



April 14, 2023

Ms. Annie Pau
Asbestos EHS PM
JLL/JPMorgan Chase Account
4 Metrotech Center, 18th Floor
Brooklyn, NY 11245

**Re: AD-2023-1QACM-Limited Asbestos Inspection Report
Chase Bank Branch – New Rochelle
270 North Avenue
New Rochelle, New York 10801
OVP # 48100R006805**

Apex Project No.: JPM001-0418070-23002979-051

Dear Ms. Pau:

JPMorgan Chase & Co. (JPMC) retained Apex Companies, LLC (Apex) to conduct a limited asbestos inspection of the planned renovation areas at the Chase Bank branch located at 270 North Avenue, New Rochelle, New York on March 29, 2023.

Executive Summary

Apex collected twenty-six (26) bulk samples of suspect asbestos containing materials (ACMs) from the interior and roof areas of the building to be affected by proposed renovations of the Chase Bank branch. The results of the asbestos inspection indicated that ***asbestos was detected in the Pitch Pocket Tar on the Roof at greater than one percent and is considered an ACM. Asbestos was not detected in all other sampled materials and all other sampled materials are not considered ACM.*** The results are summarized in the table below:

ACM Summary Data Table Chase Bank Branch – New Rochelle 270 North Avenue New Rochelle, New York							
MTL Group #	Material Description	Locations*	F/NF	Condition	%ACM	# Samples	Est. Quantity (SF/LF)*
1.	2' x 4' Acoustical Ceiling Tiles	Tenant Space Basement and present in the Lobby	NF	Good	ND	2	30 SF
2.	Spray-on Fire Proofing	Tenant Space Basement and present in the Lobby Plenum	F	Good	ND	3	40 SF
3.	Duct Vibration Cloth	Tenant Space Basement Plenum	NF	Good	ND	2	20 SF

ACM Summary Data Table Chase Bank Branch – New Rochelle 270 North Avenue New Rochelle, New York							
MTL Group #	Material Description	Locations*	F/NF	Condition	%ACM	# Samples	Est. Quantity (SF/LF)*
4.	All-service Jacket	Tenant Space Basement Plenum	F	Damaged	ND	3	30 LF
5.	CMU Mortar	Tenant Space Basement	F	Good	ND	2	50 SF
6.	2' x 2' Acoustical Ceiling Tiles	ATM Room	NF	Good	ND	2	40 SF
7.	White Wallboard	ATM Room	F	Good	ND	2	100 SF
8.	White Joint Compound A/W White Wallboard	ATM Room	F	Good	ND	2	100 SF
9.	Pitch Pocket Tar	Roof	NF	Good	2.30% Chrysotile	2	10 SF
10.	Asphaltic Roof Membrane	Roof	NF	Good	ND	2	30 SF
11.	Tar and Tar Paper	Roof	NF	Good	ND	2	30 SF
12.	Fibrous Insulation	Roof	F	Good	ND	2	30 SF

Notes:

A/W - Associated With

F - Friable

NF - Not Friable

SF - Square Feet

LF - Linear Feet

ND - Not Detected

MTL – Material

% ACM - Percentage of Asbestos Containing Material

* Locations and estimated quantities represent only those materials in the identified proposed renovation areas.

Sample Collection Procedures and Findings:

Apex representative Mr. Craig Diziki, a New York State licensed Asbestos Inspector, conducted an asbestos inspection of the targeted interior and roof areas of the bank branch scheduled for renovation. A copy of Mr. Diziki's asbestos inspector license is included in **Attachment 1**. The work was performed in accordance with the scope of work described in Apex's Proposal Number 11963600454 dated February 1, 2023, and the proposed Scope of Work provided by Chase. The Scope of Work for this project consisted

of a visual inspection and limited sampling of interior and roof suspect materials from accessible components for laboratory analysis that may be impacted by the proposed renovation activities identified in the design plans provided by Chase.

The bank is a single-story branch located in the 270 North Avenue in New Rochelle, New York complex. The exterior façade finishes include concrete block walls and columns, and glass windows and doors. The interior finishes within the proposed renovation areas include spray-on fireproofing, duct vibration cloth, all-service jacket, CMU mortar, wallboard, and acoustical ceiling tiles. Interior functional spaces in the proposed renovation areas included the tenant space basement, tenant space plenum, lobby plenum, and ATM room. The roofing finishes include the roofing system and pitch pocket tar. Apex focused its survey on the targeted interior and roof areas as described in the scoping documents provided by JPMC which include the replacement of the existing central air handling unit and corresponding condensing unit.

The bulk samples were analyzed using Polarized-Light Microscopy (PLM) and Transmission Electron Microscopy (TEM), following the New York State 198.1, New York State 198.6 NOB (Non-Friable) and New York State 198.4 NOB (Non-Friable) methods. The bulk samples were analyzed by the EMSL Analytical, Inc. (EMSL) asbestos laboratory located in Cinnaminson, New Jersey. The EMSL asbestos laboratory is accredited for asbestos PLM and TEM analyses by the National Institute of Standards and Technology National Voluntary Laboratory Accreditation Program (NVLAP). The NVLAP accreditation certificate for the EMSL asbestos laboratory is provided in **Attachment 1**. The suspect ACMs were sampled in general accordance with the EPA's Asbestos Hazard Emergency Response Act (AHERA) sampling protocol.

The laboratory report and chain of custody are provided in **Attachment 2**. The sample location diagram is provided as **Attachment 3**. Photographic documentation of the materials sampled is provided in **Attachment 4**.

The results of the asbestos inspection conducted of the Chase Bank branch determined that **asbestos was detected in the Pitch Pocket Tar on the Roof at greater than one percent and is considered an ACM. Asbestos was not detected in all other sampled materials and all other sampled materials are not considered ACM**. EPA defines an ACM as any material or product which contains greater than one (1) percent asbestos, as determined by using PLM or TEM.

Recommendations

Since ACMs are present, actions should be taken to prevent fiber release and to minimize exposure to employees and contractors to asbestos fibers. The following are Apex's recommendations for management of ACM.

- The identified ACMs that will be disturbed during the proposed renovation for the Chase Bank branch must be abated by a licensed contractor in accordance with a project design prepared by a licensed asbestos consultant and state/federal regulations prior to renovations. In addition, third party air monitoring must be performed during the abatement.
- Please note that state and federal regulations require a ten working day notification prior to any demolition or renovation activities that may impact the condition of ACM in a building that affords public access or occupancy.
- If the ACMs will remain in place, maintenance personnel, contractors, and other subcontractors should be made aware of the location of the ACM and the possibility of concealed suspect ACM that could be found during work activities or renovation activities. They should be advised to not disturb the identified suspect ACM.

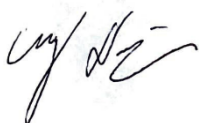
This report is designed to aid the building owner, architect, construction manager, general contractors, and potential abatement contractors in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as a Project Design document or an Abatement Work plan. **The quantities of ACMs identified in this report are only estimates and should not be used for bidding or**

developing costs for abatement. It should be the responsibility of the abatement contractor to calculate actual quantities and develop removal costs accordingly.

Any concealed building materials discovered during renovation activities not identified in this report, which are suspected to contain asbestos, should be sampled by a licensed asbestos inspector and analyzed by an NVLAP-accredited laboratory to confirm the absence or presence of asbestos prior to disturbing such materials. If the materials are found to contain asbestos, applicable local, state, and federal regulations will apply.

Apex appreciates the opportunity to be of service to JPMorgan Chase & Co. on this project. If you have questions or comments regarding the information in this report, please do not hesitate to contact the Apex office at (973) 479-6475.

Sincerely,
Apex Companies, LLC



Craig Diziki, ASP
Assistant Project Manager



Veronica Parker
Senior Project Manager

Attachments

- Attachment 1: Apex Inspector and Laboratory Certifications/Accreditation
- Attachment 2: Laboratory Report and Chain of Custodies
- Attachment 3: Sample and Asbestos Location Diagram
- Attachment 4: Photographic Documentation

ATTACHMENT 1

APEX INSPECTOR AND LABORATORY CERTIFICATIONS/ACCREDITATION

WE ARE YOUR DOL



**Department
of Labor**

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

Apex Companies, LLC
15850 Crabbs Branch Way, Suite 200, Rockville, MD, 20855

License Number: 29918

License Class: RESTRICTED

Date of Issue: 12/05/2022

Expiration Date: 12/31/2023

Duly Authorized Representative: Stephen Choi

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

EXCELSIOR

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



CRAIG R DIZIKI

CLASS(EXPIRES)

C ATEC(07/23) D INSP(07/23)

H PM (07/23) I PD (07/23)

CERT# 13-08178

DMV# 177909580

MUST BE CARRIED ON ASBESTOS PROJECTS



United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101048-0

EMSL Analytical, Inc.
Cinnaminson, NJ

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2022-07-01 through 2023-06-30
Effective Dates



For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
Ms. Samantha Rundstrom
Phone: 856-303-2577
Email: srundstrom@emsl.com
<http://www.emsl.com>

ASBESTOS FIBER ANALYSIS

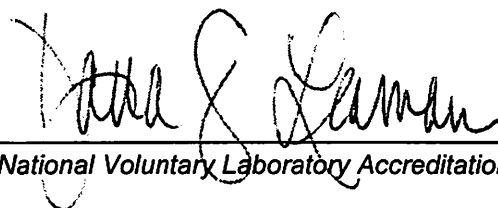
NVLAP LAB CODE 101048-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.



For the National Voluntary Laboratory Accreditation Program

ATTACHMENT 2

LABORATORY REPORT AND CHAIN OF CUSTODIES



EMSL Analytical, Inc.

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

EMSL Order: 042307742

Customer ID: APXW25

Customer PO:

Project ID: JPMC

Attention: Don Wendt

Apex Companies, LLC - NP

58 Connecticut Avenue

Suite H

South Windsor, CT 06074-3452

Phone: (732) 887-0783

Fax:

Received Date: 03/30/2023 9:35 AM

Analysis Date: 04/04/2023 - 04/05/2023

Collected Date:

Project: APEX; JPM CHASE 270 NORTH AVENUE, NEW ROCHELLE, NY -- JPM001-0418070-23002979-051 (JPMC)

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos		Asbestos
			Fibrous	Non-Fibrous	
Sample ID A-01 042307742-0001		Description Homogeneity	TENANT SPACE BASEMENT - 2' X 4' ACOUSTICAL CEILING TILE Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	Tan	5.00% Min. Wool	95.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Tan		100.00% Other	None Detected
Sample ID A-02 042307742-0002		Description Homogeneity	TENANT SPACE BASEMENT - 2' X 4' ACOUSTICAL CEILING TILE Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	Tan	7.00% Min. Wool	93.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Tan		100.00% Other	None Detected
Sample ID A-03 042307742-0003		Description Homogeneity	TENANT SPACE BASEMENT - SPRAY-ON FIREPROOFING Homogeneous		
PLM NYS 198.1 Friable	04/04/2023	Gray	60.00% Min. Wool	40.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-04 042307742-0004		Description Homogeneity	TENANT SPACE BASEMENT - SPRAY-ON FIREPROOFING Homogeneous		
PLM NYS 198.1 Friable	04/04/2023	Gray	60.00% Min. Wool	40.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-05 042307742-0005		Description Homogeneity	TENANT SPACE PLENUM - SPRAY-ON FIREPROOFING Homogeneous		
PLM NYS 198.1 Friable	04/05/2023	Gray	45.00% Min. Wool	55.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed

Initial report from: 04/05/2023 12:15:03



EMSL Analytical, Inc.

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

EMSL Order: 042307742

Customer ID: APXW25

Customer PO:

Project ID: JPMC

Test Report: Asbestos Analysis of Bulk Material

		Non-Asbestos			
Test	Analyzed Date	Color	Fibrous	Non-Fibrous	Asbestos
Sample ID A-06 042307742-0006		Description Homogeneity	TENANT SPACE PLENUM - DUCT VIBRATION CLOTH Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	Black	<1.00% Glass	100.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Black		100.00% Other	None Detected
Sample ID A-07 042307742-0007		Description Homogeneity	TENANT SPACE PLENUM - DUCT VIBRATION CLOTH Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	Black		100.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Black		100.00% Other	None Detected
Sample ID A-08 042307742-0008		Description Homogeneity	TENANT SPACE PLENUM - ALL-SERVICE JACKET Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	Silver	2.90% Glass	97.10% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Silver		100.00% Other	None Detected
Sample ID A-09 042307742-0009		Description Homogeneity	TENANT SPACE PLENUM - ALL-SERVICE JACKET Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	Silver	11.00% Glass	89.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Silver		100.00% Other	None Detected
Sample ID A-10 042307742-0010		Description Homogeneity	TENANT SPACE PLENUM - ALL-SERVICE JACKET Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	Silver	6.90% Glass	93.10% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Silver		100.00% Other	None Detected
Sample ID A-11 042307742-0011		Description Homogeneity	TENANT SPACE PLENUM - CMU MORTAR Homogeneous		
PLM NYS 198.1 Friable	04/04/2023	Gray		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed

Initial report from: 04/05/2023 12:15:03



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EMSL Order: 042307742

Customer ID: APXW25

Customer PO:

Project ID: JPMC

Test Report: Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos		Asbestos
			Fibrous	Non-Fibrous	
Sample ID A-12 042307742-0012		Description Homogeneity	TENANT SPACE PLENUM - CMU MORTAR Homogeneous		
PLM NYS 198.1 Friable	04/05/2023	Gray		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-13 042307742-0013		Description Homogeneity	ATM ROOM - 2' X 2' ACOUSTICAL CEILING TILES Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	Tan	9.60% Min. Wool	90.40% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Tan		100.00% Other	None Detected
Sample ID A-14 042307742-0014		Description Homogeneity	ATM ROOM - 2' X 2' ACOUSTICAL CEILING TILES Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	Tan	7.40% Min. Wool	92.60% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Tan		100.00% Other	None Detected
Sample ID A-15 042307742-0015		Description Homogeneity	ATM ROOM - WHITE WALLBOARD Homogeneous		
PLM NYS 198.1 Friable	04/04/2023	Brown/ White	15.00% Cellulose 3.00% Glass	82.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-16 042307742-0016		Description Homogeneity	ATM ROOM - WHITE WALLBOARD Homogeneous		
PLM NYS 198.1 Friable	04/05/2023	Brown/ White	15.00% Cellulose 5.00% Glass	80.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-17 042307742-0017		Description Homogeneity	ATM ROOM - WHITE JOINT COMPOUND Homogeneous		
PLM NYS 198.1 Friable	04/04/2023	White		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed

Initial report from: 04/05/2023 12:15:03



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EMSL Order: 042307742

Customer ID: APXW25

Customer PO:

Project ID: JPMC

Test Report: Asbestos Analysis of Bulk Material

		Non-Asbestos			
Test	Analyzed Date	Color	Fibrous	Non-Fibrous	Asbestos
Sample ID A-18 042307742-0018		Description Homogeneity	ATM ROOM - WHITE JOINT COMPOUND Homogeneous		
PLM NYS 198.1 Friable	04/05/2023	White		100.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-19 042307742-0019		Description Homogeneity	ROOF - PITCH POCKET TAR Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	Black	None	97.70% Other	2.30% Chrysotile
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-20 042307742-0020		Description Homogeneity	ROOF - PITCH POCKET TAR		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023				Positive Stop (Not Analyzed)
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-21 042307742-0021		Description Homogeneity	ROOF - ASPHALTIC ROOF MEMBRANE Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	White/ Black	<1.00% Glass	100.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	White/ Black		100.00% Other	None Detected
Sample ID A-22 042307742-0022		Description Homogeneity	ROOF - ASPHALTIC ROOF MEMBRANE Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	White/ Black		100.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	White/ Black		100.00% Other	None Detected
Sample ID A-23 042307742-0023		Description Homogeneity	ROOF - TAR AND TAR PAPER Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/04/2023	Black	2.00% Glass	98.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Black		100.00% Other	None Detected

Initial report from: 04/05/2023 12:15:03



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EMSL Order: 042307742

Customer ID: APXW25

Customer PO:

Project ID: JPMC

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos		Asbestos
			Fibrous	Non-Fibrous	
Sample ID A-24 042307742-0024		Description Homogeneity	ROOF - TAR AND TAR PAPER Homogeneous		
PLM NYS 198.1 Friable					Not Analyzed
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB	04/05/2023	Black	<1.00% Glass	100.00% Other	Inconclusive: None Detected
TEM NYS 198.4 NOB	04/05/2023	Black		100.00% Other	None Detected
Sample ID A-25 042307742-0025		Description Homogeneity	ROOF - FIBROUS INSULATION Homogeneous		
PLM NYS 198.1 Friable	04/04/2023	Brown	80.00% Cellulose	20.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed
Sample ID A-26 042307742-0026		Description Homogeneity	ROOF - FIBROUS INSULATION Homogeneous		
PLM NYS 198.1 Friable	04/05/2023	Brown	90.00% Cellulose	10.00% Non-fibrous (other)	None Detected
PLM NYS 198.6 VCM					Not Analyzed
PLM NYS 198.6 NOB					Not Analyzed
TEM NYS 198.4 NOB					Not Analyzed

Initial report from: 04/05/2023 12:15:03



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnaslab@EMSL.com

EMSL Order: 042307742

Customer ID: APXW25

Customer PO:

Project ID: JPMC

Test Report: Asbestos Analysis of Bulk Material

Analyst(s):

Amy Schulze PLM NYS 198.1 Friable (5)

Julianna Hosbach PLM NYS 198.1 Friable (6)

Amy Schulze PLM NYS 198.6 NOB (7)

Julianna Hosbach PLM NYS 198.6 NOB (7)

Ted Young TEM NYS 198.4 NOB (13)

Samples reviewed and approved by:

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty available upon request. This report is a summary of multiple methods of analysis, fully compliant reports are available upon request. All samples examined for the presence of vermiculite when analyzed via NYS 198.1. A combination of PLM and TEM analysis may be necessary to ensure consistently reliable detection of asbestos. Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. NOB= Non friable organically bound; N/A= Not applicable VCM= Vermiculite containing material.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NYS ELAP 10872, PA ID# 68-00367, NVLAP Lab Code 101048-0

Initial report from: 04/05/2023 12:15:03



ASBESTOS INSPECTION
CHAIN OF CUSTODY FORM

#042307742

Laboratory Order ID:

EMSL Account #: APX25
Page 1 of 2

Name:	Apex Companies, LLC
Address:	485 Route 1 South - Building B
City, State, Zip:	Iselin, NJ 08830

Facility:	Chase Branch - New Rochelle
Address:	270 North Avenue
City, State, Zip:	New Rochelle, NY

Project #:	JPM001-0418070-23002979-051
Apex Manager:	Don Wendt
Email Results To:	craig.diziki@apexcos.com

Sample #	HA #	Material Description	Location	Classification	Friable?	Condition	Approx. Quantit #	SF/
A-01	1	2'x4' Acoustical Ceiling Tile	Tenant Space Basement	Misc. TSI Surfacing	Y N	G D S D	30	SF
A-02	2	Spray-On Fireproofing	Plenum	Misc. TSI Surfacing	Y N	G D S D	40	SF
A-03	3	Duct Vibration Cloth		Misc. TSI Surfacing	Y N	G D S D	20	SF
A-04	4	All-berce Jacket		Misc. TSI Surfacing	Y N	G D S D	30	SF
A-05	5	CAU Mortar		Misc. TSI Surfacing	Y N	G D S D	50	SF
A-06	6	2'x2' Acoustical Ceiling Tiles	ATM Room	Misc. TSI Surfacing	Y N	G D S D	40	SF
A-07	7			Misc. TSI Surfacing	Y N	G D S D		
A-08	8			Misc. TSI Surfacing	Y N	G D S D		
A-09	9			Misc. TSI Surfacing	Y N	G D S D		
A-10	10			Misc. TSI Surfacing	Y N	G D S D		
A-11	11			Misc. TSI Surfacing	Y N	G D S D		
A-12	12			Misc. TSI Surfacing	Y N	G D S D		
A-13	13			Misc. TSI Surfacing	Y N	G D S D		
A-14	14			Misc. TSI Surfacing	Y N	G D S D		

Sampling Date: 3/24/23	Collected by (print): Craig Diziki	Inspector's Signature:	Date/Time: 3/29/23 2:11	Date/Time: 3/30/23 9:35a
Relinquished by:		Received by:		
Analysis: PLM EPA 600 TEM EPA NOB PLM - NOB		Comments: Positive Stop		
NYS 198.1 X NYS 198.6 NOB X TEM NYS NOB 198.4 X Other				
Turnaround Time: 24 hrs 48 hrs 72 hrs 96 hrs 1 week 2 week				

260



ASBESTOS INSPECTION
CHAIN OF CUSTODY FORM

#042307742

Laboratory Order ID:

EMSL Account #: APX

Page 2 of 2

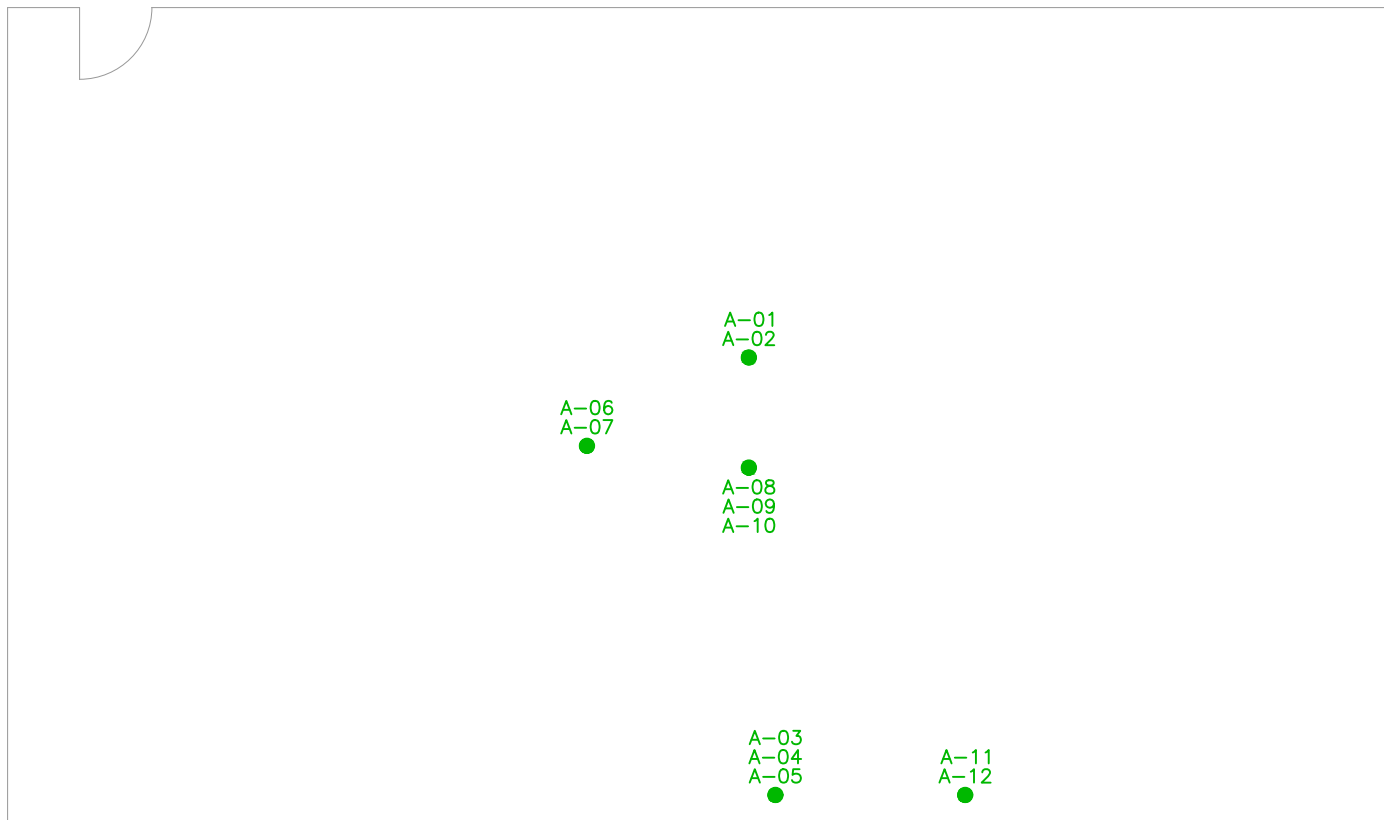
Name:	Apex Companies, LLC	Facility:	Chase Branch - New Rochelle	Project #:	JPM001-0418070-23002979-051
Address:	485 Route 1 South - Building B	Address:	270 North Avenue	Apex Manager:	Don Wendt
City, State, Zip:	Iselin, NJ 08830	City, State, Zip:	New Rochelle, NY	Email Results To:	craig.diziki@apexcos.com

Sample #	HA #	Material Description	Location	Classification	Observations		
					Friable?	Condition	Approx. Quantit # SF/
A-15	7	White wallboard	ATM Room	Misc. TSI Surfacing	Y N	G D S D	100 SF
A-16	↓	↓	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-17	8	White Joint Compound	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-18	↓	↓	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-19	9	Pitch pocket Tar	Roof	Misc. TSI Surfacing	Y N	G D S D	10 SF
A-20	↓	↓	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-21	16	Asphaltic Roof Membrane	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-22	↓	↓	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-23	11	Tar and Tar Paper	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-24	↓	↓	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-25	12	Fibrous Insulation	↓	Misc. TSI Surfacing	Y N	G D S D	↓
A-26	↓	↓	↓	Misc. TSI Surfacing	Y N	G D S D	↓
				Misc. TSI Surfacing	Y N	G D S D	↓
				Misc. TSI Surfacing	Y N	G D S D	↓

Sampling Date: 3/24/23	Collected by (print): Craig Diziki	Inspector's Signature: <i>Craig Diziki</i>	Date/Time: 3/29/23 2:11
Relinquished by: <i>Craig Diziki</i>		Received by:	Date/Time:
Analysis: PLM EPA 600 TEM EPA NOB PLM - NOB		Comments: - Positive Stop	
NYS 198.1 TEM 198.6 NOB TEM NYS NOB 198.4 Other			
Turnaround Time: 24 hrs 48 hrs 72 hrs 96 hrs 1 week 2 week			

ATTACHMENT 3

SAMPLE AND ASBESTOS LOCATION DIAGRAM



LEGEND

● NEGATIVE ASBESTOS SAMPLE

CHK BY	CD
DWN BY	EM
DATE	03-31-23
SCALE	NTS
CAD NO.	0418070-23002979.51
PRJ NO.	JPM001-0418070-23002979

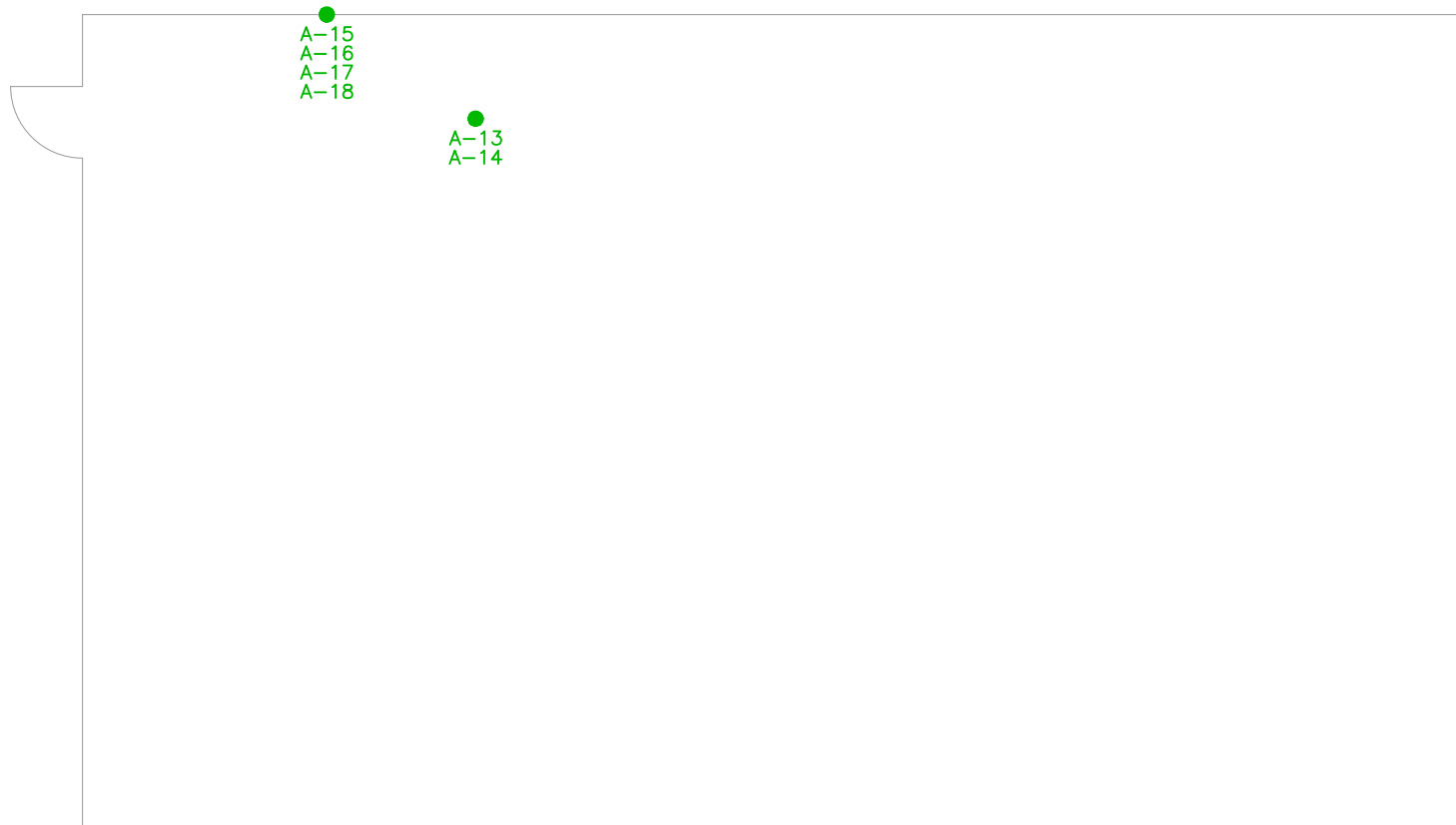
SAMPLE LOCATION DIAGRAM
BASEMENT

NEW ROCHELLE
270 NORTH AVENUE
NEW ROCHELLE, NEW YORK



FIGURE

1



LEGEND

● NEGATIVE ASBESTOS SAMPLE

CHK BY	CD
DWN BY	EM
DATE	03-31-23
SCALE	NTS
CAD NO.	0418070-23002979.51
PRJ NO.	JPM001-0418070-23002979

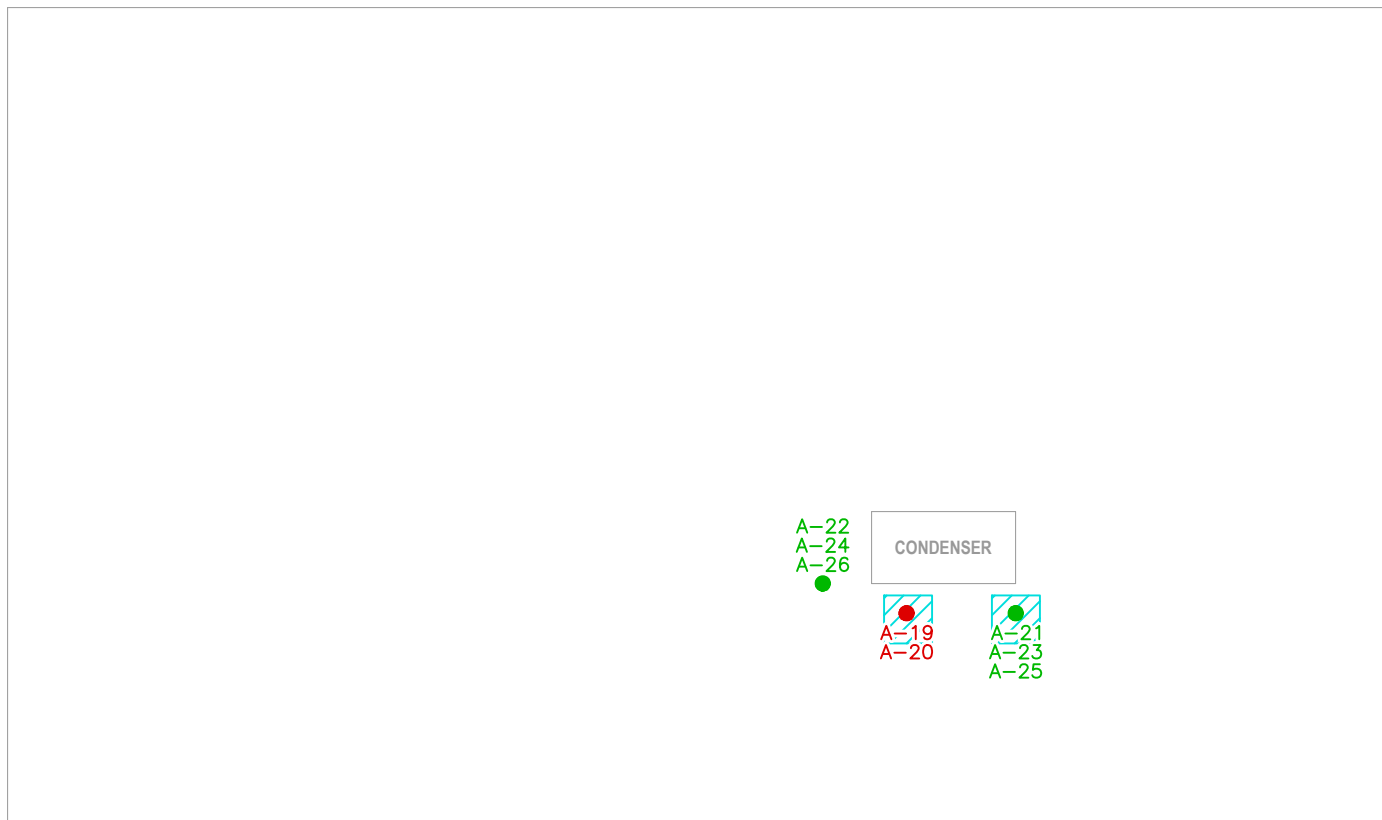
SAMPLE LOCATION DIAGRAM
ATM ROOM

NEW ROCHELLE
270 NORTH AVENUE
NEW ROCHELLE, NEW YORK



FIGURE

2



LEGEND

- NEGATIVE ASBESTOS SAMPLE
- POSITIVE ASBESTOS SAMPLE
- ▨ ACM POSITIVE PITCH POCKET TAR

CHK BY	CD
DWN BY	EM
DATE	03-31-23
SCALE	NTS
CAD NO.	0418070-23002979.51
PRJ NO.	JPM001-0418070-23002979

SAMPLE LOCATION DIAGRAM
ROOF

NEW ROCHELLE
270 NORTH AVENUE
NEW ROCHELLE, NEW YORK



FIGURE

3

ATTACHMENT 4

PHOTOGRAPHIC DOCUMENTATION

Photograph: 1
Description: Exterior view of the Chase Bank branch located at 270 North Avenue, New Rochelle, NY.



Photograph: 2
Description: HA-1 2'x4' acoustical ceiling tile sampled in the tenant space basement and present in the lobby.



Photograph: 3
Description: HA-2 spray-on fireproofing sampled in the tenant space basement plenum and present in the lobby plenum.



Photograph: 4
Description: HA-3 duct vibration cloth sampled in the tenant space basement plenum.



Photograph: 5
Description: HA-4 all service jacket sampled in the tenant space basement plenum.

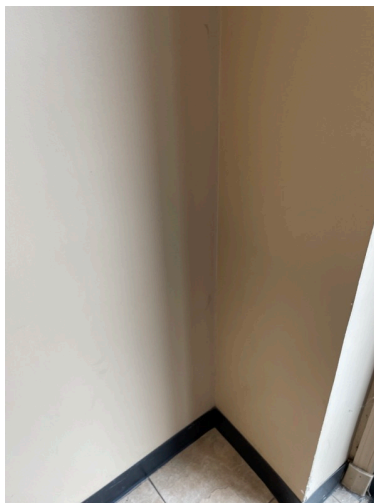


Photograph: 6
Description: HA-5 CMU mortar sampled in the tenant space basement.



Photograph: 7

Description: HA-7 white wallboard and HA-8 white joint compound sampled in the ATM room.



Photograph: 8

Description: HA-9 pitch-pocket tar, HA-10 asphaltic roof membrane, HA-11 tar and tar paper, and HA-12 fibrous insulation sampled from the roof.

