

Blackstone Environmental Solutions, LLC

Environmental Consulting and Licensed Site Professional Services

Erik Johnson
Bureau of Waste Site Cleanup
Northeast Regional Office
MA Department of Environmental Protection
150 Presidential Way
Woburn, MA 01801

February 9, 2024
Project #1843

RE: LSP Evaluation Summary Regarding Asbestos in Soil

Vacant Parcels
12 Cedar Road, 14 Cedar Road, 14 Barnes Road, and 16 Barnes Road
Salem, MA 01970
RTN 3-38273

Dear Mr. Johnson:

Blackstone Environmental Solutions LLC (BES) on behalf of JL Realty Trust, JMI Realty Trust, and Barnes Road Trust is providing this Licensed Site Professional (LSP) Evaluation Summary associated with the release of oil and/or hazardous material (OHM) reported under Massachusetts Department of Environmental Protection (MassDEP) Release Tracking Number (RTN) 3-38273 at portions of the vacant land located at 12 Cedar Road, 14 Cedar Road, and 14 Barnes Road in Salem, Massachusetts. These properties are part of the larger Disposal Site associated with parent RTN 3-38210, and also include portions of the properties at 9 Cedar Road, 15 Cedar Road, 16 Cedar Road, and 16 Barnes Road (the "Site"). This LSP Evaluation Summary is specific to 12 Cedar Road, 14 Cedar Road, 14 Barnes Road, as well as 16 Barnes Road, and has been prepared in response to an email request from Erik Johnson of MassDEP on December 20, 2023 to confirm or refute that no Imminent Hazard (IH) condition exists at the Site for non-asbestos containing OHM with the inclusion of the November 2023 asbestos testing results. It is also noted that BES has received technical feedback from Grady Dante of the MassDEP Bureau of Air and Waste (BAW) Division via email on January 12, 2024, regarding the recent asbestos testing results and has been included in this LSP Evaluation Summary.

A qualitative IH Evaluation has been prepared in support of this LSP Evaluation in accordance with 310 CMR 40.0321. **This LSP Evaluation Summary has concluded that Site conditions do not represent an Imminent Hazard, and are consistent with previously provided LSP Opinions regarding Imminent Hazard for non-asbestos containing OHM.**

Blackstone Environmental Solutions, LLC
76 Bay View Drive Shrewsbury MA 01545
(508) 612-4738 · www.bes-env.com

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The Site consists of approximately 15 acres of undeveloped land along Highland Avenue, Barnes Road, and Cedar Road. The topography varies greatly across the Site. The lowest topography area is located on the southeastern portion of the Site.

Site access is restricted from Highland Street and Cedar Road with a security fence installed by the abutting property owner, Berman Properties LLC to the west. The rear (i.e., east) of the Site is surrounded by dense wooded vegetation and wetlands. Access to the central portions of the subject parcels is restricted from the north and south due to the dense woodlands, steep downward sloped topography and rocky terrain. Access to the Site is further complicated during the late spring through mid-fall season due to low visibility from the leaf bearing trees as well as concerns of poison ivy/oak and flies/bugs/insects. During the late fall and winter seasons, ground freezing and/or snow covered conditions exist and thus, presents another set of challenges for safely accessing the Site. No evidence of any recent land disturbance/trespassing to the Site was observed by BES during several Site visits.

Surrounding properties to the north, west, and south are utilized for commercial and residential purposes. A large warehouse redevelopment project is currently under construction at 355 Highland Avenue (i.e., the “Berman Property”). Residences abut the Site to the southwest and south. Utilities servicing the surrounding properties include municipal water, sewer, overhead telephone and electrical lines and natural gas.

A mapped surface water body abuts the Site to the east and appears to discharge into the Forest River. The Forest River is located approximately 900 feet to the east of the Site.

The Site is not located within one-half mile of any Zone II groundwater supply areas, potentially productive aquifers, Interim Wellhead Protection Areas (IWPA), Zone A areas, sole source aquifers, public water supplies, and certified vernal pools. According to the Salem Board of Health, there are no registered private drinking water wells located within 500 feet of the Site.

RECENT ASBESTOS SUBSURFACE INVESTIGATION

On behalf of the Trusts, Axiom Partners, Inc., of Lynnfield, MA (AXIOM) performed bulk sampling of suspect asbestos-containing materials (ACM) and collected surficial (within top 1 foot of the surface) soil samples adjacent to locations of suspect ACM on November 13 and 14, 2023. The suspect ACM and soil samples were collected by David Rooney of AXIOM, a Massachusetts-licensed Asbestos Inspector (License #AI 061851). The asbestos assessment areas included portions of 14 Barnes Road, 16 Barnes Road, 12 Cedar Road, 14 Cedar Road, and 16 Cedar Road. An Asbestos Testing Report was prepared by Axiom, dated December 8, 2023 and has been included with this LSP Evaluation Summary as an attachment. A summary of findings outlined in the Asbestos Testing Report is noted below:

- No evidence of friable asbestos-containing materials was observed by Axiom’s state-certified licensed asbestos inspector at the Disposal Site;
- The floor tile debris pile sample at 16 Barnes Road was confirmed via laboratory analysis to contain non-friable asbestos. None of the other 6 analyzed debris material samples collected at the Disposal Site tested positive for asbestos; and
- Asbestos was detected in 4 of the 12 analyzed soil samples collected from within the Disposal Site.

Axiom recommended that further assessment of soil and potential asbestos containing material be performed at this time in order to develop an Asbestos Management Plan for the Disposal Site.

IMMINENT HAZARD REPORTING REQUIREMENTS FOR ASBESTOS

Pursuant to 310 CMR 40.0426, an IH evaluation shall be performed as part of an IRA at sites where a release or threat of release could pose an IH to human health, safety, public welfare, or the environment, as described in 310 CMR 40.0321 and 40.0950. For asbestos in soil, the applicable MCP citation for evaluating a could pose Imminent Hazard is addressed under section 310 CMR 40.0321. The conditions indicative of an IH, along with site specific responses that address the conditions follow:

40.0321(1)(F): A release to the environment which produces readily apparent effects to human health, including respiratory distress or dermal irritation.

Inhalation is the primary exposure route of concern for asbestos. Axiom made a determination that ACM material is non-friable; and therefore, poses a lower risk of releasing airborne fibers. Secondly, the Trusts have no immediate plans to perform any surficial excavation activities that have the potential to generate dust and result in asbestos levels in air that may pose a human health risk.

40.0321(2)(B): A release to the environment indicated by measurement of hazardous material at the ground surface or within a depth of 12 inches below ground surface at any location within 500 feet of a residential dwelling, school, playground, recreation area or park, unless access by children is prevented by means of bituminous pavement, concrete, fence, or other physical barrier.

It is the opinion of BES that physical barriers that were presented in the “Description of the Site and Surrounding Area” section of this submittal restrict access by trespassers to the locations where asbestos was detected in soil at locations #8 and #14/#16/#17, respectively.

Currently, the discovery of asbestos contamination in soil has not met any of the of the aforementioned IH reporting requirements for this Site. This opinion is based on current conditions at the Site. This opinion will be revisited if future investigation and assessment is not consistent with Site conditions characterized to date.

TECHNICAL FEEDBACK FROM MASSDEP BUREAU OF AIR AND WASTE

On December 15, 2023, BES provided a copy of the Axiom Asbestos Testing Results to the MassDEP BAW for technical comment. BAW involvement in this Site is due to the fact that asbestos decontamination waste material was generated during the subsurface investigation program which is regulated by BAW under the solid waste regulations, 310 CMR 19.00. Grady Dante, Asbestos Section Chief for BAW Division provided two recommendations to BES via email on January 12, 2024 and is summarized below.

1. ***Install Asbestos Warning Signs*** - BES and the Trusts agree with this recommendation and will be implementing at the Site within the next 60 days.
2. ***Securing the Site*** - It is the opinion of BES that physical barriers that were presented in the “Description of the Site and Surrounding Area” section of this submittal are providing adequate site control measures. It should also be noted that BES and the Trusts will be implementing additional site security measures noted below:
 - BES personnel will perform quarterly Site visits and inspect the integrity of the existing fencing and new signage. BES personnel will look for evidence of any recent land disturbance/trespassing to the Site and conditions of ACM; and
 - The floor tile debris pile containing ACM material at 16 Barnes Road will be covered with a layer of 6-mil plastic until removal by a licensed asbestos contractor.

CONCLUSIONS

A qualitative IH Evaluation has been prepared in support of this LSP Evaluation in accordance with 310 CMR 40.0321. This LSP Evaluation Summary is specific to the locations at 12 Cedar Road, 14 Cedar Road, 14 Barnes Road, as well as 16 Barnes Road, and incorporates the November, 2023 asbestos testing results provided by Axiom. This LSP Evaluation Summary offers the following conclusion:

- **Site conditions do not represent an Imminent Hazard regarding ACM, and are consistent with previously provided LSP Opinions regarding Imminent Hazard for non-ACM OHM reported at the Site.**

Additional assessment is planned to be conducted under Immediate Response Actions (IRA) to further delineate ACM and other OHM identified at the Site. The Site will continue to be

assessed and monitored for potential Imminent Hazards, as well as Critical Exposure Pathways (CEPs) and Substantial Release Migrations (SRMs) as defined in the MCP.

The next regulatory deliverable for the Site is an IRA Status Report, due to MassDEP on June 5, 2024. This report will document the assessment activities performed during the monitoring period as well as the quarterly site inspections to verify the integrity of the fencing and signage, and evidence of any recent land disturbance/trespassing to the Site.

This report is also being electronically filed with the MassDEP BWSC Program under BWSC 105 Transmittal form for RTN 3-38273. If you have any questions regarding this submittal, please feel free to contact the undersigned.

Sincerely,
Blackstone Environmental Solutions, LLC



Michael C. Bricher, LSP, P.G.
Principal

Attachment: Asbestos Testing Results dated December 8, 2023-Prepared by Axiom Partners, Inc.

CC: Kathleen Ingemi, 381 Highland Avenue, Salem, MA 01970
Jamy Buchanan Madeja, Esq., Buchanan & Associates, 100 Cambridge Street, Suite 1400, Boston, MA 02114
Board of Health, City of Salem, Public Health Agent, Mr. David Greenbaum, RS.
dgreenbaum@Salem.com
City Solicitor, Elizabeth Rennard, City Hall, 93 Washington Street, Salem, MA 01970
brennard@salem.com



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W Barnstable, MA 02668
(508) 746-5218

10 Diamond Drive
Derry, NH 03038
(603) 434-5245

www.axiomenv.com

December 8, 2023

Kathleen Ingemi
JMI Realty Trust, JL Realty Trust, Barnes Road Trust
381 Highland Avenue
Salem, MA 01970

VIA EMAIL

AXIOM Project # 01137.247

RE: Asbestos Testing, Ingemi Property, 12 Cedar Road, 14 Cedar Road, 14 Barnes Road and 16 Barnes Road, Salem, Massachusetts

Dear Ms. Ingemi,

At your request, Axiom Partners, Inc., (AXIOM) performed bulk sampling of suspect asbestos-containing materials (ACM) at the above-referenced property. AXIOM also collected samples of soil adjacent to locations of suspect ACM observed throughout the site. Sampling of suspect ACM and soil was performed on November 13 and 14, 2023, by Massachusetts-licensed Asbestos Inspector David Rooney (License #AI 061851). Asbestos was detected in one bulk sample and four soil samples collected at the site.

Bulk and soil samples were collected using hand tools and immediately placed in labeled containers (e.g., Whirlpak™ sample bags) which were assigned a unique sample number and sealed for submission to the laboratory for analysis. The samples were hand-delivered to Massachusetts-licensed laboratory EMSL Analytical, Inc. (EMSL) located in Woburn, Massachusetts (License #AA000188). Results are as follows, and the laboratory reports can be found as attachments.

**Table 1
Suspect Building Debris**

Material	Location(s)	Sample No. Reference	Analytical Results ¹
Epoxy Coating Debris	Between Stakes #16 and #17	111322-22-01A	1 @ NAD
Terracotta Masonry Unit Debris	By Stake #16 & #4	111322-22-03A&B	2 @ NAD
Paper Debris	By Stake #19	111322-22-04A	1 @ NAD
Mortar on Red Brick Debris	By Stake #10 & #3	111322-22-05A&B	2 @ NAD

¹NAD = No Asbestos Detected; CHR = Chrysotile Asbestos; SNA = Sample Not Analyzed

Material	Location(s)	Sample No. Reference	Analytical Results ¹
Suspect Debris	By Stake #14 & #13	111322-22-06A&B	2 @ NAD
Black Mastic on Concrete & Tile	16 Barnes Rd 01	111322-22-07A&B	2 @ NAD
White Floor Tile w/ Blue Flecks	16 Barnes Rd 01	111322-22-08A	1 @ 8% CHR

State and Federal regulations define an asbestos-containing material (ACM) as any material which contains greater than or equal to 1% asbestos. Based on this testing, the sample of white floor tile w/blue flecks is a regulated ACM. Observations by the onsite asbestos inspector classified the floor tile as a non-friable material. No evidence of friable asbestos-containing materials was observed at the site.

Table 2
Soil Adjacent to Building Debris

Material	Location(s)	Sample No. Reference	Analytical Results ²
Soil at 1" Deep / Epoxy Coating Debris	Between Stakes #16 and #17	111322-22-02A	Asbestos Detected
Soil at 1" Deep / Terracotta Masonry Unit Debris	By Stake #16	111322-22-02B	Asbestos Detected
Soil at 1" Deep / Paper Debris	By Stake #19	111322-22-02C	No Asbestos Detected
Soil at 1" Deep / Mortar on Red Brick Debris	By Stake #10	111322-22-02D	No Asbestos Detected
Soil at 1" Deep / Red Brick Debris	By Stake #11	111322-22-02E	No Asbestos Detected
Soil at 1" Deep / Suspect Debris	By Stake #14	111322-22-02F	Asbestos Detected
Soil at 1" Deep / Suspect Debris	By Stake #13	111322-22-02G	No Asbestos Detected
Soil at 1" Deep / Black Mastic on Concrete & Tile	16 Barnes Rd 01	111322-22-02H	No Asbestos Detected
Soil at 1" Deep / Mortar on Red Brick Debris	By Stake #3	111322-22-02J	No Asbestos Detected
Soil at 1" Deep / Terracotta Masonry Unit Debris	By Stake #4	111322-22-02K	No Asbestos Detected
Soil at 1" Deep / CMU Debris	By Stake #8	111322-22-02L	Asbestos Detected
Soil at 1" Deep / Red Brick Debris	By Stake #28	111322-22-02M	No Asbestos Detected

²NAD = No Asbestos Detected; CHR = Chrysotile Asbestos; SNA = Sample Not Analyzed

Ms. Kathy Ingemi
December 8, 2023
Page 3

12 & 14 Cedar Road, 14 & 16 Barnes Road
Salem, Massachusetts
Axiom Project # 01137.247

Based on this testing, the soil samples collected at Stakes #8, 14, 16 & 17 contain asbestos. AXIOM recommends additional assessment in the locations of positive asbestos soil sample locations to further delineate the asbestos contaminated soil. AXIOM also recommends that a copy of this report be forwarded to the Massachusetts Department of Environmental Protection (MADEP) – Bureau of Air and Waste for their review and comment.

Please call us if you have any questions or require additional assistance.



Christopher M. LaPorte
Project Manager



Stephen E. Minassian
Principal

Appendix A Asbestos Bulk Sample Results
Appendix B Sample Location Drawing

APPENDIX A
Asbestos Bulk Sample Results



EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com> / bostonlab@emsl.com

EMSL Order: 132307411

Customer ID: AXIO80

Customer PO:

Project ID:

Attention: David A. Rooney
Axiom Partners, Inc.
50B Salem Street, Suite 103
Lynnfield, MA 01940

Phone: (603) 505-5877

Fax: (781) 213-6992

Received Date: 11/14/2023 4:10 PM

Analysis Date: 11/20/2023

Collected Date: 11/13/2023

Project: 01137.247 - Ingemi Site Assessment; 16 Barnes Road; Salem, MA

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
111323-22-01A <small>132307411-0001</small>	Between Stakes #16 and #17 - Epoxy Coating Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-03A <small>132307411-0002</small>	by Stakes #16 - Terracotta Masonry Unit Debris	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-03B <small>132307411-0003</small>	by Stakes #4 - Terracotta Masonry Unit Debris	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-04A <small>132307411-0004</small>	by Stakes #19 - Paper Debris	Brown/Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
111323-22-05A <small>132307411-0005</small>	by Stakes #10 - Mortar on Red Brick Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-05B <small>132307411-0006</small>	by Stakes #3 - Mortar on Red Brick Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-06A <small>132307411-0007</small>	by Stakes #14 - Suspect Debris	Brown/Gray/Black Fibrous Homogeneous	18% Cellulose	82% Non-fibrous (Other)	None Detected
111323-22-06B <small>132307411-0008</small>	by Stakes #13 - Suspect Debris	Brown/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-07A <small>132307411-0009</small>	16 Barnes Road 01 - Mastic assoc. w. 08A	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-07B <small>132307411-0010</small>	16 Barnes Road 01 - Mastic on Concrete Debris	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
111323-22-08A <small>132307411-0011</small>	16 Barnes Road 01 - Floor Tile - White w. Blue Flecks	Gray Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile

Initial report from: 11/20/2023 08:33:30



EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com> / bostonlab@emsl.com

EMSL Order: 132307411

Customer ID: AXIO80

Customer PO:

Project ID:

Analyst(s)

Ramon Buenaventura (11)


Steve Grise, 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. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI AAL-139, VT AL998919, ME LB-0039

Initial report from: 11/20/2023 08:33:30

Asbestos Bulk Sample - Chain of Custody Form 132307411

	AXIOM PARTNERS 50 SALEM ST., SUITE 103B LYNNFIELD, MA 01940 PHONE: 781.213.9198	Project Number: <u>01137.247</u>	
		Turnaround Time: <input type="checkbox"/> Same Day <input type="checkbox"/> 24 hrs <input type="checkbox"/> 48 hrs <input checked="" type="checkbox"/> 5-Day <input type="checkbox"/> Other _____	
Sampled by:	<i>David A. Rooney (A1061851)</i>	Date Collected:	<i>11/13/23 and 11/14/23</i>
Project Name:	<i>Ingemi Site Assessment</i>		
Project Site:	<i>16 Barnes Rd Salem MA</i>		
Special Lab Instructions:	<input type="checkbox"/> Positive Stop <input type="checkbox"/> DNA = Do Not Analyze <input type="checkbox"/> Other _____		
Asbestos Analysis Requested:	<input checked="" type="checkbox"/> PLM/EPA 600/R-93/116 <input type="checkbox"/> PLM Point Count <input type="checkbox"/> PLM/NOB <input type="checkbox"/> TEM/NOB <input type="checkbox"/> PLM/SOIL		
Email Results To:	<i>drooney@axiomenv.com</i>		

SAMPLE NO.	SAMPLE DESCRIPTION	SAMPLE LOCATION	COMMENTS
111323-22-01A	Epoxy Coating Debris	Between Stakes #16 and #17	
111323-22-03A	Terracotta Masonry Unit Debris	By Stake #16	
111423-22-03B	Terracotta Masonry Unit Debris	By Stake #4	
111323-22-04A	Paper Debris	By Stake #19	
111423-22-05A	Mortar on Red Brick Debris	By Stake #10	
111323-22-05B	Mortar on Red Brick Debris	By Stake #3	
111323-22-06A	Suspect Debris	By Stake #14	
111323-22-06B	Suspect Debris	By Stake #13	
111323-22-07A	Mastic Assoc. w/ 08A	16 Barnes Rd 01	
111323-22-07B	Mastic on Concrete Debris	16 Barnes Rd 01	
111323-22-08A	Floor Tile - White w/ Blue Flecks	16 Barnes Rd 01	

Relinquished: *[Signature]* Date: *11.14.23* Time: _____

Received: *[Signature]* Date: _____ Time: _____

REC'D
EMSL-BOSTON
NOV 16 2023

walk in



EMSL Analytical, Inc.

5 Constitution Way, Unit A, Woburn, MA 01801

Phone/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com>

bostonlab@emsl.com

EMSL Order: 132307392

CustomerID: AXIO80

CustomerPO:

ProjectID:

Attn: **Geoff Gerace**
Axiom Partners, Inc.
50B Salem Street, Suite 103
Lynnfield, MA 01940

Phone: (781) 213-9198
Fax: (781) 213-6992
Received: 11/14/2023 04:10 PM
Analysis Date: 11/21/2023
Collected: 9/22/2023

Project: **01137.247 - Ingemi Site Assessment; 16 Barnes Road; Salem, MA**

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

Sample	Description	Appearance	Result	Notes
111323-22-02A 132307392-0001	Between Stakes #16 and #17 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	Chrysotile	
111323-22-02B 132307392-0002	by Stake #16 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	Chrysotile	
111323-22-02C 132307392-0003	by Stake #19 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	
111323-22-02D 132307392-0004	by Stake #10 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	
111323-22-02E 132307392-0005	by Stake #11 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	
111323-22-02F 132307392-0006	by Stake #14 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	Chrysotile	
111323-22-02G 132307392-0007	by Stake #13 - Soil at 1" Deep		Not Submitted	
111323-22-02H 132307392-0008	16 Barnes Road 01 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	

Analyst(s)

Kevin McKenzie (11)

Steve Grise, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Woburn, MA

Initial report from 11/21/2023 15:19:58



EMSL Analytical, Inc.

5 Constitution Way, Unit A, Woburn, MA 01801

Phone/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com>

bostonlab@emsl.com

EMSL Order: 132307392

CustomerID: AXIO80

CustomerPO:

ProjectID:

Attn: **Geoff Gerace**
Axiom Partners, Inc.
50B Salem Street, Suite 103
Lynnfield, MA 01940

Phone: (781) 213-9198
Fax: (781) 213-6992
Received: 11/14/2023 04:10 PM
Analysis Date: 11/21/2023
Collected: 9/22/2023

Project: 01137.247 - Ingemi Site Assessment; 16 Barnes Road; Salem, MA

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

Sample	Description	Appearance	Result	Notes
111323-22-02J 132307392-0009	by Stake #3 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	
111323-22-02K 132307392-0010	by Stake #4 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	
111323-22-02L 132307392-0011	by Stake #8 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	Chrysotile	
111323-22-02M 132307392-0012	by Stake #28 - Soil at 1" Deep	Brown Non-Fibrous Homogeneous	None Detected	

Analyst(s)

Kevin McKenzie (11)

Steve Grise, Laboratory Manager
or other approved signatory


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Samples analyzed by EMSL Analytical, Inc. Woburn, MA

Initial report from 11/21/2023 15:19:58

Asbestos Bulk Sample - Chain of Custody Form

132307392

	AXIOM PARTNERS 50 SALEM ST., SUITE 103B LYNNFIELD, MA 01940 PHONE: 781.213.9198	Project Number: <u>01137.247</u>	
		Turnaround Time: <input type="checkbox"/> Same Day <input type="checkbox"/> 24 hrs <input type="checkbox"/> 48 hrs <input checked="" type="checkbox"/> 5-Day <input type="checkbox"/> Other _____	
Sampled by:	<i>David A. Rooney (AI061851)</i>	Date Collected:	<i>09/22/23</i>
Project Name:	<i>Ingemi Site Assessment</i>	Project Site:	<i>16 Barnes Rd Salem MA</i>
Special Lab Instructions:	<input type="checkbox"/> Positive Stop <input type="checkbox"/> DNA = Do Not Analyze <input type="checkbox"/> Other _____		
Type of Asbestos Analysis Requested:	<input type="checkbox"/> PLM/EPA 600/R-93/116 <input type="checkbox"/> PLM Point Count <input type="checkbox"/> PLM/NOB <input type="checkbox"/> TEM/NOB <input checked="" type="checkbox"/> PLM/SOIL Qualitative		
Email Results To:	ggerace@axiomenv.com , gdole@axiomenv.com		

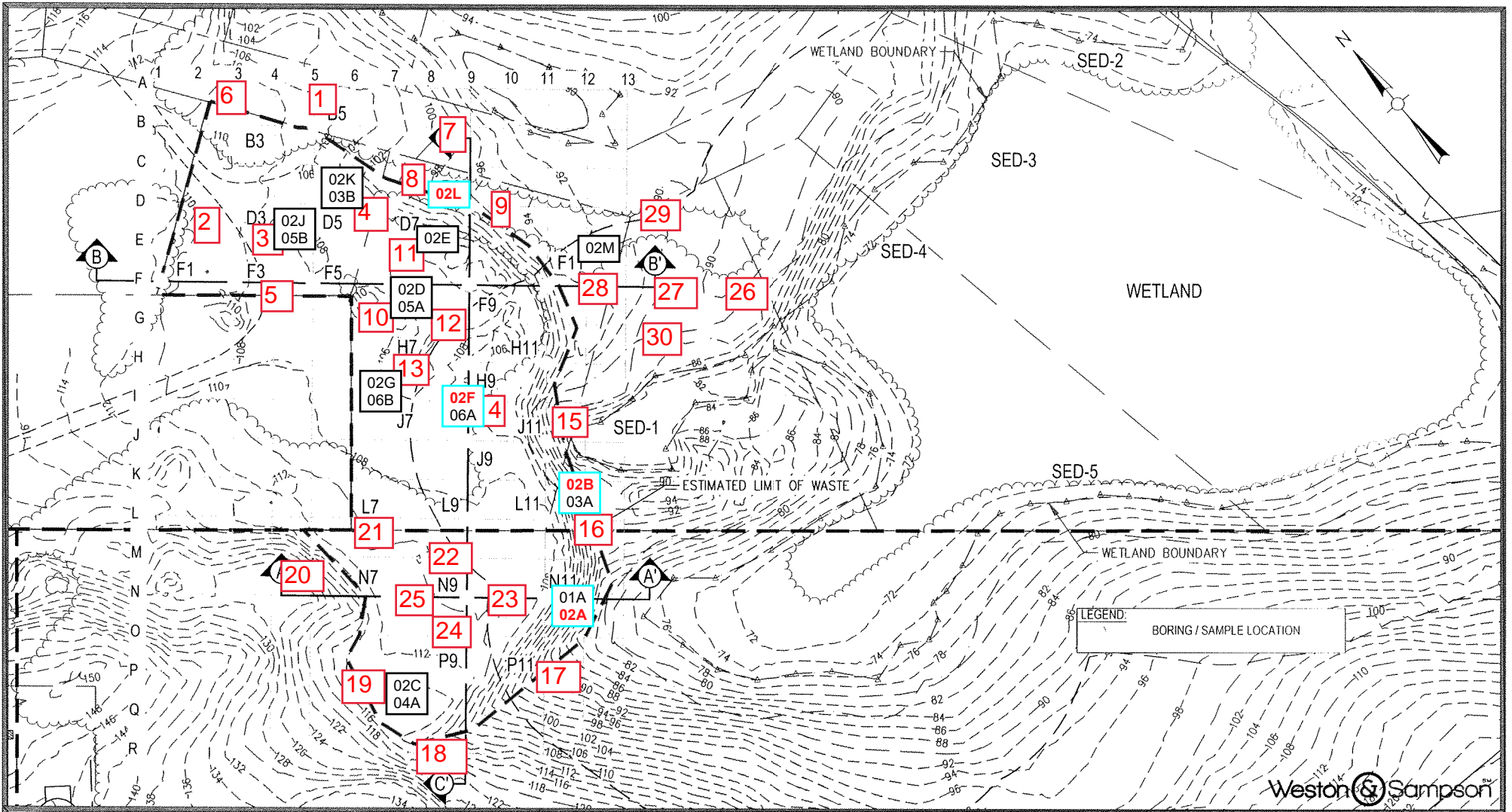
SAMPLE NO.	SAMPLE DESCRIPTION	SAMPLE LOCATION	COMMENTS
111323-22-02A	Soil at 1" Deep	Between Stakes #16 and #17	
111323-22-02B	Soil at 1" Deep	By Stake #16	
111323-22-02C	Soil at 1" Deep	By Stake #19	
111323-22-02D	Soil at 1" Deep	By Stake #10	
111323-22-02E	Soil at 1" Deep	By Stake #11	
111323-22-02F	Soil at 1" Deep	By Stake #14	
111323-22-02G	Soil at 1" Deep	By Stake #13	
111323-22-02H	Soil at 1" Deep	16 Barnes Rd 01	
111323-22-02J	Soil at 1" Deep	By Stake #3	
111323-22-02K	Soil at 1" Deep	By Stake #4	
111323-22-02L	Soil at 1" Deep	By Stake #8	
111323-22-02M	Soil at 1" Deep	By Stake #28	

Relinquished: *[Signature]* Date: *11.14.23* Time: _____
 Received: *[Signature]* Date: _____ Time: _____
REC'D
EMSL-BOSTON NOV 14 2023
walhin

OrderID: 132307392

Page 1 of 1

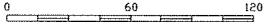
APPENDIX B
Sample Location Drawing



- Proposed Surficial Soil Sampling Location

02H
07A & B
08A
@ 16 Barnes Rd

FIGURE 1
OVERLOOK ACRES
SALEM, MA
SITE PLAN
SCALE: 1"=60'



DRAFT

