January 11, 2017 1059BB-16-001

Wildstone Group of Companies
1101 Main Street
Penticton, BC V2A 5E6
Tel: 250.493.3947
Email: ckroening@wildstone.com

SENT VIA E-MAIL

Room Numbers in this report have been altered to reflect the Map as displayed on the last page of the report. rooms adjacent to the cold pool have not been corrected against an alternate layout.

Attention: Chris Kroening

RE: HAZARDOUS MATERIALS ASSESSMENT RADIUM HOT POOLS LOCKER ROOMS

Dear Mr. Kroening,

Further to your request, EHS Partnerships Ltd. (EHS^P) has completed a hazardous material assessment of the Women's Locker Rooms and the rooms adjacent to the cold pool access at the Radium Hot Pools (Project Area). The Project Area consists of the women's locker room (room ~~100 to 105~~ 105-107) and the rooms adjacent to the cold pool entrance (rooms 107 – 116). The assessment was conducted on December 19, 2016, by Jon Ernst, B.Sc., B.A., Project Manager for EHS Partnerships Ltd.

SCOPE OF WORK

The assessment was completed to determine the presence of hazardous materials, including asbestos-containing materials (ACM), lead-based paint, polychlorinated biphenyls (PCB), mercury, ozone-depleting substances (ODS), and miscellaneous chemicals.

REGULATIONS AND GUIDELINES

PROVINCIAL OCCUPATIONAL HEALTH AND SAFETY REGULATIONS

Provincial workplace health and safety is regulated in British Columbia by WorkSafe BC (formerly the Workers' Compensation Board of British Columbia) under the Workers' Compensation Act (the Act), as amended by the Workers' Compensation (Occupational Health and Safety) Amendment Act (effective October 1, 1999). The Act and related Regulations and Guidelines define the general duties and obligations of the employer, employees and others at the workplace.

Specifically, section 5.54 of the British Columbia Workers Compensation Act and the Occupational Health and Safety Regulations (OHSR) defines the requirement to develop an exposure control plan when a worker may be exposed to a hazardous substance at a concentration above 50% of its exposure limit.

ENVIRONMENTAL REGULATIONS

In British Columbia, environmental matters pertaining to waste generally fall under the jurisdiction of the British Columbia Ministry of Environment (MoE), pursuant to the British Columbia Environmental Management Act (EMA). The waste regulation under the EMA relating to the disposal of hazardous

building materials is the Hazardous Waste Regulation (HWR), BC Regulation 63/88, as amended by BC Reg. 63/2009.

The HWR refers to the handling, storage, transportation, treatment, recycling and disposal of special wastes in the province. The regulation outlines the materials and criteria to be used to characterize waste as hazardous.

Asbestos-Containing Materials (ACM)

Asbestos-containing materials and lead-based paints are regulated by the Act under Part 6 of OHSR (BC Reg.) 296/97, as amended by BC Reg. 199/2014.

WorkSafe BC has published Safe Work Practices for Handling Asbestos, 2012. This manual outlines basic information on asbestos and asbestos products, health hazard requirements for worker protection, safe work procedures and principles that should be followed when developing exposure control plans and selecting the most suitable technique for the safe abatement of asbestos-containing materials. This document provides a guide to current practices that are to be followed in the Province of British Columbia.

Lead-Based Paint (LBP) Regulations

Presently there are no regulations in British Columbia specifically addressing lead levels in paint. However, employers, general construction contractors and trade contractors have the duty under the OHSR to protect workers from exposure to lead. Under Canadian Federal Law, paints containing greater than 90 ppm lead are considered lead-containing paint. However, this is a value to keep the lead concentration in surface coatings as low as possible and should not be confused with health based standards which correlates to acceptable blood lead levels.

When disturbing lead based paint, it is applicable to use the regulations set by the U.S. Department of Housing and Urban Development (HUD). HUD classifies lead-based paint as any paint application containing at least 1.0 milligram of lead per square centimeter of surface area (mg/cm^2), or 5000 ppm lead by weight, tested by chemical analysis. Further studies conducted by the U.S. Occupational Safety and Health Association (OSHA) have been done on the removal of materials with lead based paints. Improper removal techniques of lead-based paints containing greater than 600 ppm have been shown in these studies to exceed 50% of the Occupational Exposure Limit (OEL) of airborne lead particulate. As per section 6.60 of the OHSR and the Lead-Containing Paints and Coatings Guidelines, (2011), an exposure control plan must be implemented when impacting paints containing greater than 600 ppm lead

The Lead-Containing Paints and Coatings Guidelines (2011), published by Worksafe BC provides additional information on the development of effective exposure control plans for various tasks that involve impacting lead-based paints.

The British Columbia Environmental Management Act – Hazardous Waste Regulations [B.C. Reg. 63/88 inc. amendments to Reg 179/2016] (HWR) are regulations set out to protect the environment from hazardous materials. The present requirement under HWR is to prevent the release of lead into the environment. Disposal of leachable lead-based products is outlined in the Lead-Containing Paints and Coatings Guidelines, issued by Work Safe BC. Table 1 of the HWR classifies leachable lead-based products as any application containing at least 5.0 milligrams of leachable lead per Litre (mg/L), tested by TCLP analysis.

Polychlorinated Biphenyl's (PCBs)

The PCB Regulations SOR/2008-273 came into force on September 5, 2008. The purpose of the regulations is to improve the protection of Canada's environment and the health of Canadians by minimizing the risks posed by the use, storage and release of PCBs and by accelerating the elimination of these substances. The Regulations also set out end-of-use and end-of-storage dates for PCBs. These dates are listed in Environment Canada's fact sheet, "PCB Regulations: An Overview."

Mercury-Containing Materials

Mercury is commonly found in buildings in fluorescent light tubes, electrical switches and instruments such as mercury vapour lamps, thermostats, barometers, manometers, and thermometers. Mercury in fluorescent light tubes and drained, broken, or obsolete instruments that contained mercury are not considered hazardous waste according to the EMA. The Recycling Council of British Columbia provides a listing of approved recycling facilities for the disposal of hazardous materials.

Mercury or mercury vapour in light fixtures or thermostats poses no risk to workers or occupants provided the mercury containers remain intact and undisturbed. If renovations or demolition impact any mercury-containing materials or equipment they must be removed, handled and disposed in accordance with EMA.

Ozone Depleting Substances (ODS) Regulations

Provincial regulatory framework providing the requirements for the safe management, storage and disposal of ODSs is provided in the Ozone-Depleting Substances and Other Halocarbons Regulation, including amendments up to BC Regulation 317/2012, respecting the appropriate management of ODSs within the province of British Columbia. Schedule A in the regulation lists all ozone-depleting refrigerant types.

In 1994, the federal government filed the Ozone-Depleting Substances Regulations to amend controls on the production and consumption of chlorofluorocarbons (CFCs), halons, tetrachloride and methyl chloroform. The Federal Halocarbon Regulations, effective July 1, 1999, was filed to ensure uniformity with respect to the release, recovery and recycling of ODSs and their halocarbon alternatives in refrigeration and air conditioning equipment throughout the provinces of Canada. The Code of Practice for the Reduction of CFC Emissions from Refrigeration and Air Conditioning Systems (1989) provides Best Practice recommendations for the handling, storage, and disposal of such materials.

Miscellaneous Chemicals

Miscellaneous chemicals are found in many buildings and are typically part of the day to day building operations. All miscellaneous chemicals that are controlled products must be handled in accordance with the Workplace Hazardous Materials Information System (WHMIS) and following the recommendations in the MSDS. Prior to renovations or demolition, any miscellaneous chemicals that may be impacted must be transported and disposed in accordance with Transportation of Dangerous Goods (TDG) regulations and HWR regulations.

TRANSPORTATION REGULATIONS

The transportation of hazardous wastes is governed under the Federal Transportation of Dangerous Goods Act and Regulations that outline the requirements for storage, handling, and transportation of such waste.

METHODOLOGY

When sampling for hazardous building materials, room names and numbers were assigned by EHS^{P} to ensure continuity and accuracy of information compiled during the survey.

All work was conducted in accordance with standards outlined by WorkSafe BC, and the National Institute for Occupational Safety and Health (NIOSH).

Asbestos-Containing Materials

The survey was completed to determine the extent of ACM within the Project Area. The survey was completed on a room-by-room basis to provide a complete inventory of Project Area. The systems which were reviewed included, but were not limited to:

- Structural - systems including fireproofing on beams, open and solid webbed joist systems, Q-deck; asbestos-containing spray-applied insulation;

- Mechanical - systems insulation including hot water and steam system, condensate system, chilled water system, glycol system, domestic hot and cold water, emergency generator exhaust, boiler units, heat exchangers, reboiler units, and asbestos cement piping, asbestos-containing mechanical insulation. During the assessment the Project Area was visually inspected for the presence of asbestos cement pipe and wall board; and

- Architectural - systems including texture coats, sheet flooring, vinyl floor tile, acoustical spray-applied materials, condensation control applications, ceiling tile, wall board, drywall joint compound, asbestos sheet products.

Systematic sampling of identified suspect ACM was conducted as part of the assessment. The asbestos samples were analyzed for asbestos type and percentage content using Polarized Light Microscopy in accordance with National Institute for Occupational Safety and Health (NIOSH) methodologies and United States Environmental Protection Agency dispersion staining techniques (EPA/600/R-93/116).

Lead-Based Paint

Testing for lead-based paint was conducted by collecting bulk samples of the suspect material and submitting to EMSL Analytical Inc. (EMSL). Typically finished interior and exterior painted surfaces were tested for the presence of lead paint. Samples from each colour, material were submitted for analysis. Results are reported as parts per million (ppm).

Polychlorinated Biphenyls

PCBs have not been used in light capacitors since July 1980 and in many cases since 1978. During the survey limited fluorescent light ballasts were inspected and compared to the criteria found in the

Environment Canada, Report EPS 2/CC/2 (revised) August 1991, "Identification of Lamp Ballasts Containing PCBs to Assess Their Likelihood of Being PCB-Containing".

Mercury-Containing Materials

During the survey, the Project Area was visually assessed for the presence of mercury-containing fluorescent light tubes and thermostats.

Ozone Depleting Substances (ODS)

During the survey, the Project Area was visually assessed for the presence of air conditioning units, water coolers, and refrigerators.

Miscellaneous Chemicals

During the survey, the Project Area was visually assessed for the presence of miscellaneous chemicals.

RESULTS AND OBSERVATIONS

Asbestos-Containing Materials

Twenty-four (24) samples of building materials were collected and submitted with a chain of custody for analysis. Table 1: Results of Asbestos Analysis, details the results of the survey. The laboratory report is attached in Appendix I.

Table 1: Results of Asbestos Analysis

Sample Number	Location	Sample Description	Asbestos Type and Percent
A8a	Room 113	Floor Tile Grout (1"x1" Beige & Brown)	None Detected
A8b	**Room 113**	**Floor Tile Thin Set Mortar / Leveler (1"x1" Beige & Brown)**	**Chrysotile, 2%**
A9a	Room 113	Floor Tile Grout (4" Brick)	None Detected
A9b	Room 113	Floor Tile Thin Set Mortar (4" Brick)	None Detected
A10	Room 113	Beige Window Caulking	None Detected
A11	**Room 113**	**Grey Window Putty**	**Chrysotile, 5%**
A12	Room 115	Drywall Joint Compound	None Detected
A13a	**Room 115**	**Plaster Skim & Texture**	**Chrysotile, 2%**
A13b	Room 115	Plaster Base Coat	None Detected

Table 1: Results of Asbestos Analysis

Sample Number	Location	Sample Description	Asbestos Type and Percent
A14a	Room 115	Tile Grout (Offwhite tile)	None Detected
A14b	Room 115	Tile Adhesive (Offwhite tile)	None Detected
A15	Room 115	Ceiling Tile 2' x 4'	None Detected
A16a	Room 109	Plaster Skim Coat	None Detected
A16b	Room 109	Plaster Base Coat	None Detected
A17	Room 111	Ceiling Tile 2' x 4'	None Detected
A18	Room 111	Textured Plaster Ceiling Above Ceiling Tile	None Detected
A19	East Washrooms	Drywall Joint Compound	None Detected
A20	East Washrooms	Beige Window Caulking	None Detected
A21	Room 100 Ceiling Space	Cellulose Spray Insulation	None Detected
A22	Room ~~100~~ 107	Tile Grout and Adhesive	None Detected
A23a	Room ~~101~~ 105	Plaster Skim Coat	None Detected
A23b	Room ~~101~~ 105	Plaster Base Coat	None Detected
A24a	Room ~~104~~ 105	Plaster Skim Coat	None Detected
A24b	**Room ~~104~~ 105**	**Plaster Base Coat**	**<1% Actinolite**

In addition to the non-asbestos-containing materials identified in Table 1, other materials not suspected to contain asbestos were identified in the following locations:

- Date Coded Ceiling Tiles throughout the Project Area;
- New welded seam flooring throughout in the Project Area;
- Wood, cement, fibreglass, and metal building materials located on the floors, walls and ceilings throughout the Project Area.

A Photographic Log displaying the identified ACM is presented in Appendix II.

Lead-Based Paint

Multiple samples of paint suspected to be lead-based were collected from typically finished interior and exterior surfaces of the Project Area and submitted with a chain of custody for analysis. Table 2: Results of Paint Analysis, details the results of the survey. A Photographic Log displaying the identified lead based paints is presented in Appendix II

Table 2: Results of Paint Analysis

Sample Number	Colour	Substrate	Location	Concentration (ppm)
Pb17	**Green**	**Plaster Wall**	**Room 113**	**780**
Pb18	Brown / Beige	Floor Tile Coating	Room 113	<90
Pb19	Yellow	Wood Door & Frame	Room 111	480
Pb26	Beige	Cinderblock Wall	Womans Locker Room ~~100~~ 107	<90
Pb27	Beige	Plaster Wall	Womans Locker Room ~~101~~ 105	<90
Pb28	White	Wall Tile	Womans Locker Room ~~100~~ 107	<150

Polychlorinated Biphenyls (PCB)

There were approximately 26 fluorescent light ballasts suspected to be PCB containing identified throughout the Project Area.

Mercury

Approximately 52 fluorescent light tubes were identified in the Project Area.

Ozone-Depleting Substances (ODS)

Devices suspected of containing ODS were not present at the time of the assessment

Miscellaneous Chemicals

Various chemical that are used for standard building operations were identified throughout the Project Area.

DISCUSSION

Asbestos-Containing Materials

Four (4) of the twenty-four (24) samples collected in the Project Area were found to contain asbestos. The following ACM were identified:

Floor Tile Thin Set Mortar

Two (2) samples of floor tile thin set mortar were collected and one (1) was found to contain asbestos. The floor tile thin set mortar present under the beige and brown 1"x1" tiles in rooms ~~100~~ 107, and 108-114 should be treated as asbestos-containing.

Window Putty

One (1) sample of grey window putty was collected and found to contain asbestos. The grey window putty identified around exterior doors and windows in Room 116 should be treated as asbestos-containing.

Plaster

Three (3) composite samples of plaster were collected and two (2) were found to contain asbestos. The plaster throughout the Project Area should be treated as asbestos containing.

Care should be taken when opening previously inaccessible areas as these areas may contain additional ACM. If suspect materials are identified work should be stopped to allow the material to be tested.

Lead-Based Paint

One (1) of the six (6) lead samples were found to contain lead above 600 ppm. The following painted surfaces should be treated lead based:

- Green plaster walls throughout rooms 108 – 115

Note that several walls in rooms 108 – 115 showed evidence of being previously painted green.

Polychlorinated Biphenyls (PCB)

Suspect PCB-containing magnetic ballasts were identified throughout the Project Area.

Mercury

Fluorescent light tubes throughout the project area are suspected to contain mercury vapour.

Ozone-Depleting Substances (ODS)

ODS were not identified in the project area

Miscellaneous Chemicals

The chemicals identified throughout the area appeared to be properly stored for construction use.

CONCLUSIONS AND RECOMMENDATIONS

1. Prior to completing renovations or demolition, any asbestos containing materials that will be impacted must be encapsulated, enclosed or removed. If the ACM is to be removed. The ACM removal procedures include the following:

    - Moderate-risk procedures must be followed to remove the asbestos-containing floor tile thin set mortar, plaster, and window putty in the Project Area as per WorkSafeBC's Safe Work Practices for Handling Asbestos, 2012.

    Asbestos abatement should be completed by workers qualified in the removal of ACM. Throughout the abatement activities, appropriate air monitoring and inspections should be conducted by qualified personnel to demonstrate that work procedures are effective, asbestos is contained, and the waste is handled appropriately. It is recommended that a proper scope of work and asbestos removal specifications be developed that detail the complete and proper removal of identified ACM.

2. Building material containing lead based paint must be properly disposed of as per the Hazardous Waste Regulation (HWR). If the paint is to be removed and segregated from the waste stream, exposure control plans must be developed and followed to keep worker exposure as low as reasonably achievable by following the guidelines presented in WorkSafeBC's Lead-Containing Paints and Coatings Guideline, 2011.

3. Due to the age of the building there is a potential for PCB-containing ballasts to be located in the Project Area. To address the potential PCB-containing light ballasts that may be present, any fluorescent fixtures which are to be disposed of should be sorted, based on date of manufacture, on-site by qualified personnel. PCB-containing ballasts must be identified, barreled appropriately, and stockpiled on-site. Following removal of all fixtures, the barreled PCB-containing light ballasts must be appropriately labeled, manifested and transported to an approved destruction and disposal facility in accordance with the HWR.

4. Prior to renovations or demolition, stored chemicals should be handled and disposed of in accordance with their MSDS and applicable regulations.

LIMITATIONS

The conclusions and recommendations contained in this assessment report are based upon professional opinions with regard to the subject matter. These opinions are in accordance with currently accepted environmental assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

1. The data and findings presented in this report are valid as of the dates of the investigations. The passage of time, manifestation of latent conditions or occurrence of future events may warrant further exploration at the property, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

2. The data reported and the findings, observations and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by the request of the client, the time and budgetary constraints imposed by the client, and availability of access to the property.

3. Because of the limitations stated above, the findings, observations and conclusions expressed by EHS^P in this report are not, and should not be, considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.

4. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.

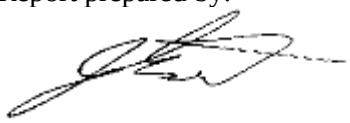
5. EHS^P assessment reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, provincial, or local governmental agencies. Any use of the assessment report constitutes acceptance of the limits of EHS^P's liability. EHS^P's liability extends only to its client and not to other parties who may obtain this assessment report. Issues raised by the report should be reviewed by appropriate legal counsel.

CLOSURE

We trust the information presented in this report meets your requirements. If you have any questions please feel free to contact the undersigned at 403.243.0700. Thank you for the opportunity to be of service.

EHS PARTNERSHIPS LTD.
per:

Report prepared by:



Jon Ernst, B.Sc., B.A.
Project Manager

Report reviewed by:

Brad Burwash, B.A.Sc., CRSP
Division Manager

Ref: R:\Project\1050-1059\1059 Wildstone\Locker Room Hazmat Report.docx

APPENDIX I

LABORATORY RESULTS

EMSL Canada Inc.

2333 18th Avenue NE, Unit 48 Calgary, AB T2E 8T6
Tel/Fax: (403) 879-1149 / (403) 879-1152
http://www.EMSL.com / CalgaryLab@EMSL.com

EMSL Canada Order: 651607459
Customer ID: 55EHSP25
Customer PO:
Project ID:

Attention: Jon Ernst
EHS Partnerships
4303 11th Street SE
Calgary, AB T2G 4X1

Project: 1059BB16001

Phone: (403) 605-9685
Fax:
Received Date: 12/21/2016 11:37 AM
Analysis Date: 12/21/2016 - 12/22/2016
Collected Date: 12/21/2016

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A1 *651607459-0001*	EXTERIOR CHIMNEY - BRICK MORTAR	Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
A2-Skim Coat *651607459-0002*	EXTERIOR COVERED PATIO - TEXTURED PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A2-Base Coat *651607459-0002A*	EXTERIOR COVERED PATIO - TEXTURED PLASTER	Beige Non-Fibrous Homogeneous		5% Quartz 93% Non-fibrous (Other)	2% Chrysotile
A3 *651607459-0003*	EXTERIOR FLAGSTONE WALL - MORATR	Gray Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
A4-Floor Tile *651607459-0004*	MAIN FLOOR JANITOR ROOM - SHEET FLOORING & PAPER	Red Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
A4-Mastic *651607459-0004A*	MAIN FLOOR JANITOR ROOM - SHEET FLOORING & PAPER	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A4-Paper Backing *651607459-0004B*	MAIN FLOOR JANITOR ROOM - SHEET FLOORING & PAPER	Beige Fibrous Homogeneous		50% Non-fibrous (Other)	50% Chrysotile
A5 *651607459-0005*	MAIN FLOOR JANITOR ROOM - MECHANICAL INSULATION	Beige Fibrous Homogeneous	15% Cellulose 20% Min. Wool	65% Non-fibrous (Other)	None Detected
A6 *651607459-0006*	MAIN FLOOR JANITOR ROOM - DRYWALL JOINT COMPOUND	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
A7-Skim Coat *651607459-0007*	STAIRWELL - PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A7-Base Coat *651607459-0007A*	STAIRWELL - PLASTER	Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
A8-Grout *651607459-0008*	ROOM 113 - FLOOR TILE GROUT & ADHESIVE (1"X1" BEIGE & BROWN)	Gray Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
A8-Mortar *651607459-0008A*	ROOM 113 - FLOOR TILE GROUT & ADHESIVE (1"X1" BEIGE & BROWN)	Gray Non-Fibrous Homogeneous		10% Quartz 88% Non-fibrous (Other)	2% Chrysotile

Initial report from: 12/23/2016 12:35:37

EMSL Canada Inc.
2333 18th Avenue NE, Unit 48 Calgary, AB T2E 8T6
Tel/Fax: (403) 879-1149 / (403) 879-1152
http://www.EMSL.com / CalgaryLab@EMSL.com

EMSL Canada Order: 651607459
Customer ID: 55EHSP25
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A9-Grout *651607459-0009*	ROOM 113 - FLOOR TILE GROUT & ADHESIVE (4" BRICK)	Red Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
A9-Mortar *651607459-0009A*	ROOM 113 - FLOOR TILE GROUT & ADHESIVE (4" BRICK)	Beige Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
A10 *651607459-0010*	ROOM 113 - BEIGE WINDOW CAULKING	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A11 *651607459-0011*	ROOM 113 - GREY WINDOW PUTTY	Gray Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
A12 *651607459-0012*	ROOM 115 - DRYWALL JOINT COMPOUND	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A13-Texture / Skim Coat *651607459-0013* *Sample layers combined prior to analysis at client's request.*	ROOM 115 - PLASTER	White/Red Fibrous Homogeneous		3% Quartz 95% Non-fibrous (Other)	2% Chrysotile
A13-Base Coat *651607459-0013A*	ROOM 115 - PLASTER	Beige Fibrous Homogeneous	<1% Hair	5% Quartz 95% Non-fibrous (Other)	None Detected
A14-Grout *651607459-0014*	ROOM 115 - TILE GROUT & ADHESIVE (OFFWHITE TILE)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A14-Adhesive *651607459-0014A*	ROOM 115 - TILE GROUT & ADHESIVE (OFFWHITE TILE)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A15 *651607459-0015*	ROOM 115 - CEILING TILE 2'X4'	Gray Fibrous Homogeneous	60% Min. Wool	40% Non-fibrous (Other)	None Detected
A16-Skim Coat *651607459-0016*	ROOM 109 - PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A16-Base Coat *651607459-0016A*	ROOM 109 - PLASTER	Beige Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
A17 *651607459-0017*	ROOM 111 - CEILING TILE 2'X4'	Gray Fibrous Homogeneous	60% Min. Wool	40% Non-fibrous (Other)	None Detected
A18 *651607459-0018*	ROOM 111 - TEXTURED PLASTER CEILING ABOVE CT	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A19 *651607459-0019*	EAST WASHROOMS - DRYWALL JOINT COMPOUND	White Non-Fibrous Homogeneous		30% Perlite 70% Non-fibrous (Other)	None Detected
A20 *651607459-0020*	EAST WASHROOMS - BEIGE WINDOW CAULKING	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A21 *651607459-0021*	ROOM 100 CEILING SPACE - CELLULOSE SPRAY INSULATION	Gray Fibrous Homogeneous	80% Min. Wool	20% Non-fibrous (Other)	None Detected

Initial report from: 12/23/2016 12:35:37

EMSL Canada Inc.
2333 18th Avenue NE, Unit 48 Calgary, AB T2E 8T6
Tel/Fax: (403) 879-1149 / (403) 879-1152
http://www.EMSL.com / CalgaryLab@EMSL.com

EMSL Canada Order: 651607459
Customer ID: 55EHSP25
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A22 *651607459-0022*	ROOM 100 - TILE GROUT AND ADHESIVE	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
A23-Skim Coat *651607459-0023*	ROOM 101 - PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A23-Base Coat *651607459-0023A*	ROOM 101 - PLASTER	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A24-Skim Coat *651607459-0024*	ROOM 104 - PLASTER	White Non-Fibrous Homogeneous		30% Perlite 70% Non-fibrous (Other)	None Detected
A24-Base Coat *651607459-0024A*	ROOM 104 - PLASTER	Beige Fibrous Homogeneous		20% Vermiculite 80% Non-fibrous (Other)	<1% Actinolite
A25 *651607459-0025*	LAUNDRY ROOM GLYCOL SUPPLY - MECHANICAL INSUALTION	Beige Fibrous Homogeneous	10% Cellulose 40% Min. Wool	50% Non-fibrous (Other)	None Detected
A26 *651607459-0026*	LAUNDRY ROOM BULKHEAD & COLUMN - DRYWALL JOINT COMPOUND	White Non-Fibrous Homogeneous		30% Perlite 70% Non-fibrous (Other)	None Detected
A27-Skim Coat *651607459-0027*	LAUNDRY ROOM - TEXTURED PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A27-Base Coat *651607459-0027A*	LAUNDRY ROOM - TEXTURED PLASTER	Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
A28 *651607459-0028*	LAUNDRY ROOM DRYER EXHAUST - DUCT JOINT MASTIC BROWN	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A29 *651607459-0029*	GLYCOL ROOM HEAT EXCHANGER - MECHANICAL INSULATION	Beige Fibrous Homogeneous	10% Cellulose 20% Min. Wool	70% Non-fibrous (Other)	None Detected
A30 *651607459-0030*	GLYCOL ROOM HEAT EXCHANGER - GASKET	White/Black Fibrous Homogeneous		60% Non-fibrous (Other)	40% Chrysotile
A31 *651607459-0031*	GLYCOL ROOM DHWS - MECHANICAL INSULATION	Beige Fibrous Homogeneous	10% Cellulose 20% Min. Wool	70% Non-fibrous (Other)	None Detected
A32 *651607459-0032*	GLYCOL ROOM DHW TANK - GASKET	White/Black Fibrous Homogeneous		60% Non-fibrous (Other)	40% Chrysotile
A33 *651607459-0033*	GLYCOL ROOM DHW TANK - MECHANICAL INSULATION	Beige Fibrous Homogeneous	15% Min. Wool	55% Non-fibrous (Other)	30% Chrysotile
A34 *651607459-0034*	GLYCOL ROOM BOILER 1 EXHAUST - GASKET	White Fibrous Homogeneous		15% Non-fibrous (Other)	85% Chrysotile
A35 *651607459-0035*	GLYCOL ROOM BOILER 1 EXHAUST - INSULATION	White Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected

Initial report from: 12/23/2016 12:35:37

EMSL Canada Inc.
2333 18th Avenue NE, Unit 48 Calgary, AB T2E 8T6
Tel/Fax: (403) 879-1149 / (403) 879-1152
http://www.EMSL.com / CalgaryLab@EMSL.com

EMSL Canada Order:	651607459
Customer ID:	55EHSP25
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
A36 *651607459-0036*	GLYCOL ROOM PUMP P5 - RED GASKET	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A37 *651607459-0037*	GLYCOL ROOM PUMP P5 - MECHANICAL INSULATION	Beige Fibrous Homogeneous	10% Cellulose 20% Min. Wool	70% Non-fibrous (Other)	None Detected
A38 *651607459-0038*	GLYCOL ROOM VALVE V6 - MECHANICAL INSULATION	Beige Fibrous Homogeneous	10% Cellulose 20% Min. Wool	70% Non-fibrous (Other)	None Detected
A39 *651607459-0039*	GLYCOL ROOM BULKHEAD - DRYWALL JOINT COMPOUND	White Non-Fibrous Homogeneous		30% Perlite 70% Non-fibrous (Other)	None Detected
A40 *651607459-0040*	FAN ROOM - SPRAY INSULATION	Beige Fibrous Homogeneous	15% Cellulose	20% Vermiculite 65% Non-fibrous (Other)	None Detected
A41 *651607459-0041*	FAN ROOM - DUCT KOINT MASTIC GREY	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A42 *651607459-0042*	FAN ROOM - DRYWALL JOINT COMPOUND	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Leanne Roy (54)

Jefferson Salvador, Laboratory Manager
or Other Approved Signatory

Initial report from: 12/23/2016 12:35:37

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L9T 5N4
Phone/Fax: 289-997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	551613617
CustomerID:	55EHSP25
CustomerPO:	1059BB-16-001
ProjectID:	

Attn: **Jon Ernst**
EHS Partnerships
4303 11th Street SE
Calgary, AB T2G 4X1

Phone: (403) 243-0700
Fax:
Received: 12/22/16 12:18 PM
Collected:

Project: **1059BB-16-001**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Lead Concentration*
Pb1	*551613617-0001*		12/22/2016	3200 ppm
	Site: Grey floor - laundry room			
Pb2	*551613617-0002*		12/22/2016	2000 ppm
	Site: Grey floor- glycol room			
Pb3	*551613617-0003*		12/22/2016	61000 ppm
	Site: Yellow flooring- fan room			
Pb4	*551613617-0004*		12/22/2016	<220 ppm
	Site: Brown beams- fan room Insufficient sample to reach reporting limit.			
Pb5	*551613617-0005*		12/22/2016	34000 ppm
	Site: Yellow paint- laundry room			
Pb6	*551613617-0006*		12/22/2016	640 ppm
	Site: Grey cabinet- laundry room			
Pb7	*551613617-0007*		12/22/2016	1100 ppm
	Site: White cinderblock- laundry room			
Pb8	*551613617-0008*		12/22/2016	<90 ppm
	Site: Beige paint- laundry room			
Pb9	*551613617-0009*		12/22/2016	<590 ppm
	Site: Green paint- glycol room Insufficient sample to reach reporting limit.			
Pb10	*551613617-0010*		12/22/2016	7700 ppm
	Site: Grey door & frame- fan room			
Pb11	*551613617-0011*		12/22/2016	3000 ppm
	Site: White fire door- glycol room			
Pb12	*551613617-0012*		12/22/2016	1600 ppm
	Site: Green paint on concrete- fan room			
Pb13	*551613617-0013*		12/22/2016	<90 ppm
	Site: Green paint- laundry room			
Pb14	*551613617-0014*		12/22/2016	1500 ppm
	Site: White drywall paint- laundry room			

Rowena Fanto, Lead Supervisor
or other approved signatory

*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. 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. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON A2LA Accredited Environmental Testing Cert #2845.08

Initial report from 12/23/2016 08:41:12

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L9T 5N4
Phone/Fax: 289-997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	551613617
CustomerID:	55EHSP25
CustomerPO:	1059BB-16-001
ProjectID:	

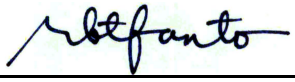
Attn: **Jon Ernst**
EHS Partnerships
4303 11th Street SE
Calgary, AB T2G 4X1

Phone: (403) 243-0700
Fax:
Received: 12/22/16 12:18 PM
Collected:

Project: **1059BB-16-001**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Lead Concentration*
Pb15	*551613617-0015*		12/22/2016	<120 ppm
	Site: Grey/green paint- room 114 - storage Insufficient sample to reach reporting limit.			
Pb16	*551613617-0016*		12/22/2016	700 ppm
	Site: Beige wall- room 114 - storage			
Pb17	*551613617-0017*		12/22/2016	780 ppm
	Site: Green plaster- room 113 - storage			
Pb18	*551613617-0018*		12/22/2016	<90 ppm
	Site: Brown/beige floor tile- storage			
Pb19	*551613617-0019*		12/22/2016	480 ppm
	Site: Yellow door- room 111 - storage			
Pb20	*551613617-0020*		12/22/2016	470 ppm
	Site: White door/door frame- Café area			
Pb21	*551613617-0021*		12/22/2016	960 ppm
	Site: Grey door & frame- Café area hall			
Pb22	*551613617-0022*		12/22/2016	280 ppm
	Site: White drywall paint- Café area hall Janitor room			
Pb23	*551613617-0023*		12/22/2016	680 ppm
	Site: Green/white window frame- Café area			
Pb24	*551613617-0024*		12/22/2016	6100 ppm
	Site: White door frame- Café area Janitor room			
Pb25	*551613617-0025*		12/22/2016	21000 ppm
	Site: Grey/green door- Café area Janitor room			
Pb26	*551613617-0026*		12/22/2016	<90 ppm
	Site: Beige cinderblock- Women's Locker 1100			
Pb27	*551613617-0027*		12/22/2016	<90 ppm
	Site: Beige paint- Women's Locker 101			
Pb28	*551613617-0028*		12/22/2016	<150 ppm
	Site: White tile- Women's Locker 100 Insufficient sample to reach reporting limit.			



Rowena Fanto, Lead Supervisor
or other approved signatory

*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. 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. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON A2LA Accredited Environmental Testing Cert #2845.08

Initial report from 12/23/2016 08:41:12

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L9T 5N4
Phone/Fax: 289-997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	551613617
CustomerID:	55EHSP25
CustomerPO:	1059BB-16-001
ProjectID:	

Attn: **Jon Ernst**
EHS Partnerships
4303 11th Street SE
Calgary, AB T2G 4X1

Phone: (403) 243-0700
Fax:
Received: 12/22/16 12:18 PM
Collected:

Project: **1059BB-16-001**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Lead Concentration*
Pb29	*551613617-0029*		12/22/2016	<90 ppm
	Site: White ceiling- Patio exterior			

Rowena Fanto, Lead Supervisor
or other approved signatory

*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. 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. Samples received in good condition unless otherwise noted. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON A2LA Accredited Environmental Testing Cert #2845.08

Initial report from 12/23/2016 08:41:12

APPENDIX II

PHOTOGRAPHIC LOG

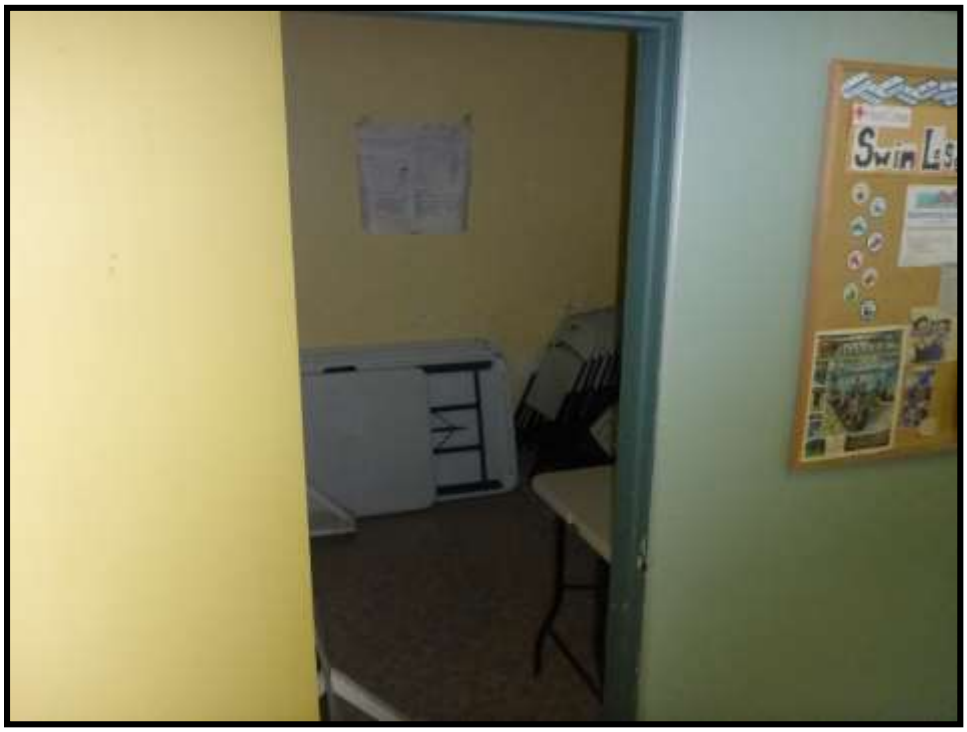
Photograph #1 – Asbestos-Containing Tile Thin Set Mortar under Brown & Beige Tiles – Room 113 (Sample A8b)

Photograph #2 – Asbestos-Containing Tile Thin Set Mortar under Brown & Beige Tiles – Room ~~100~~ 107 (Reference Sample A8b)

Photograph #3 – Asbestos-Containing Grey Window Putty – Exterior Door Room 116 (Sample A11).

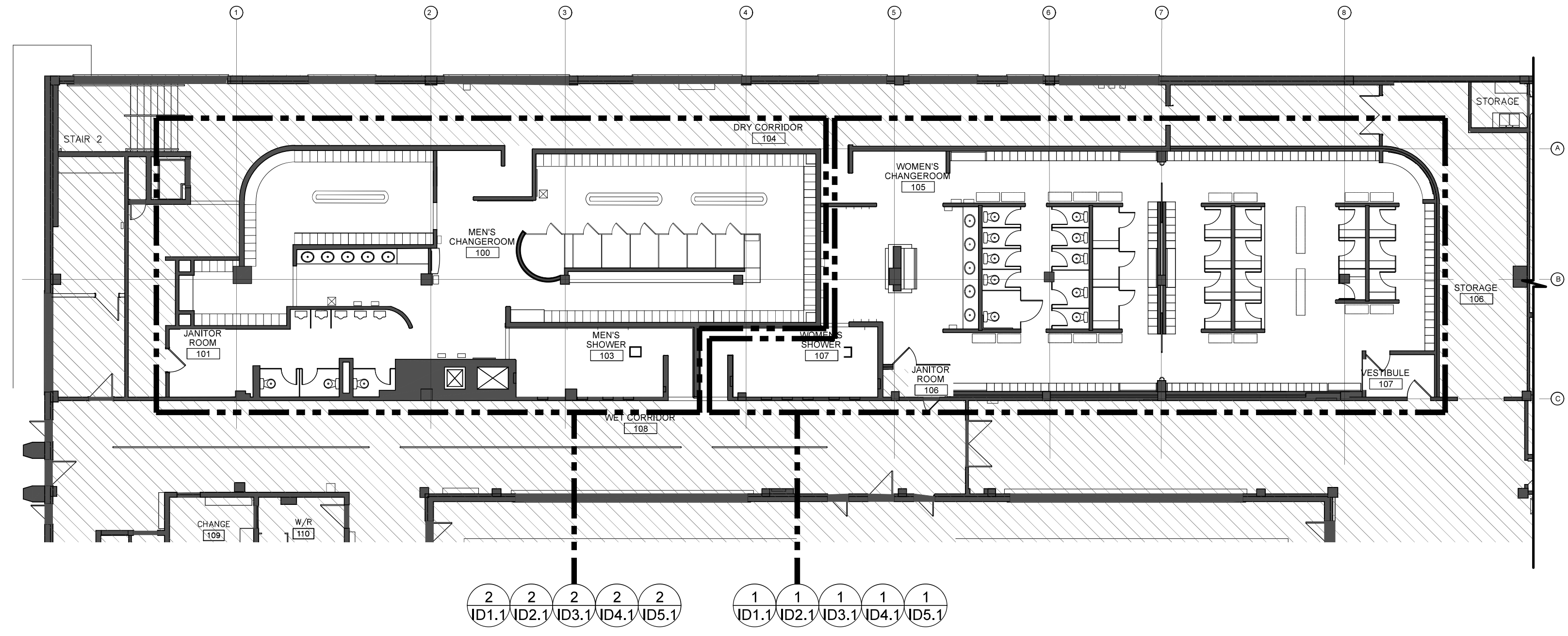
Photograph #4 – Asbestos-Containing Plaster Skim Coat – Room 115 (Sample A13a).

Photograph #5 – Asbestos-Containing Plaster Base Coat – Column Room ~~104~~ 105 (Sample A24b).



Photograph #6 – Lead-Based Green Paint on Plaster Wall (Sample Pb17).

Photograph #7 – Example of Lead-Based Green Paint Under Other Layers – Room 115



1 MAIN FLOOR KEYPLAN

SCALE: 1:100

HATCH DENOTES AREA
NOT IN CONTRACT