45001 Schoenherr, Utica, MI 48315

Dear Ms. Brown:

Tri-Tech Testing and Inspection (Tri-Tech) was retained by you to perform a pre-renovation asbestos survey of the referenced vacant restaurant building. The sampling and analyses were conducted in accordance with State of Michigan and EPA requirements.

Scope of Services
The referenced building was inspected by a Michigan-accredited Asbestos Building Inspector in general conformance with USEPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) Standards, subject to any limitations of access. The purpose of the Asbestos Survey was to identify the presence, location and quantity of Asbestos-Containing Building Materials (ACBM). Sampling was conducted in accordance with EPA AHERA standard protocols. The results of the survey are summarized in this report.

Site Background
According to online sources, the referenced building was constructed in 1989 and was 6872 square feet in area. Based on the as-built construction plan provided, the restaurant had an addition constructed to the north sidewalk dining area and an expansion of the beer cooler.

The building was constructed of modern brick and block with wood and composite finish materials. The building contained modern storefront style windows with press-in gaskets. The perimeter metal I-beams were not insulated or fireproofed. The roof was a flat corrugated metal roof with deckboard insulation. The main roof membrane was a white rubber EPDM membrane, which covered an older torchdown roofing membrane. The building addition roof only contained a torchdown membrane. Mechanical equipment was located on the roof except for the boilers, which were located in a mechanical room in the southwest corner of the building.

Inspection and Sampling
Tri-Tech inspected the building on June 28, 2021, and identified the following suspect materials for asbestos testing:

- 2x2 acoustical drop ceiling panels (two types)
- Exterior finish panels and associated caulk
- Drywall with joint compound (original and building addition)
- Parapet caulk
- Roofing membrane (original and building addition)

The following materials were not judged suspect for asbestos:

- Newer model metal firedoors (Styrofoam core)
- Untagged wood or composite interior doors
- Conventional yellow FRP glue
- Soft butyl-rubber caulk
- Fiberglass insulation and associated PVC wrap
- Fiberglass duct insulation
- Ceramic, composite or quarry tile
- Laminated gypsum drop ceiling panels
- Celotex or similar foam deck insulation
- Wood pulp-based fiberboard deck insulation (no mastic coating observed)
- EPDM rubber roofing membrane and associated sealant

Bulk samples were collected to characterize the asbestos content of the suspect materials identified. Samples were shipped under chain of custody control to Apex Research Laboratory, an AIHA NVLAP accredited laboratory for asbestos analysis. The analytical laboratory utilized the EPA/600/R-93/116 method, which uses polarized light microscopy (PLM) to analyze the samples for asbestos-containing material determination.

Limitations

No survey can be considered exhaustive and definitively rule out all hidden suspect asbestos-containing materials. Any additional materials discovered that are not characterized by this report during pre-demolition or general demolition activities should be assumed asbestos-containing. If additional suspect building materials are discovered during demolition, collection of additional samples by contractors or other uncertified personnel for asbestos testing purposes is permitted by Michigan Law under certain circumstances. See http://www.tri-techtesting.com/Commercial-Limited-Scope-Inspections.html for more information.

Results/Conclusions
No asbestos-containing building materials were identified by this survey.

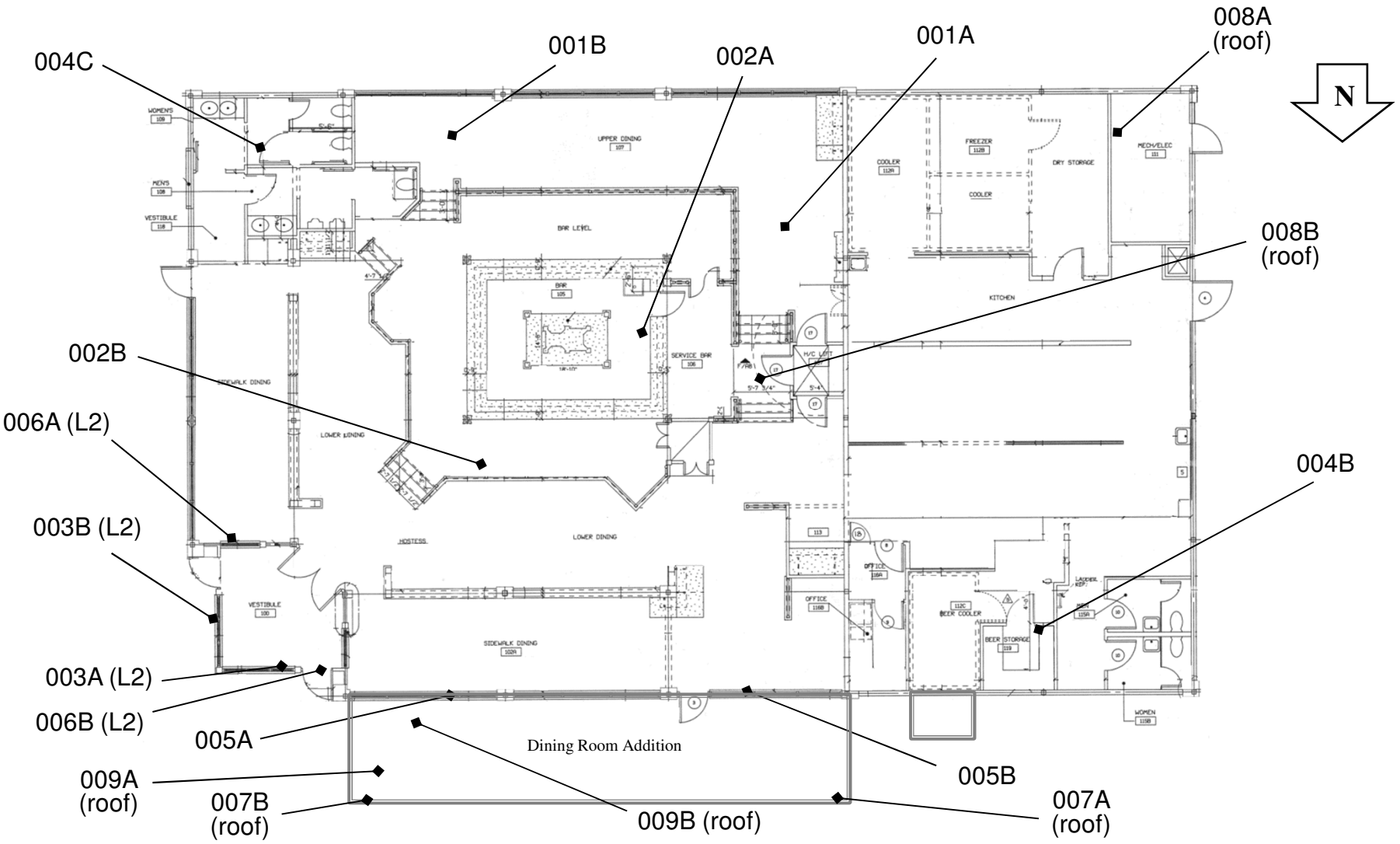
The laboratory reports and chain-of-custody record are presented in Attachment A. Michigan Asbestos Building Inspector Accreditation is enclosed in Attachment B.

Please feel free to contact me if you need further assistance or if you have any questions or comments regarding this report.

Respectfully submitted,

Tri-Tech Testing and Inspection
a subsidiary of Freelance Enviro-Tech Services LLC

Joseph Burley
Principal Consultant/Building Hygienist
Michigan Asbestos Inspector A#13808



Tri-Tech
TESTING AND INSPECTION

ASBESTOS SURVEY
SAMPLE LOCATION PLAN

Former TGI Fridays Restaurant
45001 Schoenherr, Utica, Michigan

DRAWN BY: JEB	CHECK BY:
DATE: 6/28/21	SCALE: N.T.S.

ATTACHMENT A

Attachment A

Laboratory Report and Chain of Custody Record

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project : 45001 Schoenhern
Project # :BEAM-001

Report To:
Mr. Joe Burley
Tri-Tech Inspection and Testing
8751 West Troy
Oak Park, MI 48237

ARI Report # 21-94907
Date Collected: 06/28/21
Date Received: 06/29/21
Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 01 Cust. #: 001A Material: Ceiling Panel/Faux TW Location: Upper Dining-W Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 94907 - 02 Cust. #: 001B Material: Ceiling Panel Location: Upper Dining-SE Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Mineral Wool - 30% Other - 30%
Lab ID #: 94907 - 03 Cust. #: 002A Material: Ceiling Panel/Gouges & Pinholes Location: Bar-W Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Mineral Wool - 40% Other - 20%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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ARI Report # 21-94907
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Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 04 Cust. #: 002B Material: Ceiling Panel/Gouges & Pinholes Location: Bar-NE Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Mineral Wool - 40% Other - 20%
Lab ID #: 94907 - 05 Cust. #: 003A Material: EFS Panel Location: Exterior-NE Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Other - 90%
Lab ID #: 94907 - 06 Cust. #: 003B Material: EFS Panel Location: Exterior-E Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Other - 90%

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ARI Report # 21-94907
Date Collected: 06/28/21
Date Received: 06/29/21
Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 07 Cust. #: 004A Material: Drywall Location: Mechanical Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 94907 - 07a Cust. #: 004A Material: Joint Compound Location: Mechanical Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 08 Cust. #: 004B Material: Drywall Location: Liquor Storage Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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Date Collected: 06/28/21
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Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 08a Cust. #: 004B Material: Joint Compound Location: Liquor Storage Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 09 Cust. #: 004C Material: Drywall Location: Men's Restroom Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 94907 - 09a Cust. #: 004C Material: Joint Compound Location: Men's Restroom Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Oak Park, MI 48237

ARI Report # 21-94907
Date Collected: 06/28/21
Date Received: 06/29/21
Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 10 Cust. #: 005A Material: Drywall Location: Sidewalk Dining -E Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 94907 - 10a Cust. #: 005A Material: Joint Compound Location: Sidewalk Dining -E Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 11 Cust. #: 005B Material: Drywall Location: Sidewalk Dining -W Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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Date Collected: 06/28/21
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Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 11a Cust. #: 005B Material: Joint Compound Location: Sidewalk Dining -W Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 12 Cust. #: 006A Material: EFS Caulk Location: Exterior-SE Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 13 Cust. #: 006B Material: EFS Caulk Location: Exterior-NW Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Date Collected: 06/28/21
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Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 14 Cust. #: 007A Material: Parapet Caulk Location: Parapet-NW Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 15 Cust. #: 007B Material: Parapet Caulk Location: Parapet-NE Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 94907 - 16 Cust. #: 008A Material: Roof Membrane/Shingle Location: Main Roof-SW Appearance: black,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%

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Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 16a Cust. #: 008A Material: Tar/Felt Location: Main Roof-SW Appearance: black,fibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 94907 - 16b Cust. #: 008A Material: Fiberboard Location: Main Roof-SW Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Perlite - 20% Other - 40%
Lab ID #: 94907 - 17 Cust. #: 008B Material: Tar Location: Main Roof-Center Appearance: black,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Oak Park, MI 48237

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Date Collected: 06/28/21
Date Received: 06/29/21
Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 17a Cust. #: 008B Material: Roof Membrane/Shingle/w/Additional Tan (Location: Main Roof-Center Appearance: black,fibrous,nonhomogenous Layer: 2 of 4	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 94907 - 17b Cust. #: 008B Material: Tar/Felt Location: Main Roof-Center Appearance: black,fibrous,nonhomogenous Layer: 3 of 4	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 94907 - 17c Cust. #: 008B Material: Fiberboard Location: Main Roof-Center Appearance: brown,fibrous,homogenous Layer: 4 of 4	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Perlite - 20% Other - 40%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 18 Cust. #: 009A Material: Roof Addition-NE/Tar/Felt Location: Roof NE Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 94907 - 18a Cust. #: 009A Material: Fiberboard Location: Roof NE Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Perlite - 20% Other - 40%
Lab ID #: 94907 - 19 Cust. #: 009B Material: Roof Addition-SE/Tar/Felt Location: Roof NE Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Date Analyzed: 07/02/21
Date Reported: 07/07/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 94907 - 19a Cust. #: 009B Material: Foam & Felt Location: Roof SE Appearance: yellow,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Fiberglass - 10% Other - 70%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

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Apex # **94907** Page **1**

CHAIN OF CUSTODY/ REQUEST FOR ANALYSES

Batch 1 of 1

Tri-Tech
TESTING AND INSPECTION

www.tri-techtesting.com

8751 Troy, Oak Park, Michigan

(248) 721-8574 (tx)

Project name: AEM PRE-RENOV. SURVEY
Project Address: 45001 SCHOENHERR
Project number: BEAM-001
Analyses method: PLM-TTP*

Lab project no.:
TAT requested: 5 DAY
Results to: freelance.enviro.tech@gmail.com
Invoice to: freelance.enviro.tech@gmail.com

LAB ID NO.	SAMPLE NO.	LOCATION	MATRIX	VOLUME/AREA	NOTES	RESULTS
	001A	UPPER DWNG-W	CEILING	PANEL	FAN-TW	
	001B	" " -SE	"	"	" "	
	002A	BAL-W	"	"	GAUGES/PUMPS	
	002B	BAL-NE	"	"	" "	
	003A	EXTERIOR-NE	EFS	PANEL		
	003B	EXTERIOR-E	EFS	PANEL		
	004A	MECHANICAL	DRYWALL/ST COMP.			
	004B	LIQUOR STORAGE	"	" "		
	004C	MEN'S RESTROOM	"	" "		
	005A	SIDEWALK DWNG-E	"	" "		
	005B	"	" -W	" "		

Collected by :	JOSEPH BUNCEY #A13808	Time: PM 6/28/21	**Received by:**	
Relinquished to:	FED EX DROP BOX		**Date:** 6/29/21	**Time:** PM
Received by:	TESTAMERICA POS. PER H.A.		**Date:**	**Time:**

Collector comments:

Laboratory comments:

RECEIVED
JUN 29 2021
APEX RESEARCH

Apex # **94907** Page **2**

Batch 1 of 1

CHAIN OF CUSTODY/ REQUEST FOR ANALYSES

TRI-TECH TESTING AND INSPECTION

www.tri-techtesting.com

8751 Troy, Oak Park, Michigan

(248) 721-8574 (tx)

Project name: ACM PRE-RENO SURVEY

Project Address: 45001 SCHOENHERR

Project number: BEAM-001

Analyses method: PLM-TTP

Lab project no.:

TAT requested: 5 DAY

Results to: freelance.enviro.tech@gmail.com

Invoice to: freelance.enviro.tech@gmail.com

LAB ID NO.	SAMPLE NO.	LOCATION	MATRIX	VOLUME/AREA	NOTES	RESULTS
	006A	EXTERIOR - SE	EFS CAULK			
	006B	" - NW	"	"		
	007A	PARAPET - NW	PARAPET CAULK			
	007B	" - NE	"	"		
	008A	MAIN ROOF - SW	ROOF MEMBRANE			
	008B	MAIN ROOF - CENTER	"	"	W/ ADDL TAR COATING	
	009A	ROOF ADDITION - NE	"	"		
	009B	" " - SE	"	"		

Collected by :	JOSEPH BURGEY	#A13508	Time: PM 6/28/21	~~Received~~ by:	
Relinquished to:	FED EX DROP BX			Date: 6/28/21	Time: PM
Received by:				Date:	Time:
Collector comments:			Laboratory comments:		

RECEIVED JUN 29 2021 APEX RESEARCH

Submitted to:

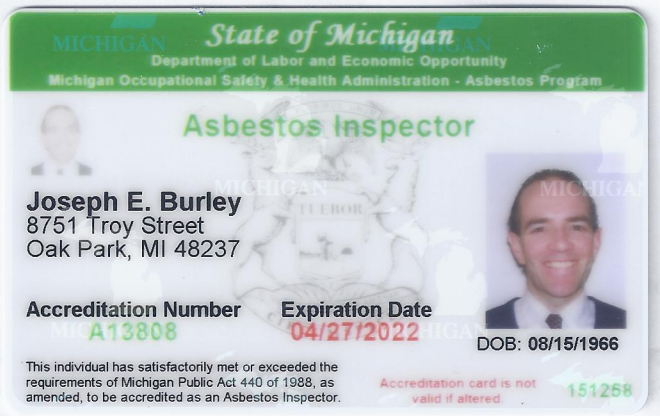
X Apex Research 11054 Hi Tech Drive Whitmore Lake, MI 48189 (734.449.9990)

___ EMSL Analytical 212 S. Wagner Rd. Ann Arbor, MI 48103

___ other: _____

Attachment B

Asbestos Building Inspector Accreditation


State of Michigan
Department of Labor and Economic Opportunity
Michigan Occupational Safety & Health Administration - Asbestos Program
Asbestos Inspector
Joseph E. Burley
8751 Troy Street
Oak Park, MI 48237
Accreditation Number
A13808
Expiration Date
04/27/2022
DOB: 08/15/1966
This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.
Accreditation card is not valid if altered.
151258


Michigan Department of Health and Human Services
Healthy Homes Section
Joseph Burley
Lead Inspector/Risk Assessor
EBL Environmental Investigator
Cert. number P-04983
Annual fee due by March 31, 2022
Appropriate refresher training and exam must be taken to renew this certification before March 31,2022