

Assessment Report

State of Hawai'i, Department of Land & Natural Resources, Land Division

Assess Banyan Drive Properties

Prepared by Erskine Architects, Inc.

29 June 2016



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Part One INTRODUCTION

1.1 Background

The State of Hawai'i, Department of Land and Natural Resources (DLNR) owns several parcels of land along Banyan Drive in the city of Hilo's Waiakea Peninsula on the island of Hawai'i. The subject properties include Reed's Bay Resort Hotel (TMK: (3) 2-1-005: 022), Country Club Condominium/Hotel (TMK: (3) 2-1-005: 020 and 023), and Uncle Billy's Hilo Bay Hotel (TMK: (3) 2-1-005: 009, 012, 033, 034, 035, and 045), hereinafter referred to as Reed's Bay, Country Club, and Uncle Billy's or collectively as the Properties. They were originally leased by the DLNR to private entities to operate and run hotel, condominium, and long term rentals, with various supporting functions. The lease agreement between the lessee's and the State of Hawai'i for all three of the Properties expired on March 14, 2015. After which, Country Club went to a month-to-month permit, while Uncle Billy's and Reed's Bay were both on a one year hold over lease that expired on March 15, 2016. Uncle Billy's announced plans to close their doors on February 1, 2016¹. On February 12, 2016, the Board of Land and Natural Resources (BLNR) approved the transfer of Uncle Billy's land lease to Peter Savio, which will be managed by Castle Resorts and Hotels. The hotel was renamed Pagoda Hilo Bay Hotel, however for the purpose of this Report it will be referred to as Uncle Billy's².

At the time this Report was being written, the DLNR owned and managed the Properties. During a public meeting held on January 15, 2016, the DLNR and County of Hawai'i announced their proposal to form a redevelopment agency, named Banyan Drive Hawai'i Redevelopment Agency (BDHRA). The Agency's goal is to adopt and implement a master urban redevelopment plan for the area. The agency will operate under the County of Hawai'i Planning Department and will consist of five (5) members, appointed by the mayor and approved by the County Council³. The Planning Department is to remain the lead agency until BDHRA is organized and able to perform their duties, at which time they will be established as a separate agency. This Report was geared toward the DLNR, however as a result of this shift in managing the Properties, other entities will also be reading it.

¹ (Callis, Aloha, Uncle Billy's: Iconic kamaaina business closing after 50 years)

² (Segal)

³ (Kanuha)



FIGURE 1 THE ISLAND OF HAWAI'I AERIAL, SHOWING THE PROJECT LOCATION.

The DLNR commissioned this Report in part because the Properties have degraded and are now in various states of disrepair with much needed improvements. Regular maintenance, repairs, and retrofits that would normally occur were not done, or done in a haphazard or minimal fashion. The DLNR needed additional information in order to assist with their future decision making when contemplating whether or if some other cause of action should occur. The DLNR ultimately contracted with Erskine Architects, Inc. (EAI) to assess the three properties. EAI formed a team of consulting engineers to assist with the assessment of the Properties. The consultant team is comprised of the following companies:

- Environmental Services and Training Center, LLC - Environmental Engineer
- The Limtiaco Consulting Group, Inc. - Civil Engineer
- Iwamoto and Associates, LLC - Structural Engineer
- Engineering Partners, Inc. - Mechanical and Electrical Engineer

Prior to writing of this Report, the DLNR completed a “Remaining Useful Life Determination” (RUL) study for the Properties, along with a “Banyan Drive Sea Level Rise Assessment Report” and a “Banyan Drive Task Force Meeting” power point presentation that included the reports noted above along with a tourism market study and master lease feasibility analysis. Major highlights of these prior studies are included under Section 2.4.



FIGURE 2 AERIAL LOCATING REED'S BAY, COUNTRY CLUB, AND UNCLE BILLY'S

1.2 Objectives

The information gathered and presented in this Report was necessary in order to provide the DLNR with additional information to assist with their decision making of the Properties' future. There are several objectives to this Report:

- Assess each property and identify areas needing minimum repair, or retrofit to address health, safety, and welfare (HSW) issues and/or to identify other improvement areas that need to be fixed due to degradation.
- Develop evaluation criteria and Properties/Selection Matrices to assist in the review analysis of each property.
- Provide a primary and alternative recommendation for each property.

1.3 Methodology

The project included the following phases of work:

- **Phase 1:** Perform due diligence and visual surveys of each property.
- **Phase 2:** Building code, life safety, accessibility (by DLNR), and land use review.
- **Phase 3:** Develop an Existing Conditions and Opinion of Probable Costs (OPC) spreadsheet.
- **Phase 4:** Compile the Assessment Report.

Phase 1 began with the extensive process of attempting to track down prior design drawings, facility drawings, and/or record drawings and other design information for each of the Properties. This required contacting the DLNR, the DLNR lessees, the County of Hawai'i, original owners, and other entities that may have previously done work on the Properties. With the exception of Country Club, the availability of existing drawings was very limited. This resulted in EAI personnel visiting the Properties to develop rough diagrams of the site plan and floor plans of each floor level of each property. The existing Country Club drawings were also site verified. The hand drawn diagrams and existing Country Club drawings were then transferred into electronic format (AutoCAD). The diagrams were used as a point of reference by EAI and its consultant team to perform their visual surveys, as well as code research. With diagrams in hand, EAI and its consultant team visited the three properties and conducted visual surveys. Research of the site utilities, vehicular access, driveway, parking infrastructure, fire truck access, fire lane, and fire hydrant locations also occurred. The Environmental Engineer conducted the limited hazardous materials survey of the Properties. The Environmental Engineers collected four hundred and ninety-two (492)

samples of suspected asbestos-containing materials (ACM), forty-one (41) paint chip samples, and three (3) samples of suspected arsenic treated materials. The suspected ACM and paint chip samples were sent to EMC Labs, Inc. to be analyzed, while the suspected arsenic samples were sent to NVL Laboratories, Inc. Their findings were issued in the Limited Hazardous Materials Survey Report, identifying the presence of ACM and lead paint. A summary of the hazardous materials findings will be discussed later in this Report.

Phase 2 included the review of several regulatory codes. The DLNR performed the review of the Americans with Disabilities Act (ADA). The 2006 International Building Code (IBC) and the County of Hawai'i Land Use Ordinance (LUO) were also reviewed. The initial code findings were presented to the County of Hawai'i Planning Department during an informal meeting held on January 6, 2016. The purpose of the meeting was to inform the County of Hawai'i of the DLNR's assessment project and to share the initial IBC and LUO review summaries with the County of Hawai'i.

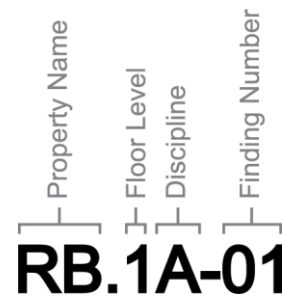
Phase 3 involved organizing the visual survey findings. EAI developed an Existing Conditions spreadsheet for each consultant to use in recording their findings. Due to the immense amount of information gathered, the goal of the Existing Conditions spreadsheet was to create a simplified system that was uniform for all disciplines. An Existing Conditions spreadsheet was developed for each Property. The spreadsheets were used to document the problem areas, the locations, and a proposed solution for each problem area. The consultants and the DLNR ADA Coordinator provided their populated spreadsheets, corresponding photos and diagrams to EAI. EAI then coordinated and compiled the information into a series of spreadsheets. Additional information on the organization of the spreadsheets is found in Section 2.1.

Phase 4 consisted primarily of the organization of the gathered information into this Report. In an effort to identify potential outcomes based upon an objective format, a grading criterion and scoring matrices were developed. The DLNR hired a public outreach firm, Munekiyo Hiraga, to lead a public outreach effort. A public informational meeting was on January 15, 2016 in Hilo.

Part Two PROPERTY ASSESSMENT

2.1 Assessment Overview

Visual surveys of each property were performed by EAI and its consultant team. The visual surveys consisted of non-destructive visual observations of exposed building elements at the interior and exterior that was readily accessible and permitted by the DLNR and/or the lessee. Hidden or concealed conditions such as those covered by floor, roof, ceiling, or wall panels and coverings, inaccessible areas, and non-common areas were not reviewed. The visual surveys took place from floor level locations. The level of assessment and visual observations performed was not meant to be an exhaustive check or inspection of the various facilities. With the exception of the limited hazardous materials survey, physical testing of any portions of the building, utilities, power, or other areas of the site did not occur. Instead, the visual surveys were focused primarily on the common areas, with a closer look at areas containing significant or readily observable damage and/or obvious non-compliance with current building, life safety, and accessibility codes (collectively referred to as areas of distress). The survey did not reflect complete review or analysis with all codes, nor cosmetic repairs. The areas of distress identified from the visual survey were recorded and then entered into an Existing Condition spreadsheet, one for each property. Each existing condition was then assigned a findings number:



There are four components that make up the findings number. The first two letters identify the property: RB - Reed's Bay; CC - Country Club; UB - Uncle Billy's. The third digit represents the floor level, which may be a number (0-6) or "R" for roof. Basement levels are labeled as "0". The fourth digit is the discipline designator (the primary type of work that is required to address the existing condition): C - Civil; A - Architect; D - ADA Coordinator; S - Structural; M - Mechanical; E - Electrical. The final two digits

identify the findings number of the existing condition. The findings number begins with "01" and is reset at each floor level.

The findings number is the first column listed in the Existing Conditions spreadsheets, see example below. It is followed by the date of finding, floor level of the finding, location of the finding, finding's description, finding's proposed solution, and disciplines impacted by the finding (i.e. architectural, civil, structural, plumbing, mechanical, and electrical). The last column is the OPC, which is an estimated cost figure that is needed to address the findings. The estimated cost figures provided under the OPC column is an educated guess only. No actual material take offs or formal cost estimating application was performed. However, costs needed to be tallied in order to develop a rough financial picture. The OPC sum is listed at the bottom of the Existing Conditions spreadsheet for each property. The rows of the Existing Conditions spreadsheets are organized by discipline, and further arranged by: Site → Basement → First Floor → Second Floor → ... → Roof. An Existing Conditions spreadsheet was developed for each property.

Property Name: Reed's Bay Resort Hotel **EXISTING CONDITIONS**

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost		
						ARCH	CIV	STRUCT	PLUMB	MECH	ELEC			
RB.1C-01	June 17, 2015	1	Exterior - Southwest corner of driveway; Southeast corner of property; North end of parking lot; West side of swimming pool	Minor AC cracks in crosswalk (ROW?). Approximately 50-ft long AC pavement heave (1-2 inches high), with longitudinal crack at heave crown. Minor AC cracks with narrow two-way travel lane. Worn concrete pavement with moderate cracks at swimming pool.	Crack sealing and make one-direction travel at North end of parking lot. Monitor cracks at swimming pool and repair if cracks become worse.		•						\$3,000.00	
RB.1C-02	June 17, 2015	1	Exterior - South end of parking area	Minor ponding at multiple locations.	Monitor and seal when cracks appear.		•							
RB.1C-03	June 17, 2015	1	Exterior - Southeast corner of property	Multiple cracks (up to 1-inch wide) in CMU wall.	Repair cracks (non-structural repair).		•							\$2,500.00
RB.1C-04	June 17, 2015	1	Exterior - South end CMU wall	Tree root penetrating through AC pavement and CMU wall.	Cut and treat root, repair pavement and wall.		•							\$1,500.00
RB.1C-05	June 17, 2015	1	Exterior - West side of swimming pool	Grated inlet (approximately 28-in by 18-in) appeared plugged.	Provide maintenance.		•							
RB.1C-06	June 17, 2015	1	Exterior - East side of property	Partially demolished concrete sidewalk could be a trip/fall hazard.	Complete demolition to match grade and remove loose debris.		•							\$5,000.00
RB.A-01	June 17, 2015	Typical	Typical	Paint in poor condition.	Paint building complete.		•							\$263,620.00
RB.A-02	June 17, 2015	Typical	Typical	Carpet in poor condition.	Replace carpet complete.		•							\$463,960.00
RB.A-03	June 17, 2015	Typical	Typical	Rust throughout.	Remove/repair rust damage.		•							\$35,000.00
RB.A-04	June 17, 2015	Typical	Typical	Poor/no illuminated exit signs. Arrows in wrong direction.	Provide illuminated exit signs.		•							\$980.00
RB.A-05	June 17, 2015	Typical	Typical	No wayfinding signage.	Provide wayfinding signage.		•							\$22,400.00
RB.A-06	June 17, 2015	Typical	Typical - Corridors	Hotel Wing Moisture damage - CMU wall spalling, bubbling - occurs at same location on all floors.	Determine source of moisture damage.		•							N/A
RB.A-07	June 24-25, 2015	Typical	Typical - Corridors	No fire sprinklers.	Provide fire sprinklers in corridors to be code compliant.		•			•	•			\$16,660.00
RB.A-08	June 17, 2015	Typical	Hotel Wing	Termite damage throughout.	Replace termite damage wood.		•							\$65,000.00
RB.A-09	June 17, 2015	Typical	Hotel Wing - Balconies	Some balconies require protection along guardrail access. Small balconies/sliding doors makai facing has guardrails/pickets spaced too widely.	Construct guardrail protection. Replace guardrails/pickets.		•							\$40,000.00
RB.A-10	June 17, 2015	Typical	Hotel Wing - Corridors	Popcorn ceilings.	Remove popcorn ceilings.		•							\$41,300.00
RB.A-11	June 17, 2015	Typical	Hotel Wing - Corridors	Room door hardware non-compliant- no lever (has door stop). Wood doors warped throughout. Paint/veneer peeling. Termite damage. Rust.	Replace all doors with fire separation doors with approach entry/exit hardware, make ADA compliant.		•							\$476,000.00
RB.A-12	June 17, 2015	Typical	Hotel Wing - Corridors	Height of metal threshold at makai end exceeds ADA regulation.	Remove/replace threshold.		•							\$1,500.00
RB.A-13	June 17, 2015	Typical	Hotel Wing - Corridors	Fire hose/extinguisher located in same cabinet.	Replace fire extinguisher cabinets.		•							\$6,000.00
RB.A-14	June 17, 2015	Typical	Hotel Wing - Vertical Circulation	No elevator.	Construct code compliant elevator.		•		•		•			\$420,000.00

FIGURE 3 EXISTING CONDITIONS SPREADSHEET EXAMPLE

2.2 Site Surroundings & Future Projects

Banyan Drive is conveniently located approximately two (2) miles from the Hilo International Airport (General Lyman Field). Its name is derived from the banyan trees scattered throughout Hilo's Waiakea Peninsula. A little known fact is that from 1933 to 1972, approximately 50 banyan trees were planted by celebrity visitors, making it Hilo's "Walk of Fame". Such celebrities include Babe Ruth, President Roosevelt, and Amelia Earhart⁴.

Hotels and condominiums line the ocean side of Banyan Drive, while the Banyan Golf Course anchors the peninsula at the center. On the west side of Banyan Drive is the Queen Liliuokalani Gardens, a 30-acre Japanese garden surrounding the Waihonu Pond. Just offshore from the garden is Moku Ola (Coconut Island), accessible by a footpath. Further west, the Wailoa River cuts through the land and empties into Hilo Bay. Located to the east is Reeds Bay.

There are two noteworthy projects occurring in the surrounding areas: renovation of Hilo Naniloa Hotel and creation of the Hilo Bayfront Trails. In July 2015, Banyan Drive's Hilo Naniloa Hotel began its \$18.5 million renovation project. The renovation at the 388-room hotel is expected to be completed in June 2016. Following the completion of the renovations, the hotel will become part of the DoubleTree franchise⁵.

The Hilo Bayfront Trails is a County of Hawai'i project that extends approximately three (3) miles along the Hilo Bay front coastline from Wailuku River to Hilo Harbor. The project includes a system of pathways for walking, biking, and other non-vehicular modes of travel. Its goals include enhancing the area's natural beauty, increase access for residents and visitors, highlight the site's cultural significance, and protect the fragile coastline and waterways surrounding the Hilo Bayfront⁶.

2.3 Listing of Regulatory Agencies

Future construction projects will require review and approval by government agencies and public utility companies. All building permit applications are routed through the County of Hawai'i Department of Public Works (DPW) Building Division. Because the Properties are owned by the State of Hawai'i, the DLNR is also required to review all designs prior to the building permit application or commencement of construction. The following is provided as background information for the Properties.

2.3.1 Federal Emergency Management Agency (FEMA)

According to FEMA, the Flood Insurance Rate Map (FIRM) indicates that the Properties are located in Flood Zone VE. Zone VE is defined as a coastal flood zone with velocity hazard (wave action), which is also known as tsunami inundation areas as stated in the Hawai'i County Code (HCC) Chapter 27 Floodplain Management (Section 27-23). The Base Flood Elevation (BFE) is 13 feet above sea level⁷. Additional information is provided later in the Report.

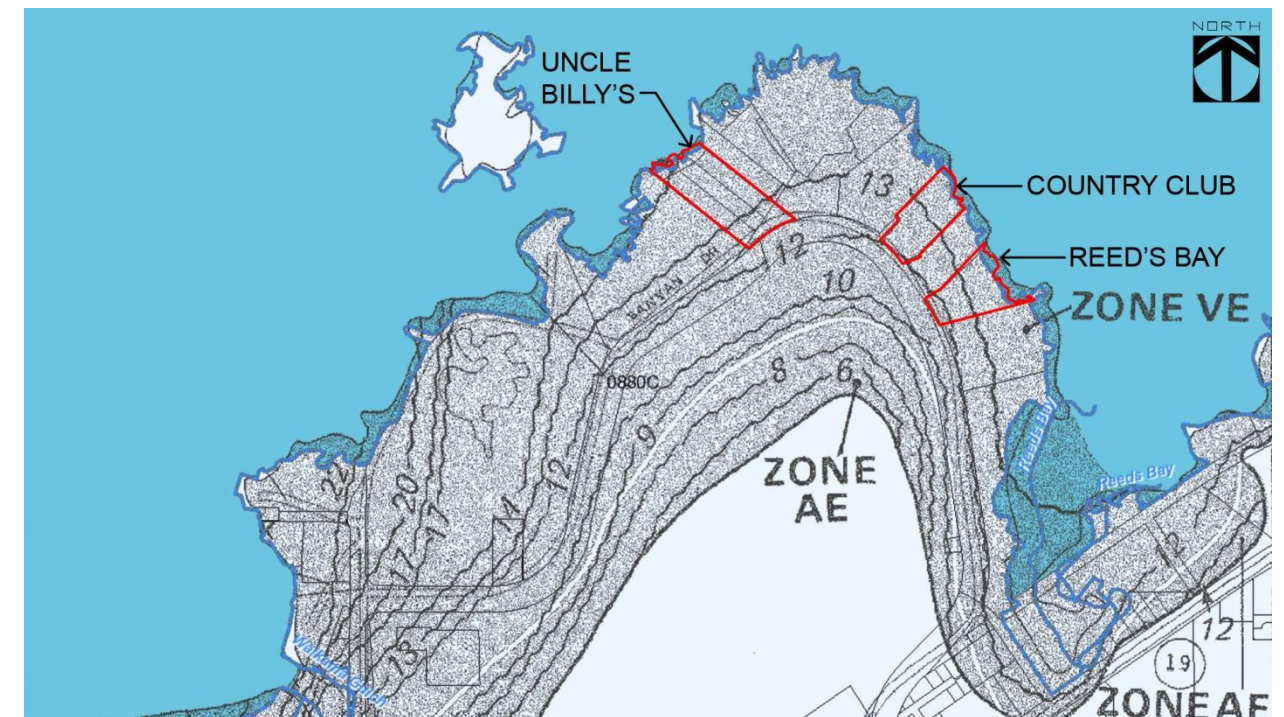


FIGURE 4 BASE FLOOD ELEVATIONS⁸

⁴ (Banyan Drive's Trees)

⁵ (Callis, Naniloa's Mauna Loa Tower Renovation Underway)

⁶ (Helber Hastert & Fee)

⁷ (State of Hawai'i)

⁸ (State of Hawai'i)

2.3.2 Tsunami Evacuation Zone

The tsunami evacuation line is an arbitrary line identified by the Civil Defense to assist the Police Department with securing the safety of citizens in the event of a tsunami. The subject properties are located inside this zone.

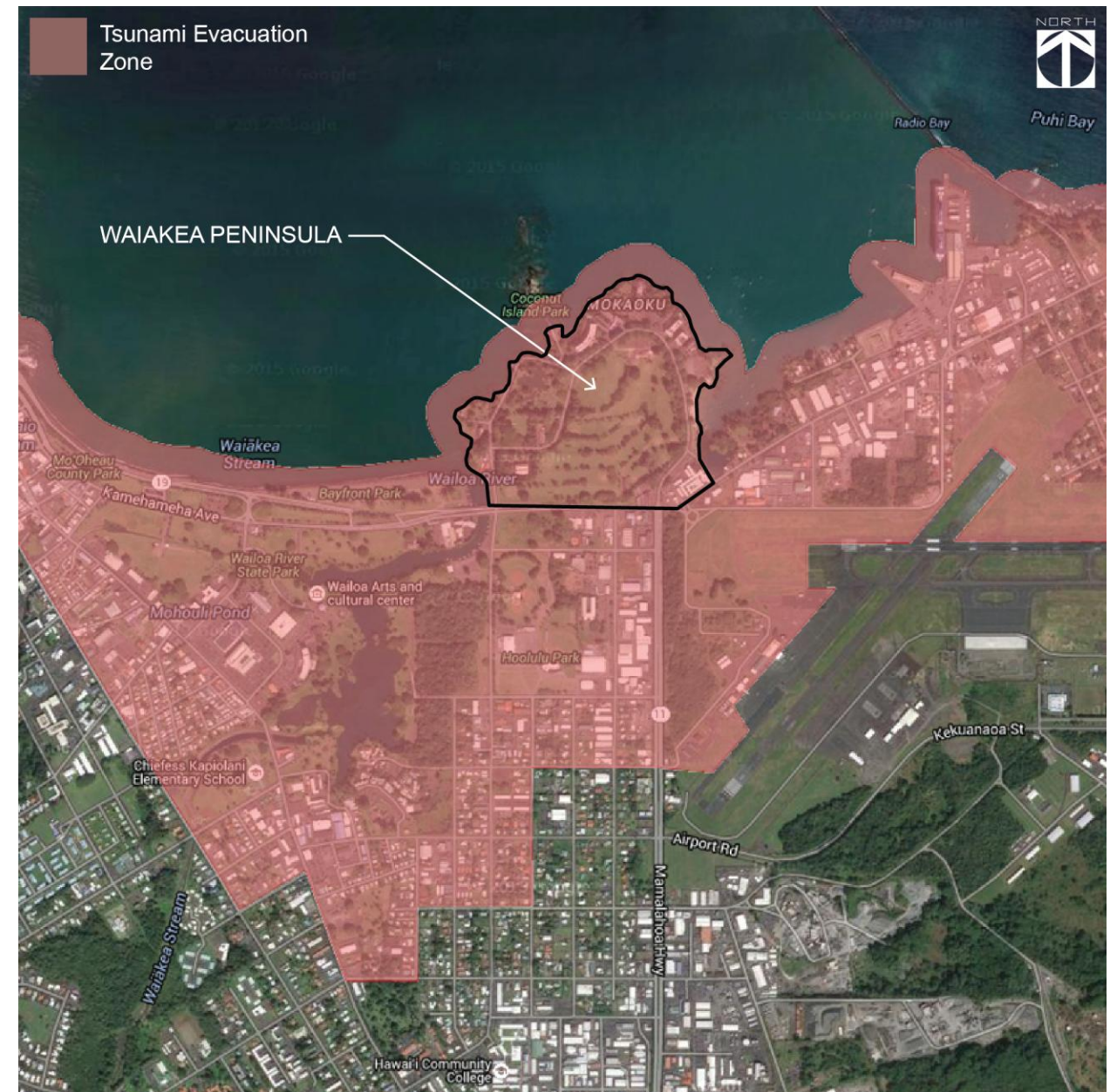


FIGURE 5 WAIĀKEA PENINSULAR LOCATED INSIDE THE TSUNAMI EVACUATION ZONE⁹

⁹ (National Oceanic and Atmospheric Administration)

2.3.3 State of Hawai'i Land Use District

The Properties are located in an area classified as Urban District by the State of Hawai'i land use code. Per the Land Use Commission (LUC), Urban Districts are comprised of lands "characterized by 'city-like' concentrations of people, structures, and services" and include areas for future development¹⁰. Lot sizes and uses are determined by county ordinance.

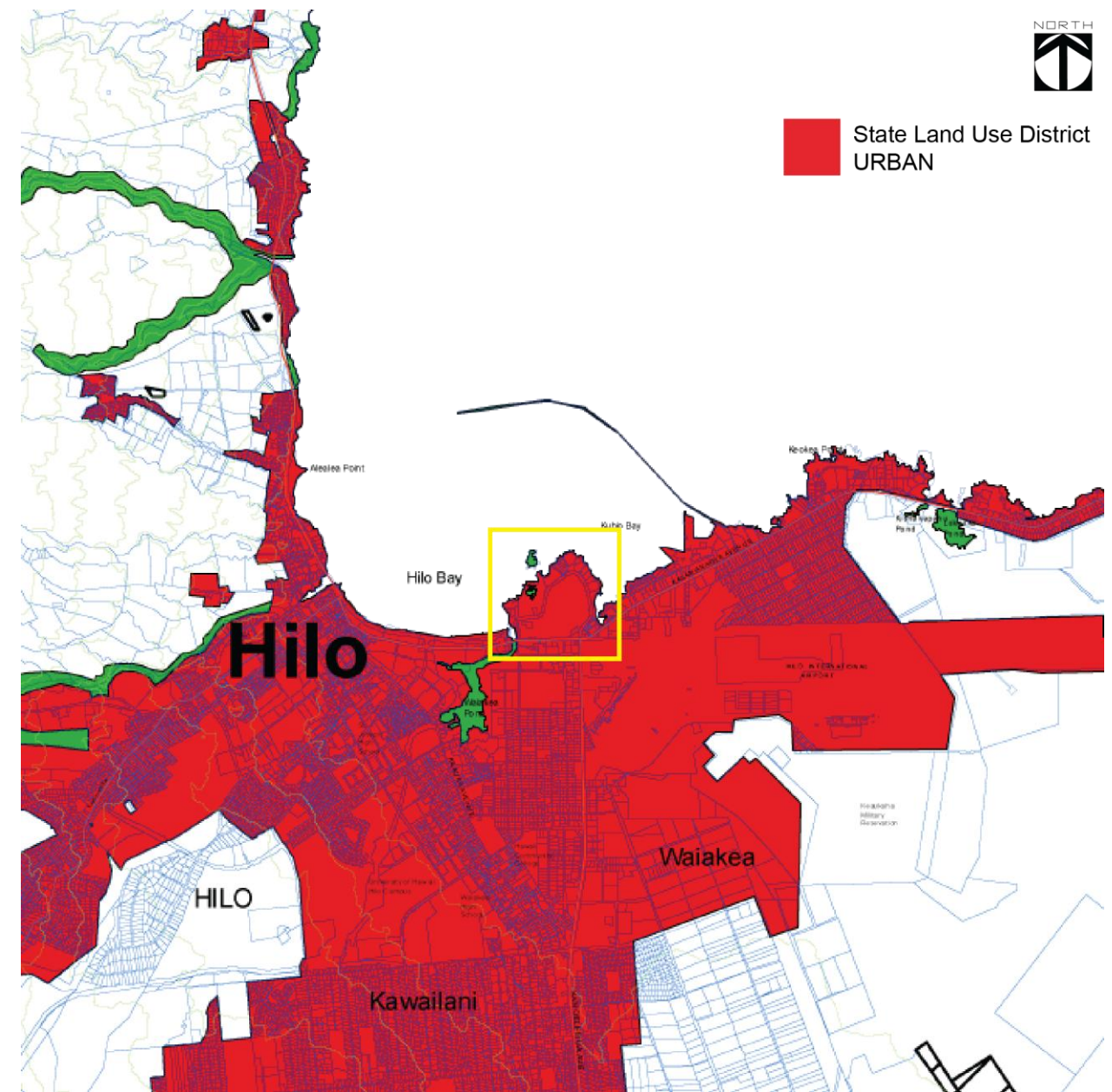


FIGURE 6 STATE OF HAWAII' I LAND USE DISTRICT BOUNDARIES¹¹

¹⁰ (State of Hawai'i Land Use Commission)

¹¹ (State of Hawai'i Land Use Commission)

2.3.4 County of Hawai'i Zoning

Per the County of Hawai'i zoning map, the Properties are located within the V-.75 Resort Hotel District. This refers to areas that accommodate visitors, tourists, and transient guests. Permitted uses in this district include multi-family dwellings and hotels. The 0.75 digit following the "V" refers to the maximum square feet of each rentable unit; in this case, 750 square feet.

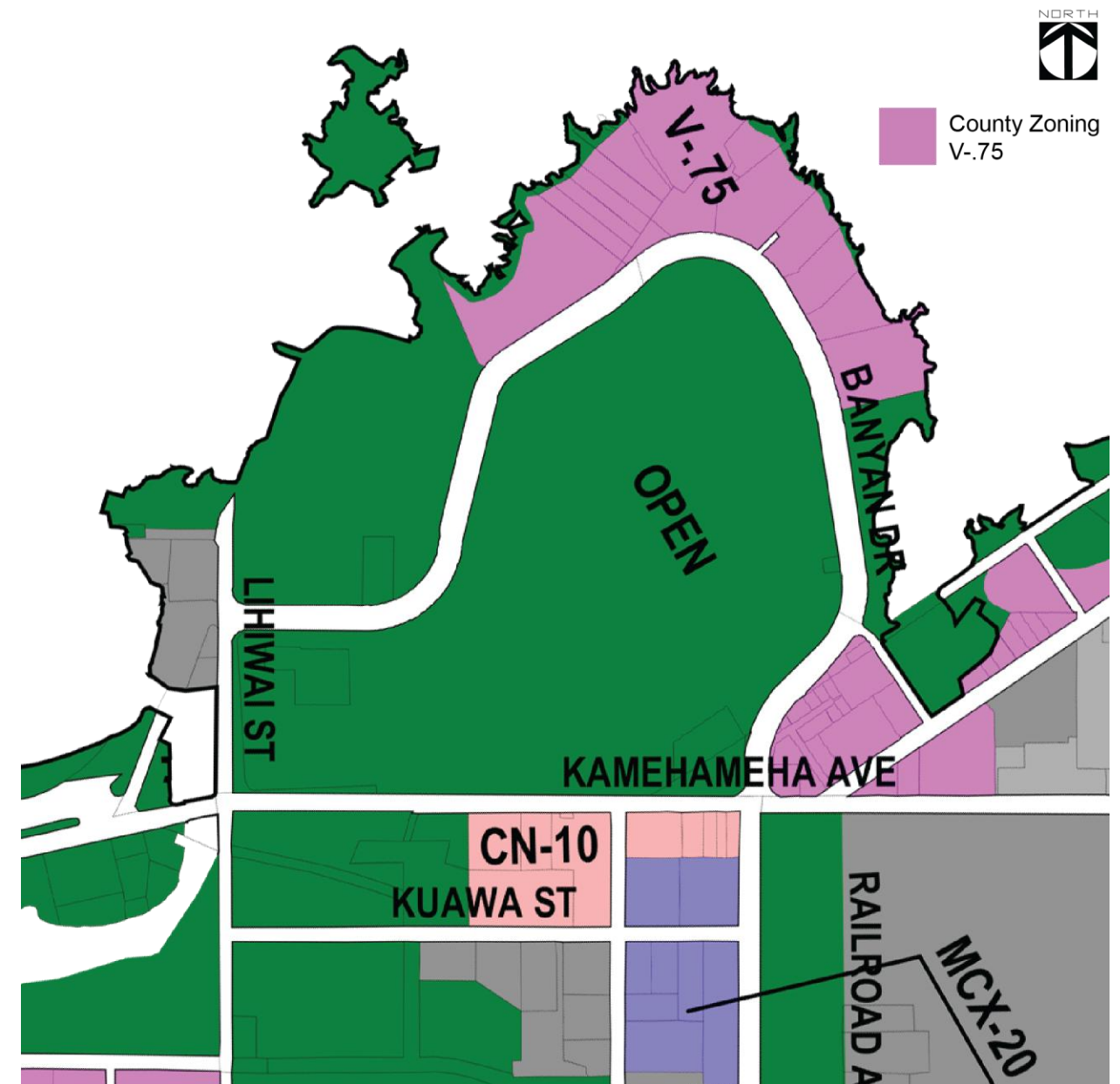


FIGURE 7 COUNTY OF HAWAI'I ZONING BOUNDARIES¹²

¹² (County of Hawai'i)

2.3.5 Special Management Area and Special District

The SMA system was established in 1975 with the Act 176 revision to the Coast Zone Management (CZM) law. Known as the Shoreline Protection Act, the purpose of this Act is to preserve, protect, and restore the resources found in the coastal zone of Hawai'i. A special permit is required when land falls within the SMA boundaries determined by the CZM Program. This permit regulates zoning and development plans to ensure compliance with CZM objectives and SMA guidelines¹³.

The Properties are located within the SMA.

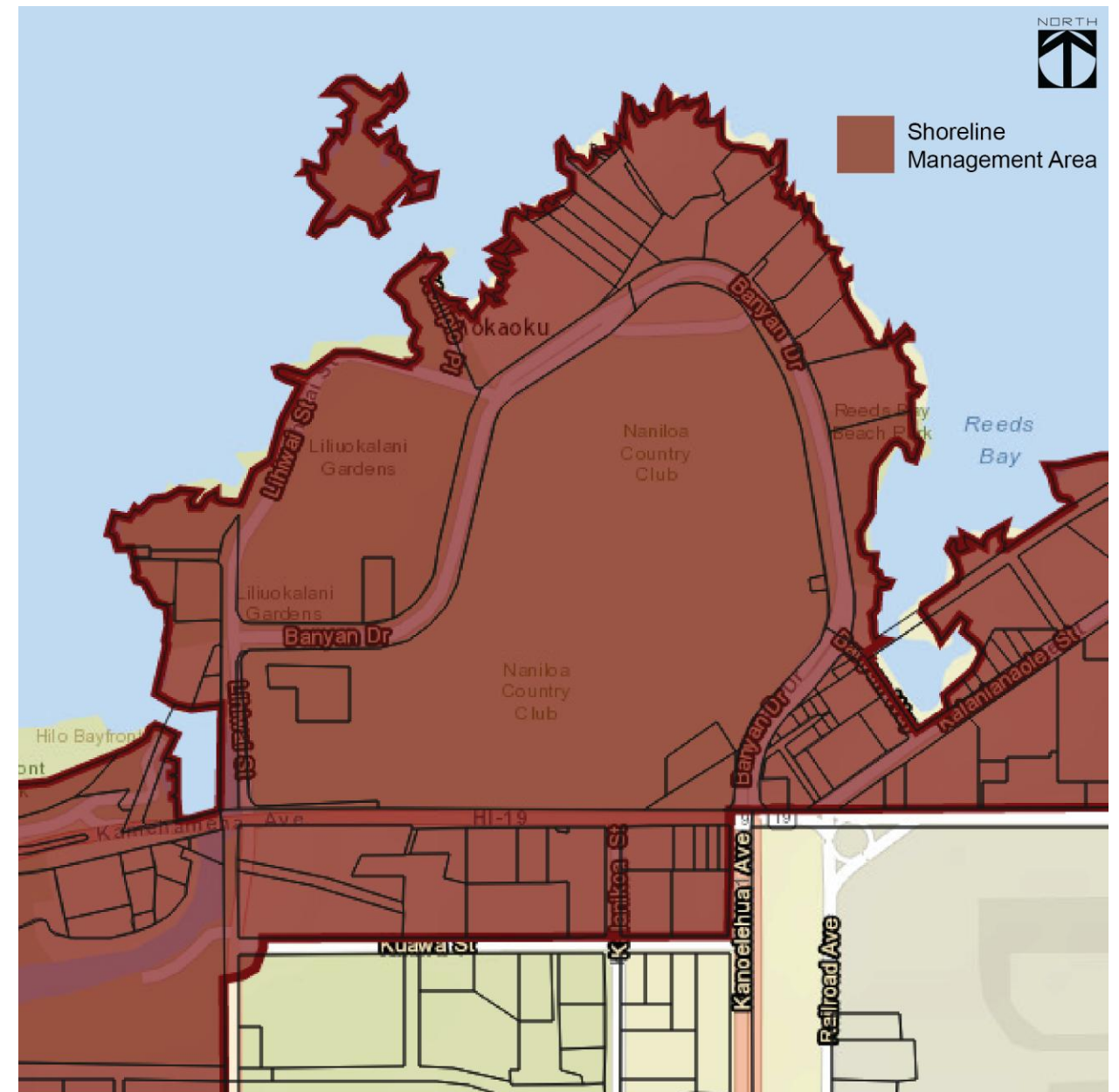


FIGURE 8 SPECIAL MANAGEMENT AREA¹⁴

¹³ (State of Hawai'i)

¹⁴ (State of Hawai'i)

2.3.6 Kuleana Lands

The Great Mahele of 1850 converted the Hawaiian Lands that had traditionally been held in trust to an owned commodity. People were given the opportunity to acquire the land on which they lived and/or cultivated crops. The process required claimants to provide proof of residency or active use. Land granted to the common people was known as Kuleana Lands and were assigned a Land Commission Award (LCA) number. Based on review of the TMKs, there are no designated LCA parcels associated with the Properties.

2.3.7 Accessibility Requirements

The Properties are owned under State of Hawai'i and are required to meet accessibility standards conforming with the 2010 ADA Standards for Accessible Design, assembled by the United States Department of Justice. The 2010 ADA Standards for Accessible Design are the result of the ADA and became the guidelines for utilizing accessible design in the United States as of March 15, 2012, replacing the Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines (ADA-ABAAG).

2.4 Other Studies

2.4.1 Remaining Useful Life Determination

In April 2014, SSFM International, Inc. completed Remaining Useful Life Determination reports for Reed's Bay, Country Club, and Uncle Billy's. The goal was to assist in the decision making of the future of the Properties. SSFM International, Inc. studied the building facilities and physical plant of the Properties through meetings, interviews, and on-site inspections. Based on the information gathered and assuming continuation of the current usage, SSFM International, Inc. determined the RUL:

- Reed's Bay: 12~15 years.
- Country Club: 5~8 years.
- Uncle Billy's: 5~10 years.¹⁵

¹⁵ (SSFM International)

2.4.2 Sea Level Rise Assessment

Munekiyo and Hiraga, Inc. assessed the impact Sea Level Rise (SLR) will have on seven (7) properties located along Banyan Drive. For the three properties included in this Report, Munekiyo and Hiraga, Inc. concluded the impacts of 2100's 3-foot SLR:

- Reed's Bay: Existing building closest to the ocean may be at risk of inundation. The landward encroachment of sea level is estimated to be 82-feet.
- Country Club: No inundation beyond of property lines. The landward encroachment of sea level is estimated to be 0-feet.
- Uncle Billy's: Substantial loss is not predicted. The landward encroachment of sea level is estimated to be 20-feet.¹⁶

2.4.3 Banyan Drive Task Force Meeting

Munekiyo and Hiraga, Inc. presented at the Banyan Drive Task Force meeting on May 2, 2014. The presentation included information from a Tourism Market Study which analyzed statistics on the current hotels in Hilo, and compared visitor characteristics, hotels, and activities throughout the Hawaiian Islands. The study also looked at Hilo's hotel demand and why the visitor numbers are low compared to the rest of the state, and what could possibly be done to increase the number of visitors to Hilo. The presentation also included a summary of SSFM International Inc.'s RUL reports. Munekiyo and Hiraga, Inc. discussed the Master Lease Feasibility Analysis, assessing managing all three properties under a single master lease. They recommended against the master lease because of the limited economies of scale that results in the undesirable risk for all parties involved. Munekiyo and Hiraga, Inc. suggested consolidating Uncle Billy's three (3) leases. They stated not only will this simplify the lease management, but by consolidating Uncle Billy's TMKs, it will be more appealing for future redevelopment and reuse of the property. They also recommended allowing the organization of a lessees' association. The last part of the presentation was a summarization of the Sea Level Rise Assessment Preliminary Findings.

¹⁶ (Munekiyo and Hiraga, Inc.)

2.5 Reed's Bay Resort Hotel



2.5.1 County of Hawai'i Land Use Code Review

Project Site Information		
Owner	State of Hawai'i	
Property Address	175 Banyan Drive Hilo, HI 96720	
TMK	(3) 2-1-005:022	
(Total) Lot Area	45,736 SF / 1.05 acre	
Land Use Information		
Zoning	V-.75, or 750 SF max per rentable unit	
Existing Number of Rentable Units	65 rental units Approx avg 316 SF per unit	
Minimum Building Area	15,000 SF	Complies
Minimum Site Average Width	90 FT	
Front Yard Setback		20 FT
Rear Yard Setback	20 FT	Coastline
Side Yard Setback	8 FT for one story, plus additional 2 FT per additional story	14 FT
Landscaping	Minimum 20 percent total land area, excluding parking areas	TBD
Height Limit	120 FT	Exst height approx. 48 FT based on 12'-0" per story
Flood Zone		Zone "VE" Coastal High Hazard
Base Flood Elevation	Indicates the required elevation of lowest inhabited floor level per HRS 27-23	13 FT above sea level
Special Management	SMA Permit Required	

Area		
Historic Register		TBD
Special District		TBD
State Land Use		Urban
(Existing) Use		Hotel, business services (permitted use)
25-4-51 Required Number of Parking Spaces	(10) Hotels and lodges: A) for hotel guest units <i>without a kitchen</i> , one for every three units	n/a
	(10) Hotels and lodges: B) for hotel guest units <i>with kitchen</i> , one and one quarter for each unit	65 units (1.25) = 82 parking stalls required
	(14) Meeting facilities...: one for each seventy-five square feet of gross floor area	n/a
	(3) Commercial uses, including retail and office uses in... V... districts: one for each three hundred square feet of gross floor area	1,934 SF (lobby wing) / 300 = 7 parking stalls required
	TOTAL REQUIRED PARKING STALLS	89
	TOTAL STALLS PROVIDED (EXST)	46
Minimum Required Accessible Spaces	Accessible Stalls Required	4
	(Req'd. to be van accessible)	1
	Accessible Stalls Provided	2
25-4-56 Off-Street Loading Requirements	Loading Spaces Required	2
	Accessible Loading Zone	1
	Loading Spaces Provided	0

TEXT = Non-conformity with LUO

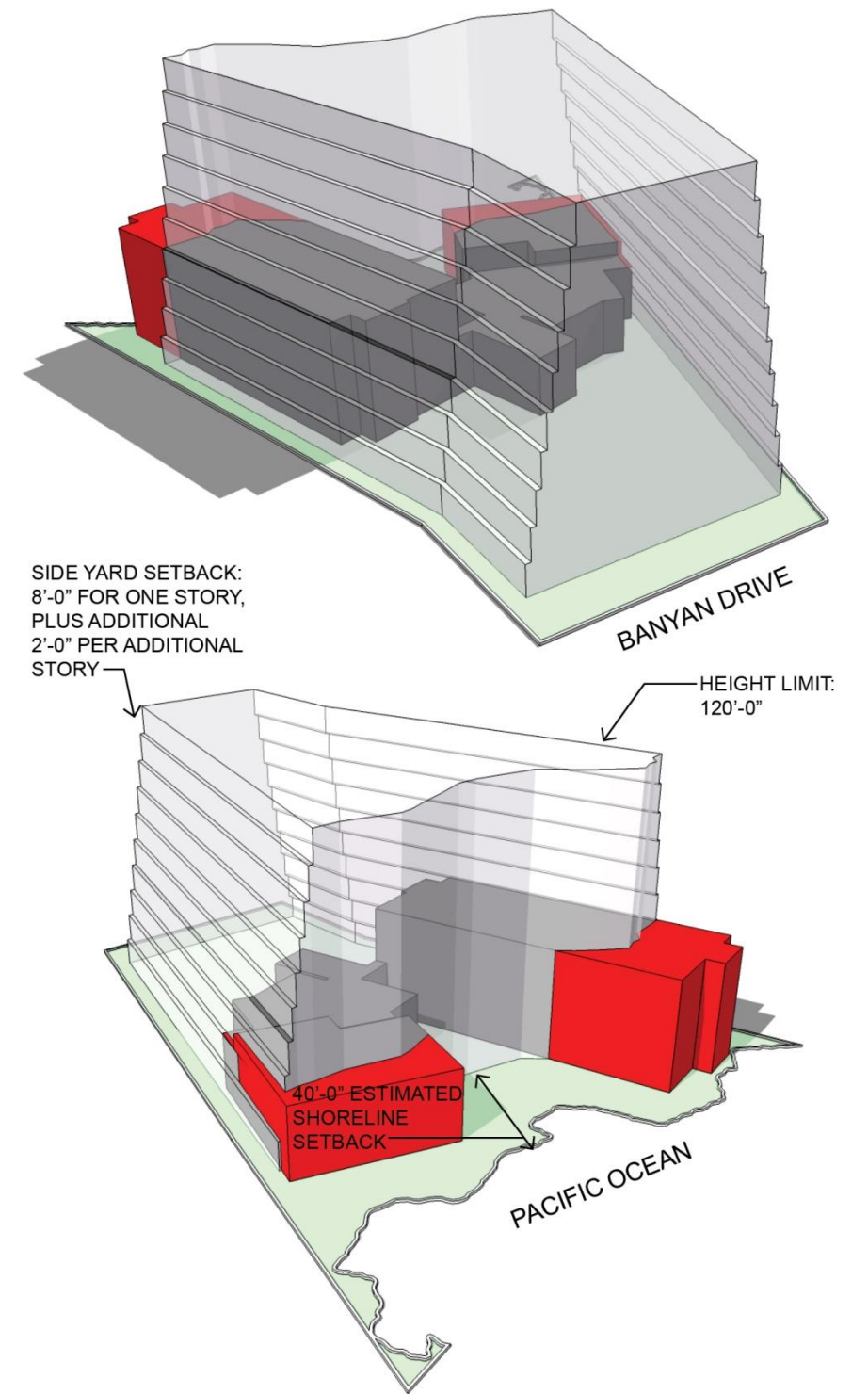
2.5.2 2006 International Building Code Review

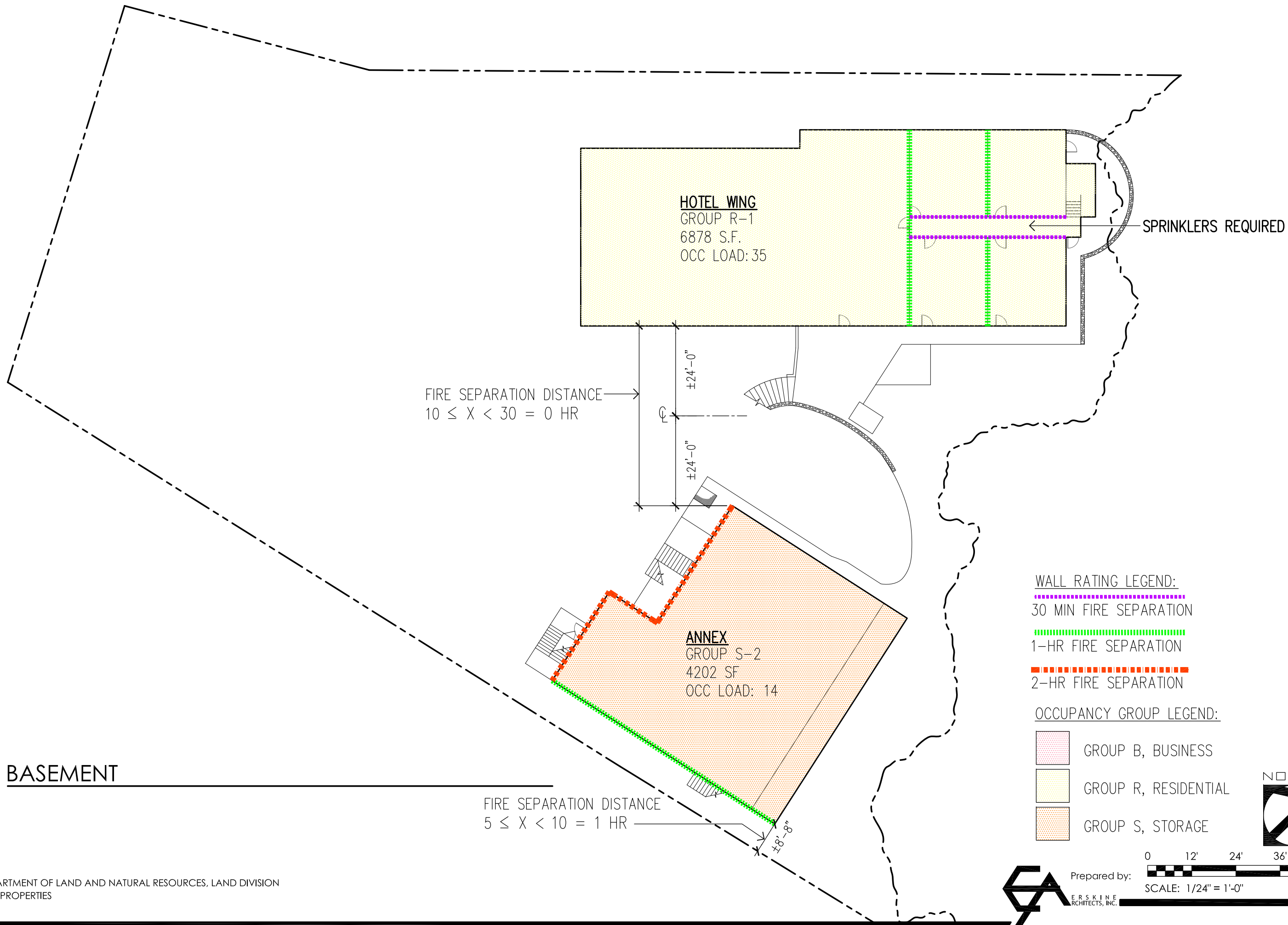
Location	Construction Type/ Sprinklered	Occupancy Group	Allowable Building Area (SF) Per Story	Existing Building Area (SF) Per Story	Building	Allowable Building Height	Existing Building Height	Number of Rental Units	Remarks	
B	VB, NS	R-1	7,000 SF	6,878 SF	Hotel Wing	2 Stories	4 Stories	65	Mixed occupancy building - unity ratio requirements apply to allowable ht/area	
		S-2	13,500 SF	4,202 SF						
1	VB, NS	B	9,000 SF	1,934 SF	Lobby Wing	2 Stories	1 Story	N/A	Exiting routes at rear of building do not comply	
		R-1	7,000 SF	7,358 SF						
2	VB, NS	R-1	7,000 SF	7,358 SF	Annex	2 Stories	1 Story	N/A	R-1 transient hotel: Transient is defined as "occupancy of a dwelling unit or sleeping unit for not more than 30 days"	
3	VB, NS	R-1	7,000 SF	7,358 SF						
Floor	Location	Occupancy Group	Table 1004.1.1 Function	Approximate Floor Area	Floor Area/ Occupancy	Occupant Load	Corridor Fire Resistance Rating (Table 1017.1)	Required Number of Exits (Tables 1015.1, 1019.1)	% of Total Floor Area	Number of Required Accessible Units
B	Hotel Wing	R-1 Hotel, Transient	Residential	6,878 SF	200	34	NS - Not Permitted	2	62%	65 Total Units = 4 Accessible Units Minimum
	Annex	S-2: Storage with Accessory Break Room	Accessory Storage Areas, Mechanical Equipment Room	4,202 SF	300	14	N/A	1	38%	
1	Hotel Wing	R-1 Hotel, Transient	Residential	7,358 SF	200	37	NS - Not Permitted	2	79%	
	Lobby Wing	B: Office, Meeting Area Smaller Than 750 SF	Business Areas	1,934 SF	100	19	N/A	1	21%	
2	Hotel Wing	R-1 Hotel, Transient	Residential	7,358 SF	200	37	NS - Not Permitted	2	100%	
3	Hotel Wing	R-1 Hotel, Transient	Residential	7,358 SF	200	37	NS - Not Permitted	2	100%	

TEXT = Non-conformity with IBC

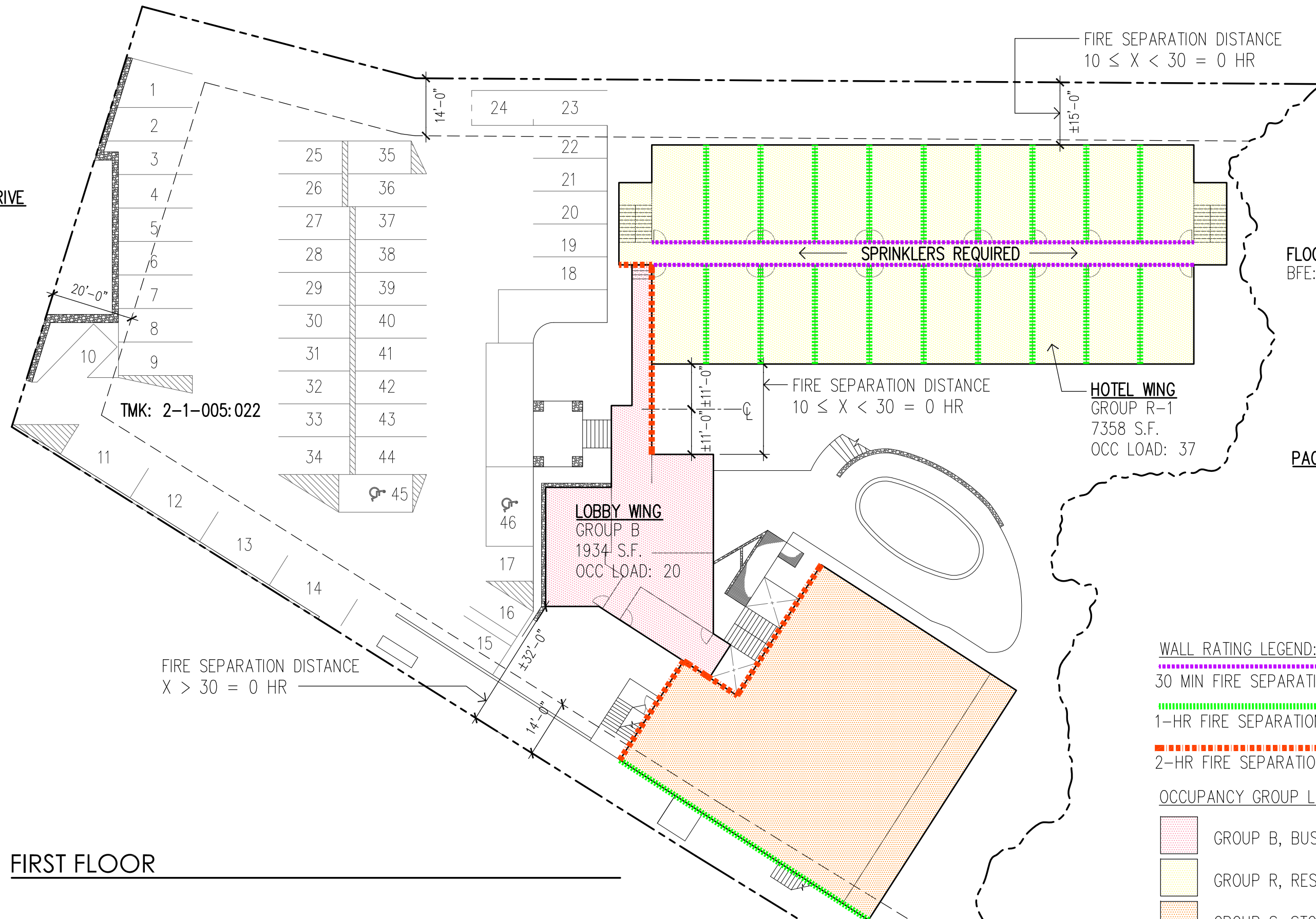


FIGURE 9 BUILDING ENVELOPE STUDY





BANYAN DRIVE



TMK: 2-1-005:022

FIRE SEPARATION DISTANCE
 $X > 30 = 0 \text{ HR}$

FIRE SEPARATION DISTANCE
 $10 \leq X < 30 = 0 \text{ HR}$

FIRE SEPARATION DISTANCE
 $10 \leq X < 30 = 0 \text{ HR}$

FLOOD ZONE "VE"
BFE: 13'-0"

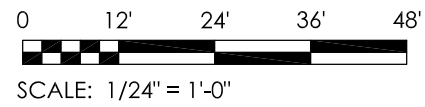
PACIFIC OCEAN

HOTEL WING
GROUP R-1
7358 S.F.
OCC LOAD: 37

LOBBY WING
GROUP B
1934 S.F.
OCC LOAD: 20

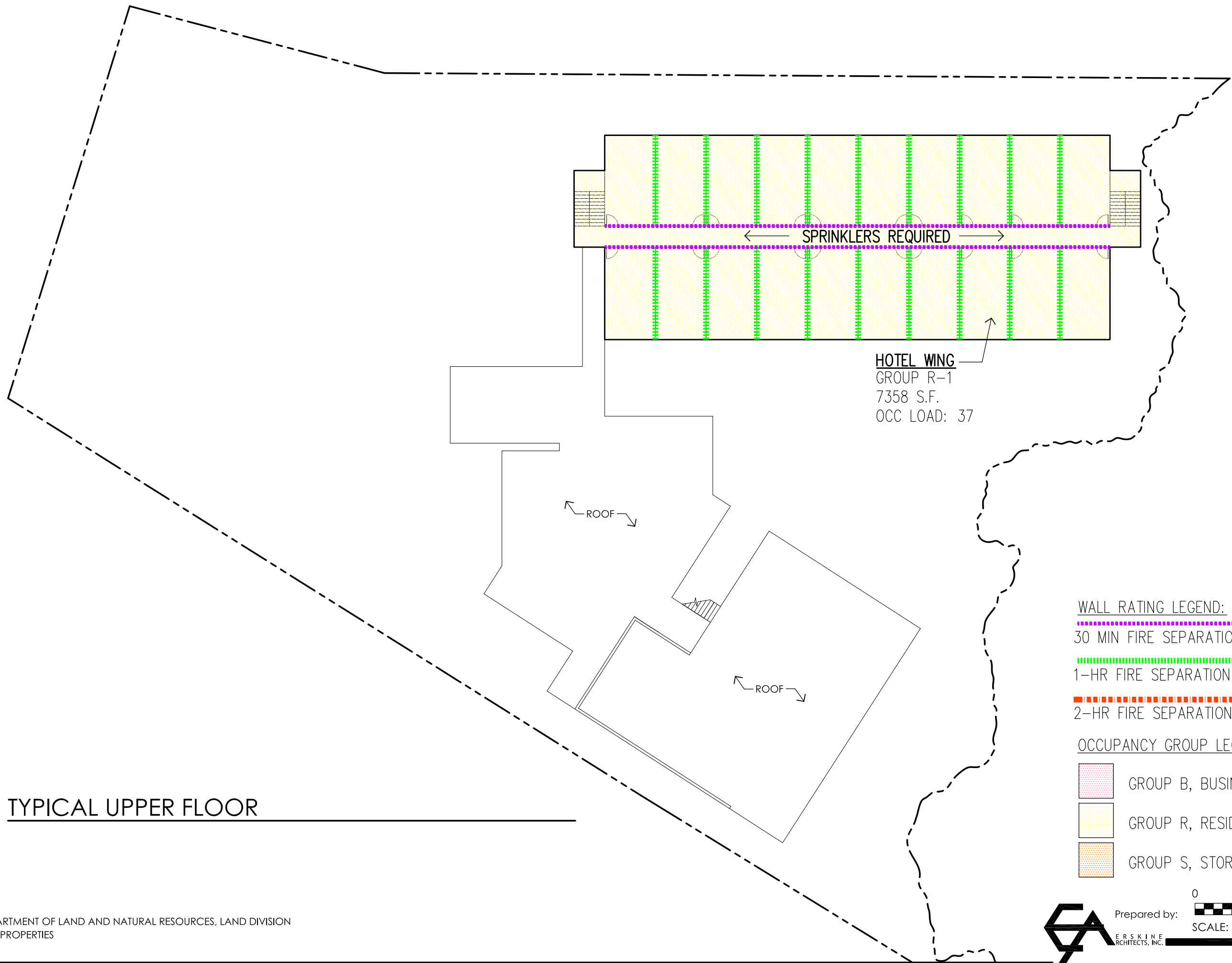
WALL RATING LEGEND:
 30 MIN FIRE SEPARATION
 1-HR FIRE SEPARATION
 2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:
 GROUP B, BUSINESS
 GROUP R, RESIDENTIAL
 GROUP S, STORAGE




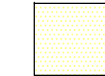
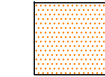
Prepared by:

FIRST FLOOR

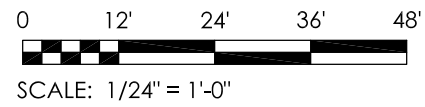


HOTEL WING
 GROUP R-1
 7358 S.F.
 OCC LOAD: 37

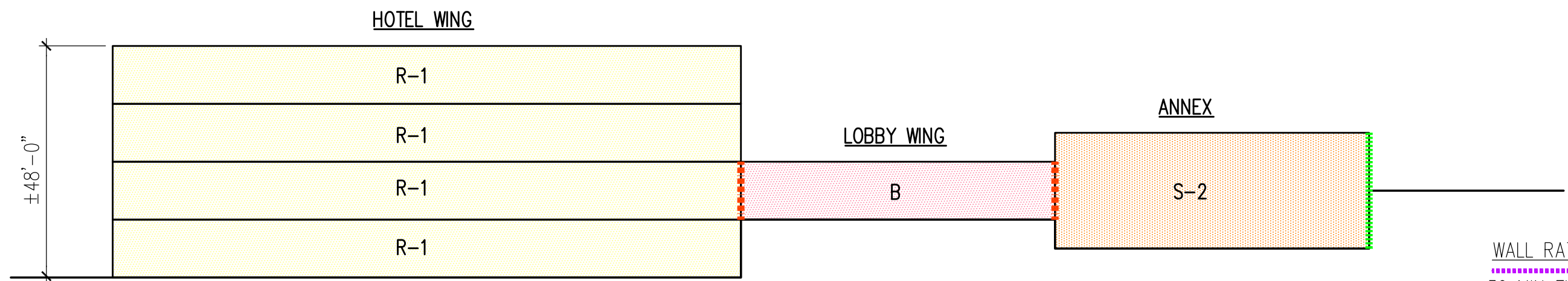
WALL RATING LEGEND:
 30 MIN FIRE SEPARATION
 1-HR FIRE SEPARATION
 2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:
 GROUP B, BUSINESS
 GROUP R, RESIDENTIAL
 GROUP S, STORAGE

TYPICAL UPPER FLOOR



ZONE V-.75: 120'-0" HT LIMIT



SECTION DIAGRAM

WALL RATING LEGEND:
 30 MIN FIRE SEPARATION
 1-HR FIRE SEPARATION
 2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:
 GROUP B, BUSINESS
 GROUP R, RESIDENTIAL
 GROUP S, STORAGE



0 12' 24' 36' 48'

SCALE: 1/24" = 1'-0"



2.5.3 Limited Hazardous Materials Survey

The Limited Hazardous Materials Survey Report took one hundred and two (102) possible suspected ACM samples, of which two (2) tested positive for ACM's. The gray exhaust vent caulking located on the main roof has non-friable Category I ACM, while the spray-on ceiling material at the lobby and hotel wing has friable ACM. There are two types of ACM's: friable and non-friable. Friable ACM's are materials that may be crumbled, pulverized, or otherwise damaged by hand pressure. Non-friable ACM's are bound or locked into the actual product and are divided into two categories: Category I non-friable ACM and Category II non-friable ACM. Category I non-friable ACM are packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM refers to any material, excluding Category I non-friable ACM, containing more than 1% asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. All friable ACM and any non-friable ACM that could be crumbled and pulverized during renovation/demolition is required to be removed and disposed of by a qualified asbestos abatement contractor.

None of the twelve (12) paint chip samples contained lead in excess of the United States (US) Environmental Protection Agency (EPA)/Department of Housing and Urban Development (HUD) guidelines of 0.5% by weight defining lead-based paint (LBP). However, five (5) paint chip samples were classified as lead-containing paint (LCP), as they contained detectable levels of lead at levels less than 0.5% by weight. The LCP was found on wood doors, door frames, window frames, metal handrails, wood building trims, CMU/concrete wall, and concrete ceiling. Loose and flaking LCP that may be disturbed during renovation/demolition should be removed and disposed of in accordance with applicable local, state, and federal regulations.

There were no samples of suspected arsenic treated materials taken at Reed's Bay¹⁷.

2.5.4 Existing Property Overview

Reed's Bay is the last hotel on the east side of Banyan Drive. It is comprised of three structures, which total approximately 35,088 square feet. From the parking lot, guests enter the single story Lobby Wing, which connects to the one-story Annex to the southeast and four-story Hotel Wing to the northwest. The Annex was originally two-stories, however the top floor burnt down in a fire and was never rebuilt. The Hotel Wing has an estimated sixty-five (65) units. The top three floors contained twenty (20) units per floor, and the basement contains five (5) additional units.



FIGURE 10 DIAGRAM OF REED'S BAY PROPERTY

¹⁷ (EnviroServices & Training Center)

2.5.5 Existing Water System

The property is served by an existing 12-inch ductile iron water main owned by the Department of Water Supply (DWS). The 12-inch water main is located in the Banyan Drive right-of-way. There is an existing fire hydrant on the street side of the property.

The following information was obtained from the DWS in September of 2015. The DWS noted that the accuracy of the information is pending field crew verification of the meters.

Reed's Bay Resort Hotel Potable Water Information	
DWS Account No.	260-94800
Meter No.	4402711
Meter Size	3-inch
Source Reservoir	Piihonua 3 (overflow/spillway elev. = 300')
Existing Average Daily Usage (2013 – Present)	7,253 gal/day
Existing Units of Water Used*	19 units
Allowable Units of Water*	141 units (56,400 gal/day)
Available Units of Water*	122 units (48,800 gal/day)

*1 equivalent water unit = 400 gal/day

The DWS also has a record of a second account number, 260-94700, for this property. This account is currently inactive.

Based on the information obtained, it appears that Reed's Bay has approximately 122 additional units of water (48,800 gal/day) available. It is reasonable to assume that this property could increase its water usage. However, the DWS will need to approve any proposed improvements because allowable units of water are subject to change. The DWS Water System Standards dated 2002 also states, in Table 100-18, that the average daily demand for a zoning designation of "Resort" is subject to special review and control by the Manager.

2.5.6 Existing Sewer System

Wastewater generated from the property flows into an existing 15-inch County of Hawai'i sewer main, along Banyan Drive. An existing sewer manhole (SMH #5761) is located in the sidewalk area of the public right-of-way near the northwest corner of the parcel. The County of Hawai'i indicated that no recent sewer studies are available to confirm the existing flows, however, at the time of its construction in the 1960s, this portion of the sewer system was intended to accommodate a design flow of 1.27 MGD (882 GPM). Based on preliminary discussions with the County of Hawai'i Department of Environmental Management, increases to the property occupancy or to the amount of wastewater generated will require a Sewer Study to assess the existing sewer system capacity.

Wastewater from the property travels along Banyan Drive towards an existing sewage pump station (Banyan Pump Station) located to the north of the intersection of Banyan Drive and Banyan Way. Wastewater is then pumped through a 10-inch force main into another portion of the County of Hawai'i sewer system and ultimately treated at the Hilo Wastewater Treatment Plant.

2.5.7 Existing Drainage System

The property has an on-site drainage system that discharges into Reed's Bay behind the property via three small outfalls.

As previously mentioned the Reed's Bay parcel is within the special flood hazard area and designated as Zone VE. Zone VE is defined in Chapter 27, Floodplain Management, of the HCC as coastal high hazard and commonly known as the tsunami inundation zone. As described in this chapter "Zone VE is the special flood hazard area that corresponds to the one-hundred-year coastal floodplains extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundation or tsunamis. Whole-foot base flood elevations derived from the detailed hydraulic analyses have been determined at selected intervals within this zone¹⁸." Any proposed work shall be subject to full compliance of Chapter 27 of the HCC.

Chapter 27 of the HCC also addresses nonconforming structures in Section 27-13 and states "any nonconforming structure existing on May 5, 1982 or made nonconforming by a change in the special flood hazard area may continue, subject to the following conditions:

¹⁸ (County of Hawai'i)

- a) Any repair, reconstruction, improvement, or addition to a nonconforming structure, if it is considered to be substantial improvement, shall comply with the applicable standards of this chapter.
- b) All relocated structures shall comply with the applicable standards of this chapter.
- c) Substantial improvement of a damaged, destroyed, or demolished structure¹⁹.

Where “substantial improvement” is defined in HCC Section 27-12 as “any repair, reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the “start of construction” of the improvement which shall be the sum of all costs of all such work performed in the previous three years including the cost of the current work being considered²⁰.” HCC Section 27-12 also states that substantial improvement does not include “any project for improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions²¹.”

Property tax records of the parcel indicate that the structure was built prior to May 5, 1982.

The DLNR Office of Conservation and Coastal Lands (OCCL) is currently evaluating the effects of climate change through 2050. This effort is designed to fulfill the requirements of the Hawai'i Climate Adaption Initiative Act of 2014 (Act 83; House Bill 1714). OCCL's initial focus is to study the effects of sea level rise on the islands, including sea level rise vulnerability and adaptation. In 2014, OCCL executed a Memorandum of Agreement to formalize a relationship between the University of Hawai'i, School of Ocean and Earth Science and Technology (SOEST). Under this agreement, SOEST will help fulfill OCCL's mission to protect and conserve beaches, dunes, and coastal communities from the deleterious effects of coastal erosion and sea level rise. SOEST effort is on-going and will not be completed before finalization of this “Assess Banyan Drive Properties” project.

In addition to any flood and tsunami considerations, proposed improvements to Banyan Drive Properties should be evaluated against developing sea level rise impacts and recommendations.

¹⁹ (County of Hawai'i)
²⁰ (County of Hawai'i)
²¹ (County of Hawai'i)

2.5.8 Existing Mechanical System

There are currently no existing air conditioning or ventilation systems present in any of the offices or units. The single item noted in the mechanical assessment is related to the existing dryer exhaust system. As discussed in the visual survey, the existing dryer vents appear to be restrictive and may be a lint trap and fire hazard due to lint buildup.

2.5.9 Existing Electrical System

The existing electrical equipment at the site appears to be generally in poor condition and poorly maintained. There are several pieces of existing equipment that show significant signs of rust or are poorly secured to the building. The existing main service equipment is located outside and is in fair to poor condition and not well protected from the elements, which will lead to accelerated deterioration and possible safety hazards.

2.5.10 Existing Structures

Hotel Wing

The existing structural gravity system of the Hotel Wing building is a cast-in-place concrete roof and floor slab system, supported by masonry bearing walls and a concrete slab-on-grade. Existing exterior stairways are composed of cast-in-place concrete construction with masonry walls. The existing structural lateral system of the main building appears to be a masonry shear wall system.

Lobby Wing

Existing ground level lobby areas have a covered roof structure composed of wood decking, supported by wood roof rafters, wood beams and wood posts or masonry columns and a concrete slab-on-grade. Existing ground level lobby maintenance areas have a covered roof structure composed of corrugated roofing or wood decking, supported by wood purlins, wood rafters, wood beams and wood posts. The existing structural lateral system of the Lobby Wing appears to be a masonry shear wall system.

Annex

The existing structural system of the Annex building is a cast-in-place concrete roof system, supported by structural steel wide flange beams, concrete girders, concrete columns and exterior masonry walls and a

concrete slab-on-grade. The existing structural lateral system of the Annex building appears to be a masonry shear wall system.

2.5.11 Existing Parking Conditions

The existing parking lot for the property is located in front of the buildings. There appears to be forty-six (46) marked stalls, including two (2) ADA marked stalls. Based on observations during a site visit on

June 17, 2015, the existing asphalt pavement exhibited minor cracks. There was also minor ponding in multiple areas. There was also an approximate 50-foot long pavement heave (1-2 inches high) spanning across multiple parking stalls with a longitudinal crack at the crown of the heave. The two ADA parking stalls were located on slopes (approximately 6%) and do not appear to be in compliance with ADA standards.

Property Name: Reed's Bay Resort Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost	
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC		
RB.1C-01	June 17, 2015	1	Exterior - Southwest corner of driveway; Southeast corner of property; North end of parking lot; West side of swimming pool	Minor AC cracks in crosswalk (ROW?). Approximately 50-ft long AC pavement heave (1-2 inches high), with longitudinal crack at heave crown. Minor AC cracks with narrow two-way travel lane. Worn concrete pavement with moderate cracks at swimming pool.	Crack sealing and make one-direction travel at North end of parking lot. Monitor cracks at swimming pool and repair if cracks become worse.		●						\$3,000.00
RB.1C-02	June 17, 2015	1	Exterior - South end of parking area	Minor ponding at multiple locations.	Monitor and seal when cracks appear.		●						N/A
RB.1C-03	June 17, 2015	1	Exterior - Southeast corner of property	Multiple cracks (up to 1-inch wide) in CMU wall.	Repair cracks (non-structural repair).		●						\$2,500.00
RB.1C-04	June 17, 2015	1	Exterior - South end CMU wall	Tree root penetrating through AC pavement and CMU wall.	Cut and treat root, repair pavement and wall.		●						\$1,500.00
RB.1C-05	June 17, 2015	1	Exterior - West side of swimming pool	Grated inlet (approximately 28-in by 18-in) appeared plugged.	Provide maintenance.		●						
RB.1C-06	June 17, 2015	1	Exterior - East side of property	Partially demolished concrete sidewalk could be a trip/fall hazard.	Complete demolition to match grade and remove loose debris.		●						\$5,000.00
RB.A-01	June 17, 2015	Typical	Typical	Paint in poor condition.	Paint building complete - exterior and common areas interior.	●							\$425,000.00
RB.A-02	June 17, 2015	Typical	Typical	Carpet in poor condition - common areas.	Replace carpet complete in common areas.	●							\$80,000.00
RB.A-03	June 17, 2015	Typical	Typical	Rust throughout.	Remove/repair rust damage.	●							\$35,000.00
RB.A-04	June 17, 2015	Typical	Typical	Poor/no illuminated exit signs. Arrows in wrong direction.	Provide illuminated exit signs with properly facing arrows	●					●		\$1,500.00
RB.A-05	June 17, 2015	Typical	Typical	No wayfinding signage.	Provide wayfinding signage in common areas throughout.	●							\$15,000.00
RB.A-06	June 17, 2015	Typical	Typical - Corridors	Hotel Wing Moisture damage - CMU wall spalling, bubbling - occurs at same location on all floors.	Determine source of moisture damage.	●							N/A
RB.A-07	June 24-25, 2015	Typical	Typical - Corridors	No fire sprinklers.	Provide fire sprinklers in corridors.	●			●	●			\$75,000.00
RB.A-08	June 17, 2015	Typical	Hotel Wing	Termite damage throughout.	Replace termite damage wood.	●							\$50,000.00
RB.A-09	June 17, 2015	Typical	Hotel Wing - Balconies	Some balconies require protection along guardrail access. Small balconies/sliding doors makai facing has guardrails/pickets spaced too widely.	Construct guardrail protection. Replace guardrails/pickets.	●							\$40,000.00
RB.A-10	June 17, 2015	Typical	Hotel Wing - Corridors	Popcorn ceilings.	Remove popcorn ceilings and refinish. Paint cost included under RB.A-01.	●							\$25,000.00
RB.A-11	June 17, 2015	Typical	Hotel Wing - Corridors	Room door hardware non-compliant- no lever (has door stop). Wood doors warped throughout. Paint/veneer peeling. Termite damage. Rust.	Replace all doors with fire separation doors with approach entry/exit hardware, make ADA compliant.	●							\$136,000.00
RB.A-12	June 17, 2015	Typical	Hotel Wing - Corridors	Height of metal threshold at makai end exceeds ADA regulation.	Remove/replace threshold.	●							\$750.00
RB.A-13	June 17, 2015	Typical	Hotel Wing - Corridors	Fire hose/extinguisher located in same cabinet.	Replace fire extinguisher cabinets.	●							\$5,000.00
RB.A-14	June 17, 2015	Typical	Hotel Wing - Vertical Circulation	No elevator.	Construct code compliant elevator.	●		●		●	●		\$350,000.00

Property Name: Reed's Bay Resort Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost	
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC		
RB.A-15	June 17, 2015	Typical	Hotel Wing - Stair Towers	Mauka Stair Tower - Guardrails needed. Picket spacing exceeds code regulation. Spacing at landing concrete/wood guardrail exceeds code regulation. Stair Tower is open. Carpet; Makai Stair Tower - Guardrails needed. Picket spacing exceeds code regulation. Stair Tower is open. Ponding. Non-slip nosing paint worn.	Provide code compliant stair towers.	●							\$150,000.00
RB.OA-01	June 17, 2015	0	Exterior	Northwest site retaining wall needs repair.	Repair retaining wall.	●	●	●					\$30,000.00
RB.OA-02	June 17, 2015	0	Hotel Wing	Electrical equipment to be enclosed in protected room.	Construct enclosure for electrical equipment.	●		●		●	●		\$2,500.00
RB.OA-03	June 17, 2015	0	Hotel Wing	Exterior curved stair (near pool) requires railings. Riser height at 3", may be too short.	Add railings. Modify/reconstruct stair for code compliant riser height.	●		●					\$5,000.00
RB.OA-04	June 17, 2015	0	Hotel Wing	Lanais enclosed with unrated construction-combustible materials.	Demolish lanai enclosures.	●		●					\$1,500.00
RB.OA-05	June 17, 2015	0	Hotel Wing	Dead end corridor. Screen doors open into corridor.	Modify layout to eliminate dead end corridor, add sprinklers or add alternate exit.	●					●		\$25,000.00
RB.OA-06	June 17, 2015	1	Annex	Entire basement in poor condition.	Install new floor finish, drywall, paint, ceilings, lights, etc.	●				●	●		\$250,000.00
RB.1A-01	June 17, 2015	1	Exterior - Pool	Retaining wall needs to be repaired. Wall is leaning.	Repair retaining wall.	●		●					\$15,000.00
RB.1A-02	June 17, 2015	1	Lobby Wing	Laundry Area is unenclosed and not protected by rated construction. Windows in wall adjacent to Laundry Area.	Reconstruct Laundry Area with rated construction to comply with code.	●		●			●		\$75,000.00
RB.1A-03	June 17, 2015	1	Annex	Access to unsafe burnt roof deck.	Cordoned off stair to burnt roof deck or remove stair access completely.	●							\$1,000.00
RB.1A-04	June 17, 2015	1	Annex	Stair down to "Owners Only" basement old exercise room in poor condition.	Repair stair.	●							\$3,000.00
RB.1A-05	NOT USED												
RB.1A-06	June 17, 2015	1	Annex	Roof above exercise room needs to be replaced so that occupiable spaces below will be protected in the future and to maintain integrity of the structure.	Install new roofing and gutters/downspouts.	●		●					\$75,000.00
RB.RA-01	June 17, 2015	Roof	Roof	Need scuttle access to roof. Current access a life safety issue.	Provide new scuttle and ladder access, or external ladder access at exterior of building.	●							\$25,000.00
RB.RA-02	June 17, 2015	Roof	Roof	Half of roof is moss covered. Spongy roof in spots, water beneath - no secondary drainage off roof - only internal downspouts provided.	Remove moss and roofing material. Provide secondary drainage method off roof.	●							\$150,000.00
RB.RA-03	June 17, 2015	Roof	Roof	Parapet liner is peeling. Copper coping is good, but fasteners deteriorated. Mansard roof rusted.	Replace deteriorated fasteners. Replace mansard roof.	●							\$75,000.00
RD.D-01	June 24-25, 2015	Typical	Hotel Wing - Guest rooms	Non-compliant identification sign; Non-compliant entrance door and doorway.	Provide compliant permanent room signs that are tactile and brailed. Widen entrance and interior doors and doorways.	●		●					\$60,000.00
RD.D-02	June 24-25, 2015	Typical	Hotel Wing - Corridors	Fire Alarm System - Pull Stations	Replace with accessible pull stations and locate at accessible locations.						●		\$8,000.00

Property Name: Reed's Bay Resort Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
RD.D-03	June 24-25, 2015	Typical	Hotel Wing - Means of Egress	Non-compliant signs for means of egress	Provide accessible signs at exit doors, areas of refuge, and directional signs.	●						Included elsewhere
RD.D-04	June 24-25, 2015	Typical	Hotel Wing - Means of Egress	Non-compliant stairways that are part of a means of egress.	Provide accessible stairways as part of a means of egress	●						Included elsewhere
RD.D-05	June 24-25, 2015	Typical	Lobby Wing - Employee Work Areas; Public and Common Use Areas	Fire Alarm System - Audible and Visible	Wiring alarm system shall be designed so that visible alarms can be integrated into the alarm system. Install fire alarm system that provides audible and visible in all public and common use areas and wiring system in Employee work areas.						●	\$55,000.00
RD.1D-01	June 24-25, 2015	1	Exterior - Site Arrival Point	No accessible route connecting public sidewalk to hotel.	Provide a safe separate accessible route from sidewalk to Lobby through parking lot, possibly by ramping method.		●					Included elsewhere
RD.1D-02	June 24-25, 2015	1	Exterior - Accessible Parking Spaces	Non-compliant accessible parking stalls. (vehicle and van spaces, access aisle, ground surface, identification, and relationship to accessible route).	Relocate/Reconfigure for compliant accessible parking stalls. (vehicle and van spaces, access aisle, ground surface, identification, and relationship to accessible route)		●					\$2,500.00
RD.1D-03	June 24-25, 2015	1	Exterior - Guest Loading Zones	Non-compliant guest loading zone with no access aisle that adjoins an accessible route.	Provide accessible guest loading zone with access aisle that adjoins an accessible route.		●					\$2,500.00
RD.1D-04	June 24-25, 2015	1	Exterior - Accessible Route to Lobby	Non-compliant stairs and no curb ramp to Lobby level.	Improve stairs and provide an accessible curb ramp and ramp to Lobby level.	●		●				\$75,000.00
RD.1D-05	June 24-25, 2015	1	Exterior - Smoking Area	No accessible route and non-compliant bench.	Provide an accessible route and provide an accessible bench.	●						\$1,500.00
RD.1D-06	June 24-25, 2015	1	Exterior - Accessible Route to Swimming Pool, Employee Lounge, Basement Guest Room.	Non-compliant accessible ramp. 1:10 slope with no handrails.	Provide an accessible ramp to Swimming Pool, Employee Lounge, Basement Guest Room.	●		●				\$12,000.00
RD.1D-07	June 24-25, 2015	1	Exterior - Accessible Route to Basement Guest Room.	Non-compliant stairway to basement guest rooms.	Provide an accessible stairway to basement guest rooms.	●						\$5,000.00
RD.1D-08	June 24-25, 2015	1	Exterior - Swimming Pool	Non-compliant gate latch and no accessible means of pool entry.	Lower gate latch to accessible reach range and provide accessible means for pool entry.	●						\$7,500.00
RD.1D-09	June 24-25, 2015	1	Hotel Wing - Guest Room with mobility and communication features	Insufficient quantity provided.	Renovate required quantity of guest rooms to include mobility and communication features.	●		●	●		●	\$65,000.00
RD.1D-10	June 24-25, 2015	1	Hotel Wing - Guest Rooms with mobility and communication features	Fire Alarm System - Audible and Visible.	Install fire alarm system that provides audible and visible.						●	\$15,000.00
RD.1D-11	June 24-25, 2015	1	Lobby Wing - Registration Service Counter	Non-compliant registration service counter.	Provide accessible service counter.	●						\$3,500.00
RD.1D-12	June 24-25, 2015	1	Lobby Wing - Keydrop Slot	Non-compliant height.	Provide additional keydrop slot or lower existing keydrop.	●						\$500.00
RD.1D-13	June 24-25, 2015	1	Lobby Wing - Drinking Fountain	Non-compliant drinking fountain.	Provide accessible drinking fountain.				●			\$1,200.00
RD.1D-14	June 24-25, 2015	1	Lobby Wing - Accessible Route to First Floor Guest Rooms	Non-compliant accessible route to guest rooms.	Provide an accessible ramp to first floor guest rooms.	●						Included elsewhere

Property Name: Reed's Bay Resort Hotel

EXISTING CONDITIONS

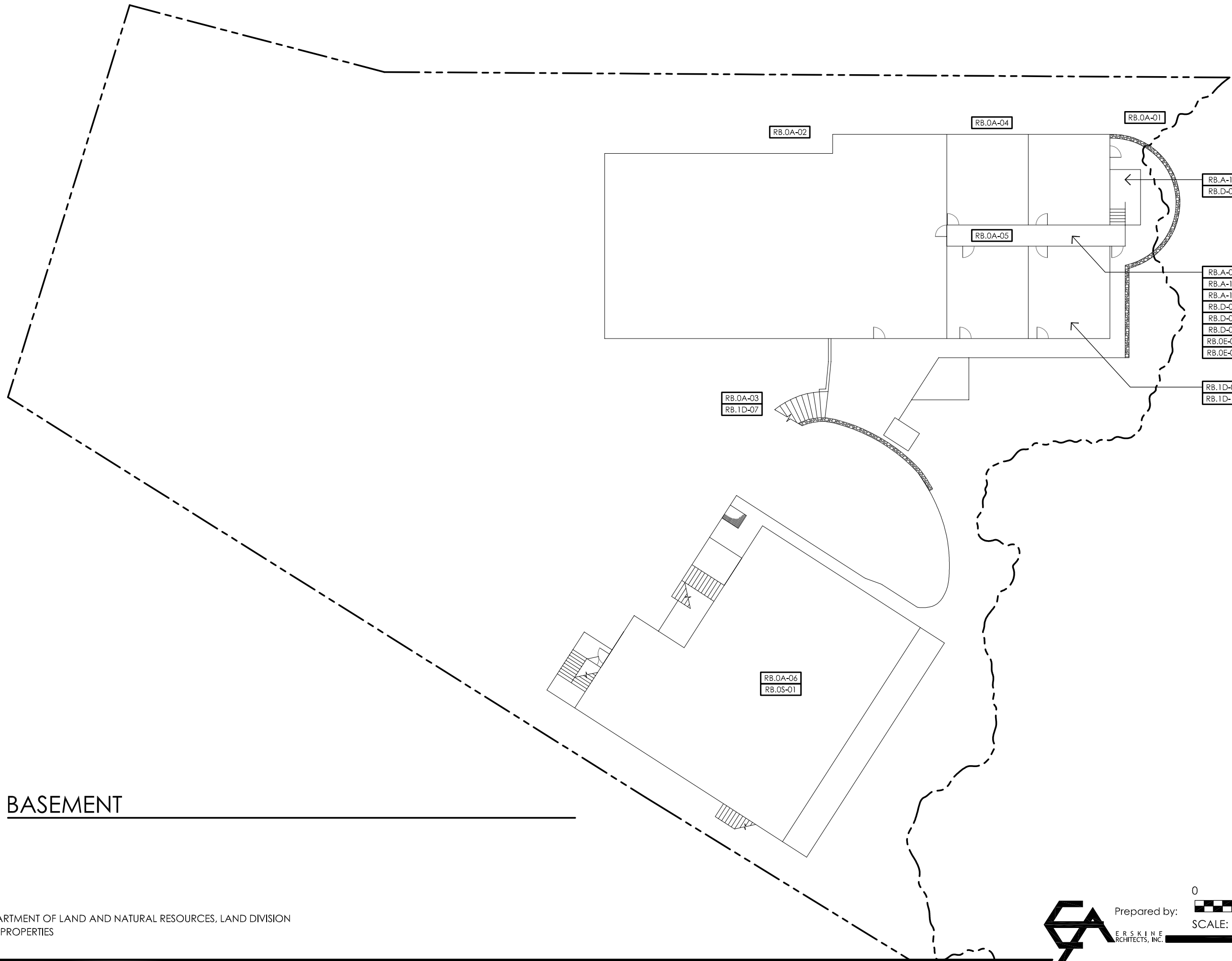
Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
RD.1D-15	June 24-25, 2015	1	Lobby Wing - Housekeeping	Non-compliant Housekeeping Room.	Provide an accessible room with widened entrance, turning space, washer/dryer, with identification sign.	●		●	●		●	\$7,500.00
RD.1D-16	June 24-25, 2015	1	Lobby Wing - Guest Laundry Area	Non-compliant Guest Laundry area.	Provide an accessible laundry area that includes maneuvering clearances, equipment (washer/dryer), work surface, and ground surface.	●		●	●		●	Included elsewhere
RD.1D-17	June 24-25, 2015	1	Lobby Wing - Bathing Room	Non-compliant bathing room. (shower, water closet, urinal, lavatory, mirror, turn around, light switch, coat hook, shelves).	Provide accessible bathing room (shower, water closet, urinal, lavatory, mirror, turn around, light switch, coat hook, shelves).	●		●	●		●	\$50,000.00
RD.1D-18	June 24-25, 2015	1	Annex - Employee Lounge/Kitchen	Non-compliant accessible route to Employee Lounge/Kitchen; Non-compliant Employee Kitchen.	Provide an accessible ramp to Employee Lounge/Kitchen; Provide an accessible Employee Kitchen (clearances, work surfaces, sink, storage, appliances, and outlets) with identification sign.	●		●	●		●	\$50,000.00
RD.1D-19	June 24-25, 2015	1	Annex - Hotel Storage	Non-compliant access to Hotel Storage	Provide an accessible route, ramp, or lift to entrance of Hotel Storage.	●	●	●				Included elsewhere
RD.2D-01	June 24-25, 2015	2	Hotel Wing - Guest Room with enclosed lanai (similar to #206)	Non-compliant identification sign	To become accessible, provide compliant permanent room signs that are tactile and brailled.	●						Included elsewhere
RD.2D-02	June 24-25, 2015	2, 3	Hotel Wing - Guest Room with enclosed lanai (similar to #206); Guest Room with lanai (similar to #218); Guest Room with bay view and lanai (similar to #320)	Non-compliant entrance door and doorway; non-compliant interior door and doorway; non-compliant bathroom; non-compliant kitchenette; non-compliant electrical outlet height; Non-compliant identification signs.	To become accessible, provide interior maneuvering clearances by moving closet side wall. Provide wider interior door and doorways by widening door opening. Enlarge bathroom to comply with accessible shower, lavatory, and water closet requirements. Modify kitchenette cabinets to comply with sink, storage, and work surface requirements. Provide electrical outlet within accessible reach range. Provide compliant permanent room signs that are tactile and brailled.	●		●	●		●	\$50,000.00
RB.S-01	June 17, 2015	Typical	Typical	Cracks and spalls at concrete slab, CMU/concrete walls and guardrails, underside of fascia deteriorating- chunks of concrete missing, transverse cracks at underside of 1st floor cantilevered slab hotel wing, deterioration of masonry wall at slab soffit, cracks in exterior masonry fence wall as well as moisture damage, vertical cracks in concrete roof beam, transverse cracks in concrete roof slab soffit, random cracks in concrete roof slab soffit, longitudinal cracks in suspended concrete stair framing	Repair cracks and spalls, repair cracks/replace masonry wall			●				\$450,000.00
RB.S-02	June 17, 2015	Typical	Hotel Wing - Stairs	Corrosion at stair guardrail connectors	Repair corrosion			●				\$15,000.00
RB.S-03	June 17, 2015	Typical	Hotel Wing	Moisture damage/stains on underside of roof decking. Wood rot/moisture damage at exterior wood guardrails	Replace wood guardrails			●				Included elsewhere

Property Name: Reed's Bay Resort Hotel

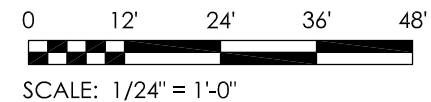
EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
RB.OS-01	June 17, 2015	0	Annex	Severe corrosion in structural steel roof beams	Repair/replace steel beams			●				\$100,000.00
RB.1S-01	June 17, 2015	1	Lobby Wing - Laundry Area	Moisture damage at roof beams & roof decking	Repair/replace roof beams and decking			●				\$15,000.00
RB.1P-01	June 17, 2015	1	Lobby Wing	Water Cooler	Replace with new ADA fixture				●			\$1,500.00
RB.1P-02	June 17, 2015	1	Lobby Wing - Housekeeping	Plumbing Fixtures	Restroom converted to laundry area. Consider restoring back to public restroom. Removal of laundry equipment and replace/install new plumbing fixtures.				●			Included elsewhere
RB.1P-03	June 17, 2015	1	Lobby Wing - Laundry Area	Hot water piping is not insulated	Insulate exposed hot water piping.				●			Included elsewhere
RB.1M-01	June 17, 2015	1	Lobby Wing - Laundry Area	Dryer vents have many elbows and restrictions, which may be restrictive to airflow.	Reroute flexible ductwork to avoid elbows and restrictions. Provide common sheet metal duct with cleanout to allow better dryer airflow.					●		Included elsewhere
RB.E-01	June 17, 2015	Typical	Typical	Extension cords used for permanent light and equipment installation. This use is not permitted by the National Electrical Code. Exposed cabling does not closely follow structure. Exposed wiring at light junction box. Exposed/loose wires on ceiling in Lobby and Hotel Wing corridors.	Provide new conduit and conductors allowed for permanent installation. Secure cabling to the structure. Conceal wiring.						●	\$4,600.00
RB.E-02	June 17, 2015	Typical	Hotel Wing	Hall light missing cover. Walkway lights not securely fastened to structure. Some missing bulbs. Hall light junction box does not completely cover penetration into ceiling.	Securely fasten fixture to structure. Provide bulbs in all fixtures. Provide junction box that properly covers penetration into ceiling						●	\$1,000.00
RB.OE-01	June 17, 2015	0	Hotel Wing	Junction box missing cover in stairwell to basement.	Provide cover for junction box.						●	\$100.00
RB.OE-02	June 17, 2015	0	Hotel Wing	Emergency light fixture and conduit showing signs of rust.	Replace light and conduit. Verify wiring is still in service for emergency light.						●	\$1,000.00
RB.1E-01	June 17, 2015	1	Annex	Service Equipment rusting and not sealed.	Remove rusted unused equipment to prevent leakage into equipment still service equipment still in use. Close equipment covers completely to prevent water penetration.						●	\$1,000.00
TOTAL											\$3,194,150.00	

Note: Hidden or concealed conditions such as those covered by floor, roof, ceiling or wall panels and coverings, inaccessible areas, non-common areas were not reviewed.

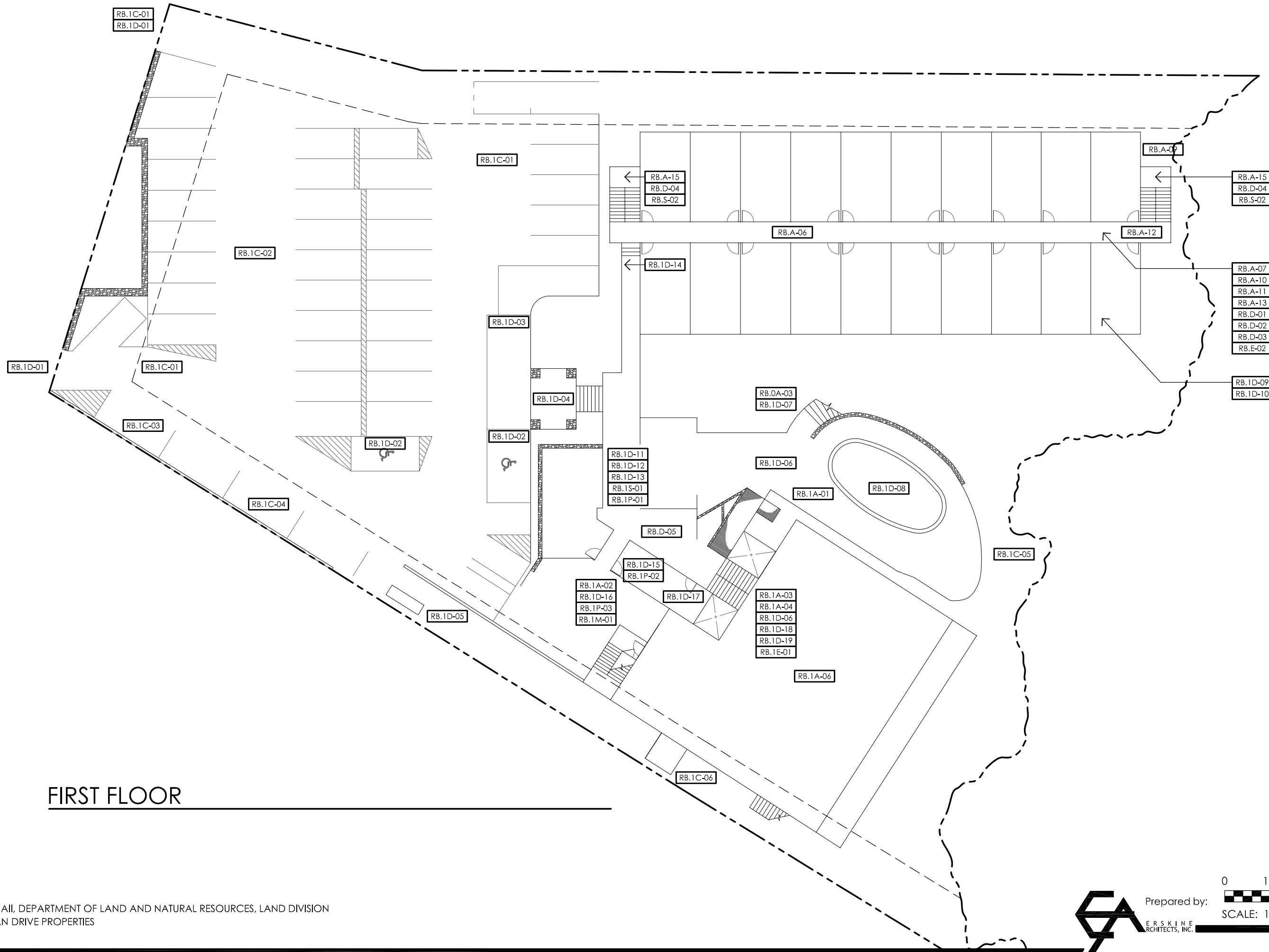


BASEMENT



REED'S BAY RESORT HOTEL

Disclaimer: This map has been prepared for general planning purposes only.



FIRST FLOOR

NORTH

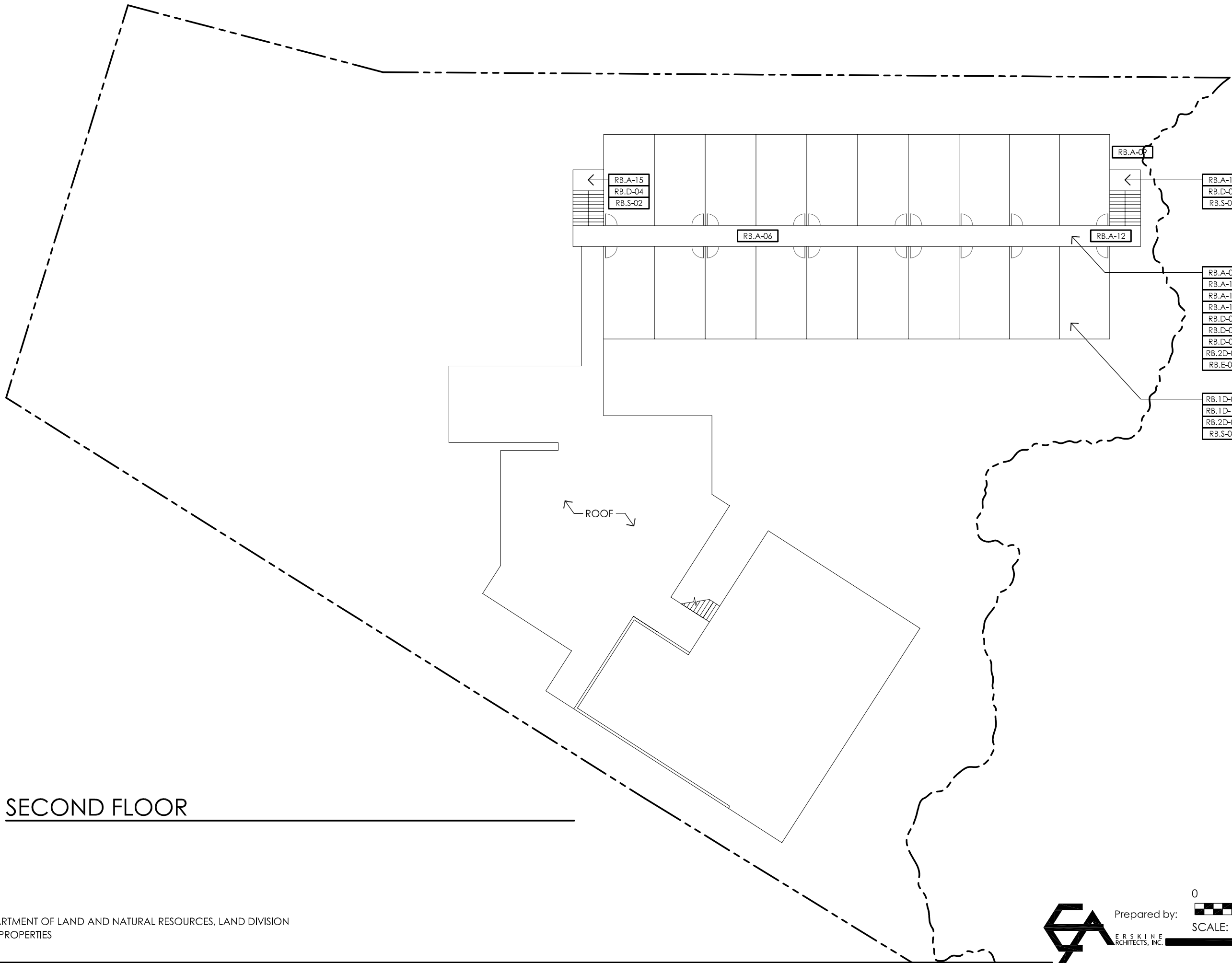


0 12' 24' 36' 48'

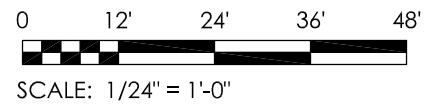
SCALE: 1/24" = 1'-0"

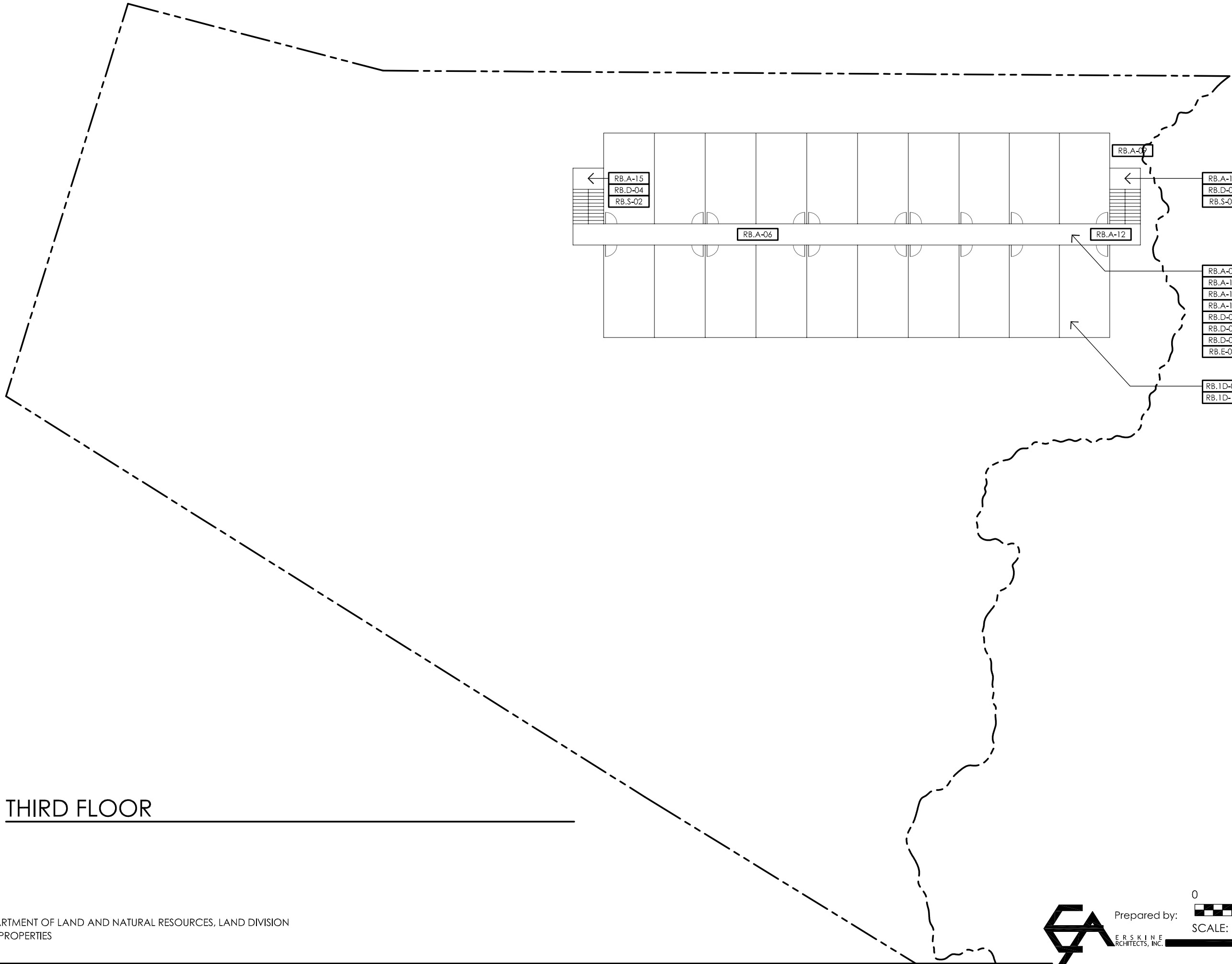


Prepared by:
ERKINE
ARCHITECTS, INC.

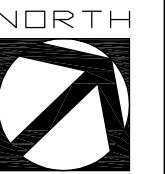
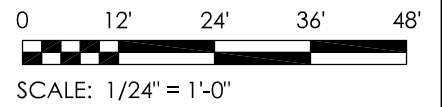


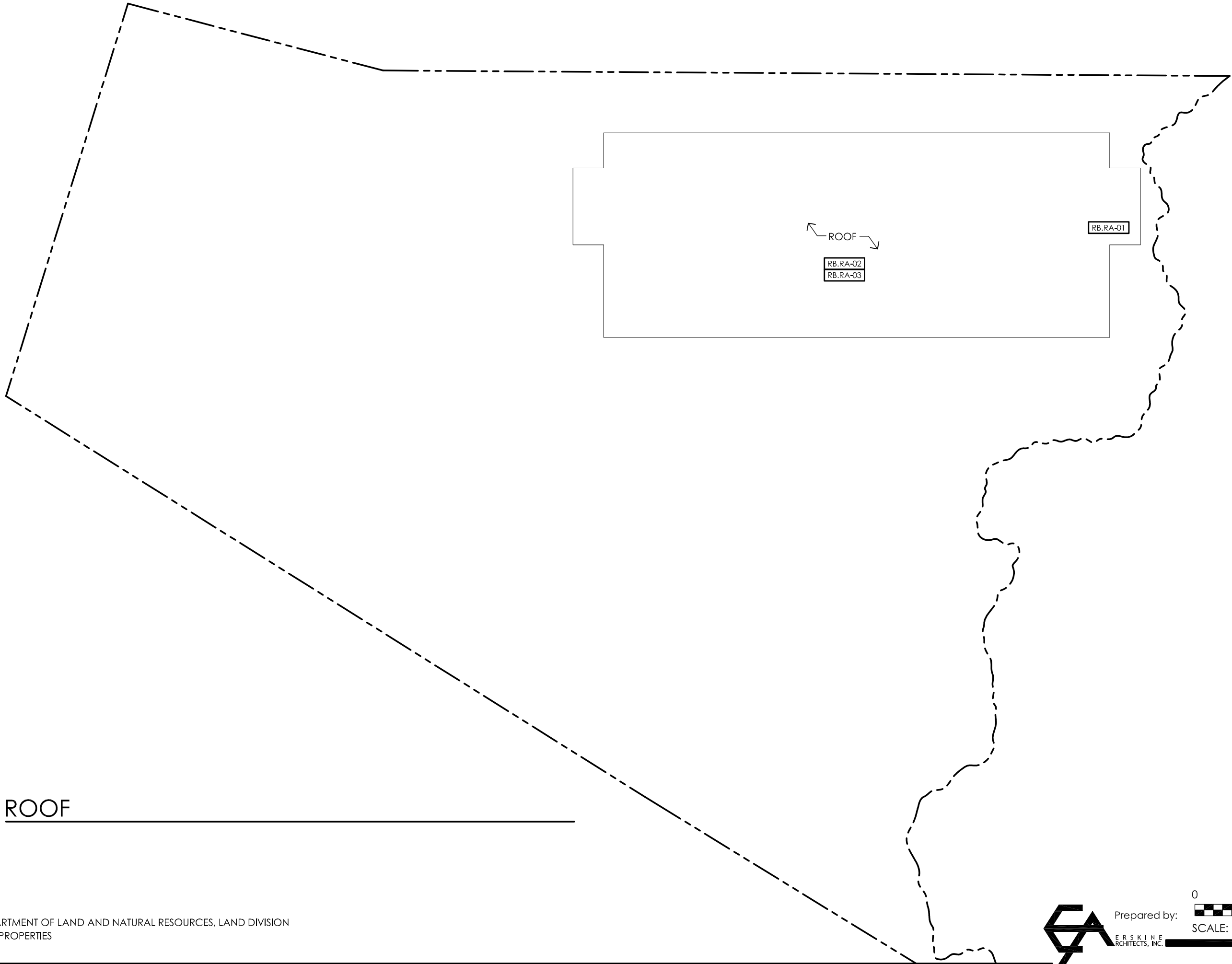
SECOND FLOOR



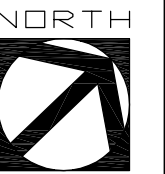
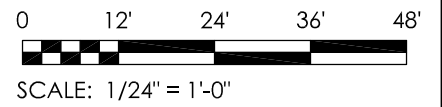


THIRD FLOOR





ROOF





RB.1C-01



RB.1C-02



RB.1C-03



RB.1C-04



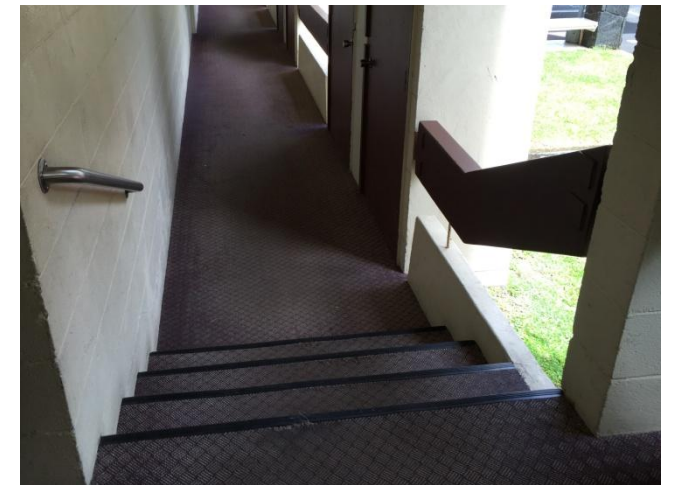
RB.1C-05



RB.1C-06



RB.A-01



RB.A-02



RB.A-03



RB.A-04



RB.A-05



RB.A-06



RB.A-07



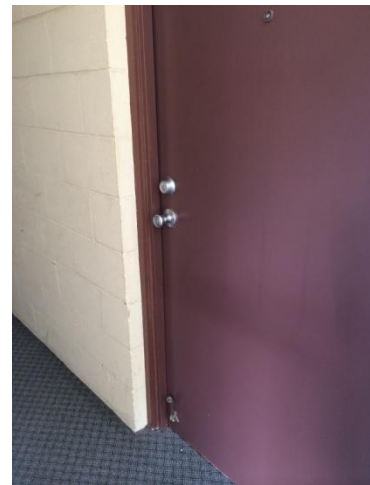
RB.A-08



RB.A-09



RB.A-10



RB.A-11



RB.A-12



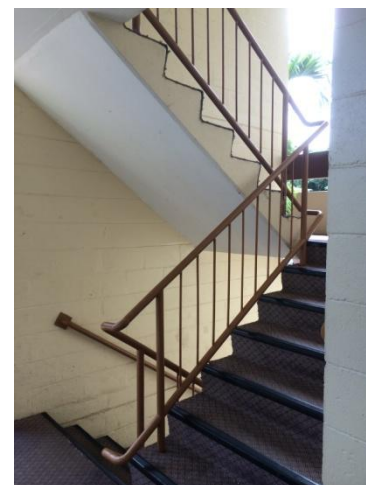
RB.A-13



RB.A-14



RB.A-15



RB.A-15



RB.0A-01



RB.0A-02



RB.0A-03



RB.0A-04



RB.0A-05



RB.0A-06



RB.1A-01



RB.1A-02



RB.1A-03



RB.1A-04



RB.1A-06



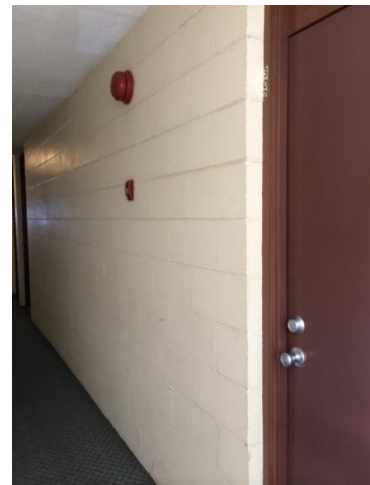
RB.RA-01



RB.RA-02



RB.RA-03



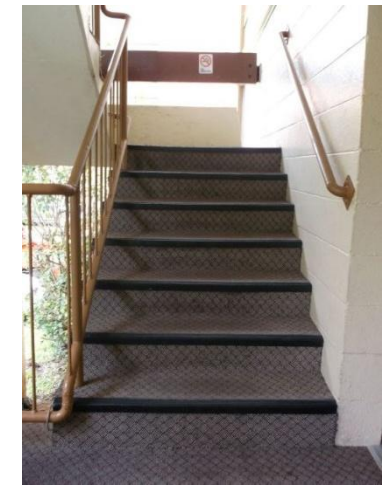
RD.D-01



RD.D-02



RD.D-03



RD.D-04



RD.D-05



RD.1D-01



RD.1D-02



RD.1D-03



RD.1D-04



RD.1D-05



RD.1D-06



RD.1D-07



RD.1D-08



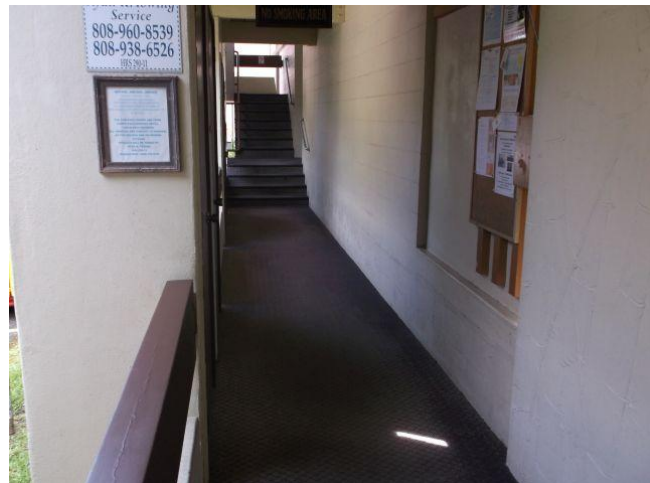
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RD.1D-12



RD.1D-13



RD.1D-14



RD.1D-15



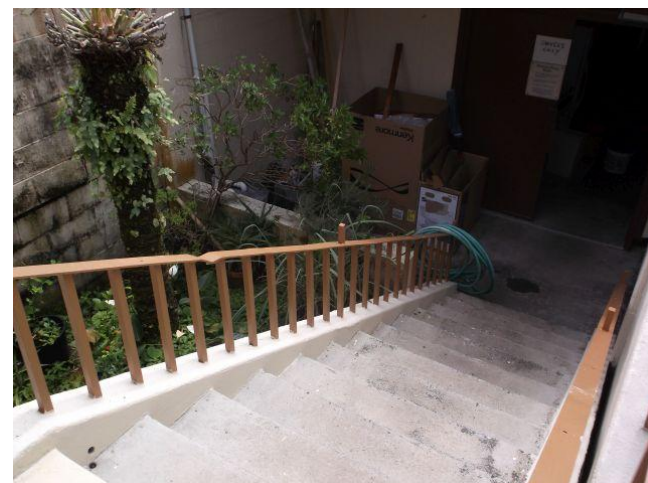
RD.1D-16



RD.1D-17



RD.1D-18



RD.1D-19



RD.2D-01



RD.2D-02



RB.S-01



RB.S-02



RB.S-03



RB.OS-01



RB.1S-01



RB.1P-01



RB.1P-02



RB.1P-03



RB.1M-01



RB.E-01



RB.E-02



RB.0E-01/ RB.0E-02



RB.1E-01

2.6 Country Club Condominium/Hotel



2.6.1 County of Hawai'i Land Use Code Review

Project Site Information		
Owner	State of Hawai'i	
Property Address	121 Banyan Drive Hilo, HI 96720	
TMKs	(3) 2-1-005:020, 023	
(Total) Lot Area	52,203 SF / 1.2 acre	
Land Use Information		
Zoning	V-.75, or 750 SF max per rentable unit	
Existing Number of Rentable Units	152 rental units Approx avg 336 SF per unit	
Minimum Building Area	15,000 SF	Complies
Minimum Site Average Width	90 FT	
Front Yard Setback		20 FT
Rear Yard Setback	20 FT	Coastline
Side Yard Setback	8 FT for one story, plus additional 2 FT per additional story	18 FT
Landscaping	Minimum 20 percent total land area, excluding parking areas	TBD
Height Limit	120 FT	Exst height approx. 72 FT based on 12'-0" per story; excludes elev/mech penthouse
Flood Zone		Zone "VE" Coastal High Hazard

Base Flood Elevation	Indicates the required elevation of lowest inhabited floor level per HRS 27-23	13 FT above sea level
Special Management Area		SMA Permit Required
Historic Register		TBD
Special District		TBD
State Land Use		Urban
(Existing) Use		Hotel, meeting facilities, restaurant (permitted use)
25-4-51 Required Number of Parking Spaces	(10) Hotels and lodges: A) for hotel guest units <i>without a kitchen</i> , one for every three units	n/a
	(10) Hotels and lodges: B) for hotel guest units <i>with kitchen</i> , one and one quarter for each unit	152 units (1.25) = 190 parking stalls required
	(14) Meeting facilities...: one for each seventy-five square feet of gross floor area	5,113 SF / 75 = 68 parking stalls required
	(3) Commercial uses, including retail and office uses in... V... districts: one for each three hundred square feet of gross floor area	8,343 SF / 300 = 28 parking stalls required
	TOTAL REQUIRED PARKING STALLS	286
	TOTAL STALLS PROVIDED (EXST)	65
	Minimum Required Accessible Spaces	Accessible Stalls Required (Req'd. to be van accessible)
	Accessible Stalls Provided	2
25-4-56 Off-Street Loading Requirements	Loading Spaces Required	3
	Accessible Loading Zone	1
	Loading Spaces Provided	0

TEXT = Non-conformity with LUO

2.6.2 2006 International Building Code Review

Location	Construction Type/ Sprinklered	Occupancy Group	Allowable Building Area (SF) Per Story	Existing Building Area (SF) Per Story	Building	Allowable Building Height	Existing Building Height	Number of Rental Units	Remarks	
1: Lobby, Restaurant, Covered Parking, Meeting Room, Storage	IIB, NS	B	23,000 SF	6,224 SF	Hotel	4 Stories	6 Stories	152	Building may qualify for frontage increase; this would increase allowable floor area but not allowable height	
		A-2	9,500 SF	2,119 SF						
		S-2	26,000 SF	6,842 SF	Lobby	4 Stories	1 Story	N/A	Mixed occupancy building - unity ratio requirements apply to allowable ht/area R-2, non-transient: Occupancy for more than 30 days	
		A-3	9,500 SF	2,595 SF						
		2	R-2	16,000 SF	14,382 SF	Assembly	2 Stories	1 Story	N/A	Note that Hawai'i State Tax transient accommodation tax applies for leases of 180 days or less
		3			14,339 SF					
4	14,300 SF									
5	14,300 SF	Storage/Parking			4 Stories	1 Story	N/A			
6	14,300 SF									
Floor	Location	Occupancy Group	Table 1004.1.1 Function	Approximate Floor Area	Floor Area/ Occupancy	Occupant Load	Corridor Fire Resistance Rating (Table 1017.1)	Required Number of Exits (Tables 1015.1, 1019.1)	% of Total Floor Area	Number of Required Accessible Units
1	Mauka Wing	B - Office, Small Lobby, Support, Kitchen	Business Areas	6,224 SF	100	62	NS - 1 HR	2	35%	152 Total Units = 8 Accessible Units Minimum
		A-2 Restaurant	Assembly - Unconcentrated	2,119 SF	15	141	NS - 1 HR	2	12%	
	Makai Wing	S-2 Low Hazard Storage	Parking Garages (exceeds Group U limit), Storage Areas, Laundry	6,842 SF	200	34	NS - 1 HR	2	38%	
		A-3 Community Hall	Assembly - Unconcentrated	2,595 SF	15	173	NS - 1 HR	2	15%	
2	Mauka/Makai Wings	R-2 Hotel, Nontransient	Residential	14,382 SF	200	72	NS - Not Permitted	2	100%	
3				14,339 SF	200	72	NS - Not Permitted	2		

4				14,300 SF	200	72	NS - Not Permitted	2		
5				14,300 SF	200	72	NS - Not Permitted	2		
6				14,300 SF	200	72	NS - Not Permitted	2		

TEXT = Non-conformity with IBC

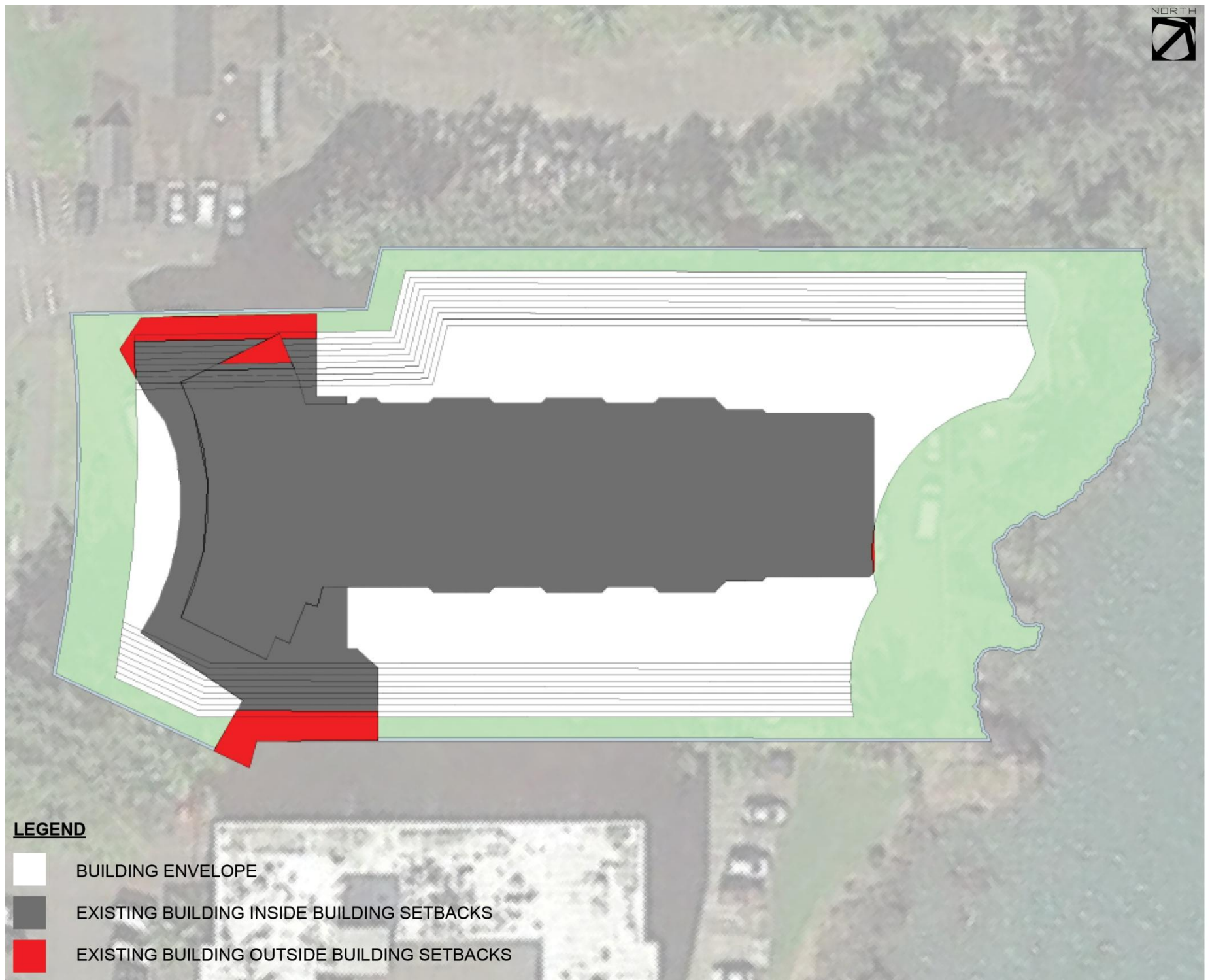
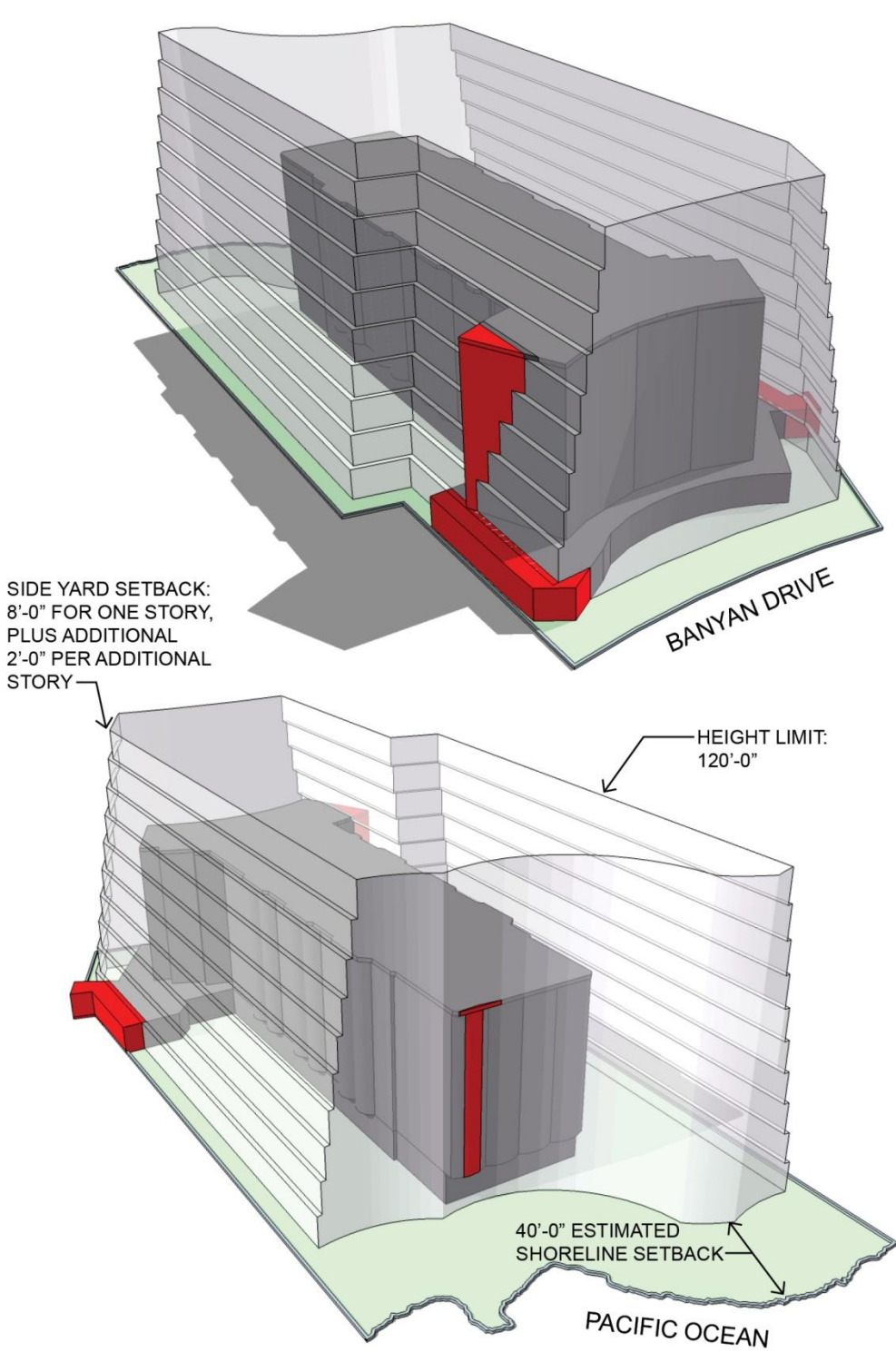
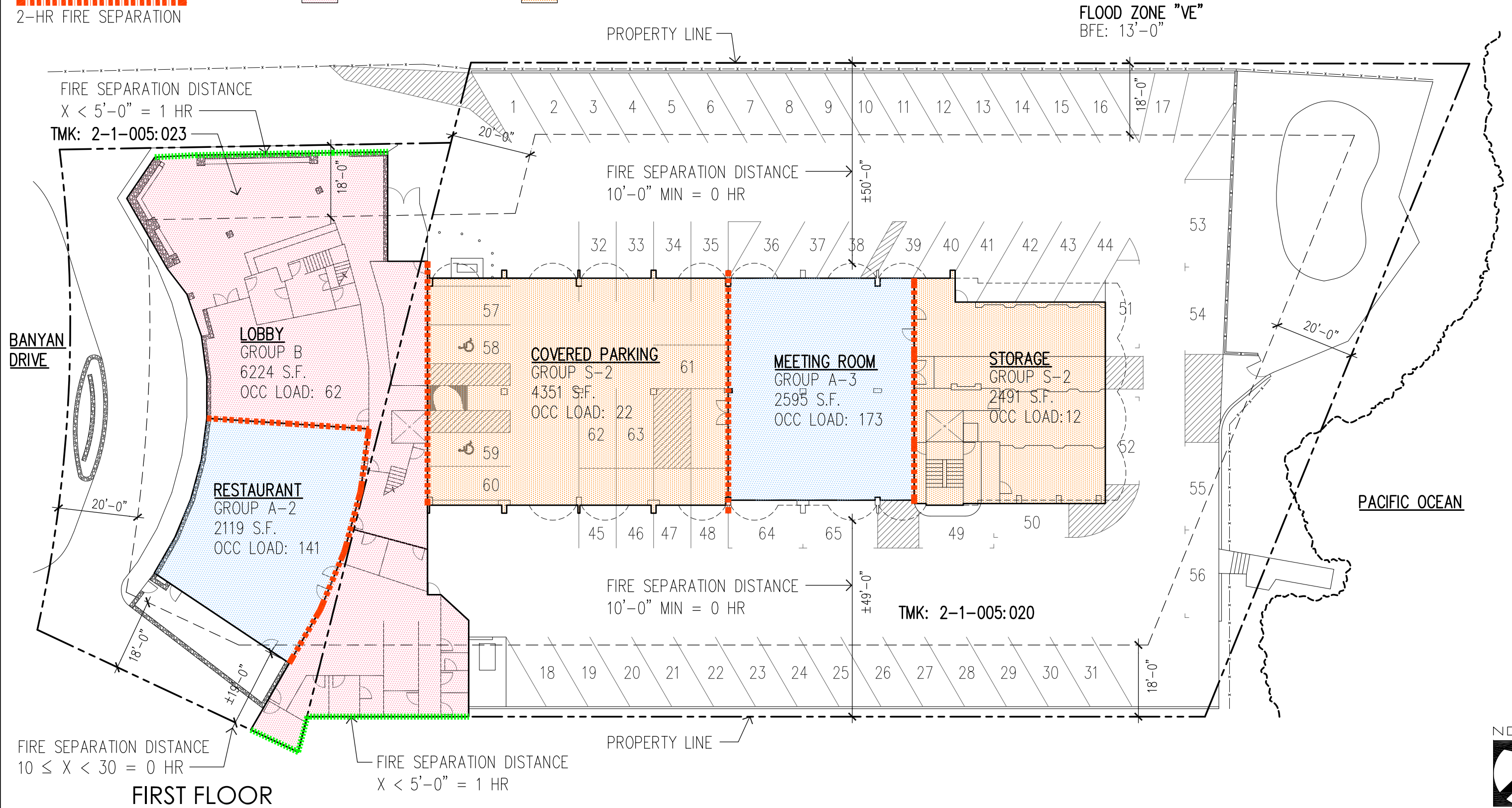


FIGURE 11 BUILDING ENVELOPE STUDY



WALL RATING LEGEND:
 30 MIN FIRE SEPARATION
 1-HR FIRE SEPARATION
 2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:
 [Blue Box] GROUP A, ASSEMBLY
 [Pink Box] GROUP B, BUSINESS
 [Yellow Box] GROUP R, RESIDENTIAL
 [Orange Box] GROUP S, STORAGE



COUNTRY CLUB CONDOMINIUM/HOTEL

Disclaimer: This map has been prepared for general planning purposes only.



FIRST FLOOR

WALL RATING LEGEND:

30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

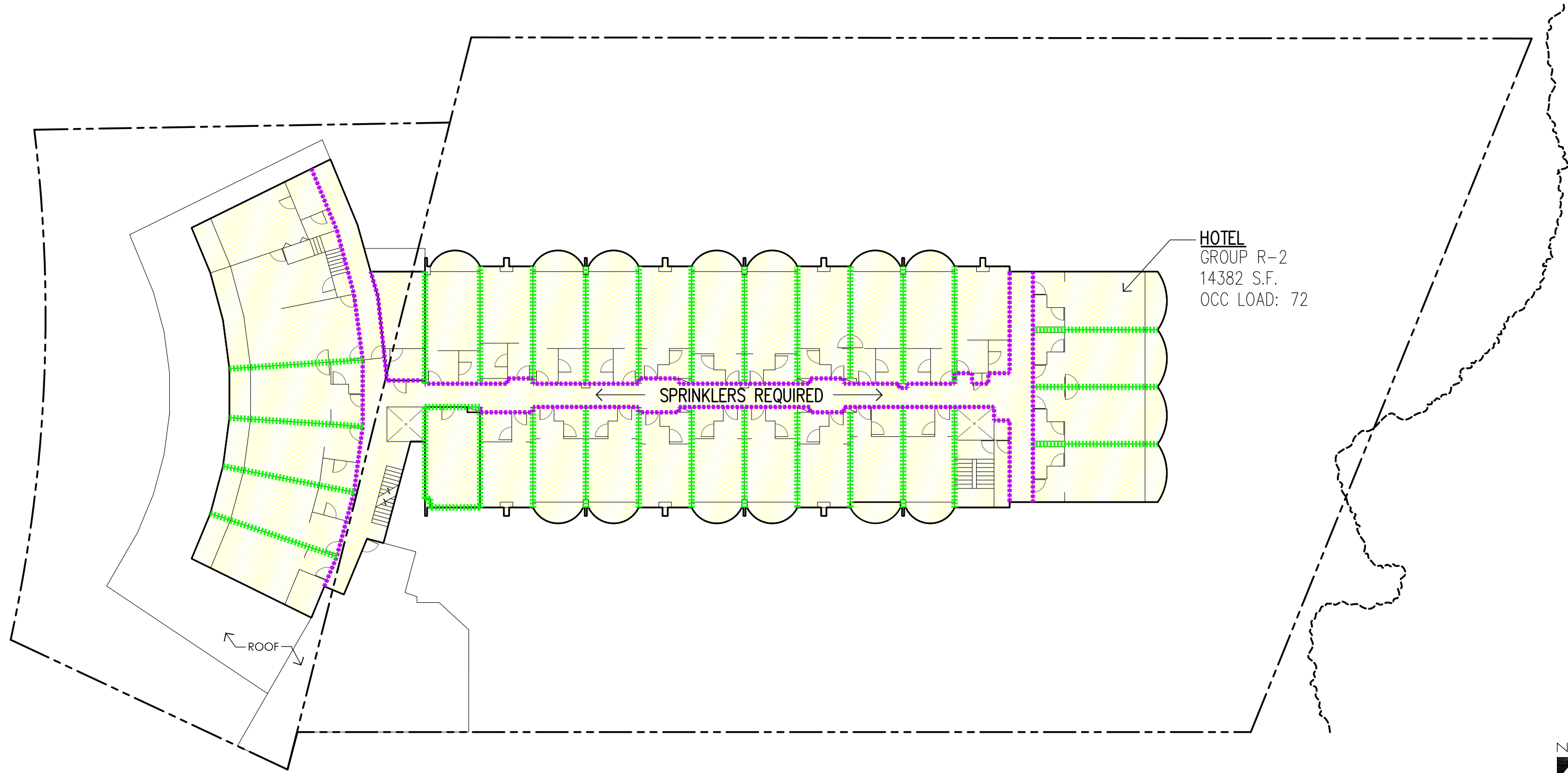
OCCUPANCY GROUP LEGEND:

GROUP A, ASSEMBLY

GROUP B, BUSINESS

GROUP R, RESIDENTIAL

GROUP S, STORAGE



HOTEL
GROUP R-2
14382 S.F.
OCC LOAD: 72

SECOND FLOOR

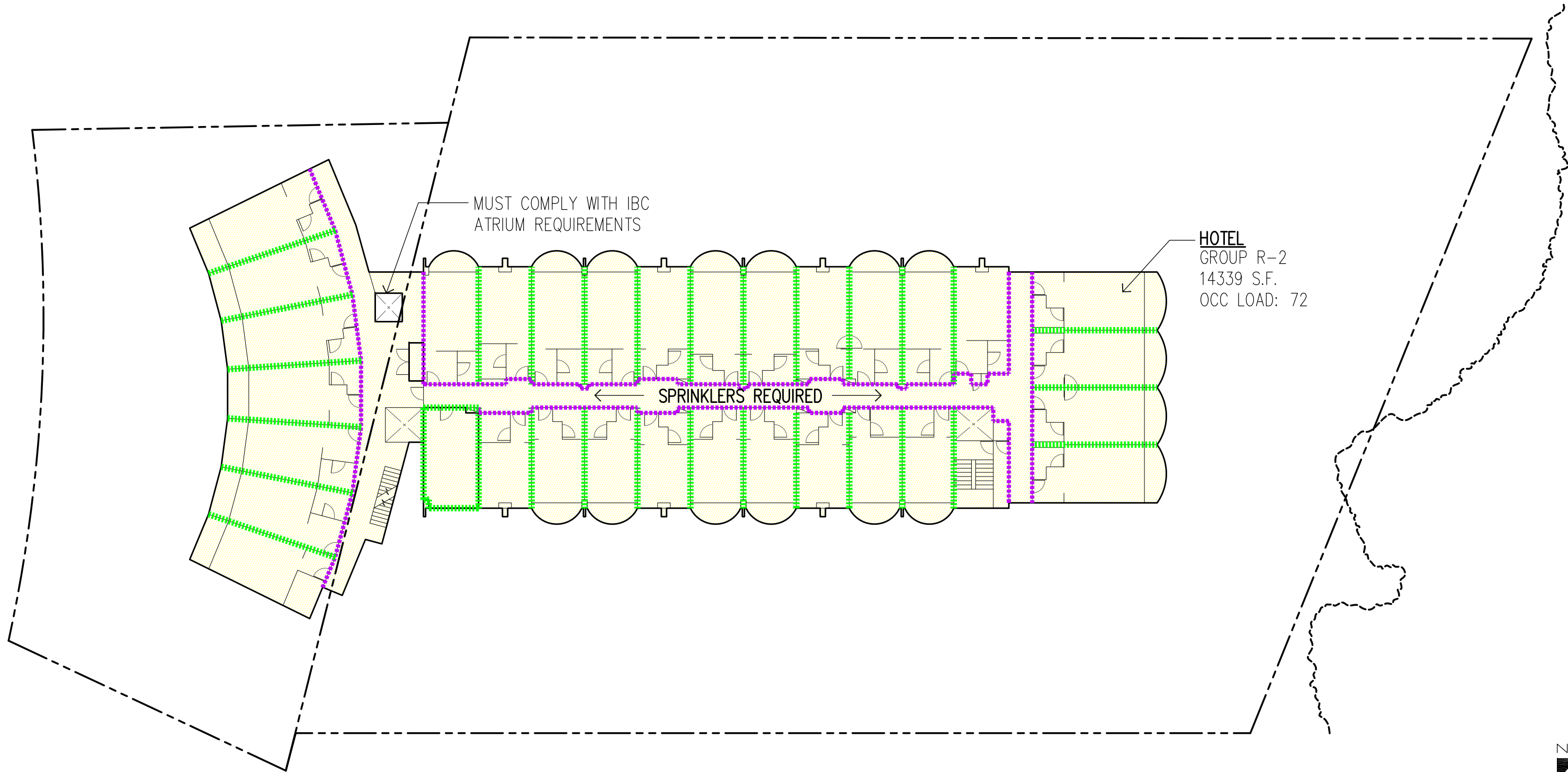


0 12' 24' 36' 48'

SCALE: 1/24" = 1'-0"

WALL RATING LEGEND:
 30 MIN FIRE SEPARATION
 1-HR FIRE SEPARATION
 2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:
 GROUP A, ASSEMBLY
 GROUP B, BUSINESS
 GROUP R, RESIDENTIAL
 GROUP S, STORAGE



HOTEL
 GROUP R-2
 14339 S.F.
 OCC LOAD: 72

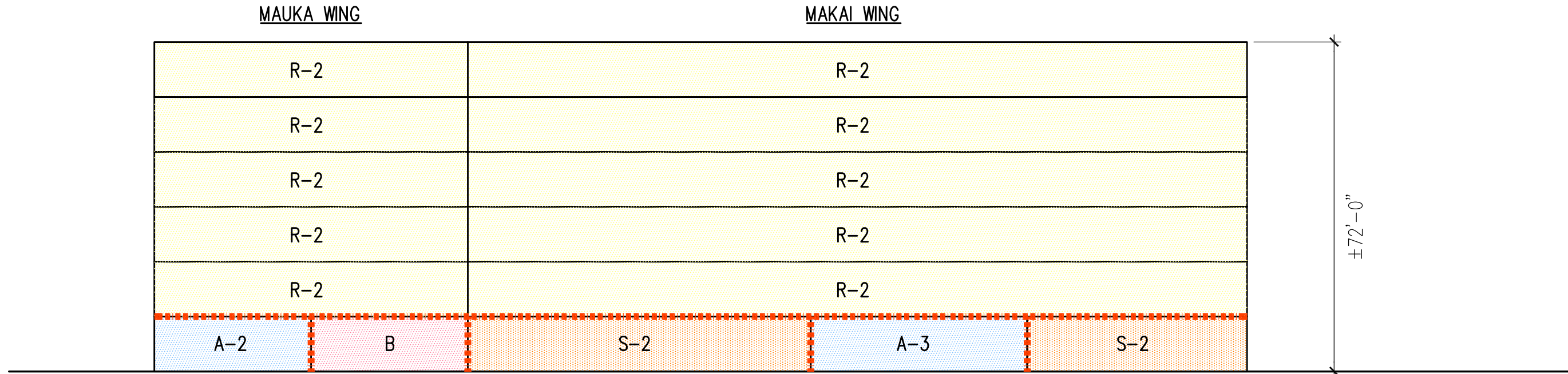
TYPICAL UPPER FLOOR

COUNTRY CLUB CONDOMINIUM/HOTEL
 Disclaimer: This map has been prepared for general planning purposes only.

WALL RATING LEGEND:
 30 MIN FIRE SEPARATION
 1-HR FIRE SEPARATION
 2-HR FIRE SEPARATION

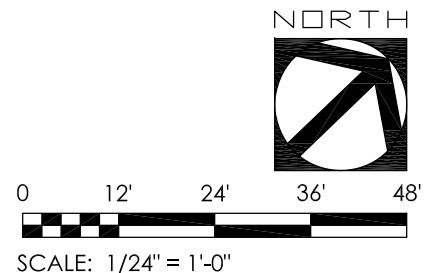
OCCUPANCY GROUP LEGEND:
 GROUP A, ASSEMBLY
 GROUP B, BUSINESS
 GROUP R, RESIDENTIAL
 GROUP S, STORAGE

ZONE V-.75: 120'-0" HT LIMIT



SECTION DIAGRAM

COUNTRY CLUB CONDOMINIUM/HOTEL
 Disclaimer: This map has been prepared for general planning purposes only.



2.6.3 Limited Hazardous Materials Survey

The Limited Hazardous Materials Survey Report tested two hundred and four (204) suspected ACM samples, of which ten (10) tested positive for ACM's. Non-friable Category I ACM's were found in the following locations:

- Elevator shaft roof - Black sealant around metal handles
- Floors 1-6 and Halau Room - Drywall Wall
- Floors 2, 4-6 Makai Wing and corridor - Yellow carpet mastic on leveling compound
- Makai Wing stairwell - Window caulking around large glass window
- Floors 2-3, 5 Makai Wing, Halau Room - Window caulking

Friable ACM's were found in the following locations:

- Halau Room - Spray-on ceiling material
- Parking Garage Ceiling - 4" and 6" wrapped insulation (T-Joint), spray-on ceiling material

All friable ACM and any non-friable ACM that could be crumbled and pulverized during renovation/demolition is required to be removed and disposed of by a qualified asbestos abatement contractor.

Of the thirteen (13) paint chip samples, one (1) in poor condition was LBP. The LBP was found in the elevator shaft roof metal handrails. Five (5) paint chip samples were classified as LCP. The LCP was found in the following locations:

- Main Roof - Metal soffit vents and metal exhaust vent platform
- Corridors - Wood ceiling, concrete ceiling, and metal door/door frame
- Garage and Laundry Area - Metal fire hose case/fire alarm bell/pipe
- Exterior - Concrete beams and metal pipes

LBP and loose and flaking LCP that may be disturbed during renovation/demolition should be removed and disposed of in accordance with applicable local, state, and federal regulations.

The two (2) suspected arsenic treated material samples taken do not contain detectable levels of arsenic²².

²² (EnviroServices & Training Center)

2.6.4 Existing Property Overview

Country Club is the tallest structure of the Properties, standing at six-stories. Built in 1969²³, it is comprised of a single structure that totals approximately 89,401 square feet. For the purpose of this Report, the structure was divided into two wings: Mauka Wing and Makai Wing. The first floor Mauka Wing is comprised of the office, restaurant (closed), and storage. While the first floor Makai Wing houses the meeting room, storage, and covered parking. The manager's unit is located on the second floor with a connecting staircase to the first floor office. Units are located on the second through sixth floors, which total approximately one hundred and fifty-two (152) units.

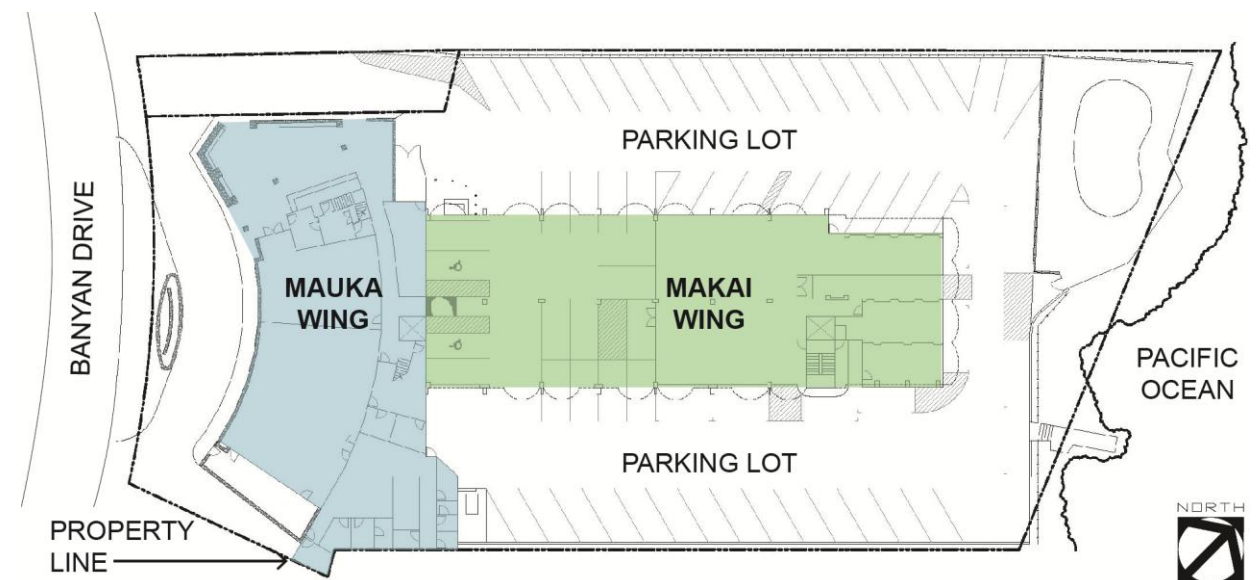


FIGURE 12 DIAGRAM OF COUNTRY CLUB PROPERTY

2.6.5 Existing Water System

The property is served by an existing 12-inch ductile iron water main owned by the DWS. The 12-inch water main is located in the Banyan Drive right-of-way. There is an existing fire hydrant on the street side of the property.

Two water meter accounts are associated with this property. At the time of this Report the purpose of each account was unknown. The following information was obtained from the DWS in September of

²³ (SSFM International, Inc.)

2015. The DWS noted that the accuracy of the information is pending field crew verification of the meters.

Country Club Condominium/Hotel Potable Water Information	
DWS Account No.	260-95500
Meter No.	32894541
Meter Size	1-1/2-inch
Source Reservoir	Piihonua 3 (<i>overflow/spillway elev. = 300'</i>)
Existing Average Daily Usage (2013 – Present)	18.8 gal/day
Existing Units of Water Used*	1 units
Allowable Units of Water*	25 units (10,000 gal/day)
Available Units of Water*	24 units (9,600 gal/day)

*1 equivalent water unit = 400 gal/day

Country Club Condominium/Hotel Potable Water Information	
DWS Account No.	260-95520
Meter No.	4577439
Meter Size	3-inch
Source Reservoir	Piihonua 3 (<i>overflow/spillway elev. = 300'</i>)
Existing Average Daily Usage (2013 – Present)	15,068 gal/day
Existing Units of Water Used*	38 units
Allowable Units of Water*	141 units (56,400 gal/day)
Available Units of Water*	103 units (41,200 gal/day)

*1 equivalent water unit = 400 gal/day

Based on the information obtained, it appears that Country Club has approximately 103 additional units of water (41,200 gal/day) available. It is reasonable to assume that this property could increase its water usage. However, the DWS will need to approve any proposed improvements because allowable units of water are subject to change. The DWS Water System Standards dated 2002 also states, in Table 100-18, that the average daily demand for a zoning designation of “Resort” is subject to special review and control by the Manager.

2.6.6 Existing Sewer System

Wastewater generated from the property flows into an existing 15-inch County of Hawai'i sewer main, along Banyan Drive. An existing sewer manhole (SMH# 5759) is located in the northwestern driveway just outside the parcel in the public right-of-way. The County of Hawai'i indicated that no recent sewer studies are available to confirm the existing flows, however, at the time of its construction in the 1960s, this portion of the sewer system was intended to accommodate a design flow of 1.16 MGD (805 GPM). Based on preliminary discussions with the County of Hawai'i Department of Environmental Management, increases to the property occupancy or to the amount of wastewater generated will require a Sewer Study to assess the existing sewer system capacity.

Wastewater from the property travels along Banyan Drive towards an existing sewage pump station (Banyan Pump Station) located to the north of the intersection of Banyan Drive and Banyan Way. Wastewater is then pumped through a 10-inch force main into another portion of the County of Hawai'i sewer system and ultimately treated at the Hilo Wastewater Treatment Plant.

2.6.7 Existing Drainage System

The property is generally sloped towards the ocean and stormwater runoff drains by sheet flowing towards the back of the property into Reed's Bay.

The County Club parcel is within the special flood hazard area and designated as Zone VE. Zone VE is defined in Chapter 27, Floodplain Management, of the HCC as coastal high hazard and commonly known as the tsunami inundation zone. As described in this chapter “Zone VE is the special flood hazard area that corresponds to the one-hundred-year coastal floodplains extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal

inundation or tsunamis. Whole-foot base flood elevations derived from the detailed hydraulic analyses have been determined at selected intervals within this zone²⁴.” Any proposed work shall be subject to full compliance of Chapter 27 of the HCC.

Chapter 27 of the HCC also addresses nonconforming structures in Section 27-13 and states “any nonconforming structure existing on May 5, 1982 or made nonconforming by a change in the special flood hazard area may continue, subject to the following conditions:

- a) Any repair, reconstruction, improvement, or addition to a nonconforming structure, if it is considered to be substantial improvement, shall comply with the applicable standards of this chapter.
- b) All relocated structures shall comply with the applicable standards of this chapter.
- c) Substantial improvement of a damaged, destroyed, or demolished structure²⁵.

Where “substantial improvement” is defined in HCC Section 27-12 as “any repair, reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the “start of construction” of the improvement which shall be the sum of all costs of all such work performed in the previous three years including the cost of the current work being considered²⁶.” HCC Section 27-12 also states that substantial improvement does not include “any project for improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions²⁷.”

Property tax records of the parcel indicate that the structure was built prior to May 5, 1982.

The DLNR OCCL is currently evaluating the effects of climate change through 2050. This effort is designed to fulfill the requirements of the Hawai'i Climate Adaption Initiative Act of 2014 (Act 83; House Bill 1714). OCCL's initial focus is to study the effects of sea level rise on the islands, including sea level rise vulnerability and adaptation. In 2014, OCCL executed a Memorandum of Agreement to formalize a relationship between the SOEST. Under this agreement, SOEST will help fulfill OCCL's mission to protect and conserve beaches, dunes, and coastal communities from the deleterious effects of coastal erosion and sea level rise. SOEST effort is on-going and will not be completed before finalization of this “Assess Banyan Drive Properties” project.

²⁴ (County of Hawai'i)

²⁵ (County of Hawai'i)

²⁶ (County of Hawai'i)

²⁷ (County of Hawai'i)

In addition to any flood and tsunami considerations, proposed improvements to Banyan Drive Properties should be evaluated against developing sea level rise impacts and recommendations.

2.6.8 Existing Mechanical System

The current air conditioning system at Country Club appears to be a chilled water system consisting of an air cooled chiller and pump located on the roof, and chilled water piping distribution routed throughout the building to fan coils located in each room. For the purposes of this assessment, a room by room evaluation of the system was not performed, nor was any specific testing or performance evaluation on the system performed. Instead the assessment served to visually identify the general condition of accessible equipment on the roof and at common areas. In general, the components surveyed appeared to be in fair to poor condition with signs of corrosion, likely due to age and/or proximity to the ocean. Further evaluation would be necessary to determine the exact condition of the chilled water piping and fan coil units in each space.

2.6.9 Existing Electrical System

For the purposes of this assessment, a room by room evaluation of the electrical system was not performed, nor was any specific testing or performance evaluation on the system performed. Instead the assessment served to visually identify the general condition of accessible electrical equipment at common areas.

Equipment in the hall and public areas of Country Club seems to be in fair condition but is in need of some maintenance. On the exterior there are several pieces of equipment that appear to be abandoned and unserviceable. This equipment should be removed. Conduits and some equipment on the roof are completely rusted through and present a safety hazard. Also, some equipment on the roof is near the edge with no guardrail around for protection, this is an extreme safety concern.

2.6.10 Existing Structures

Makai and Mauka Wings

The structural gravity system of the Makai Wing building is a cast-in-place concrete roof and floor slab system, supported by concrete and masonry bearing walls, and concrete columns and a concrete slab-on-grade. The stairway for the Makai Wing building is composed of cast-in-place concrete construction

with concrete bearing walls. The stairway for the Mauka Wing building is composed of structural steel framing. Both buildings appear to be separated by an expansion joint between the two structures. The structural lateral system of the both buildings appears to be a concrete shear wall system.

Mechanical Room Building

The structural gravity system of the mechanical room building is a concrete roof and floor slab system, supported by concrete bearing walls. The structural lateral system of the building appears to be a concrete shear wall system.

2.6.11 Existing Parking Conditions

The existing parking lot for the property is located around the main building with sixty-five (65) marked stalls, including two (2) ADA marked stalls. Based on observations during a site visit on June 17, 2015, the existing pavement exhibited potholes and moderate to minor ponding multiple areas. The worn asphaltic pavement also contained cracks in multiple areas. At the back east corner of the property towards the ocean, the asphalt pavement ends without any curbing. Erosion is evident in this area of the pavement. A chain link fence along the back of the parking area is corroded and worn.

Property Name: Country Club Condominium/Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost	
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC		
CC.1C-01	June 17, 2015	1	Exterior - West driveway and parking area; Northeast driveway and parking area; Southeast driveway and parking area	Worn AC pavement, minor to moderate ponding, AC cracks, potholes.	Complete AC pavement reconstruction (approximately 31,800 sf), new pavement markings, replace speed bumps.		●						\$375,000.00
CC.1C-02	June 17, 2015	1	Exterior - North end of property, near shoreline	Chain link fence on east side of pool is in poor condition, missing curb at grade, erosion problem.	Replace fence with 80-ft of aluminum chain link fence, repair erosion area by AC pavement, install 80-ft of concrete curb at grade.		●						Included elsewhere
CC.A-01	June 17, 2015	Typical	Typical	Paint in poor condition.	Paint building complete.	●							\$750,000.00
CC.A-02	June 17, 2015	Typical	Typical	Carpet in poor condition.	Replace carpet throughout in common areas.	●							\$150,000.00
CC.A-03	June 17, 2015	Typical	Typical	No wayfinding signage.	Provide wayfinding signage.	●							\$30,000.00
CC.A-04	June 17, 2015	Typical	Typical	Popcorn ceiling in Mauka Wing - Lobby Reception and Makai Wing - Emergency Stair secondary corridor.	Remove popcorn ceiling and refinish ceilings.	●							\$75,000.00
CC.A-05	June 17, 2015	Typical	Typical - Corridors	No fire sprinklers.	Provide fire sprinklers in corridors to be code compliant.	●			●	●			\$225,000.00
CC.A-06	June 17, 2015	Typical	Makai Wing - Stair	Water stains running down wall.	Investigate source of leak.	●							N/A
CC.A-07	June 17, 2015	Typical	Makai Wing - Corridor	Corridor ceiling measured at 7-feet.	Raise ceiling height to a minimum ceiling height required is 7'-6".	●							\$500,000.00
CC.A-08	June 17, 2015	Typical	Makai Wing - Corridor	No egress lighting in corridor.	Provide egress lighting in corridors						●		\$36,000.00
CC.A-09	June 17, 2015	Typical	Makai Wing - Corridor	Corridor parallel to the ocean has windows at both ends. The windows are low and do not have guardrails.	Provide guardrails at windows.	●							\$5,000.00
CC.A-10	June 17, 2015	Typical	Makai Wing - Corridor	Moisture damage in carpet/wall throughout. Green carpet spots throughout.	Investigate source and repair.	●			●				N/A
CC.A-11	June 17, 2015	Typical	Makai Wing - Corridor	Suspended ceiling panels damaged/broken, water stains, ceiling grid rusty, etc.	Replace damaged suspended ceiling panels and paint ceiling grid or selectively repair grid throughout.	●							\$65,000.00
CC.A-12	June 17, 2015	Typical	Makai Wing - Stair	Stair nosing damaged.	Repair stair nosing.	●							\$1,500.00
CC.A-13	June 17, 2015	Typical	Makai Wing - Stair	On all floors, exit doors/knobs are broken. Doors do not latch, corroded, cracked vision panel.	On all floors, replace exit doors and provide compliant door hardware.	●							\$55,000.00
CC.A-14	June 17, 2015	Typical	Mauka Wing	No fire rated doors near elevator.	Provide fire rated doors near elevator.	●							\$50,000.00
CC.A-15	June 17, 2015	Typical	Makua Wing	Floors 2 - 6, west exterior walkway is a dead end corridor.	Modify layout to eliminate dead end corridors on floors 2 - 6. Construct 1-hr fire rated stair tower.	●		●			●		\$756,000.00
CC.A-16	June 17, 2015	Typical	Makua Wing	Bump along width of corridor, exceeds ADA regulations.	Investigate and remove speed bump or make ADA compliant.	●							\$6,000.00
CC.A-17	June 17, 2015	Typical	Mauka Wing - Elevator	Elevator damaged and has foul odor.	Clean and repair elevator.	●		●			●		\$10,000.00
CC.A-18	June 17, 2015	Typical	Mauka Wing - Stair	Exterior glass window broken. Weather strip peeling off.	Replace glass on all floors with non-combustible construction.	●		●					\$150,000.00
CC.1A-01	June 17, 2015	1	Exterior	Trash enclosure needs to be relocated. Visitors should not drive past trash and transformer.	Relocate trash enclosure.	●							\$7,000.00
CC.1A-02	June 17, 2015	1	Exterior	Cooling tower.	Remove miscellaneous cooling tower. Add bollard to protect gas valves.	●	●			●			\$7,000.00

Property Name: Country Club Condominium/Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
CC.1A-03	June 17, 2015	1	Exterior	Vertical decorative CMU end wall enclosures unstable.	Demolish vertical decorative CMU end wall enclosures and replace with solid partitions.	●						\$24,000.00
CC.1A-04	June 17, 2015	1	Exterior - Makai Wing	Pipe penetrations through ceiling are unprotected.	Seal pipe penetrations with fire stopping material or repair for code compliant fire separation.	●						\$8,000.00
CC.1A-05	June 17, 2015	1	Makai Wing	Laundry located next to elevator in unprotected space.	Construct 1-hour rating enclosure.	●				●	●	\$85,000.00
CC.1A-06	June 17, 2015	1	Makai Wing - Assembly Space and Meeting Room	Needs new carpet, ceiling finish, fans, lighting, windows, doors and accessible route.	Provide new carpet, ceiling finish, fans, light fixtures, windows, doors and accessible entry/exit route.	●						\$225,000.00
CC.1A-07	June 17, 2015	1	Mauka Wing	Roof above first floor is in bad condition and has ponding. Lower roofs edge flashing deteriorating with plants growing on roof. Access onto roof deck needs to be prevented. Children can fit through screen wall at landing. No railing on roof deck.	Repair roof. Install guardrail to prevent roof access.	●						\$75,000.00
CC.6A-01	June 17, 2015	6	Mauka Wing	Hole in floor.	Patch hole in floor.	●		●				\$200.00
CC.RA-01	June 17, 2015	Roof	Typical	Ponding throughout. Roof deteriorated, coating is peeling. Algae growth - slippery surface. Plant growth.	Repair roof deck. Reroof with built-up sheet roofing system.	●						\$350,000.00
CC.RA-02	June 17, 2015	Roof	Typical	No gutters. Internal roof drain only. Some roof drain screens missing.	Provide secondary drainage off roof. Provide new drain screens.	●						\$50,900.00
CC.RA-03	June 17, 2015	Roof	Makai Wing	Roof access stair rusting.	Repair stair.	●				●		\$8,000.00
CC.RA-04	June 17, 2015	Roof	Mauka Wing	Ponding at skylight, leaking into lower floors. Plant growth on skylights. On 6th floor, skylight is rusty and dirty, moss growth.	Repair skylights.	●						\$3,300.00
CC.D-01	June 22-23, 2015	Typical	Typical	Non-compliant identification sign and/or no ADA signage.	Provide compliant permanent room signs that are tactile and brailled throughout.	●						\$65,000.00
CC.D-02	June 17, 22-23, 2015	Typical	Typical - Employee Work Areas; Hotel Corridors; Public and Common Use Areas; Guest Rooms with mobility and communication features	Fire Alarm System - Audible and Visible; fire alarm pull stations worn and non-compliant. Fire hose / extinguisher located in same cabinet. No signage. Glass cracked.	Wiring alarm system shall be designed to that visible alarms can be integrated into the alarm system. Install fire alarm system that provides audible and visible in all public and common use areas and wiring system in Employee work areas. Replace fire alarm pull stations with accessible pull station and locate at accessible location. Replace fire extinguisher cabinets. Provide signage.	●			●		●	\$229,400.00
CC.D-03	June 22-23, 2015	Typical	Typical - Elevator Landing	Non-compliant landing controls, hall signals, and hoist way signs.	Lower landing controls and provide hall signals and hoist way signs					●		\$20,000.00
CC.D-04	June 22-23, 2015	Typical	Typical - Elevator Car Controls	Non-compliant car controls designation and indicators, car position indicator, and emergency communication.	Provide car control designation and indicators, provide visible and audible indicators, provide emergency communication tactile symbols and characters.					●		\$10,000.00

Property Name: Country Club Condominium/Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
CC.D-05	June 22-23, 2015	Typical	Typical - Hotel Corridors	Protruding wall mounted emergency light fixture; protruding wall mounted light fixture; protruding wall mounted fire hose cabinet.	Replace wall mounted emergency light fixture / wall mounted light fixture to either protrude less than 4 inches from the wall or higher than 80 inches above the finish floor. Construct furred out wall below corridor. Note: corridor must comply with minimum required width.	●					●	\$30,000.00
CC.D-06	June 22-23, 2015	Typical	Typical - Guest Room with mobility and/or communication features	Insufficient quantity provided; Non-compliant electrical outlet and air conditioning thermostat height	Renovate required quantity of guest rooms to include mobility features. Renovate required quantity of guest rooms to include communication features. To become accessible, provide electrical outlet and air conditioning thermostat height within accessible reach range.	●		●	●	●	●	\$110,000.00
CC.D-07	June 22-23, 2015	Typical	Makai Wing - Stair, Means of Egress	Non-compliant signs for means of egress. No floor level signage in Makai stair tower.	Provide accessible signs at exit doors, areas of refuge, and directional signs. Provide floor level signage in Makai stair tower.	●						Included elsewhere
CC.D-08	June 17, 22-23, 2015	Typical	Makai Wing - Means of Egress; Exit Stairway; Stair Towers; Typical	Non-compliant stairways that are part of a means of egress; Stairs not ADA compliant. Non-compliant stair open risers and handrails. Spacing/height of guardrails noncompliant. Railings are not code compliant.	Provide accessible stairways as part of a means of egress. Provide accessible stairway with closed risers and compliant handrails. Replace guardrails throughout. Provide ADA handrails and guardrails at top landing. Provide code complaint railings.	●		●				\$250,000.00
CC.D-09	June 17, 22-23, 2015	Typical	Makai Wing - Exit Stairway	Non-compliant doors in series. Makai stair tower does not have enough room for doors in succession leading from corridor into stair.	Redesign exit egress door swing	●		●				Included elsewhere
CC.D-10	June 17, 22-23, 2015	Typical	Makai Wing - Doors at Guest rooms; Meeting Room	Non-compliant interior door and doorway into guest rooms; No ADA access into ground floor breezeway at double door; Room door hardware is non-compliant - no levers. Stair exterior doors have no levers. Cannot get into stairs in breezeway at single steps. Steps exceeds maximum riser height by laundry. No ADA access into Meeting Room and to elevator.	To create accessible guest rooms, provide wider interior door and doorways by widening door opening. Provide ADA access into required spaces. Replace all doors with fire separation doors with approach entry / exit hardware, make ADA compliant.	●						\$120,000.00
CC.D-11	June 22-23, 2015	Typical	Makai Wing - Guest Rooms x14, x25, x27, x03, x29, x32, x30, x24, x31 Note: Kitchenette not required in Rooms x25, x27 and these units do not have kitchenettes	Non-compliant entrance door and doorway; Non-compliant bathroom; Non-compliant kitchenette	Remove cabinet to provide maneuvering clearance on interior; To become accessible, provide interior maneuvering clearances. Enlarge bathroom to comply with accessible shower, lavatory, and water closet requirements. Modify kitchenette cabinets to comply with sink, storage, and work surface requirements.	●			●		●	Included elsewhere
CC.D-12	June 17, 2015	Typical	Makai Wing - Corridor	In main corridor, last door on the northwest side of the building (makai) is recessed. Not ADA compliant.	Modify entry into room, make ADA compliant.	●						\$5,000.00
CC.1D-01	June 22-23, 2015	1	Exterior - Site Arrival Point	No accessible route connecting public sidewalk to hotel.	Provide a safe separate accessible route from sidewalk to Lobby through parking lot.		●					\$15,000.00

Property Name: Country Club Condominium/Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
CC.1D-02	June 22-23, 2015	1	Exterior - Accessible Parking Spaces	Non-compliant accessible parking stalls. (vehicle and van spaces, access aisle, ground surface, identification, and relationship to accessible route). Insufficient amount. 3 accessible parking required with at least one shall be a van parking space is required but 2 provided.	Relocate/Reconfigure for compliant accessible parking stalls. (vehicle and van spaces, access aisle, ground surface, identification, and relationship to accessible route). Provide additional accessible parking space		●					\$4,400.00
CC.1D-03	June 22-23, 2015	1	Exterior - Swimming Pool & Accessible Route to Swimming Pool	Non-compliant gate and means of pool entry.; Non-compliant accessible ramp with no handrails. No accessible route to pool area. No accessible entry into pool.	Provide gate maneuvering clearances, replace gate hardware, and provide accessible means for pool entry. Provide an accessible ramp to Swimming Pool	●	●					\$7,500.00
CC.1D-04	June 22-23, 2015	1	Makai Wing - Guest Laundry Area	Non-compliant Guest Laundry area	Provide an accessible laundry area that includes maneuvering clearances, equipment (washer/dryer), work surface, and ground surface	●			●		●	Included elsewhere
CC.1D-05	June 17, 22-23, 2015	1	Makai Wing - Public Meeting Room (Halau)	Non-compliant accessible route; Non-compliant identification sign; Non-compliant height of Fire Extinguishers	Provide an accessible ramp to public meeting room; Provide compliant permanent room signs that are tactile and brailled; Relocate fire extinguishers to accessible height and location	●						\$7,500.00
CC.1D-06	June 22-23, 2015	1, 4, 5	Makai Wing - Hotel Storage Areas & Guest Storage	Non-compliant access to Hotel Storage.	Provide an accessible route to approach, enter, and exit Storage with identification sign	●	●					\$7,500.00
CC.1D-07	June 22-23, 2015	1	Mauka Wing Lobby - Accessible Route to Lobby & Registration Service Counter	Non-compliant stairs and no curb ramp to Lobby level; Non-compliant registration service counter.	Provide an accessible curb ramp to Lobby level. Provide accessible service counter	●						\$35,000.00
CC.1D-08	June 22-23, 2015	1	Mauka Wing - Toilet Rooms	Non-compliant toilet room	Provide an accessible toilet room for employees	●			●			\$20,000.00
CC.1D-09	June 22-23, 2015	1	Mauka Wing - Employee Lounge	Non-compliant accessible circulation paths in Employee Lounge/Kitchen	Provide circulation paths in Employee Lounge/Kitchen	●						\$15,000.00
CC.2D-01	June 22-23, 2015	2	Makai Wing - Rm #209 - Housekeeping	Non-compliant Housekeeping Room	Provide an accessible room with widened entrance, turning space, washer/dryer, with identification sign	●			●		●	\$20,000.00
CC.3D-01	June 22-23, 2015	3	Makai Wing - Rm #307 - Maintenance Workshop		Provide an accessible room with widened entrance, turning space, with identification sign	●						\$5,000.00
CC.5D-01	June 22-23, 2015	5	Makai Wing - Guest Room #524	Non-compliant air conditioning thermostat located behind refrigerator.	Relocate refrigerator.					●	●	N/A
CC.6D-01	June 22-23, 2015	6	Makai Wing - Rm #609 - Employee Maintenance Unit	Non-compliant Employee Kitchen and bathroom	Provide an accessible Kitchen (clearances, work surfaces, sink, storage, appliances, and outlets), accessible bathroom (shower, water closet, lavatory, mirror, turn around, light switch, coat hook, shelves), with identification sign	●			●		●	\$25,000.00

Property Name: Country Club Condominium/Hotel

EXISTING CONDITIONS

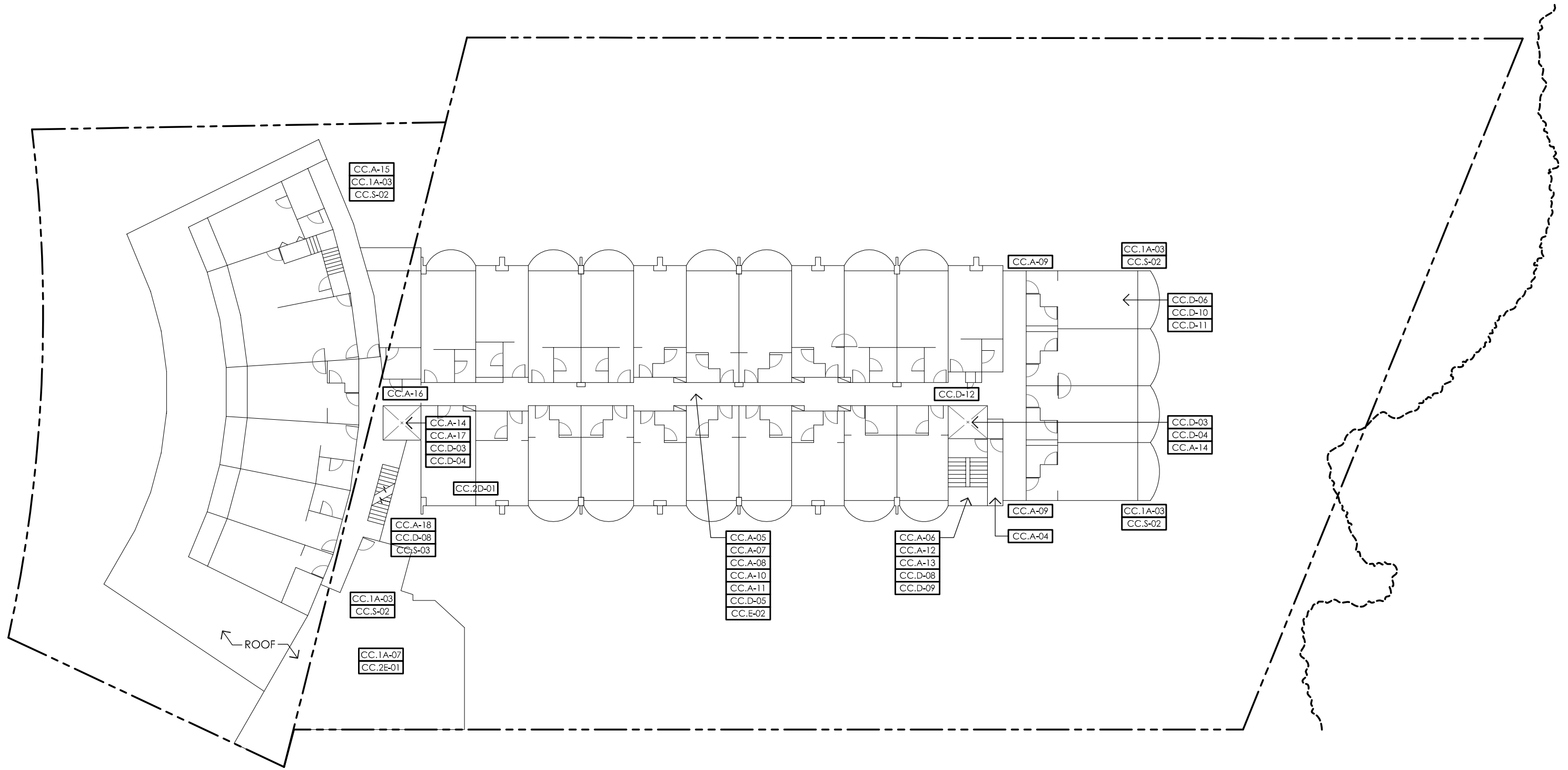
Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
CC.S-01	June 17, 2015	Typical	Makai Wing - Entry to Stairwell. Exterior - Makai concrete wall, makai corridor concrete column, parking areas, interior corridor. Mauka Wing - Left and right end and exterior walls; Mauka concrete wall near elevator.	Concrete spalls and cracks at lanai slab edges; window sills; top and edges of concrete slab; exterior concrete walls; base of concrete walls; base of concrete columns. Cracks and spalls, with exposed rebar, at fire sprinkler riser penetrations; Cracks & paint delamination on underside of concrete stair framing and on concrete walls; Diagonal cracks in concrete stair wall; Horizontal cracks at header in concrete stair wall; Corrosion of embedded corner angles at exposed concrete columns & concrete spalling; Concrete cracks and spalling at top of concrete wall below landing/corridor	Repair spalls and cracks. Repair / replace corner angles.			●				\$225,000.00
CC.S-02	June 17, 2015	Typical	Makai Wing, Mauka Wing	Corrosion and deterioration of steel frame supporting decorative masonry block wing walls	Replace steel framing			●				\$30,000.00
CC.S-03	June 17, 2015	Typical	Mauka Wing - Stairwell	Corrosion of stair stringer and stair tread framing; Paint bubbling and random cracks in exterior concrete stair wall	Repair steel framing and cracks			●				\$40,000.00
CC.1S-01	June 17, 2015	1	Makai Wing - Parking side exterior concrete wall	Horizontal cracks at concrete walls	Repair cracks			●				\$5,000.00
CC.1S-02	June 17, 2015	1	Makai Wing - Parking area below residential units	Corrosion of embedded corner angles at exposed concrete columns	Repair/replace corner angles			●				\$20,000.00
CC.1S-03	June 17, 2015	1	Mauka Wing - Mechanical Room	Moisture damage & paint delaminating at surfaces of exterior concrete walls	Prepare and repaint.	●						Included elsewhere
CC.1S-04	June 17, 2015	2	Makai Wing - Parking area below residential units	Bubbling of paint at concrete floor slab soffit	Prepare and repaint.	●						Included elsewhere
CC.1S-05	June 17, 2015	2	Mauka Wing - Mechanical Room Roof Framing	Moisture damage & paint delaminating at roof slab edges	Prepare and repaint.	●						Included elsewhere
CC.3S-01	June 17, 2015	3	Mauka Wing - Near Elevator	Differential slab elevations marked by yellow indications on floor covering	Repair/add topping			●				\$10,000.00
CC.1P-01	June 17, 2015	1	Exterior - Parking Area	Soil pipe rusting	Clean rust from pipe and repaint				●			\$5,000.00
CC.1P-02	June 17, 2015	1	Exterior - Parking Area	Fire hose cabinet rusty	Replace cabinet				●			\$1,500.00
CC.1M-01	June 17, 2015	1	Exterior - Mauka Wing	Grilles installed in soffit are rusted.	Replace existing soffit grilles with aluminum coated grilles					●		\$2,500.00
CC.1M-02	June 17, 2015	1	Exterior - Mauka Wing	Abandoned mechanical equipment at exterior.	Remove all abandoned equipment.					●		\$1,500.00
CC.1M-03	June 17, 2015	1	Makai Wing - Laundry Area	Dryer vent discharges into bucket.	Extend dryer vent to exterior of building.					●		\$1,000.00
CC.RM-01	June 17, 2015	Roof	Roof	Noticeable vibration/noise originating from exhaust fans on roof; corrosion on roof curb	Replace exhaust fans and curbs (approx 9)					●		\$27,000.00
CC.RM-02	June 17, 2015	Roof	Roof	Air cooled chiller in poor condition - corrosion noted on frame and cooling coils.	Replace air cooled chiller and other air conditioning upgrades.					●		\$500,000.00
CC.E-01	June 17, 2015	Typical	Typical	Exit sign does not indicate direction of exit. Exit sign not illuminated, pointing in wrong direction, mounted low, etc.	Provide new illuminated exit signs and proper signage to indicate direction of exit						●	\$50.00
CC.E-02	June 17, 2015	Typical	Makai Wing	All floors, many of the halls lights are not properly secured to the ceiling	Provide proper supports for all light fixtures.							\$5,000.00

Property Name: Country Club Condominium/Hotel

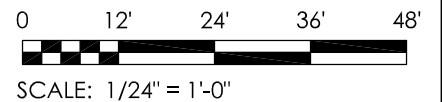
EXISTING CONDITIONS

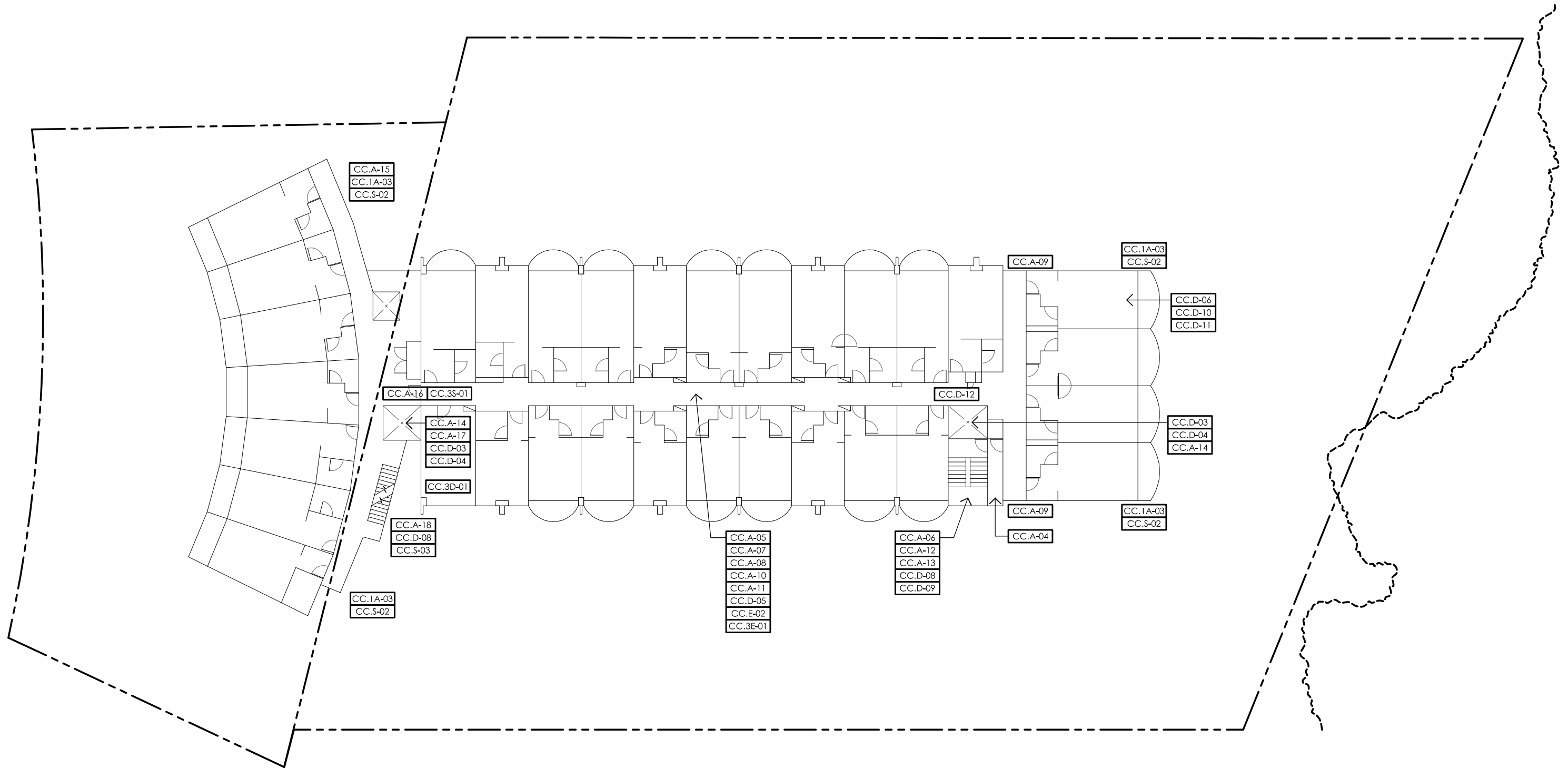
Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost	
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC		
CC.1E-01	June 17, 2015	1	Makai Wing	Parking garage lights showing signs of rust.	Replace with fixtures rated for wet locations.							●	\$3,000.00
CC.1E-02	June 17, 2015	1	Makai Wing	Outdoor fixtures under overhangs are rusted and some don't have bulbs. Fixtures may be abandoned.	If fixtures are abandoned, they should be removed. If they are intended to be used, they should be replaced with wet location rated fixtures and bulbs should be provided.							●	\$3,000.00
CC.1E-03	June 17, 2015	1	Makai Wing	Light fixture and conduit installed in front of grill.	Relocate fixture away from front of grill.							●	\$1,000.00
CC.1E-04	June 17, 2015	1	Makai Wing	Fluorescent fixtures installed under balconies do not appear to be wet location rated.	Replace with fixtures rated for wet locations.							●	\$1,000.00
CC.1E-05	June 17, 2015	1	Makai Wing	Equipment in parking lot is turned off and appears to be abandoned. It is in poor condition and some panels are rusted through. Broken conduits and exposed electrical wires are also present.	Remove unused equipment, conduit and wires. If equipment is still intended to be used, it should be replaced prior to use.							●	\$5,000.00
CC.1E-06	June 17, 2015	1	Mauka Wing	Switch missing from device box.	Replace switch or replace cover if the switch is not required.							●	\$50.00
CC.2E-01	June 17, 2015	2	Mauka Wing	Equipment on second floor roof is in poor condition. Conduits are rusted and not properly secured to the structure.	Repair or replace equipment and replace conduit and wiring.							●	\$3,000.00
CC.3E-01	June 17, 2015	3	Makai Wing	Hallway lighting levels seem low.	Evaluate lighting levels and install new light fixtures.							●	\$125,000.00
CC.4E-01	June 17, 2015	4	Mauka Wing	Globe missing from light fixture and bulb not installed.	Replace globe and bulb to provide lighting							●	\$50.00
CC.RE-01	June 17, 2015	Roof	Makai Wing	Conduits disconnected from junction box. Junction box is not supported properly. Conduits are in poor condition	Remove existing conduit and junction box and replace with new.							●	\$1,000.00
CC.RE-02	June 17, 2015	Roof	Makai Wing	Conduits severely rusted and supported from cinder block, not properly secured. Conduits completely rusted through and separated at some points.	Remove existing conduits and replace with new conduits, properly secure.							●	\$1,000.00
CC.RE-03	June 17, 2015	Roof	Makai Wing	Receptacle damaged and completely rusted through. Conduits run along ground are tripping hazard.	Remove receptacle, patch and fill conduit penetrations. Relocate conduit run along ground or provide platform to eliminate tripping hazard.							●	\$1,000.00
CC.RE-04	June 17, 2015	Roof	Makai Wing	Ventilation duct resting on conduit.	Provide separation between duct and conduit.							●	\$100.00
CC.RE-05	June 17, 2015	Roof	Makai Wing	Equipment not adequately protected from rain and is extremely rusted.	Repair and protect equipment or remove if not in use.							●	\$1,000.00
CC.RE-06	June 17, 2015	Roof	Makai Wing	No guard rail around equipment. This is an extreme safety hazard for personnel servicing equipment. Could not determine if this equipment is still in use.	Provide guard rail if equipment is to remain in service.							●	\$2,000.00
CC.RE-07	June 17, 2015	Roof	Makai Wing	Wireway and conduits rusted through.	Remove equipment if not in service. Replace equipment if is still in service.							●	\$3,000.00
CC.RE-08	June 17, 2015	Roof	Makai Wing	Conduit knockout at disconnect not plugged.	Provide plug for knockout							●	\$100.00
CC.RE-09	June 17, 2015	Roof	Makai Wing	Unterminated cables at weatherhead.	Remove unused cables.							●	\$200.00
TOTAL												\$6,108,250.00	

Note: Hidden or concealed conditions such as those covered by floor, roof, ceiling or wall panels and coverings, inaccessible areas, non-common areas were not reviewed.

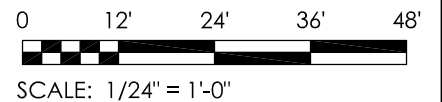


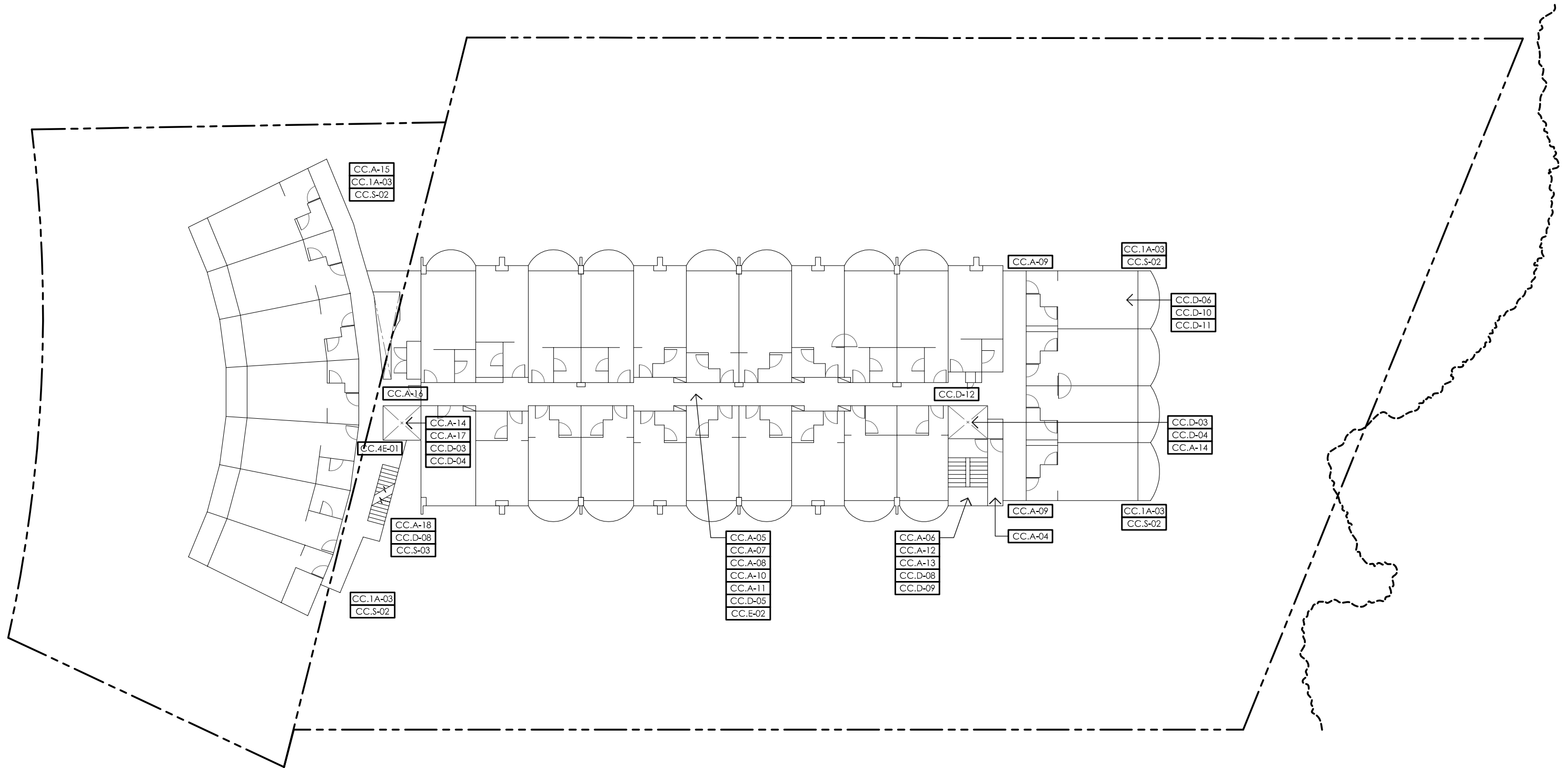
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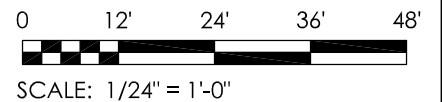


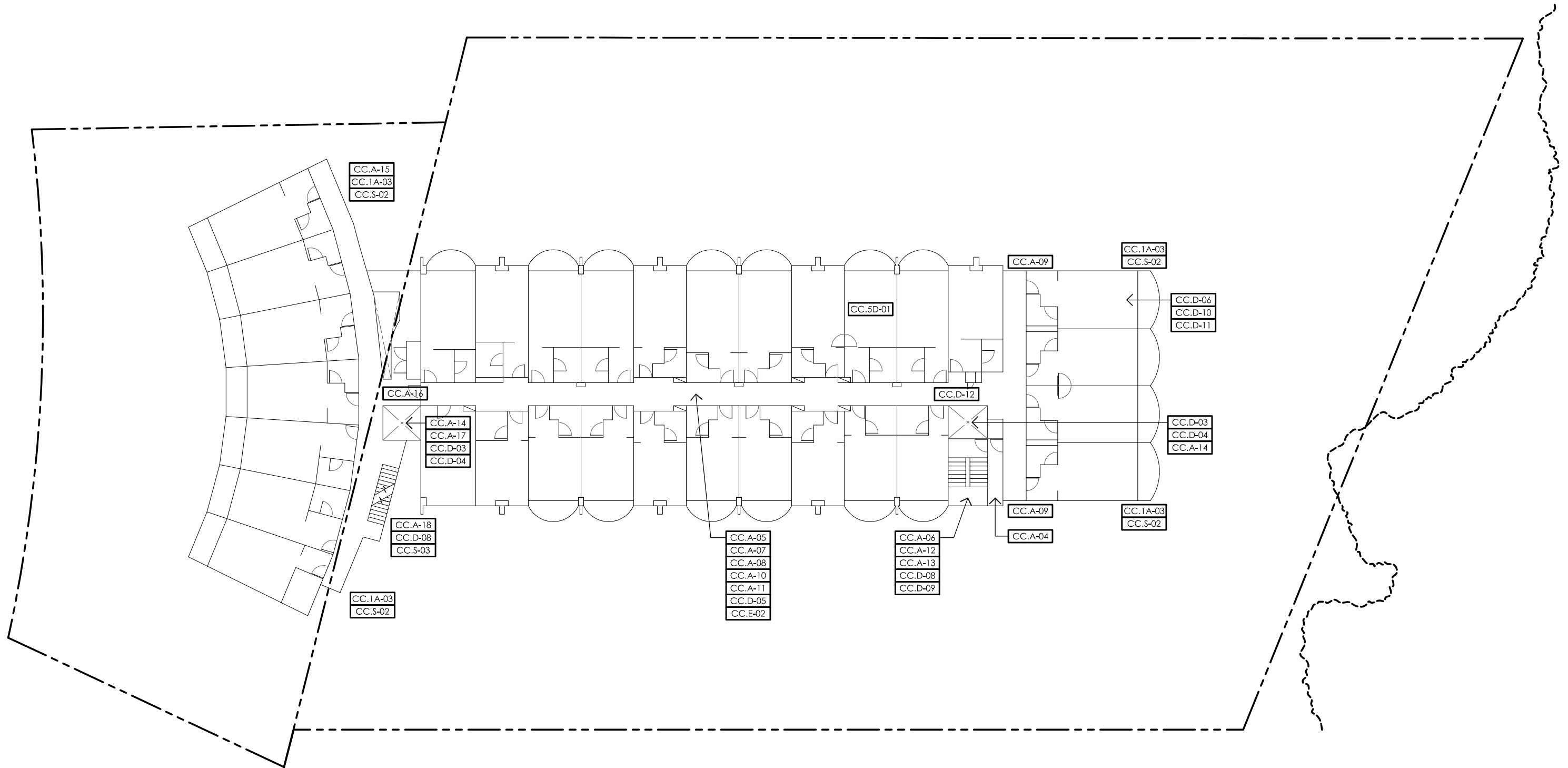
THIRD FLOOR



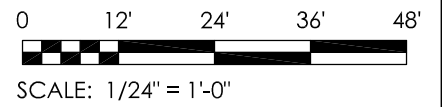


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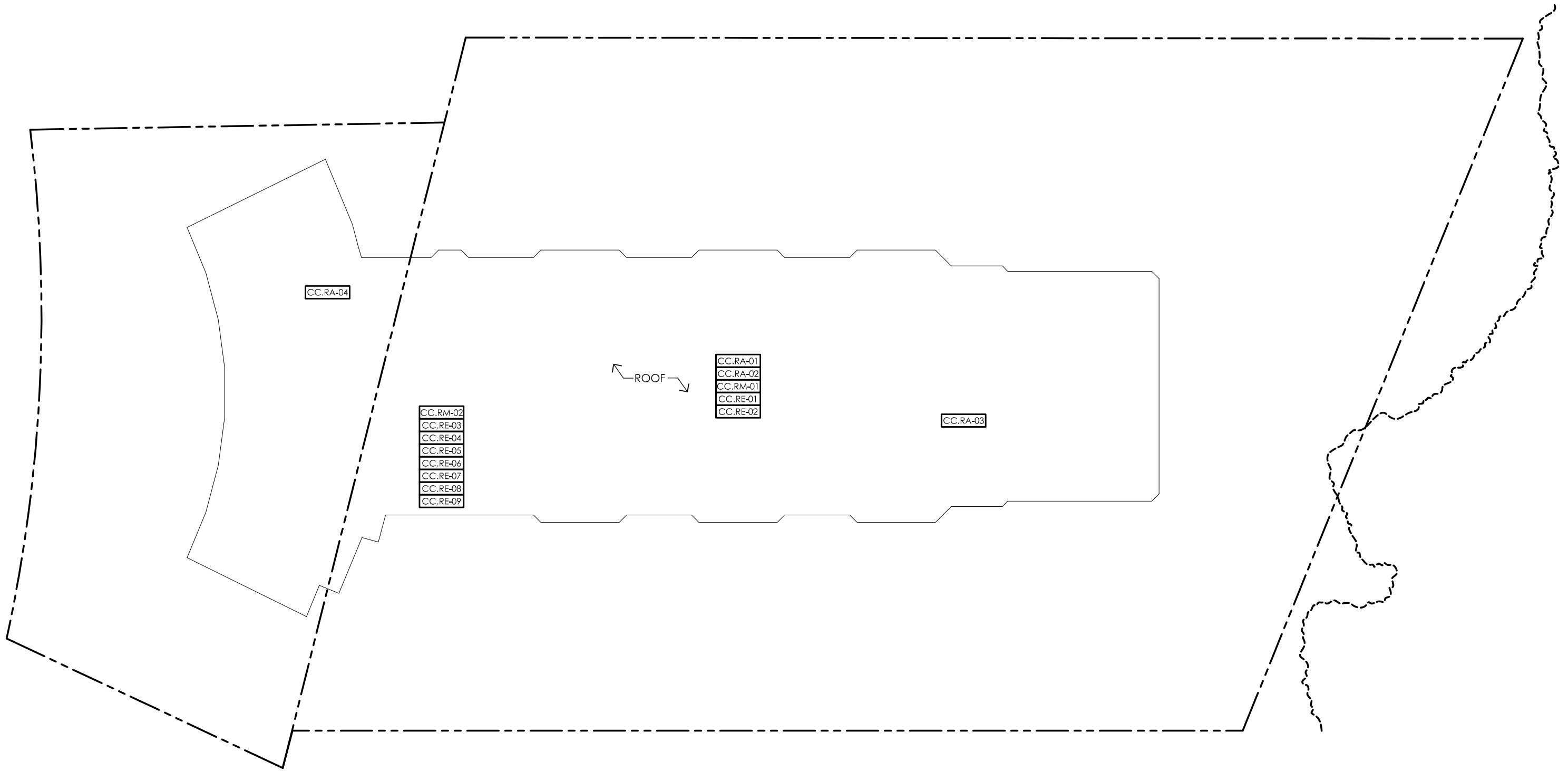


FIFTH FLOOR

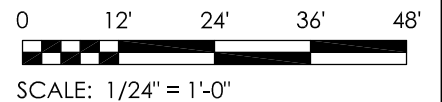


COUNTRY CLUB CONDOMINIUM/HOTEL

Disclaimer: This map has been prepared for general planning purposes only.



ROOF





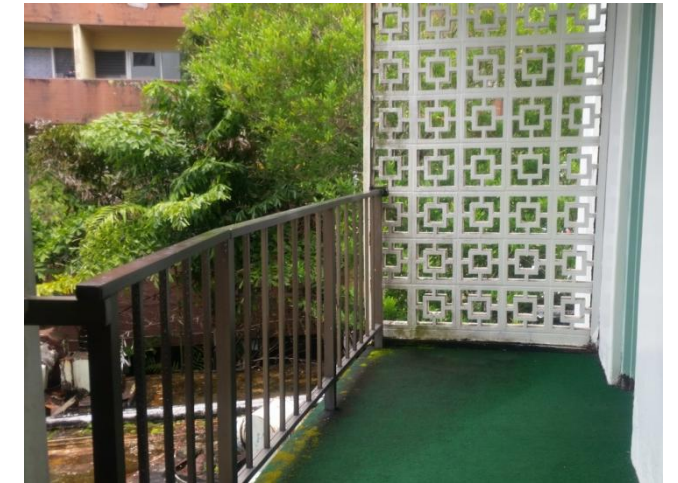
CC.1C-01



CC.1C-02



CC.A-01



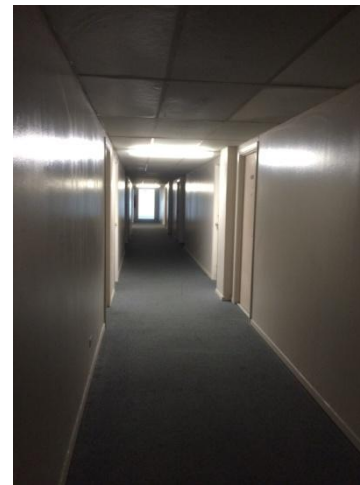
CC.A-02



CC.A-03



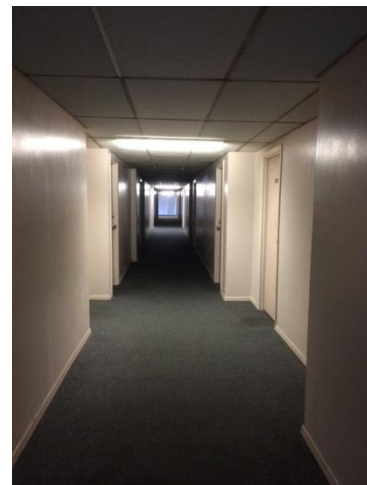
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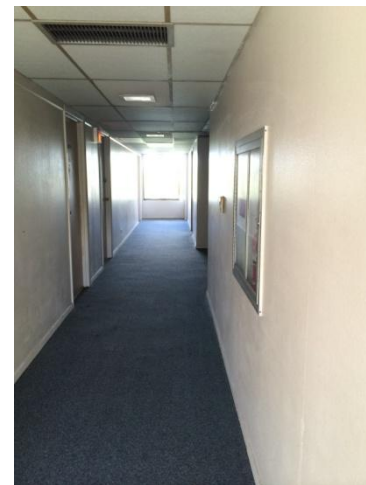
CC.A-05



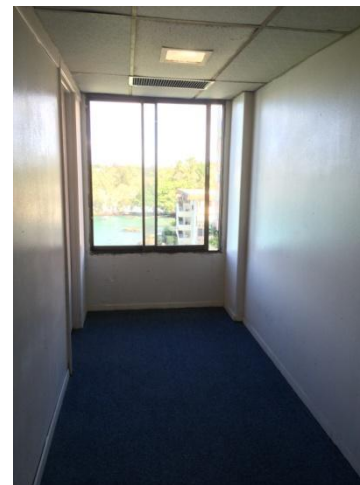
CC.A-06



CC.A-07



CC.A-08



CC.A-09



CC.A-10



CC.A-11



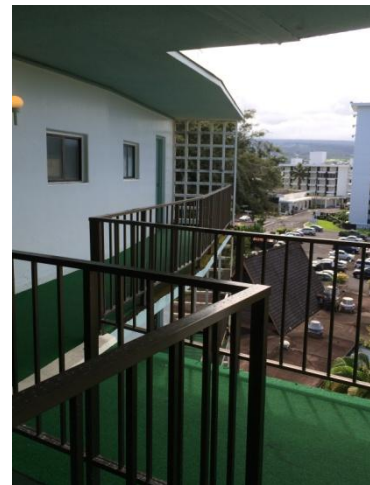
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CC.A-13



CC.A-14



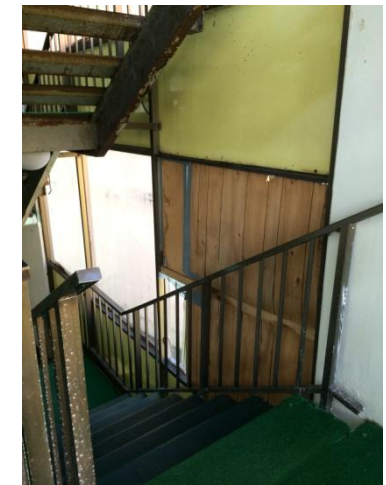
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CC.A-16



CC.A-17



CC.A-18



CC.1A-01



CC.1A-02



CC.1A-03



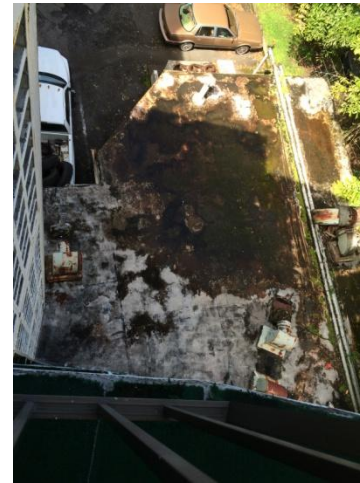
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CC.1A-05



CC.1A-06



CC.1A-07



CC.RA-01



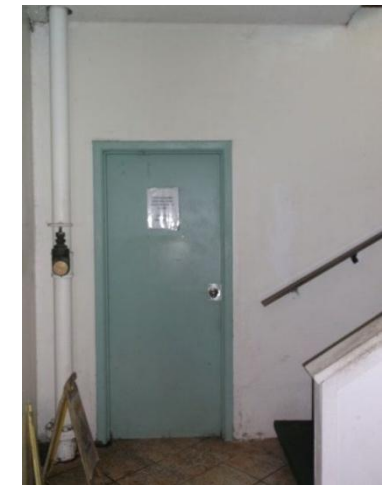
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CC.RA-03



CC.RA-04



CC.D-01



CC.D-02



CC.D-03



CC.D-04



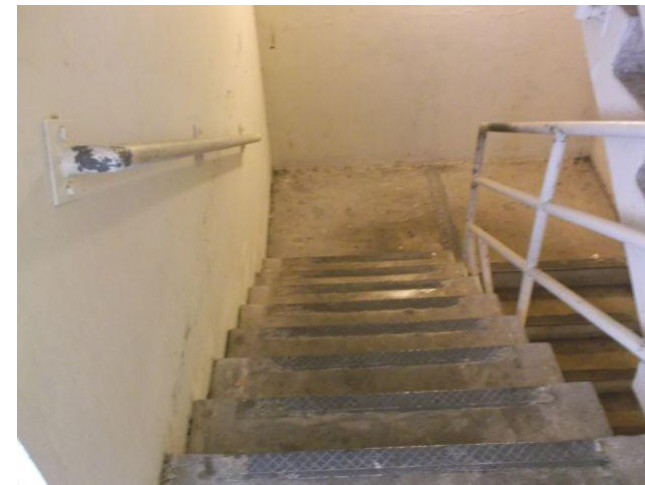
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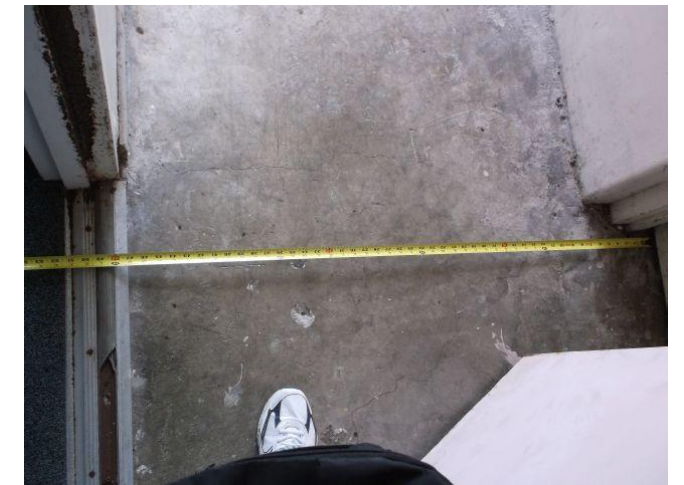
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CC.D-07



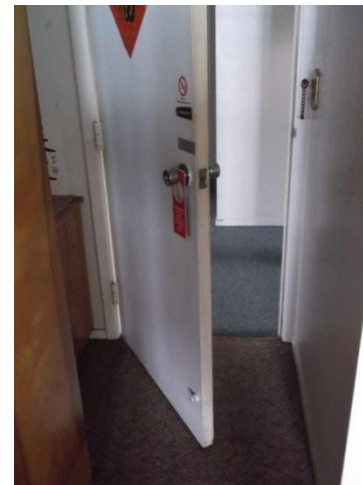
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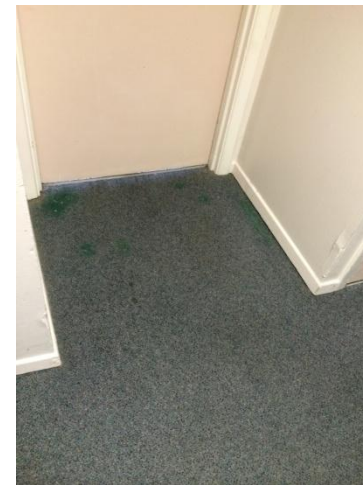
CC.D-09



CC.D-10



CC.D-11



CC.D-12



CC.1D-01



CC.1D-02



CC.1D-03



CC.1D-04



CC.1D-05



CC.1D-06



CC.1D-07



CC.1D-08



CC.1D-09



CC.2D-01



CC.3D-01



CC.5D-01



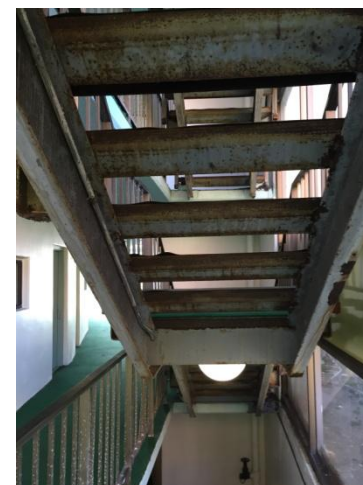
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CC.S-01



CC.S-02



CC.S-03



CC.1S-01



CC.1S-02



CC.1S-03



CC.1S-04



CC.1S-05



CC.3S-01



CC.1P-01



CC.1P-02



CC.1M-01



CC.1M-02



CC.1M-03



CC.RM-01



CC.RM-02



CC.E-01



CC.E-02



CC.1E-01



CC.1E-02



CC.1E-03



CC.1E-04



CC.1E-05



CC.1E-06



CC.2E-01



CC.3E-01



CC.4E-01



CC.RE-01



CC.RE-02



CC.RE-03



CC.RE-04



CC.RE-05



CC.RE-06



CC.RE-07



CC.RE-08



CC.RE-09

2.7 Uncle Billy's Hilo Bay Hotel



2.7.1 County of Hawai'i Land Use Code Review

Project Site Information		
Owner	State of Hawai'i	
Property Address	87 Banyan Drive Hilo, HI 96720	
TMKs	(3) 2-1-005:009, 012, 033, 034, 035, 045	
(Total) Lot Area	72,978 SF / 1.7 acre	
Land Use Information		
Zoning	V-.75, or 750 SF max per rentable unit	
Existing Number of Rentable Units	146 rental units Approx avg 478 SF per unit	
Minimum Building Area	15,000 SF	Complies
Minimum Site Average Width	90 FT	
Front Yard Setback		20 FT
Rear Yard Setback	20 FT	Building is within setback
Side Yard Setback	8 FT for one story, plus additional 2 FT per additional story	16 FT
Landscaping	Minimum 20 percent total land area, excluding parking areas	TBD
Height Limit	120 FT	Exst height approx. 60 FT based on 12'-0" per story; excludes penthouse
Flood Zone		Zone "VE" Coastal High Hazard

Base Flood Elevation	Indicates the required elevation of lowest inhabited floor level per HRS 27-23	13 FT above sea level
Special Management Area		SMA Permit Required
Historic Register		TBD
Special District		TBD
State Land Use		Urban
(Existing) Use		Hotel, restaurant, retail (permitted use)
25-4-51 Required Number of Parking Spaces	(10) Hotels and lodges: A) for hotel guest units <i>without a kitchen</i> , one for every three units	n/a (assume all units have kitchen, not clear)
	(10) Hotels and lodges: B) for hotel guest units <i>with kitchen</i> , one and one quarter for each unit	146 units (1.25) = 183 parking stalls required
	(14) Meeting facilities...: one for each seventy-five square feet of gross floor area	n/a
	(3) Commercial uses, including retail and office uses in... V... districts: one for each three hundred square feet of gross floor area	6,138 SF (restaurant) + 3,137 SF (store) = 9,275 SF / 300 = 31 parking stalls required
	TOTAL REQUIRED PARKING STALLS	214
	TOTAL STALLS PROVIDED (EXST)	38
	Minimum Required Accessible Spaces	Accessible Stalls Required (Req'd. to be van accessible)
25-4-56 Off-Street Loading Requirements	Accessible Stalls Provided	2
	Loading Spaces Required	4
	Accessible Loading Zone	1
	Loading Spaces Provided	0

TEXT = Non-conformity with LUO

2.7.2 2006 International Building Code Review

Location	Construction Type/ Sprinklered	Occupancy Group	Allowable Building Area (SF) Per Story	Existing Building Area (SF) Per Story	Building	Allowable Building Height	Existing Building Height	Number of Rental Units	Remarks					
B	VB, NS	R-1	7,000 SF	20,352 SF	North Wing (R-1)	2 Stories	4 Stories	88	R-1 Transient Hotel: transient is defined as "occupancy of a dwelling unit or sleeping unit for not more than 30 days"					
1: Hotel, Lobby, Store, Restaurant	VB, NS	R-1	7,000 SF	20,408 SF										
		B	9,000 SF	4,940 SF						West Wing (R-1)	2 Stories	4 Stories	40	Allowable height taken from grade plane
		M	9,000 SF	2,790 SF										
		A-2	6,000 SF	6,138 SF	East Wing (R-1)	2 Stories	4 Stories	18						
2	VB, NS	R-1	7,000 SF	22,802 SF	South Wing (A-2)	1 Story	1 Story	N/A						
3	VB, NS	R-1	7,000 SF	22,414 SF	Lobby (B)	1 Story	1 Story	N/A						
4	VB, NS	R-1	7,000 SF	3,369 SF	Store (M)	1 Story	1 Story	N/A						
Floor	Location	Occupancy Group	Table 1004.1.1 Function	Approximate Floor Area	Floor Area/ Occupancy	Occupant Load	Corridor Fire Resistance Rating (Table 1017.1)	Required Number of Exits (Tables 1015.1, 1019.1)	% of Total Floor Area	Number of Required Accessible Units				
B	Hotel, North Wing	R-1 Hotel, Transient	Residential	12,823 SF	200	64	NS - Not Permitted	2		46 Total Units = 7 Accessible Units Minimum				
	Hotel, West Wing	R-1 Hotel, Transient	Residential	7,530 SF	200	38	NS - Not Permitted	2						
1	Lobby, North Wing	B - Exceeds 10% Accessory Use	Business Areas	5,610 SF	100	56	N/A	2						
	Store, East Wing	M - Accessory Use	Mercantile - Grade floor areas (does not account for separate / stock kitchen)	2,790 SF	30	93	N/A	2						
	Restaurant, South Wing	A-2 Restaurant	Assembly - Unconcentrated (does not account for separate kitchen)	6,138 SF	15	409	N/A	2						
	Note: Restaurant occupant load does not account for associated kitchen, storage, cooking areas													
	Hotel, North Wing	R-1 Hotel, Transient	Residential	12,596 SF	200	63	NS - Not Permitted	2						
	Hotel, West Wing	R-1 Hotel, Transient	Residential	7,812 SF	200	39	NS - Not Permitted	2						

2	Hotel, North & East Wings	R-1 Hotel, Transient	Residential	12,415 SF	200	62	NS - Not Permitted	2		
	Hotel, East Wing	R-1 Hotel, Transient	Residential	3,648 SF	200	18	NS - Not Permitted	2		
	Hotel, West Wing	R-1 Hotel, Transient	Residential	6,740 SF	200	34	NS - Not Permitted	2		
3	Hotel, North & East Wing	R-1 Hotel, Transient	Residential	15,785 SF	200	79	NS - Not Permitted	2		
	Hotel, West Wing	R-1 Hotel, Transient	Residential	6,630 SF	200	33	NS - Not Permitted	2		
4	Hotel, East Wing	R-1 Hotel, Transient	Residential	3,370 SF	200	17	NS - Not Permitted	2		

TEXT = Non-conformity with IBC

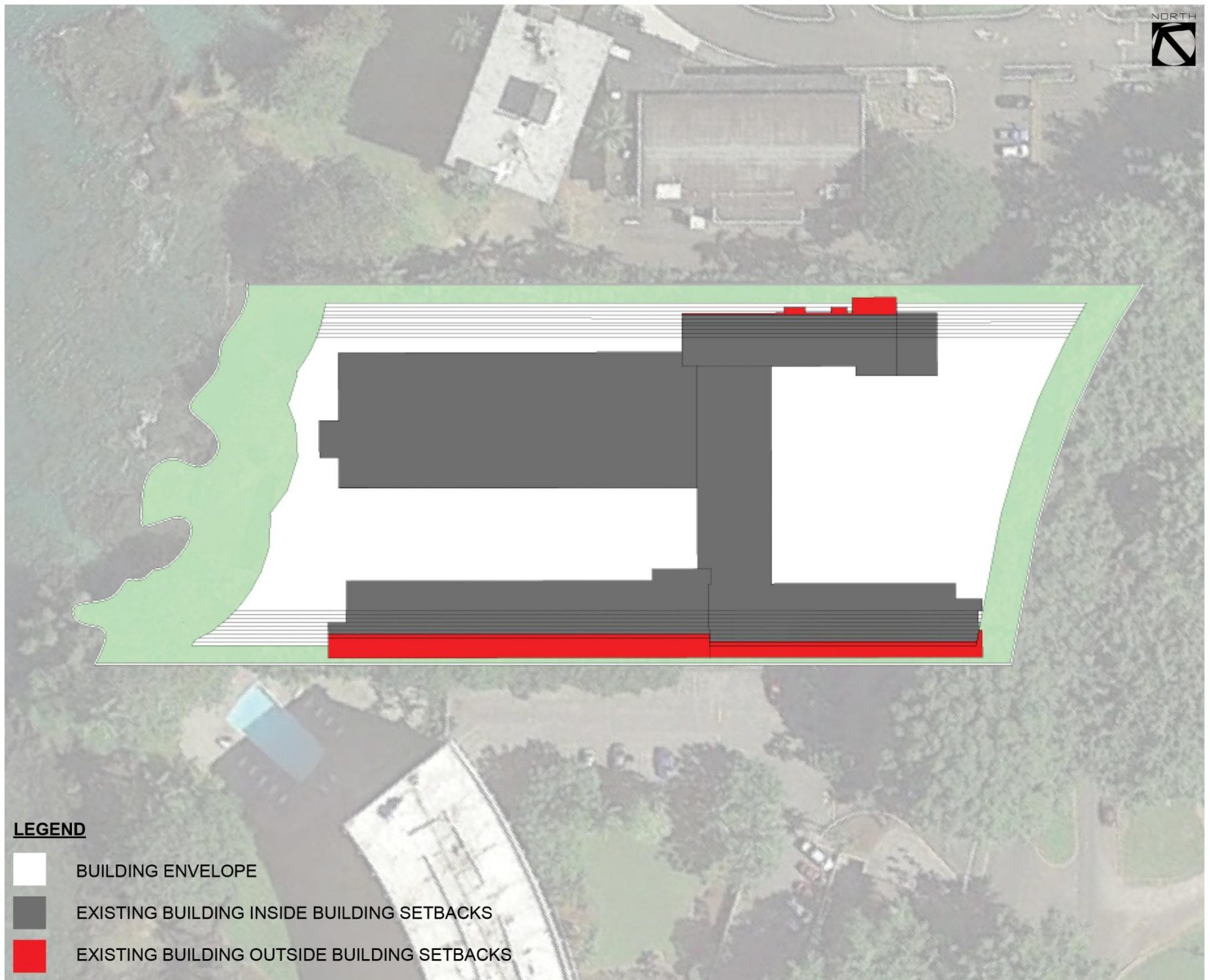
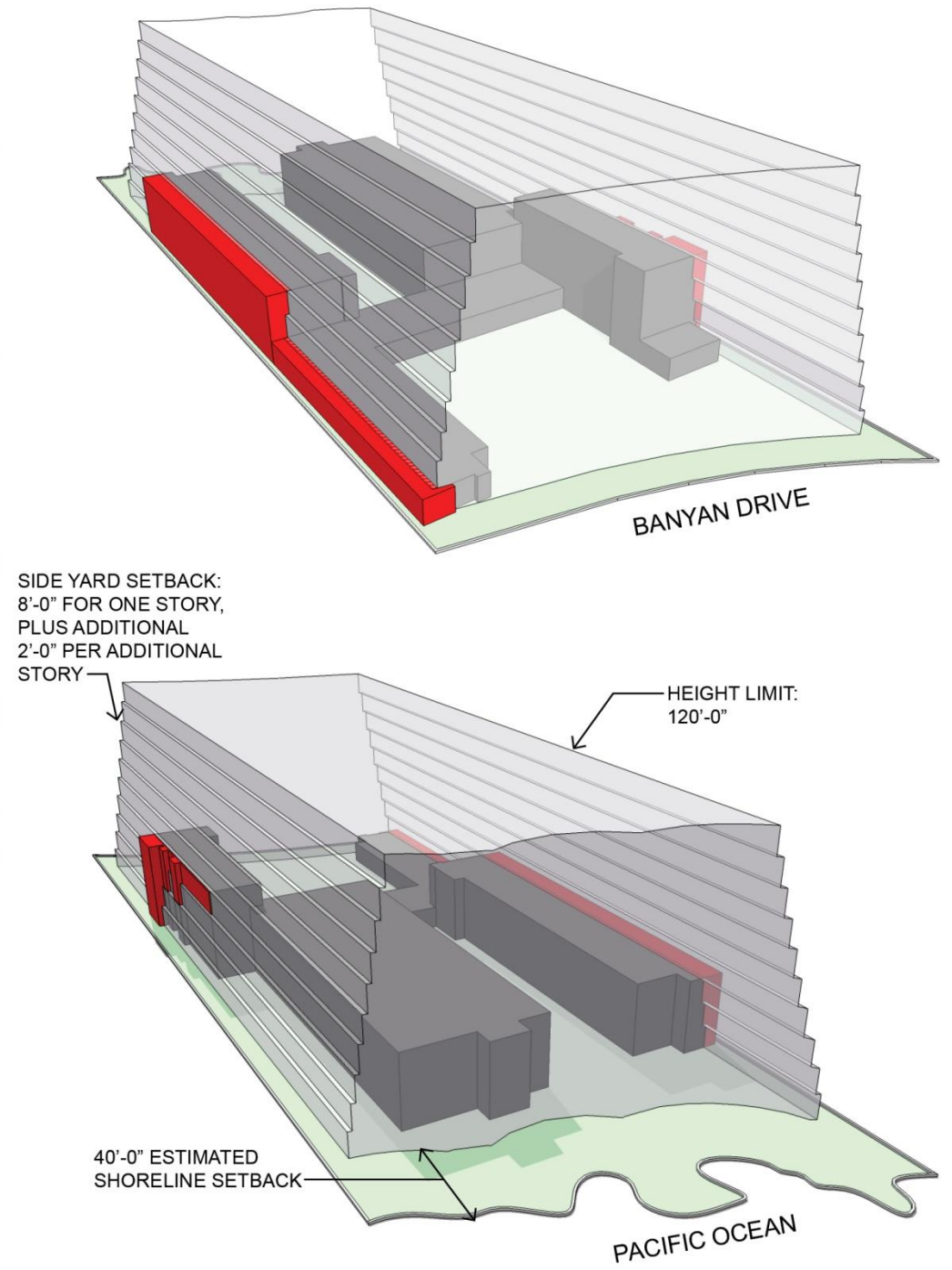


FIGURE 13 BUILDING ENVELOPE STUDY








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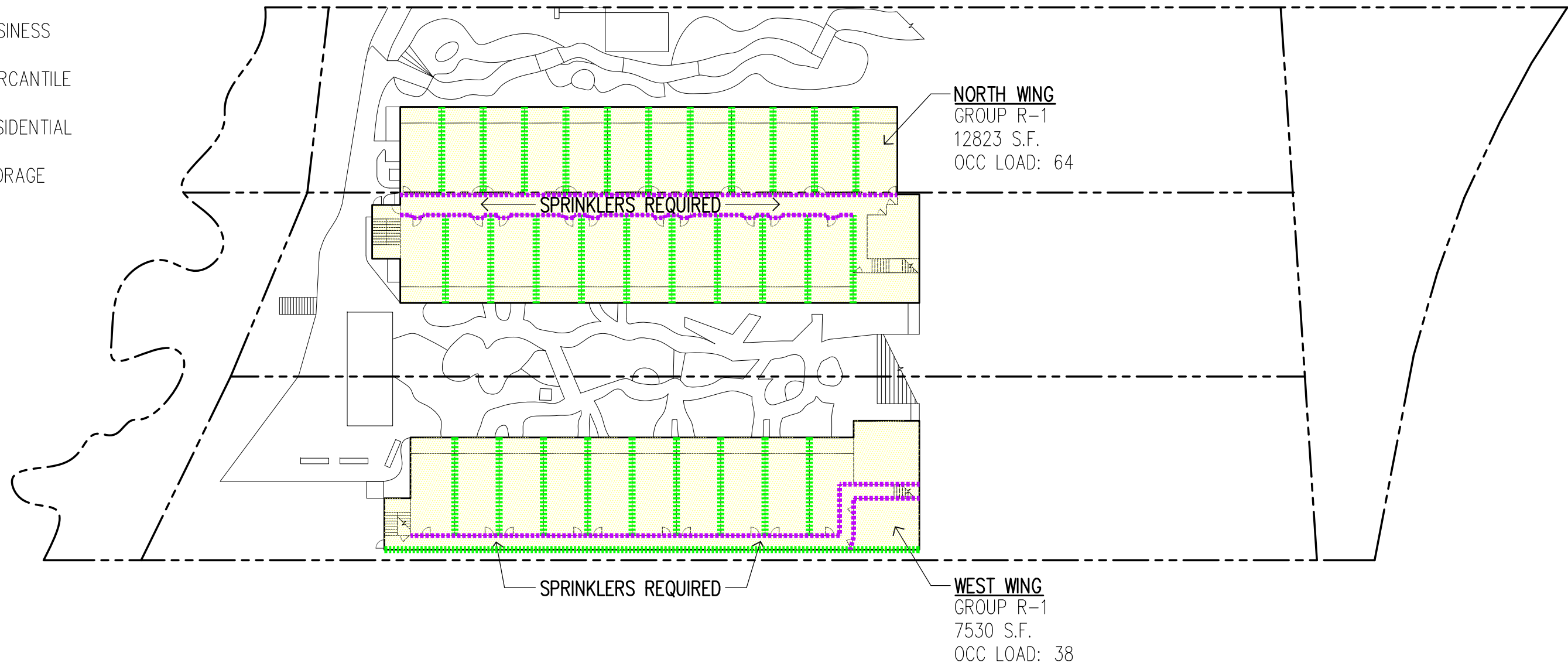
30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:

-  GROUP A, ASSEMBLY
-  GROUP B, BUSINESS
-  GROUP M, MERCANTILE
-  GROUP R, RESIDENTIAL
-  GROUP S, STORAGE



BASEMENT

WALL RATING LEGEND:

30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:

- GROUP A, ASSEMBLY
- GROUP B, BUSINESS
- GROUP M, MERCANTILE
- GROUP R, RESIDENTIAL
- GROUP S, STORAGE

FLOOD ZONE "VE"
BFE: 13'-0"

TMK: (3)1-2-005

FIRE SEPARATION DISTANCE
 $10 \leq X < 30 = 0 \text{ HR}$
FIRE SEPARATION DISTANCE
 $5 \leq X < 10 = 1 \text{ HR}$

FIRE SEPARATION DISTANCE
 $30 \leq X = 0 \text{ HR}$

NORTH WING
GROUP R-1
12596 S.F.
OCC LOAD: 63

LOBBY
GROUP B
5610 S.F.
OCC LOAD: 56

STORE
GROUP M
2790 S.F.
OCC LOAD: 93

RESTAURANT
GROUP A-2
6138 S.F.
OCC LOAD: 409*

WEST WING
GROUP R-1
7812 S.F.
OCC LOAD: 39

SPRINKLERS REQUIRED

SPRINKLERS REQUIRED

FIRE SEPARATION DISTANCE
 $10 \leq X < 30 = 0 \text{ HR}$

FIRE SEPARATION DISTANCE
 $X < 5 = 1 \text{ HR}$

PACIFIC OCEAN

BANYAN DRIVE

FIRST FLOOR

UNCLE BILLY'S HILO BAY HOTEL
Disclaimer: This map has been prepared for general planning purposes only.








WALL RATING LEGEND:

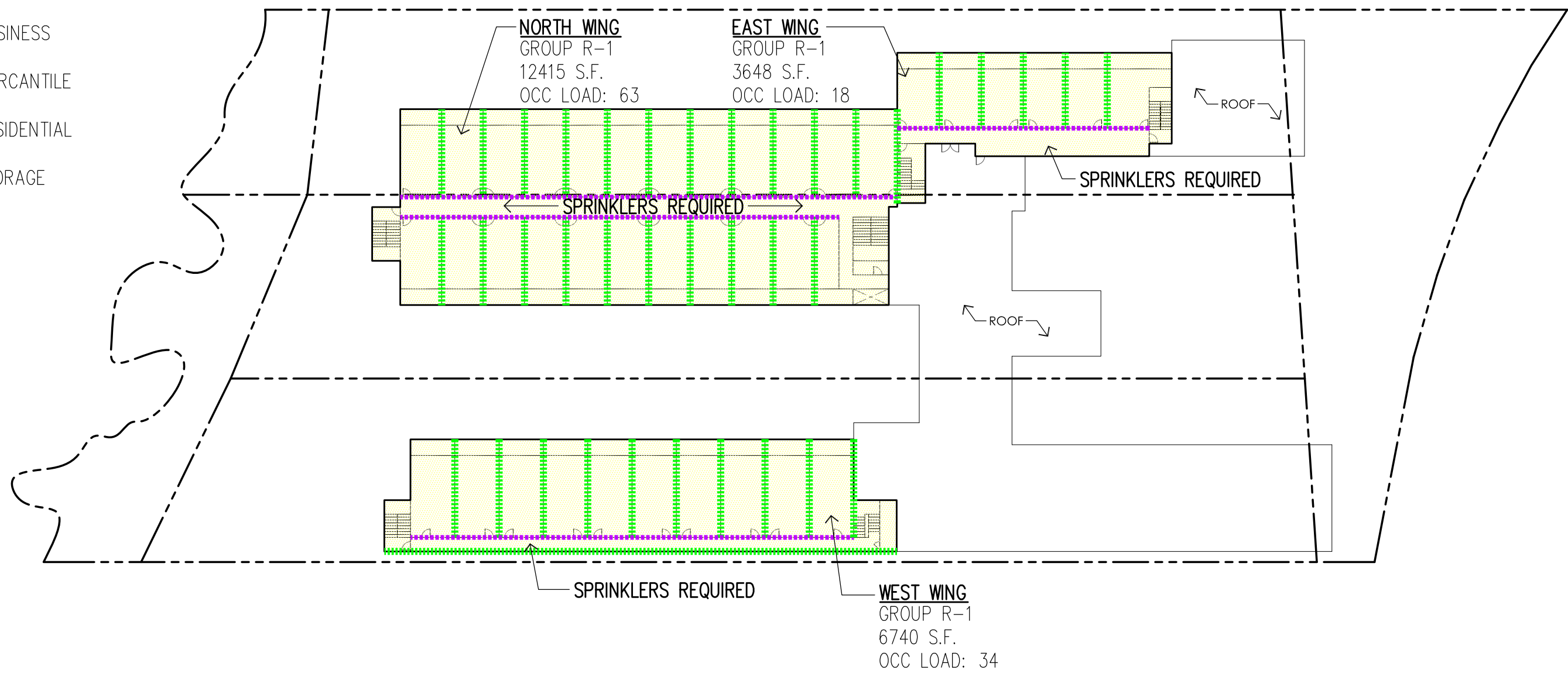
30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:

-  GROUP A, ASSEMBLY
-  GROUP B, BUSINESS
-  GROUP M, MERCANTILE
-  GROUP R, RESIDENTIAL
-  GROUP S, STORAGE



SECOND FLOOR

UNCLE BILLY'S HILO BAY HOTEL
Disclaimer: This map has been prepared for general planning purposes only.






WALL RATING LEGEND:

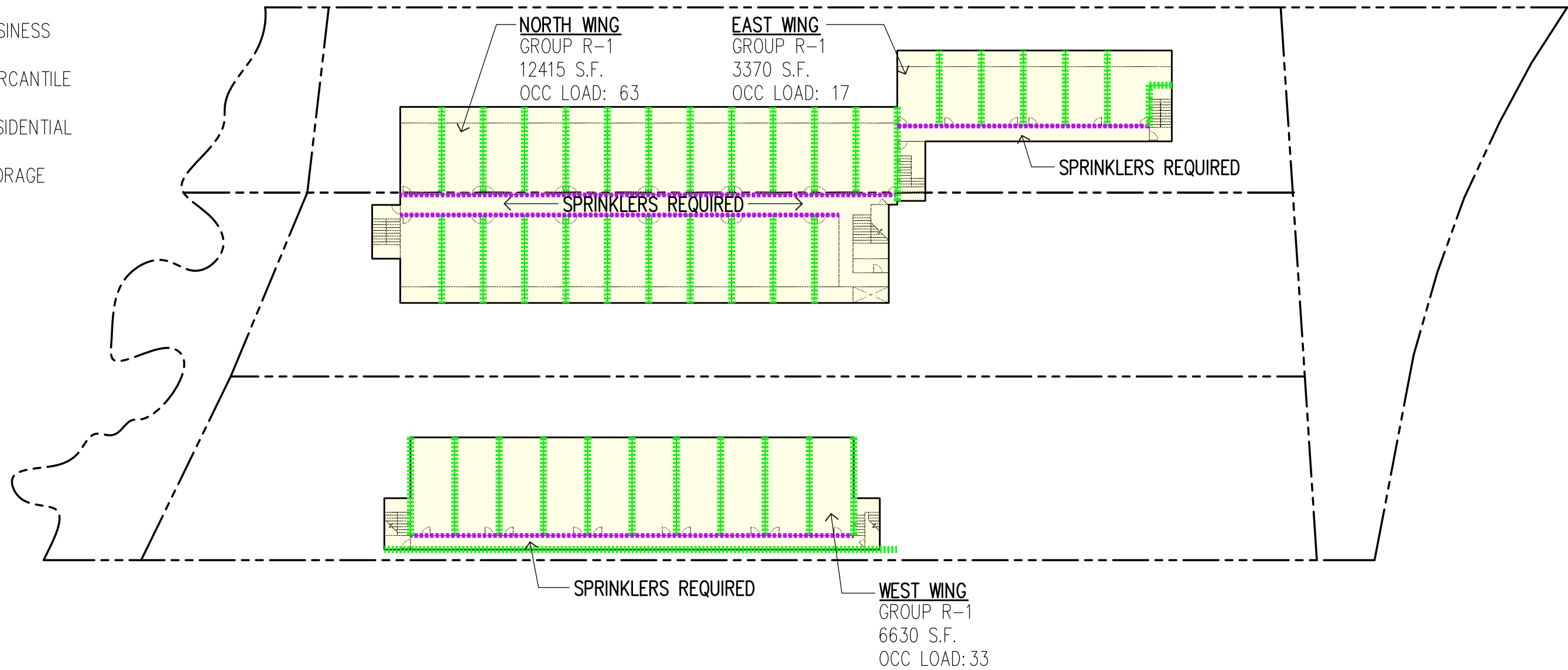
30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:

-  GROUP A, ASSEMBLY
-  GROUP B, BUSINESS
-  GROUP M, MERCANTILE
-  GROUP R, RESIDENTIAL
-  GROUP S, STORAGE



THIRD FLOOR

UNCLE BILLY'S HILO BAY HOTEL
Disclaimer: This map has been prepared for general planning purposes only.






WALL RATING LEGEND:

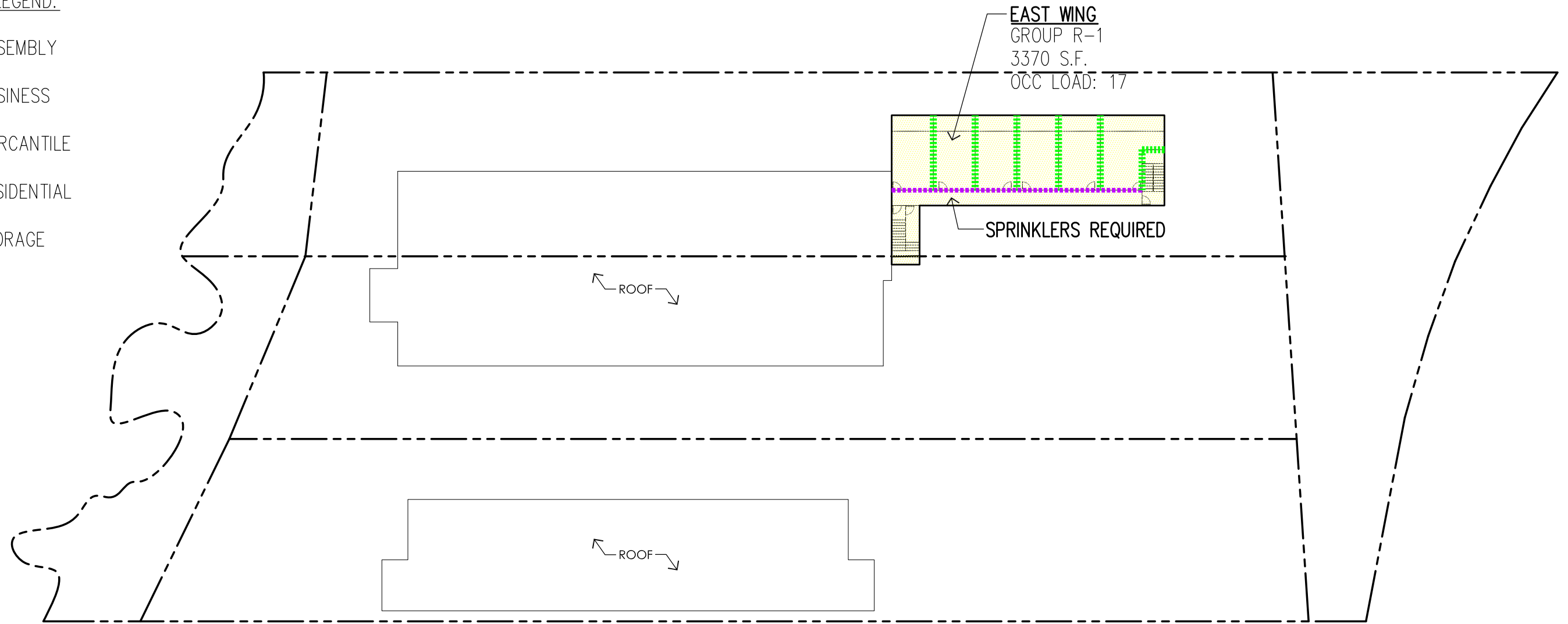
30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:

-  GROUP A, ASSEMBLY
-  GROUP B, BUSINESS
-  GROUP M, MERCANTILE
-  GROUP R, RESIDENTIAL
-  GROUP S, STORAGE



FOURTH FLOOR

UNCLE BILLY'S HILO BAY HOTEL
Disclaimer: This map has been prepared for general planning purposes only.






WALL RATING LEGEND:

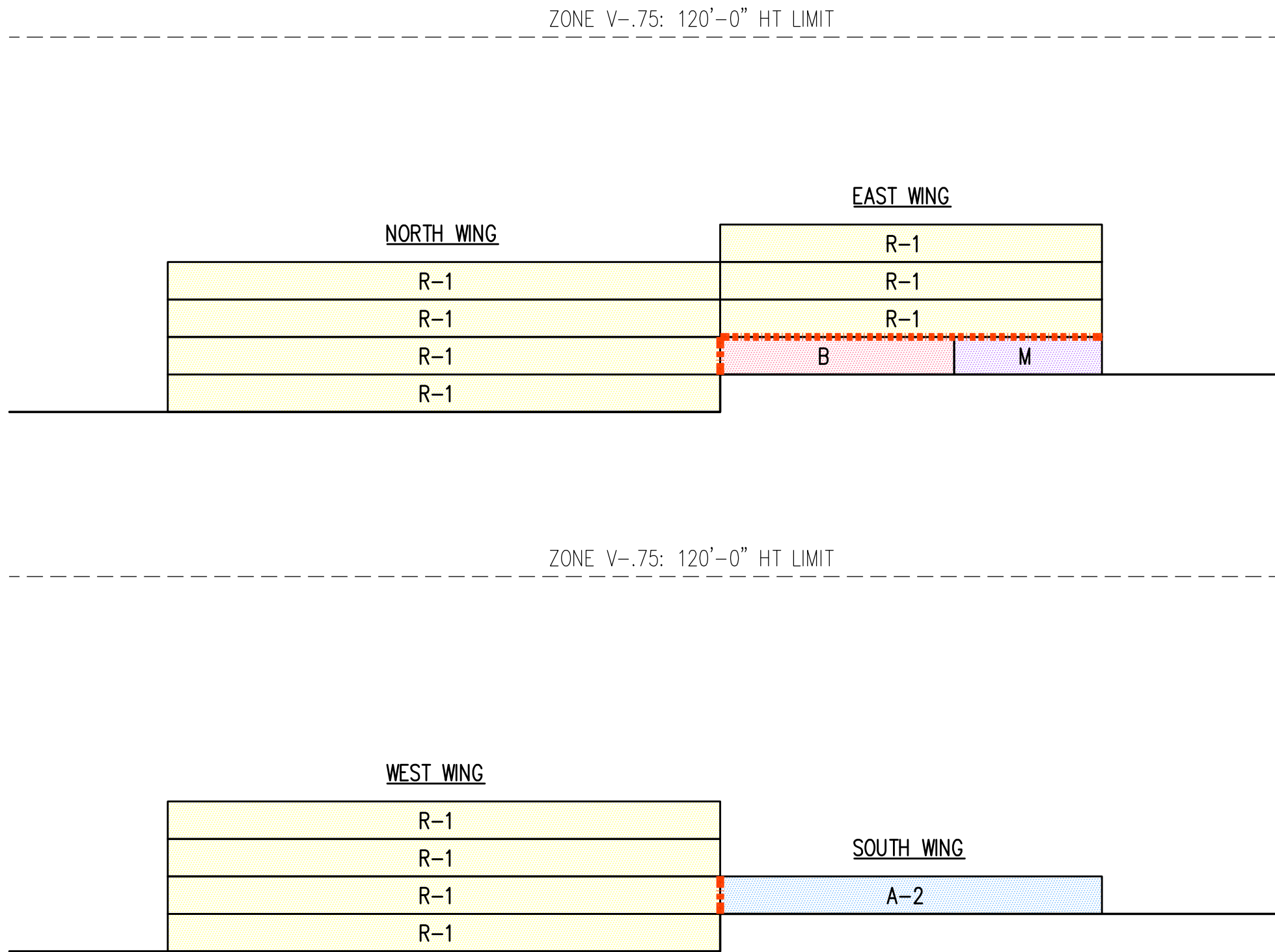
30 MIN FIRE SEPARATION

1-HR FIRE SEPARATION

2-HR FIRE SEPARATION

OCCUPANCY GROUP LEGEND:

-  GROUP A, ASSEMBLY
-  GROUP B, BUSINESS
-  GROUP M, MERCANTILE
-  GROUP R, RESIDENTIAL
-  GROUP S, STORAGE



SECTION DIAGRAMS



0 20' 40' 60' 80'

SCALE: 1/40" = 1'-0"



Prepared by:
ERSKINE
ARCHITECTS, INC.

2.7.3 Limited Hazardous Materials Survey

The Limited Hazardous Materials Survey Report tested one hundred and eight-six (186) suspected ACM samples, of which eight (8) tested positive for ACM's. Non-friable Category I ACM's were found in the following locations:

- Floors 2 and 4 - Brown drywall wall
- Floor 4 - Textured plaster wall
- Floor 2 - Felt material
- Lobby Men's Restroom - Sink caulking
- Basement Oceanside Stairwells - Plaster wall
- Basement Main Wing - Green ceramic floor tile

Friable ACM's were found in the following locations:

- Floors 1~3 - Fissure ceiling tile
- Floor 3 - Spray-on ceiling material

All friable ACM and any non-friable ACM that could be crumbled and pulverized during renovation/demolition is required to be removed and disposed of by a qualified asbestos abatement contractor.

Of the sixteen (16) paint chip samples, three (3) paint chip samples are classified as LCP. The LCP were found at the interior/exterior metal firehouse case/fire alarm bell/pipe, interior ocean facing stairwell plaster wall, and exterior concrete curb, asphalt road, and metal poles. None of the remaining paint chip samples are LBP. Flaking LCP that may be disturbed during renovation/demolition should be removed and disposed of in accordance with applicable local, state, and federal regulations.

The one (1) suspected arsenic treated material sample taken does not contain detectable levels of arsenic²⁸.

2.7.4 Existing Property Overview

Constructed from 1966-1970²⁹, Uncle Billy's is the largest of the Properties. It is comprised of five structures, totaling approximately 103,213 square feet. For the purpose of this Report, they were named: North Wing, South Wing, West Wing, and East Wing. The lobby, office, and restaurant (closed) are

²⁸ (EnviroServices & Training Center)

²⁹ (SSFM International)

located in the single story South Wing. The general store and meeting room are located at the first floor of the East Wing, while the second through fourth floors are dedicated to units. The North Wing and West Wing are each four stories where units are located. There are a total of approximately one hundred and forty-five (145) units.

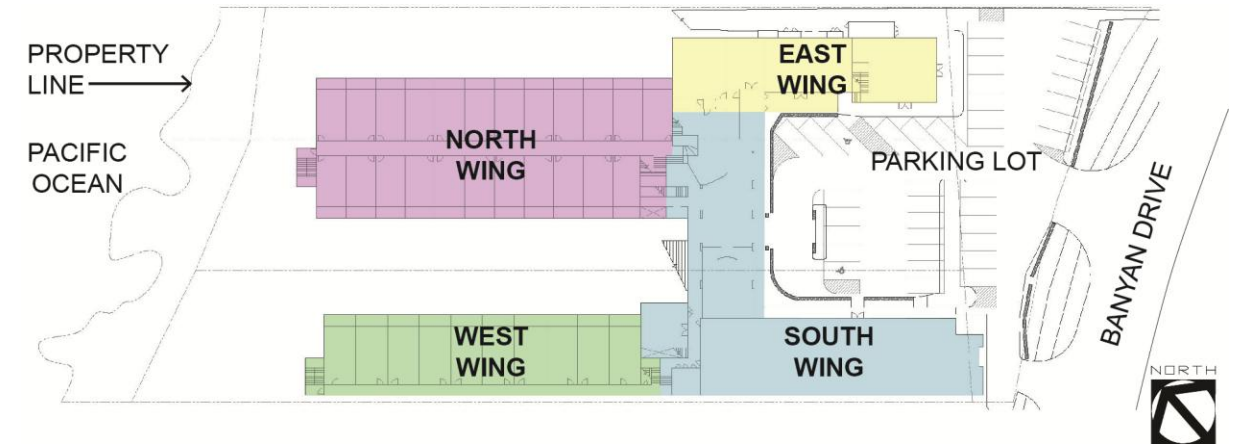


FIGURE 14 DIAGRAM OF UNCLE BILLY'S PROPERTY

2.7.5 Existing Water System

The property is served by an existing 12-inch ductile iron water main owned by the DWS. The 12-inch water main is located in the Banyan Drive right-of-way. There are two existing fire hydrants on the street side of the property.

Uncle Billy's Hilo Bay Hotel Potable Water Information	
DWS Account No.	260-97100
Meter No.	32894539
Meter Size	1-1/2-inch
Source Reservoir	Piihonua 3 (overflow/spillway elev. = 300')
Existing Average Daily Usage (2013 – Present)	14,770 gal/day
Existing Units of Water Used*	37 units

Allowable Units of Water*	25 units (10,000 gal/day)
Available Units of Water*	(-) 12 units (-4,800 gal/day)

*1 equivalent water unit = 400 gal/day

Based on the information obtained, it appears that Uncle Billy's current average daily usage of potable water exceeds the allowable usage by approximately 12 units of water (4,800 gal/day). It is reasonable to assume that this property cannot increase its potable water usage without increasing its water meter size and obtaining additional units of water. Consultation with the DWS should occur once the scope of any proposed improvements are developed because allowable units of water are subject to change. The DWS Water System Standards dated 2002 also states, in Table 100-18, that the guideline for the average daily demand for a zoning designation of "Resort" is 400 gal/unit, which is equivalent to 1 water unit per hotel unit. DWS standards also state that the Resort designation is subject to special review and control by the Manager. Based on this information, a discussion with the DWS regarding additional units of water could take place.

2.7.6 Existing Sewer System

Wastewater generated from the property flows into an existing 12-inch County of Hawai'i sewer main, along Banyan Drive. An existing sewer manhole (SMH# 5755) is located in the sidewalk area of the public right-of-way near the southern edge of the parcel. The existing sewer increases to a 15-inch main at the downstream end of this sewer manhole. The County of Hawai'i indicated that no recent sewer studies are available to confirm the existing flows, however, at the time of its construction in the 1960s, this portion of the sewer system was intended to accommodate a design flow of 0.85 MGD (590 GPM). Based on preliminary discussions with the County of Hawai'i Department of Environmental Management, increases to the property occupancy or to the amount of wastewater generated will require a Sewer Study to assess the existing sewer system capacity.

Wastewater from the property travels along Banyan Drive towards an existing sewage pump station (Banyan Pump Station) located to the north of the intersection of Banyan Drive and Banyan Way.

Wastewater is then pumped through a 10-inch force main into another portion of the County of Hawai'i sewer system and ultimately treated at the Hilo Wastewater Treatment Plant.

2.7.7 Existing Drainage System

The property generally drains stormwater runoff by sheet flowing towards the back of the property and into Hilo Bay. A portion of the parking lot sheet flows onto Banyan Drive. The existing County of Hawai'i drainage system on Banyan Drive utilizes catch basins and reinforced concrete pipes to collect and transport stormwater runoff. Captured stormwater eventually discharges into either Hilo Bay or Reed's Bay.

The Uncle Billy's parcel is within the special flood hazard area and designated as Zone VE. Zone VE is defined in Chapter 27, Floodplain Management, of the HCC as coastal high hazard and commonly known as the tsunami inundation zone. As described in this chapter "Zone VE is the special flood hazard area that corresponds to the one-hundred-year coastal floodplains extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundation or tsunamis. Whole-foot base flood elevations derived from the detailed hydraulic analyses have been determined at selected intervals within this zone³⁰." Any proposed work shall be subject to full compliance of Chapter 27 of the HCC.

Chapter 27 of the HCC also addresses nonconforming structures in Section 27-13 and states "any nonconforming structure existing on May 5, 1982 or made nonconforming by a change in the special flood hazard area may continue, subject to the following conditions:

- a) Any repair, reconstruction, improvement, or addition to a nonconforming structure, if it is considered to be substantial improvement, shall comply with the applicable standards of this chapter.
- b) All relocated structures shall comply with the applicable standards of this chapter.
- c) Substantial improvement of a damaged, destroyed, or demolished structure³¹.

Where "substantial improvement" is defined in HCC Section 27-12 as "any repair, reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement which shall be the sum of all costs of all such work performed in the previous three years including the cost of the current work being considered³²." HCC Section 27-12 also states that substantial improvement does not include "any project for improvement to a structure to correct existing violations of

³⁰ (County of Hawai'i)

³¹ (County of Hawai'i)

³² (County of Hawai'i)

state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions³³.”

Property tax records of the parcel indicate that the structure was built prior to May 5, 1982.

The DLNR OCCL is currently evaluating the effects of climate change through 2050. This effort is designed to fulfill the requirements of the Hawai'i Climate Adaption Initiative Act of 2014 (Act 83; House Bill 1714). OCCL's initial focus is to study the effects of sea level rise on the islands, including sea level rise vulnerability and adaptation. In 2014, OCCL executed a Memorandum of Agreement to formalize a relationship between the SOEST. Under this agreement, SOEST will help fulfill OCCL's mission to protect and conserve beaches, dunes, and coastal communities from the deleterious effects of coastal erosion and sea level rise. SOEST effort is on-going and will not be completed before finalization of this “Assess Banyan Drive Properties” project.

In addition to any flood and tsunami considerations, proposed improvements to Banyan Drive Properties should be evaluated against developing sea level rise impacts and recommendations.

2.7.8 Existing Mechanical System

The current air conditioning systems at the hotel guest rooms are package type window/thru wall air conditioning units located at the exterior of each room. Split systems appear to serve most of the first level shops with air cooled condensers located at the building exterior on ground level. A room by room evaluation of the air conditioning systems was not performed. Instead this assessment served to visually identify the general condition of accessible equipment on the roof and at common areas. In general, the components surveyed appeared to be in fair to poor condition with signs of corrosion, likely due to age and/or proximity to the ocean. The ventilation systems at the interior common restrooms were visually inspected and appear to have insufficient exhaust to meet Department of Health (DOH) requirements. If desired to provide bathroom exhaust meeting DOH requirements, the exhaust fans and ductwork serving the Men's and Women's restrooms would likely require replacement.

³³ (County of Hawai'i)

2.7.9 Existing Electrical System

For the purposes of this assessment, a room by room evaluation of the electrical system was not performed, nor was any specific testing or performance evaluation on the system performed. Instead the assessment served to visually identify the general condition of accessible electrical equipment at common areas.

Equipment in the common areas appears to be in generally fair condition, but much of it is in need of maintenance. Conduit and cables on the exterior of the building are routed poorly and not properly secured to the building. Many conduits are broken, and junction box and receptacle covers are missing, which will lead to accelerated deterioration and possible safety hazards.

2.7.10 Existing Structures

East, West, and North Wing Buildings

The structural gravity system of the West and North Wing buildings is a concrete roof and floor slab system, supported by concrete and masonry bearing walls, and concrete columns and a concrete slab-on-grade. A portion of the basement floor of the North Wing appears to be wood framed. The concrete roof and floor slabs appear to be composed of hollow core precast, pre-stressed concrete planks with concrete topping. The stairways for both buildings are composed of cast-in-place concrete construction with masonry bearing walls. The elevator shaft for the North Wing appears to be framed out of masonry walls. The structural lateral system of the buildings appears to be a concrete and masonry shear wall system.

South Wing Building

The structural gravity system of the South Wing building is a wood roof system composed of wood roof decking, supported by wood roof trusses supported by wood and masonry columns and a concrete slab-on-grade. The structural lateral system of the building appears to be a light framed plywood shear wall system.

Lobby Areas

The structural gravity system of the South Wing building is a wood roof system composed of wood roof decking, supported by wood roof trusses and rafters supported by wood and masonry columns and a concrete slab-on-grade. The structural lateral system of the building appears to be a light framed plywood shear wall system.

2.7.11 Existing Parking Conditions

The existing parking lot for the property is located in the front of the building. There appears to be thirty-eight (38) marked stalls, including two (2) ADA marked parking stalls. Based on observations during a

site visit on June 17, 2015, the pavement exhibits minor cracking in multiple areas around the entire parking lot. There was also minor ponding in four locations.

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
UB.1C-01	June 17, 2015	1	Exterior - East driveway, covered driveway	Minor ponding at two locations	Monitor and seal when cracks appear.		●					N/A
UB.1C-02	June 17, 2015	1	Exterior - Covered driveway	Minor AC cracks on both sides of covered driveway/reception area.	Crack sealing.		●					\$4,800.00
UB.A-01	June 17, 2015	Typical	Typical	Paint in poor condition.	Paint complete.	●						\$1,250,000.00
UB.A-02	June 17, 2015	Typical	Typical	Carpet in poor condition.	Replace carpet complete.	●						\$240,000.00
UB.A-03				No wayfinding signage.	Provide wayfinding signage.							\$47,000.00
UB.A-04	June 17, 2015	Typical	Typical	Obstruction at exit door: Fire hydrant at North Wing Basement, fire extinguisher at North Wing 3rd floor makai stair, counter at East Wing 3rd floor	Remove obstruction.	●						\$750.00
UB.A-05	June 17, 2015	Typical	Typical	Low ceilings/soffits - Head clearance.	Raise ceilings/soffits to be code compliant.	●						\$1,100,000.00
UB.A-06	June 17, 2015	Typical	Typical	Floor not level.	Level finish floor. At North Wing Basement - Remove tree roots and install root barrier.	●						\$15,500.00
UB.A-07	June 17, 2015	Typical	Typical	All stairwells are non-compliant.	Reconstruct all stairwells to be code compliant.	●		●				\$300,000.00
UB.A-08	June 17, 2015	Typical	Typical	Non-ADA compliant door hardware. Several doors have insufficient head clearance at North Wing Basement.	All doors, windows, and jambs - headers/sills need to be replaced. Remove all debris.	●						\$2,250,000.00
UB.A-09	June 17, 2015	Typical	Typical	All balcony railings need to be replaced to comply with guardrail requirements. East Wing - Warped rail. Rail at 39 1/4' ft. Water ponding on rail. Rail separating. North Wing - Exterior: Typical lanai wood guardrail deteriorated.	Replace balcony railings complete to comply with guardrail requirements.	●						\$300,000.00
UB.A-10	June 17, 2015	Typical	Typical	Openings in walls.	Exterior openings in all walls should be closed off.	●						\$3,000.00
UB.A-11	June 17, 2015	Typical	Typical	Light fixtures (wall mounted) are too low on walkways.	Mount light fixtures at an appropriate height.						●	\$165,000.00
UB.A-12	June 17, 2015	Typical	Typical	No area of refuge.	Provide area of refuge.	●						\$9,000.00
UB.A-13	June 17, 2015	Typical	Typical - Corridors	No fire sprinklers. West wing basement: Corridors are enclosed and not rated. Awning projection and lattice enclosure possibly does not meet fire rating for construction.	Provide fire sprinklers in corridors to be code compliant.	●			●	●		\$67,000.00
UB.A-14	June 17, 2015	Typical	Typical - Corridors	Ceilings are suspended ceiling panels.	Remove sagging suspended ceiling panel system and ceiling grid complete. Replace with hard ceilings.	●						\$78,000.00
UB.A-15	NOT USED											
UB.A-16	June 17, 2015	Typical	North Wing - Makai Stair	Corridor has broken windows at end. Jalousie windows extended to floor with no guardrail.	Replace window and add code compliant guardrail.	●						\$2,500.00
UB.A-17	June 17, 2015	Typical	North Wing	Dead-end corridor at elevator. Jalousie windows in elevator lobby (if considered lobby).	Modify layout to remove dead end corridor by constructing elevator lobby. Remove jalousie window and make fire rated.	●						\$150,000.00
UB.OA-01	June 17, 2015	0	Exterior	All wood lean-to sheds built in non-compliant with wood and badly damaged.	Demolish or reconstruct wood lean-to sheds.	●						\$20,000.00
UB.OA-02	June 17, 2015	0	Exterior	Guardrails needed at exterior walking paths and bridges over ponds.	Provide code compliant guardrails at new code compliant paths/bridges.	●						\$65,000.00

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
UB.0A-03	June 17, 2015	0	Exterior		Replace cover over exterior crawl space.	●						\$6,000.00
UB.0A-04	June 17, 2015	0	Exterior		Remove large trees from courtyard.	●	●					\$35,000.00
UB.0A-05	June 17, 2015	0	Exterior	Planter only has gravel, no plants.	Planter needs to be repaired, planted, or paved for egress.	●						\$7,500.00
UB.0A-06	June 17, 2015	0	Exterior	Trees growing into egress path and uprooting walkway. Wall may need to be repaired due to structural design.	Remove tree roots and install root barrier. Repair/remove wall.	●		●				\$15,000.00
UB.0A-07	June 17, 2015	0	West Wing	Fire extinguisher cabinet glass window too small - no fire extinguisher in corridor.	Replace/add fire extinguisher cabinet.	●						\$1,000.00
UB.1A-01	NOT USED											
UB.1A-02	June 17, 2015	1	South Wing	Non-rated/non-protected Laundry wall and door. Uneven floor in laundry with ramping entrance. Ceiling is unrated.	Provide 1-hour rated enclosure.	●						\$60,000.00
UB.1A-03	June 17, 2015	1	East Wing	Dead end corridor at restrooms.	Modify layout to remove dead end corridor.	●						\$50,000.00
UB.1A-04	June 17, 2015	1	East Wing	Non-compliant exit doors.	Remove or replace non-compliant exit doors.	●						\$28,000.00
UB.1A-05	June 17, 2015	1	East Wing	Wood fire extinguisher cabinet.	Replace with code compliant fire extinguisher.	●						\$1,000.00
UB.2A-01	NOT USED											
UB.2A-02	June 17, 2015	2	East Wing	Exposed walkway, ponding. Exterior walkway has only one type of drain. Ponding at parapet.	Provide proper drainage.	●						\$37,500.00
UB.2A-03	NOT USED											
UB.2A-04	June 17, 2015	2	East Wing	Rot wood. Exposed plywood sheathing. Plywood deteriorating from above. Railing deteriorating - rot - moss growing, rust at nails.	Replace wood.	●						\$7,500.00
UB.2A-05	June 17, 2015	2	East Wing	Woven material in glass of fire hose enclosure.	Remove woven material.	●						N/A
UB.2A-06	June 17, 2015	2	East Wing - Makai Stair	Stair remains open at all times.	Stair needs to be closed.	●						N/A
UB.3A-01	June 17, 2015	3	North Wing	Leaking ceiling - stain/water damage. Water damage/stain at carpet.	Determine source of leak and repair, replace damaged ceiling and carpet.	●						Included elsewhere
UB.3A-02	NOT USED											
UB.3A-03	NOT USED											
UB.3A-04	June 17, 2015	3	North Wing - Mauka Stair	Open exit stair.	Stair to be enclosed to comply with code.	●						\$21,000.00
UB.RA-01	June 17, 2015	Roof	Typical	Ponding. Roof patch detached/peeling. Spalling of tar. Soft spots on roof. Eaves and fascia boards need to be replaced. Gutter at elevator roof broken. Gutter clips detached. Gutter sagging at lobby area. Plant growing on roof and gutter.	Reroof, including most of the metal roofing areas and provide new flashing. Replace gutters.	●						\$328,000.00
UB.D-01	June 17-18, 2015	Typical	North Wing - Elevator Landing	Non-compliant landing hall signals, hoist way signs.	Provide landing hall signals and hoist way sign, at the main entry level, that includes a tactile star.	●						Included elsewhere
UB.D-02	June 17-18, 2015	Typical	Typical	Non-compliant operating part height. (West Wing - Guest Room #110 - electrical, peep hole, clothes rod, robe hook, etc. North Wing - Accessible Guest Room #233- hair dryer, tissue paper dispenser)	To become accessible, lower operating parts within accessible reach range and provide compliant clear floor space.	●					●	\$5,000.00

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
UB.D-03	June 17-18, 2015	Typical	North Wing - Elevator Car Requirements	Non-compliant elevator car dimensions. (Does not meet the Exception for existing elevator car configuration because the 51 inches clear depth is less than the 54 inches minimum)	Replace elevator with compliant elevator car.			●		●	●	\$20,000.00
UB.D-04	June 17-18, 2015	Typical	North Wing - Hotel Corridors, Means of Egress; West Wing - Hotel Corridors; East Wing - Hotel Corridors	Non-compliant protruding wall mounted emergency light fixture, fire extinguisher cabinet, and stand pipes. Non-compliant protruding objects vertical clearance beams. Non-compliant protruding wall mounted light fixture. Non-compliant protruding wall mounted emergency light fixture, fire extinguisher cabinet, and stand pipes. Non-compliant protruding ceiling light fixture.	Replace wall mounted emergency light fixture to either protrude less than 4 inches from the wall or higher than 80 inches above the finish floor. Provide detectable barrier below dry stand pipes. Raise bottom surface of beams above 80 inches above the finish floor or provide detectable barrier where vertical clearance is less than 80 inches high. Replace wall mounted light fixture to either protrude less than 4 inches from the wall or higher than 80 inches above the finish floor. Replace ceiling mounted light fixture to be higher than 80 inches above the finish floor.	●		●			●	Included elsewhere
UB.D-05	June 17-18, 2015	Typical	North Wing, West Wing - Means of Egress	Non-compliant signs for means of egress	Provide accessible signs at exit doors, areas of refuge, and directional signs.	●						Included elsewhere
UB.D-06	June 17-18, 2015	Typical	North Wing, West Wing, East Wing - Means of Egress	Non-compliant stairways that are part of a means of egress.	Provide accessible stairways as part of a means of egress	●		●				Included elsewhere
UB.D-07	June 17-18, 2015	Typical	North and West Wing	West Wing Corridors - Non-compliant accessible route cross slope. North Wing - Cross slope in exit path.	Provide accessible corridors with a cross slope less than 1:48.	●		●				\$20,000.00
UB.D-08	June 17-18, 2015	Typical	West Wing - Hotel Corridors	Non-compliant threshold at guest room entry doorway	Provide accessible threshold at guest room entry doorways.	●		●				\$20,000.00
UB.D-09	June 17-18, 2015	Typical	Guest rooms (typical)	Non-compliant identification sign mounting height; Non-compliant interior door and doorway	Provide compliant permanent room signs that are tactile and brailled at correct height and location. To become accessible, provide wider interior door and doorways by widening door opening.	●		●				\$990,000.00
UB.D-10	June 17-18, 2015	Typical	West Wing - Guest Room #110; North Wing - Accessible Guest Room #233	Non-compliant interior door and doorway	To become accessible, provide wider interior door and doorways by widening door opening.	●		●				\$1,000.00
UB.D-11	June 17-18, 2015	Typical	West Wing - Guest Room #110; North Wing - Accessible Guest Room #233	Non-compliant bathroom	To become accessible, enlarge bathroom to comply with accessible shower, water closet (> 18 inches, side grab bar < 54 inches) requirements, and towel blocking grab bar.	●			●		●	\$12,000.00
UB.D-12	June 17-18, 2015	Typical	West Wing - Guest Room #110; North Wing - Accessible Guest Room #233	Non-compliant balcony lanai	To become accessible, provide compliant sliding door, construct barrier for protruding air conditioner, and increase size to provide turning space.	●		●				Included elsewhere

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
UB.D-13	June 17-18, 2015	2	Typical - Guest Room with mobility and/or communication features	Insufficient quantity provided. Dispersion of types of guest rooms required (North Wing - without kitchenette, West Wing - with kitchenette). Fire Alarm System - Audible and Visible	Renovate required quantity of guest rooms to include mobility and/or communication features. Install fire alarm system that provides audible and visible throughout the facility	●		●	●	●	●	\$110,000.00
UB.0D-01	June 17-18, 2015	0	Exterior - Hotel Central Garden	Non-compliant stairway - Uneven risers with non-level landings at the bottom. Non-compliant garden pathway	Provide accessible stairway to garden area. Provide accessible garden pathway.	●	●					\$50,000.00
UB.0D-02	June 17-18, 2015	0	Exterior - Swimming Pool	Non-compliant accessible route to basement, garden, and pool. Non-compliant means of pool entry.	Provide accessible route to basement, garden, and pool. Provide accessible means for pool entry.	●	●					\$12,000.00
UB.0D-03	June 17-18, 2015	0	Exterior - Shoreline	Non-compliant stairway to shoreline	Provide accessible stairway to shoreline.	●	●					\$25,000.00
UB.1D-01	June 17-18, 2015	1	Exterior - Accessible Parking Spaces	Non-compliant accessible van parking stall sign location. Non-compliant accessible parking stalls. (sign location to low, access aisle in traffic lane, and relationship to accessible route)	Relocate accessible van parking sign from access aisle to vehicle space. Relocate/Reconfigure for compliant accessible parking stalls. (vehicle and van spaces, access aisle, ground surface, identification, and no relationship to accessible route)		●					\$6,000.00
UB.1D-02	June 17-18, 2015	1	West Wing - Guest Room #110	Non-compliant entrance door and doorway	To become accessible, provide interior maneuvering clearances by redesigning kitchenette.	●		●				\$4,000.00
UB.1D-03	June 17-18, 2015	1	West Wing - Guest Room #110	Non-compliant kitchenette	To become accessible, modify kitchenette cabinets to comply with sink, storage, and work surface requirements.	●			●		●	\$8,000.00
UB.1D-04	June 17-18, 2015	1	South Wing - Lobby Registration Service Counter	Non-compliant registration service counter.	Provide accessible service counter	●						\$25,000.00
UB.1D-05	June 17-18, 2015	1	South Wing - Lobby Drinking Fountain	Non-compliant drinking fountain	Provide accessible drinking fountain				●			\$1,500.00
UB.1D-06	June 17-18, 2015	1	South Wing - Lobby Ice and Vending Machine	Non-compliant Ice and Vending Machine Room	Provide an accessible ice and vending machine room that includes accessible maneuvering clearances, work surface, and identification sign.	●		●	●		●	\$6,000.00
UB.1D-07	June 17-18, 2015	1	South Wing - Tenant - Restaurant	Non-compliant bar seating	Provide an accessible dining surface at the bar.	●						N/A
UB.1D-08	June 17-18, 2015	1	South Wing - Hotel Housekeeping	Non-compliant Housekeeping Room	Provide an accessible room with widened entrance, turning space, washer/dryer, with identification sign	●		?	●		●	\$5,000.00
UB.1D-09	June 17-18, 2015	1	South Wing - Laundry Area	Non-compliant Laundry area. Uneven floor in laundry with ramping entrance.	Provide an accessible laundry area that includes maneuvering clearances, equipment (washer/dryer), work surface, ground surface, and identification sign.	●		●	●		●	Included elsewhere
UB.1D-10	June 17-18, 2015	1	East Wing - Lobby to General Store	Protruding wall mounted fire hose cabinet	Construct furred out wall below cabinet.	●						Included elsewhere
UB.1D-11	June 17-18, 2015	1	East Wing - Tenant Spaces - General Store	Non-compliant entrance doorway	Provide an accessible entry door maneuvering clearances and threshold	●						\$30,000.00

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
UB.1D-12	June 17-18, 2015	1	East Wing - Men's Restroom, Women's Restroom	Non-compliant toilet room. (water closet, doors, grab bars, mirror, dispensers)	Provide accessible toilet room (water closet, doors, grab bars, mirror, dispensers).	●		●	●		●	\$20,000.00
UB.2D-01	NOT USED											
UB.2D-02	June 17-18, 2015	2	North Wing - Accessible Guest Room #233	Non-compliant identification sign	To become accessible, provide compliant permanent room signs that are tactile and brailled.	●						Included elsewhere
UB.S-01	June 17, 2015	Typical	Typical	North Wing - Interior Corridors: Typical cracks/splits at drywall joints & corners; North and West Wing - Exterior: Typical exterior cracks and spalls at floor levels at concrete/masonry wall/floor connection. Typical exterior cracks and spalls at concrete/masonry wall sills under windows. Typical exterior cracks at floor levels at concrete/masonry wall/floor connection at lanai rails/walls; West Wing - Stairwell: Concrete spalling at concrete stair framing soffits; West Wing - Exterior Corridor: Vertical concrete cracks in finishes under concrete outrigger beams at interface between conc./masonry walls; West and East Wings - Exterior Corridor: Longitudinal crack along overhang slab soffit construction joint; West Wing - Exterior Corridor: Concrete crack at concrete/masonry wall header at exterior stair door; East Wing - Exterior Corridor: Vertical cracks at end of cantilevered lanai beam, plants growing in cracks. Longitudinal crack along overhang slab soffit construction joint. Random cracks on top surface of lanai slab. Cracked ceiling, mold, leaking, concrete spalling at ceiling - leak along wall. Ceiling separated; East Wing - Stairwell: Cracks in masonry walls; Cracks in concrete roof slab edges	Repair exterior cracks and spalls.	●		●				\$170,000.00
UB.S-02	June 17, 2015	Typical	North Wing - Interior Corridors	Typical low header over corridor: 6'-6"-7'-0" min. clear		●						
UB.S-03	June 17, 2015	Typical	Typical	West Wing - Stairwell: Exterior wood Studwall moisture damaged; South Wing - Restaurant Tenant Space: Moisture stains in wood roof decking; North Wing - Moisture damaged wood roof framing over elevator shaft roof; South Wing - Soffit/ceiling; East Wing - Stairwell: Moisture damaged wooden stairway from East Wing to North Wing	Replace wood stud wall; Replace damaged wood roof decking; Replace wood roof framing; Replace stairway framing			●				\$40,000.00
UB.OS-01	June 17, 2015	0	West Wing - Exterior Corridor	Concrete walkway slab-on-grade at corridor sloped toward exterior walls	Remove and replace concrete walkway slab-on-grade			●				\$50,000.00

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

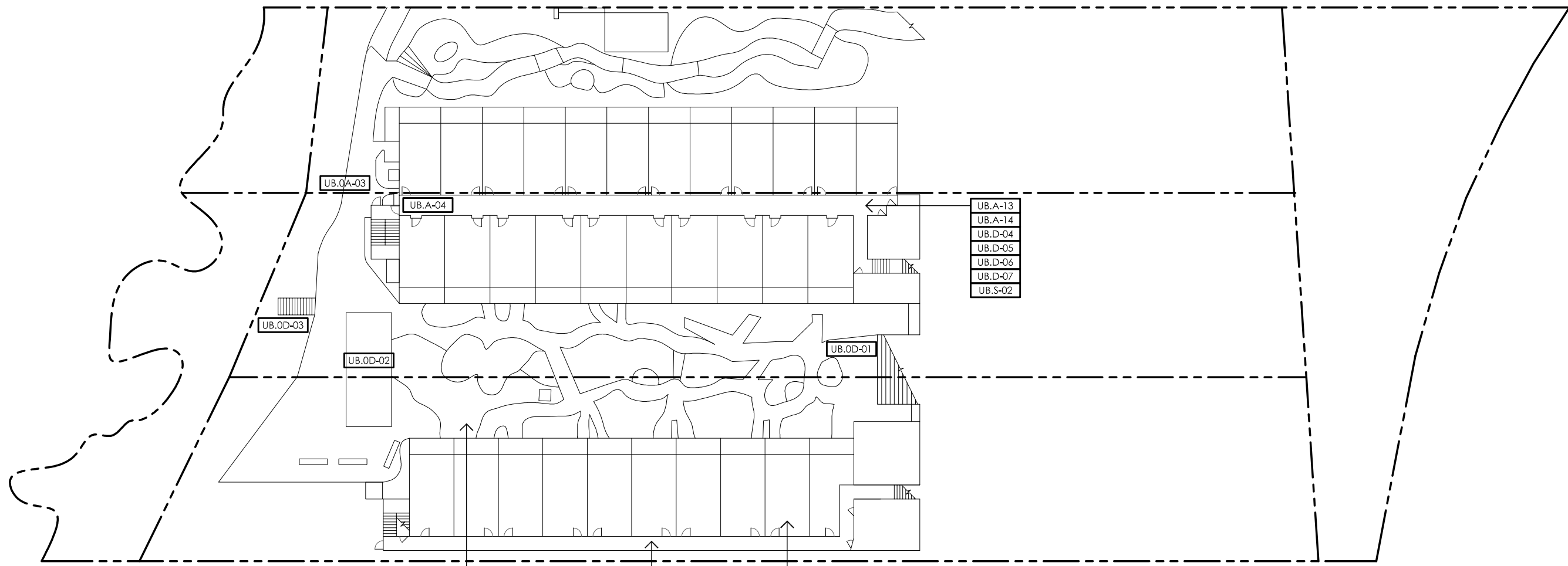
Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC	
UB.1S-01	June 17, 2015	1	Typical	Termite damage throughout. At South Wing Lobby - roof decking and open trusses have termite damaged, throughout ceiling/roof. At South Wing Stairs - termite damage to ohia posts. At courtyard garden - Wood posts flanking stair badly termite damage; South Wing - Restaurant Tenant Space: Termite damage to roof truss members; East Wing - Uncle Billy's General Store: Termite damage in roof fascia	Replace ohia posts, roof truss members, damaged wood roof decking and damaged roof fascia.			●				\$135,000.00
UB.S1-02	June 17, 2015	1	South Wing - Porte Cochere	Rock wall veneer damage to porte cochere column	Repair wall veneer at porte cochere column	●						\$8,000.00
UB.1S-03	NOT USED											
UB.1S-04	June 17, 2015	1	East Wing - Uncle Billy's General Store	Damaged wood siding	Replace damaged wood siding			●				\$5,000.00
UB.OP-01	June 19, 2015	0	West Wing - Corridor	Gas and Water lines partially exposed along length of corridor.	Bury piping along corridor. Provide valve boxes for shutoff valves.				●			\$2,000.00
UB.OP-02	June 18, 2015	1	Exterior - Central Garden Area	Tiki torch looks like it's in need of replacement	Replace Tiki Torch				●			\$1,000.00
UB.1P-01	June 17, 2015	1	East Wing - Men's Restroom, Women's Restroom	Plumbing Fixtures and trim dated.	Replace all plumbing fixtures and trim				●			\$6,000.00
UB.M-01	June 17, 2015	Typical	Typical	Window AC units generally in fair-poor condition. AC housings appear rusty in various locations	Replace Window AC					●		\$105,750.00
UB.M-02	June 17, 2015	Typical	Typical	Various PVC condensate drain risers have broken or missing joints.	Repair/replace PVC joints at condensate risers					●		\$750.00
UB.1M-01	June 17, 2015	1	Exterior - East Wing	ACCU pipe insulation cracked, missing in various locations.	Replace insulation and provide new aluminum or PVC jacketing to protect insulation.					●		\$500.00
UB.1M-02	June 17, 2015	1	Exterior - East Wing	ACCU concrete pad has deteriorated	Replace/repair concrete pad					●		\$500.00
UB.1M-03	June 17, 2015	1	Exterior - East Wing	ACCU coil in poor shape	Replace ACCU if performance has been affected by coil deterioration. Provide coil protection for any new coil.					●		\$5,000.00
UB.1M-04	June 17, 2015	1	Exterior - East Wing	Abandoned Equipment located at exterior	Remove abandoned equipment					●		\$500.00
UB.1M-05	June 17, 2015	1	South Wing - Laundry Room	Dryer vents have been disconnected from exhaust ductwork. Dryer exhaust circulates inside room and does not terminate at exterior	Reconnect dryer vents to exhaust ductwork, terminate at exterior.					●		\$250.00
UB.1M-06	June 17, 2015	1	East Wing - Men/Women Bathroom	Bathroom exhaust fan not connected to exhaust ductwork. Bathroom exhaust appears small for size of bathrooms.	Connect exhaust ductwork to exhaust fan. Replace ceiling cabinet fans and ductwork with fan capable of exhaust 4CFM/sq. ft, per Dept. of Health requirements					●		\$3,500.00

Property Name: Uncle Billy's Hilo Bay Hotel

EXISTING CONDITIONS

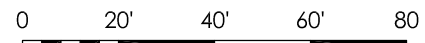
Finding No.	Date of Finding	Floor	Location	Description	Solution	Discipline						Opinion of Probable Cost	
						ARCH	CIV	STRUCT	PLBG	MECH	ELEC		
UB.E-01	June 17, 2015	Typical	Typical	North Wing 1st floor: AC equipment conduit not adequately protected from rain. Installed conduit is not permitted for outdoor use; West Wing 1st floor: Exposed PVC conduit routed along ground and subject to damage. Conduit is also installed with plumbing couplings; West Wing 3rd floor: Conduits not properly secured to wall; West Wing 4th floor: Conduit is disconnected from outlet box with exposed wires. Junction box cover missing. Conduit not properly secured to structure; East Wing 1st floor: Several conduits and cable not properly secured to wall, Exposed, unterminated electrical wires at AC unit, PVC conduits exposed and run along ground, broken in some places.	Provide new conduit permitted for outdoor use, provide additional protection, or relocate AC unit; Bury or relocate conduit so it is not subject to damage. Replace plumbing fittings with fittings listed for electrical use; Provide additional supports for conduit; Provide outlet box covers, extend and secure conduit to the structure. Or remove outlet boxes and conduit if not required; Secure conduits and cables to wall. Route closely along structure; Remove unused conductors and conduits; Bury or relocate conduit so it is not subject to damage.							●	\$15,100.00
UB.E-02	June 17, 2015	Typical	Typical	Non-metallic building wire (NM) is exposed and used on exterior of the structure. Neither of these are permitted by the National Electrical Code.	Field investigate NM usage on fixtures outside of building. Replace cable with cables permitted for wet location use. Cost is per fixture.							●	\$500.00
UB.E-03	June 17, 2015	Typical	Typical	Poor/no illuminated exit signs. Arrows in wrong direction. Exit sign misleadingly points both directions at stairway. Exit sign difficult to identify from middle of hallway	Provide illuminated exit signs. Correct exit sign and relocate to make more visible							●	\$600.00
UB.1E-01	June 17, 2015	1	North Wing	Broken receptacle at water pump. In use cover not present.	Replace receptacle and provide in use cover.							●	\$200.00
UB.1E-02	June 17, 2015	1	North Wing	Uncovered CATV box allowing rain and moisture into connections.	Provide cover for CATV box to avoid moisture and corrosion problems.							●	\$100.00
UB.1E-03	June 17, 2015	1	North Wing	Fixture conduit not properly secured.	Provide additional supports for conduit.							●	\$100.00
UB.1E-04	June 17, 2015	1	West Wing	Receptacle without cover. Receptacle is rusted and should not be used.	Replace receptacle and provide cover for receptacle.							●	\$200.00
UB.1E-05	June 17, 2015	1	West Wing	Luminaire uncovered, does not appear to be rated for wet location use.	Provide new wet location listed Luminaire.							●	\$500.00
UB.1E-06	June 17, 2015	1	South and East Wing	South Wing - No emergency lights provided in hallway. East Wing - No emergency lights at restroom corridor.	Provide emergency lights.							●	\$700.00
UB.1E-07	June 17, 2015	1	South Wing	Uncovered junction box at flag light.	Provide cover for junction box.							●	\$100.00
UB.1E-08	June 17, 2015	1	East Wing	Electrical disconnects blocked by shrubs	Relocate shrub.							●	\$250.00
UB.1E-09	June 17, 2015	1	East Wing	Light fixture in shrubs without bulbs. Fixtures do not appear to be suitable for wet location use.	Provide new wet location listed Luminaire and install bulbs.							●	\$100.00
TOTAL												\$8,587,750.00	

Note: Hidden or concealed conditions such as those covered by floor, roof, ceiling or wall panels and coverings, inaccessible areas, non-common areas were not reviewed.



BASEMENT

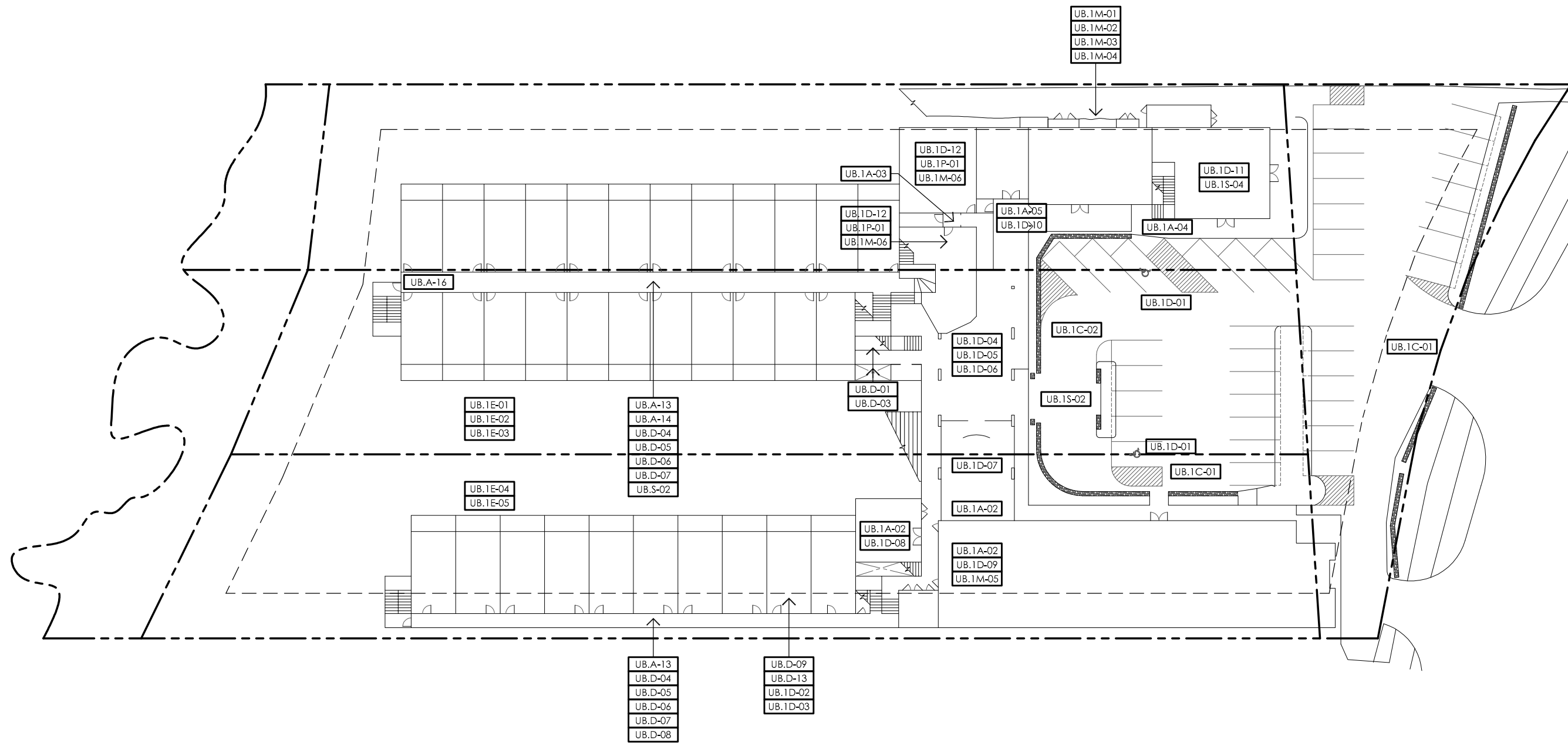
NORTH



SCALE: 1/40" = 1'-0"



Prepared by:
 ERSKINE
 ARCHITECTS, INC.



FIRST FLOOR



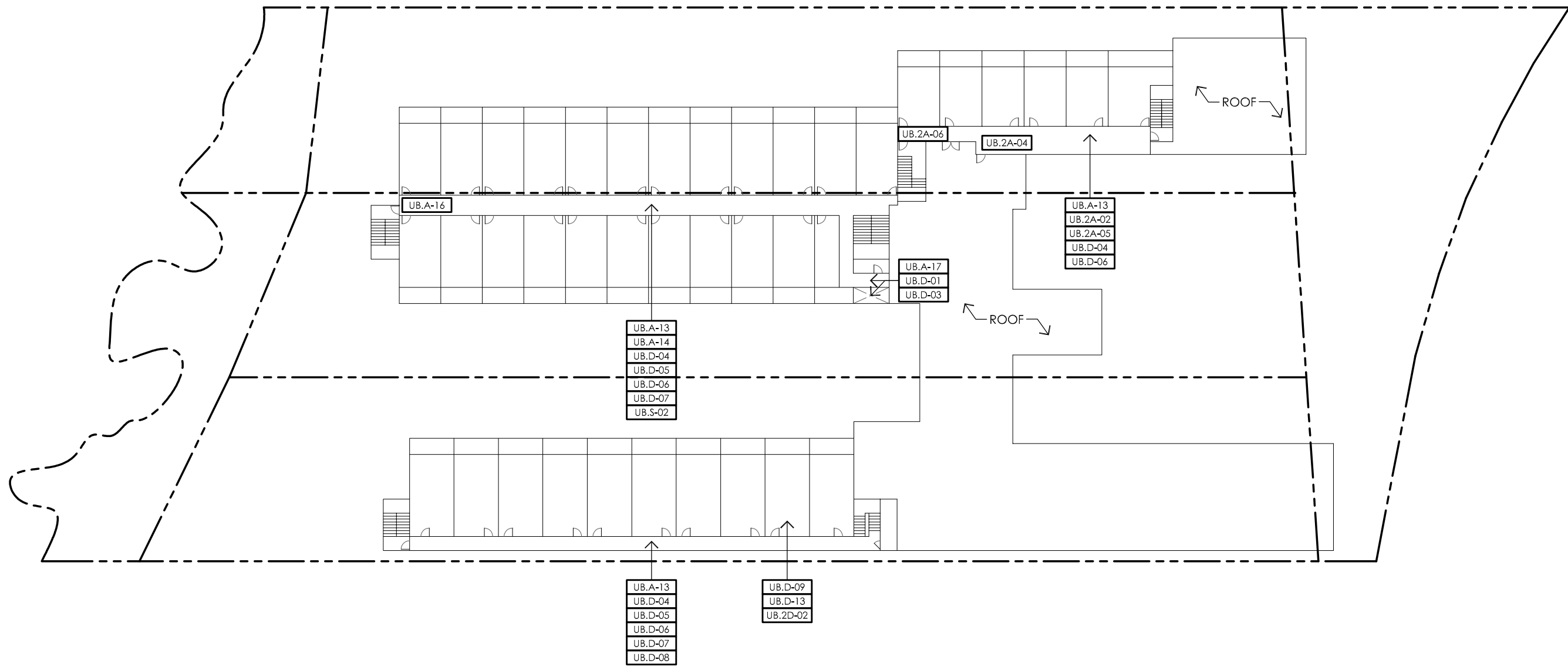
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SCALE: 1/40" = 1'-0"

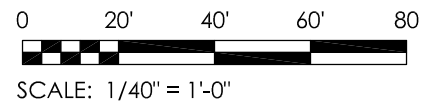


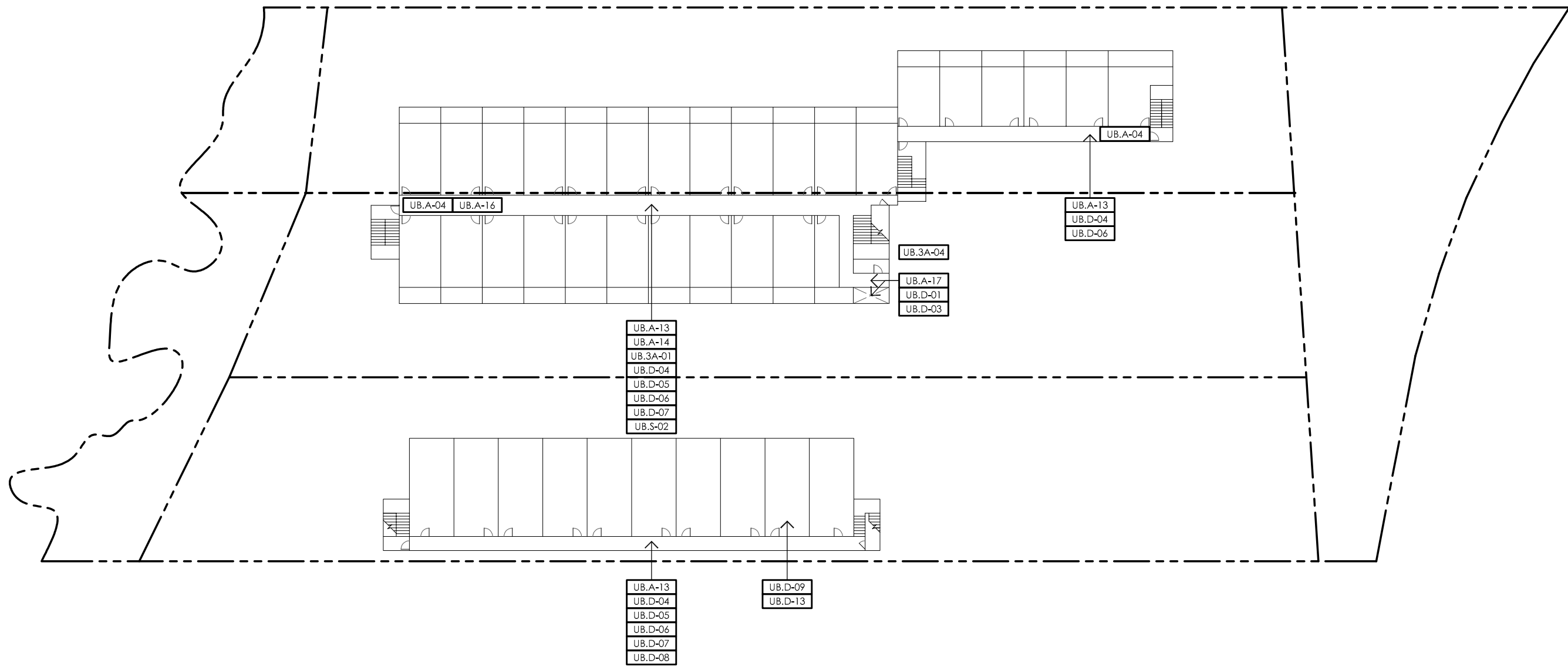
Prepared by:

ERKINE
ARCHITECTS, INC.

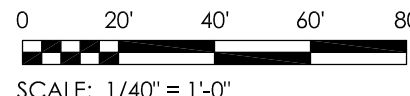


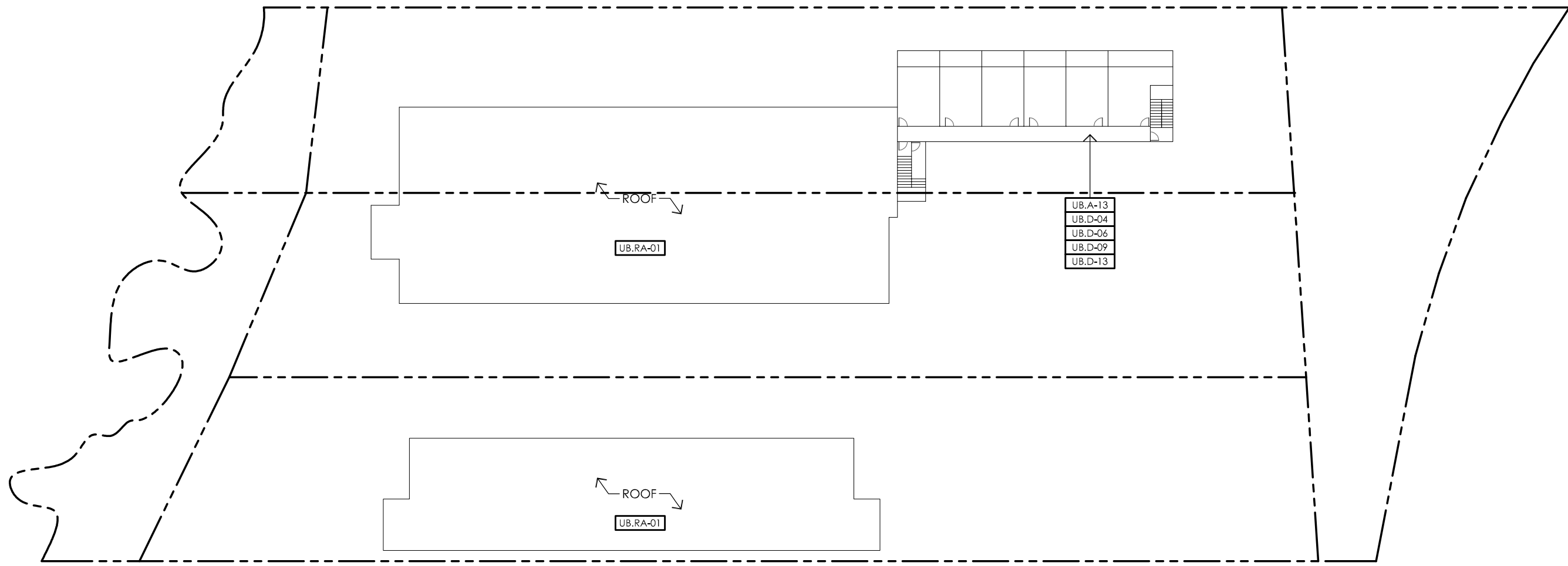
SECOND FLOOR





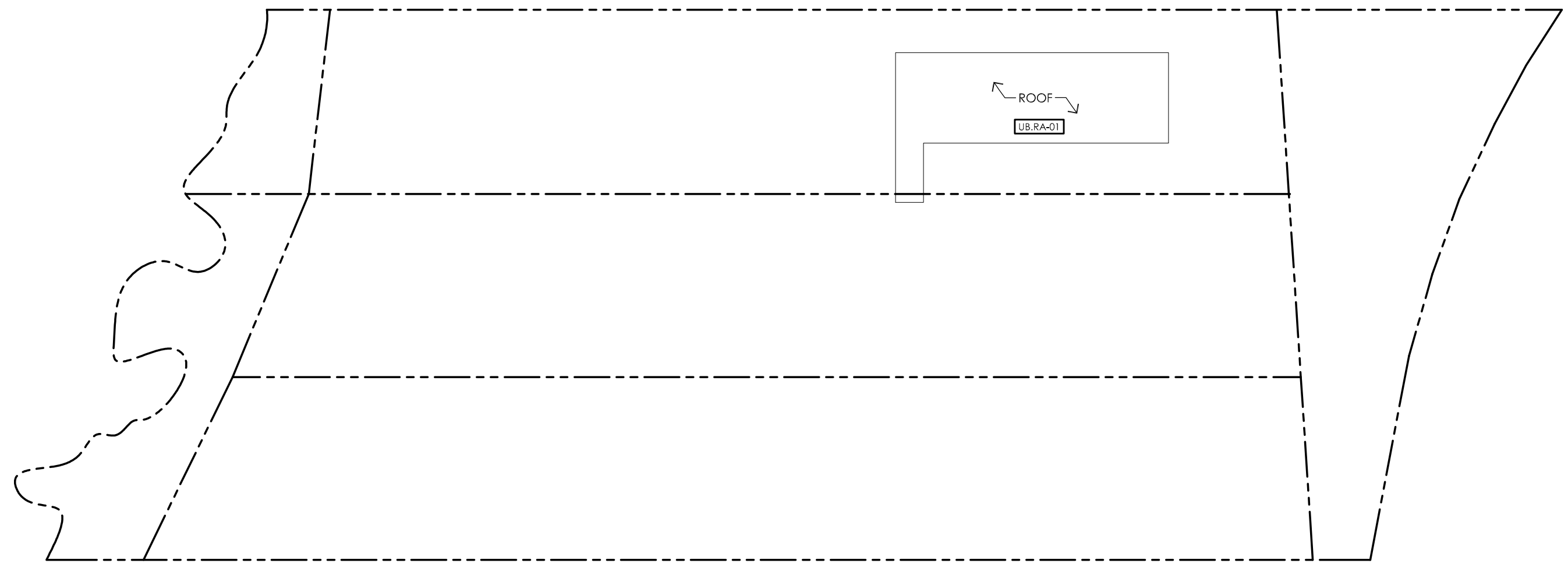
THIRD FLOOR



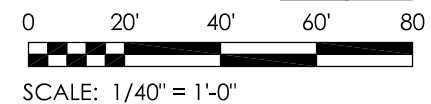


FOURTH FLOOR





ROOF





UB.1C-01



UB.1C-02



UB.A-01



UB.A-02



UB.A-03



UB.A-04



UB.A-05



UB.A-06



UB.A-07



UB.A-08



UB.A-09



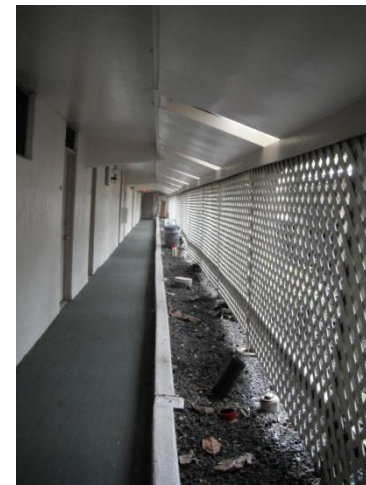
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UB.A-11



UB.A-12



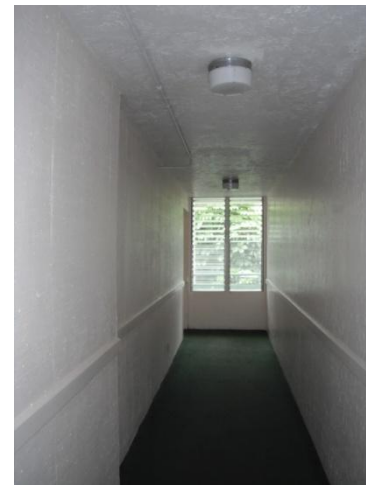
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UB.A-14



UB.A-16



UB.A-17



UB.0A-01



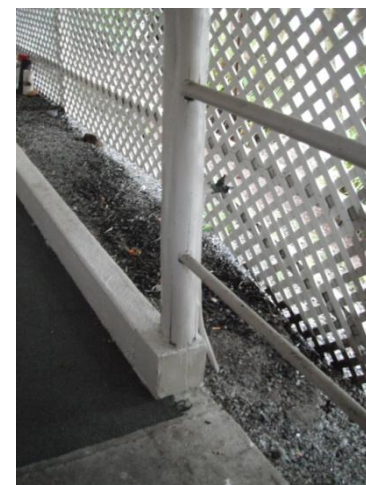
UB.0A-02



UB.0A-03



UB.0A-04



UB.0A-05



UB.0A-06



UB.0A-07



UB.1A-02



UB.1A-03



UB.1A-04



UB.1A-05



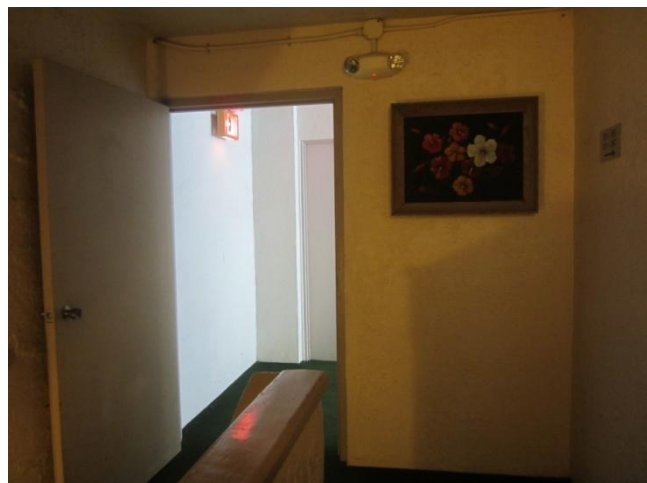
UB.2A-02



UB.2A-04



UB.2A-05



UB.2A-06



UB.3A-01



UB.3A-04



UB.RA-01



UB.D-01



UB.D-02



UB.D-03



UB.D-04



UB.D-05



UB.D-06



UB.D-07



UB.D-08



UB.D-09



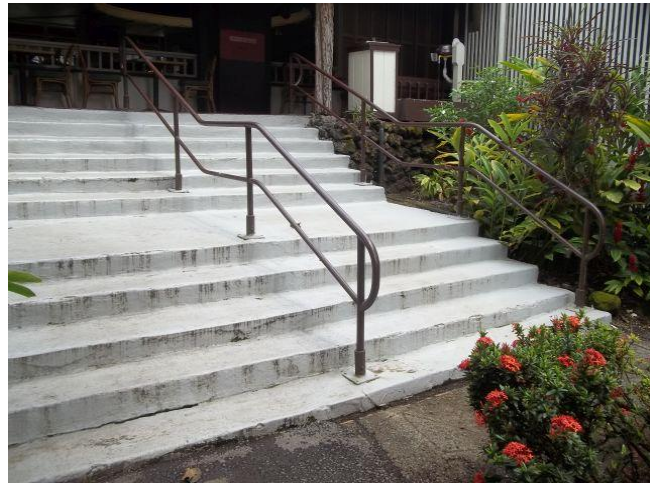
UB.D-10



UB.D-11



UB.D-12



UB.0D-01



UB.0D-02



UB.0D-03



UB.1D-01



UB.1D-02/ UB.1D-03



UB.1D-04



UB.1D-05



UB.1D-06



UB.1D-07



UB.1D-08



UB.1D-09



UB.1D-10



UB.1D-11



UB.1D-12



UB.2D-02



UB.S-01



UB.S-02



UB.S-03



UB.0S-01



UB.1S-01



UB.1S-02



UB.1S-04



UB.0P-01



UB.0P-02



UB.1P-01



UB.M-01



UB.M-02



UB.1M-01



UB.1M-02



UB.1M-03



UB.1M-04



UB.1M-05



UB.1M-06



UB.E-01



UB.E-02



UB.E-03



UB.1E-01



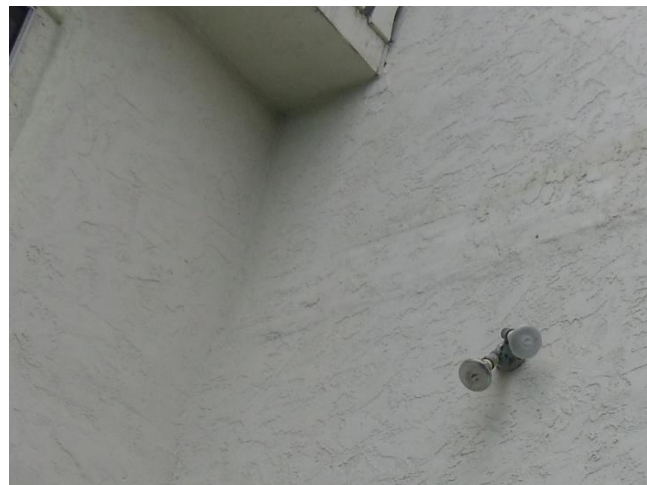
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UB.1E-03



UB.1E-04



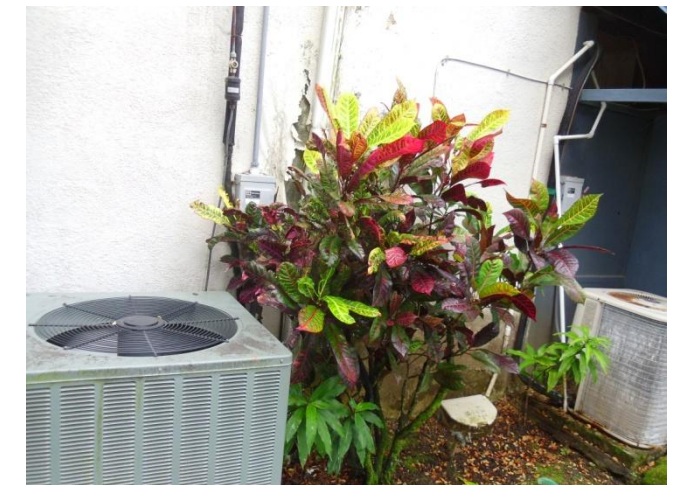
UB.1E-05



UB.1E-06



UB.1E-07



UB.1E-08



UB.1E-09

Part Three CONCLUSIONS & RECOMMENDATIONS

3.1 Criteria & Matrices

A matrix based comparison and scoring system was used to evaluate each of the three properties. The goal of the matrix scoring system was to establish a standardized means of measurement to objectively evaluate each property through direct comparison of potential outcomes and identify a primary recommended course of action for future use of the subject properties. An alternative recommendation was also prepared to accompany the primary recommendation.

The Properties Comparison Matrix (Section 3.1.2.1) shows a side-by-side comparison of each property relative toward a particular criterion. This matrix extracts key information from preceding pages of this Report. The same set of criteria was used in the Selection Matrices (Sections 3.1.2.2, 3.1.2.3, and 3.1.2.4), scoring each criteria against a set of two potential outcomes; demolish or repair.

3.1.1 Criteria

The selection criterion is divided into three evaluation levels: Primary, Secondary, and Tertiary. The Primary Criteria mainly consists of required major obvious repairs, hazardous materials abatement, and general compliance with the building code (IBC 2006), land use ordinance (LUO/HCC, Chapter 25), and accessibility code (2010 ADA Standards for Accessible Design), jointly referred to as the “major codes”. The Primary Criteria mostly evaluates the financial burden that would be realized to address the required repairs and overall compliance with the major codes. The Secondary Criteria evaluates compliance with select specific areas of the major codes. The Tertiary Criteria consists of evaluation areas that are based on prior studies and topics that may be considered more subjective such as the height of sea level rise over a particular time period, loss of shoreline frontage, and possible access to the shoreline. It is important to note that the criteria ratings contained in the Selection Matrices depend upon the particular outcome being contemplated. Ratings vary widely depending upon the outcome.

An explanation of each criterion and scoring methodology used in the matrices is provided:

Estimated Cost to Repair Versus Taxable Property Value: Compares the estimated cost to improve the site and structure(s) (for major repairs and compliance with major codes, also referred to as areas of distress) versus the taxable value of the property. The taxable value was obtained from the Hawai'i County Tax Office website. Each property was found via the search map function and the taxable value was listed under the tabular report contained therein. A property with a higher cost separating the estimated cost to the repair versus taxable value; under the “demolish” outcome, this property would score advantageously. Conversely, a property with a lower cost separating the estimated cost to repair versus the taxable value; under the “repair” outcome would score disadvantageously.

Physical Condition of Property and Structure(s): Evaluates the overall physical condition of the property and structure(s). If a property is in poor condition, an advantageous rating would be given under the “demolish” outcome, but score disadvantageously under the “repair” outcome. Conversely, if a property is in better condition, then it would score disadvantageously under the “demolish” outcome, but score advantageously under the “repair” outcome.

Compliance with County of Hawai'i Land Use Ordinance: Evaluates overall compliance of the property (site and building) with the County of Hawai'i LUO. If a property contains many non-compliance issues, a no advantage rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome, as non-conformities would be grandfathered in.

Compliance with 2006 International Building Code: Evaluates overall compliance of the existing building(s) with the 2006 IBC. The evaluation primarily includes review of occupancy classification, type(s) of construction, fire separation distance, occupancy separation, egress, stories, and area calculations. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors.

Compliance with 2010 ADA Standards For Accessible Design: Evaluates overall compliance of the common areas of the property with the 2010 ADA Standards for Accessible Design. An advantageous or disadvantageous rating depends upon the particular outcome being contemplated. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors.

Potential for Significant Loss of Use of Property: Postulation of potential for reduction of developable area if significant changes are made to the property in relation to the specific outcome. For example, if a

structure encroached into the shoreline setback and its finish floor elevation was below the base flood elevation, and if that structure were to be demolished, a significant loss of use of property would occur. Under most circumstances, a new building could not be constructed within the shoreline setback and the finish floor elevation would need to be raised. As a result, under the “demolish” outcome, the property would score disadvantageously as a significant portion of the property could not be developed in the future.

Presence of Hazardous Materials: Evaluates the extent and degree of hazardous materials present in select areas of the building(s). Larger quantities of hazardous materials being present generally equates to an increased cost to remove them. Under the “demolish” outcome, greater quantities of hazardous materials equates to an advantageous score. Conversely, under the “repair” outcome, greater quantities of hazardous materials equates to a disadvantageous score.

Compliance with IBC Allowable Building Height (Stories): Evaluates compliance of the height of the structure(s) in relation to the maximum allowable building height (in stories) established under the 2006 IBC, Table 503. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors and the complexities involved in renovation.

Compliance with IBC Allowable Building Area (Square Feet): Evaluates compliance of the total building area(s) (in square feet) in relation to the maximum allowable floor area established under the 2006 IBC, Table 503. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors and the complexities involved in renovation.

Compliance with LUO Parking and Loading Requirements: Evaluates compliance with off-street parking and loading requirements established under Chapter 25 of the HCC. A comparison of the required parking and loading stalls versus actual existing stalls was performed. If a property contains many non-compliance issues, a no advantage rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome, as non-conformities would be grandfathered in.

Compliance with Shoreline Setback: Evaluates the approximate volume of structure(s) that is located within the shoreline setback. Under the “repair” outcome, a larger volume of structure(s) located within the setback results in a greater advantage. Under the “demolish” outcome, a larger volume of

structure(s) located within the setback results in a disadvantageous score. See Potential for Significant Loss of Use of Property for further explanation.

Compliance with Yard Setbacks: Evaluates the approximate volume of structure(s) that is located within the front or sideyard setbacks. Under the “repair” outcome, a larger volume of structure(s) located within the setbacks results in a greater advantage. Under the “demolish” outcome, a larger volume of structure(s) located within the setbacks results in a disadvantageous score. See Potential for Significant Loss of Use of Property for further explanation.

Compliance with Horizontal Required Means of Egress: Evaluates compliance with the horizontal means of egress required under the 2006 IBC. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors.

Compliance with Vertical Required Means of Egress: Evaluates the compliance with the vertical means of egress required under the 2006 IBC. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors and the complexities involved in renovation.

Compliance with Fire Protection: Evaluates compliance of minimum required fire protection requirements established under the 2006 IBC. If a property contains fewer compliance issues, a disadvantageous rating would be given under the “demolish” outcome, but score advantageously under the “repair” outcome. Conversely, if a property contains many code violations, then it would score advantageously under the “demolish” outcome, but score disadvantageously under the “repair” outcome due to cost factors and the complexities involved in renovation.

Sea Level Rise in Relation to the Finish Floor Level (per Munekiyo Hiraga, Inc. Report): Evaluates the impact of future potential sea level rise to the property and structures. Under the “repair” outcome, a larger property with structure(s) set further back from the shoreline or with a higher finish floor elevation score no advantage. A property that would be impacted more by sea level rise would score disadvantageously under the “repair” outcome. Under the “demolish” outcome, a no advantage score is given as no solution is proposed or known. Under the “repair” outcome, an advantageous score may be given for a structure closer to the shoreline as sea level rise can be addressed through selective improvements, and could potentially allow for non-conformities to remain in place through grandfathering.

Presence of and Compliance with internal Property Lines: Evaluates the presence of internal properties lines, and whether or not existing construction is in compliance with the LUO required setbacks. If internal property lines are present and the structures do not comply with setback requirements, under the “repair” outcome, an advantageous score would be applied. Given the same scenario under the “demolish” outcome, a disadvantageous result would occur as any new construction would need to comply with setback requirements, and any grandfathering in of non-conformities would be lost.

Remaining Useful Life (per SSFM International, Inc. Reports): Evaluates the RUL of the structure(s) as determined by the Remaining Useful Life Determination reports completed by SSFM International, Inc. An advantage is realized under the “demolition” outcome if the RUL is short. However, under the “repair” outcome, a short RUL results in a disadvantageous score as the increased costs to retrofit would be higher and increase over time.

Time Factor to Implement the Outcome: Evaluates the estimated time required to plan, design, and construct the particular outcome. Shorter time requirements result in an advantageous rating, and longer time requirements result in a disadvantageous rating.

Shoreline Frontage (Physical Features): Evaluates the existing physical features near or directly along the shoreline. A shoreline that already contains attractive shoreline features would score advantageously under the “repair” outcome. A shoreline that contains little or no attractive features would score disadvantageously under the “repair” outcome.

Public Access to Ocean: Evaluates the property's existing and/or potential for public access to the ocean. Under the “repair” outcome, a property with an obvious and clear path, few shoreline obstructions or potential for easy access to the ocean scores advantageously. Under the “demolish” outcome, that same property would have no advantage as shoreline access could be increased or decreased in the future.

3.1.2 Outcomes

DEMOLISH: This outcome refers to completely removing the existing structure(s) and any other existing physical elements such as parking lots, driveways, etc. The result of this outcome is that only the land with an unspecified future development remains. No repairs would be made to address areas of distress.

REPAIR: This outcome refers to providing general repair, renovation, or other improvements to address minimum life safety requirements, major building code violations, major accessibility compliance issues, or physical damage to the existing structure(s). Addressing land use issues such as non-compliant parking facilities and setback infringement is not included.

Each criterion is scored specific to each outcome as followed:

- Significant Disadvantage
- Disadvantage
- No Advantage
- Advantage
- Significant Advantage

The Primary, Secondary, and Tertiary evaluation levels are weighed differently, with multiplication factors of 3, 2, and 1 respectively. The sum of dots are calculated at each evaluation level and multiplied by the appropriate factor. The evaluation level subtotals are added for the total number of dots per outcome. The outcome with the highest number (of dots) is that which is recommended.

3.1.3 Matrix

The scored Properties Comparison Matrix and Selection Matrices are provided in the following pages.

3.1.2.1 Properties Comparison Matrix

EVAL. LEVEL	CRITERIA	SUMMARY		
		Reed's Bay Resort Hotel	Country Club Condominium/Hotel	Uncle Billy's Hilo Bay Hotel
PRIMARY	Estimated Cost to Repair Versus Taxable Property Value	\$3.19 Million versus \$2.07 Million	\$6.11 Million versus \$863,400	\$8.59 Million versus \$5.26 Million
	Physical Condition of Property and Structure(s)	Good	Poor	Extremely Poor
	Compliance with County of Hawai'i LUO	Fair	Extremely Poor	Extremely Poor
	Compliance with 2006 International Building Code	Poor	Extremely Poor	Extremely Poor
	Compliance with 2010 ADA Standards For Accessible Design	Extremely Poor	Extremely Poor	Extremely Poor
	Potential for Significant Loss of Use of Property	Significant Loss	Fair	Significant Loss
	Presence of Hazardous Materials	Fair	Extremely Poor	Extremely Poor
SECONDARY	Compliance with IBC Allowable Building Height (Stories)	No	No	No
	Compliance with IBC Allowable Building Area (Square Feet)	No	Yes	No
	Compliance with LUO Parking Requirements	Fair	Extremely Poor	Extremely Poor
	Compliance with Shoreline Setback	Extremely Poor	Fair	Fair
	Compliance with Yard Setbacks	Fair	Extremely Poor	Poor
	Compliance with Horizontal Required Means of Egress	Fair	Extremely Poor	Extremely Poor
	Compliance with Vertical Required Means of Egress	Fair	Extremely Poor	Extremely Poor
TERTIARY	Compliance with Fire Protection	No	No	No
	Sea Level Rise in Relation to Finish Floor Level (per Munekiyo Hiraga, Inc. Report)	Poor	Fair	Poor
	Presence of and Compliance with internal Property Lines	Excellent	Poor	Extremely Poor
	Remaining Useful Life (per SSFM International, Inc. Reports)	12~15 Years (from Feb. 5, 2014)	5~8 Years (from Mar. 4, 2014)	5~10 Years (from Mar. 4, 2014)
	Time Factor to Implement the Outcome	Varies	Varies	Varies
	Shoreline Frontage (Physical Features)	Good	Poor	Good
Public Access to Ocean	Poor	Good	Extremely Poor	

Ratings Scale

- Excellent
- Good
- Fair
- Poor
- Extremely Poor or Significant Loss

3.1.2.2 Selection Matrix - Reed's Bay Resort Hotel

EVAL. LEVEL	CRITERIA	OUTCOME		
		Demolish	Repair	Notes
PRIMARY	Estimated Cost to Repair Versus Taxable Property Value	●●●	●●●	No advantage per outcome
	Physical Condition of Property and Structure(s)	●●	●●●●	Good condition
	Compliance with County of Hawai'i LUO	●	●●●●●	
	Compliance with 2006 International Building Code	●●●	●●●●	
	Compliance with 2010 ADA Standards For Accessible Design	●●●	●●●●	
	Potential for Significant Loss of Use of Property	●	●●●●●	Significant loss potential
	Presence of Hazardous Materials	●●●	●●●●	
	Primary Sub-Total	16 x 3 = 48	29 x 3 = 87	
SECONDARY	Compliance with IBC Allowable Building Height (Stories)	●●	●●●●	
	Compliance with IBC Allowable Building Area (Square Feet)	●●●	●●●●	
	Compliance with LUO Parking Requirements	●●●	●●●●●	
	Compliance with Shoreline Setback	●	●●●●●	
	Compliance with Yard Setbacks	●●●	●●●	
	Compliance with Horizontal Required Means of Egress	●●●	●●●	
	Compliance with Vertical Required Means of Egress	●●●	●●●	
	Compliance with Fire Protection	●●●	●●	
Secondary Sub-Total	21 x 2 = 42	29 x 2 = 58		
TERTIARY	Sea Level Rise in Relation to Finish Floor Level (per Munekiyo Hiraga, Inc. Report)	●●●	●●●●	
	Presence of and Compliance with internal Property Lines	●●●	●●●	
	Remaining Useful Life (per SSFM International, Inc. Reports)	●●	●●●●	
	Time Factor to Implement the Outcome	●●	●●●●	
	Shoreline Frontage (Physical Features)	●●●	●●●●	
	Public Access to Ocean	●●●●●	●●	
Tertiary Sub-Total	18 x 1 = 18	21 x 1 = 21		
Grand Total		108	166	Repair

Ratings Scale

- Significant Disadvantage
- Disadvantage
- No Advantage
- Advantage
- Significant Advantage

3.1.2.3 Selection Matrix - Country Club Condominium/Hotel

EVAL. LEVEL	CRITERIA	OUTCOME		
		Demolish	Repair	Notes
PRIMARY	Estimated Cost to Repair Versus Taxable Property Value	●●●●	●●	
	Physical Condition of Property and Structure(s)	●●●●	●●	Poor condition
	Compliance with County of Hawai'i LUO	●●	●●●●	
	Compliance with 2006 International Building Code	●●●●	●●	
	Compliance with 2010 ADA Standards For Accessible Design	●●●●	●●	
	Potential for Significant Loss of Use of Property	●●●	●●●	
	Presence of Hazardous Materials	●●●●	●●	
	Primary Sub-Total	25 x 3 = 75	17 x 3 = 51	
SECONDARY	Compliance with IBC Allowable Building Height (Stories)	●●	●●●●	
	Compliance with IBC Allowable Building Area (Square Feet)	●●	●●●●	
	Compliance with LUO Parking Requirements	●●●	●●●●●	
	Compliance with Shoreline Setback	●●●	●●●	
	Compliance with Yard Setbacks	●	●●●●●	
	Compliance with Horizontal Required Means of Egress	●●●●	●●	
	Compliance with Vertical Required Means of Egress	●●●●	●●	
	Compliance with Fire Protection	●●●●	●●	
	Secondary Sub-Total	23 x 2 = 46	27 x 2 = 54	
TERTIARY	Sea Level Rise in Relation to Finish Floor Level (per Munekiyo Hiraga, Inc. Report)	●●●	●●●	
	Presence of and Compliance with internal Property Lines	●	●●●●●	
	Remaining Useful Life (per SSFM International, Inc. Reports)	●●●●●	●●●	
	Time Factor to Implement the Outcome	●●	●●	
	Shoreline Frontage (Physical Features)	●●●●	●●	
	Public Access to Ocean	●●●	●●●●	
	Tertiary Sub-Total	18 x 1 = 18	19 x 1 = 19	
Grand Total	139	124	Demolish	

Ratings Scale

- Significant Disadvantage
- Disadvantage
- No Advantage
- Advantage
- Significant Advantage

3.1.2.4 Selection Matrix - Uncle Billy's Hilo Bay Hotel

EVAL. LEVEL	CRITERIA	OUTCOME		
		Demolish	Repair	Notes
PRIMARY	Estimated Cost to Repair Versus Taxable Property Value	●●●●●	●	
	Physical Condition of Property and Structure(s)	●●●●●	●●	Extremely poor condition
	Compliance with County of Hawai'i LUO	●●	●●●●	
	Compliance with 2006 International Building Code	●●●●●	●●	
	Compliance with 2010 ADA Standards For Accessible Design	●●●●	●●	
	Potential for Significant Loss of Use of Property	●	●●●●●	Significant potential loss
	Presence of Hazardous Materials	●●●●	●●	
	Primary Sub-Total	26 x 3 = 78	18 x 3 = 54	
SECONDARY	Compliance with IBC Allowable Building Height (Stories)	●●●●	●●	
	Compliance with IBC Allowable Building Area (Square Feet)	●●●●	●●	
	Compliance with LUO Parking Requirements	●	●●●●●	
	Compliance with Shoreline Setback	●●●	●●●	
	Compliance with Yard Setbacks	●●●	●●●●	
	Compliance with Horizontal Required Means of Egress	●●●●	●●	
	Compliance with Vertical Required Means of Egress	●●●●	●	
	Compliance with Fire Protection	●●●●●	●	
	Secondary Sub-Total	28 x 2 = 56	20 x 2 = 40	
TERTIARY	Sea Level Rise in Relation to Finish Floor Level (per Munekiyo Hiraga, Inc. Report)	●●●	●●●	
	Presence of and Compliance with internal Property Lines	●	●●●●●	
	Remaining Useful Life (per SSFM International, Inc. Reports)	●●●●	●●●	
	Time Factor to Implement the Outcome	●●	●	
	Shoreline Frontage (Physical Features)	●●●	●●●	
	Public Access to Ocean	●●●●	●●	
	Tertiary Sub-Total	17 x 1 = 17	17 x 1 = 17	
Grand Total	151	111	Demolish	

Ratings Scale
● Significant Disadvantage
●● Disadvantage
●●● No Advantage
●●●● Advantage
●●●●● Significant Advantage

3.2 Recommendations

Without considering the financial implications, it is easy to conclude that each of the properties should be repaired and restored to their original conditions; including upgrading them to address all of the building, fire, and accessibility code upgrades that are necessary to protect the health, safety, and welfare of the general public. While this conclusion would be politically and publicly popular, it may not be financially feasible or realistic for all of the properties.

Public opinion, escalating costs, political environment, changes in land use, building codes and fire protection must all be taken into account when planning the future for these properties. In all likelihood, the short term (1-5 years) utilization of all three properties will fall under the “repair” outcome. What to do with each property over the long term (beyond 5 years) is where the recommendations contained herein are focused.

There are many different scenarios and countless ways that could lead to the identification of the best long term solution for each property. If this Report was geared to that end, the identified best solution would be completely subjective in nature, met with tons of criticism, and would not be implemented when the time came due. As a result, this Report was developed to look at two basic PRIMARY recommendations; DEMOLISH or REPAIR. In addition to the PRIMARY recommendation, an ALTERNATIVE recommendation is provided for each property.

The PRIMARY recommendation or outcome for each property is based primarily upon the tallied score in the selection matrices. The ALTERNATIVE recommendation takes into account what would happen if the PRIMARY recommendation was not employed. The ALTERNATIVE recommendation was developed taking into account the major health, safety and welfare issues, visual observations, analysis of the major codes, and more.

3.2.1 Reed's Bay Resort Hotel

PRIMARY RECOMMENDATION is REPAIR: Reed's Bay appears to be in fairly good condition. The remaining useful life was estimated to be at 12-15 years. The parking area, walkways, landscaping, pool area, hotel wing, and lobby wing are well kept and clean. The annex is cordoned off, underutilized and unrepaired. The parking lot is undersized and does not meet the required parking count. The buildings encroach on the shoreline setback with a significant volume of the buildings being located within the setback. The buildings have many areas of non-compliance when compared against the current building code. The buildings and property do not meet accessibility standards. Of the areas tested for hazardous materials, only a small amount was identified. The opinion of probable cost to address the areas of distress exceeds the taxable value of the property.

Regardless of the shortcomings, the recommendation for this property is REPAIR. The property and buildings are in fairly good condition and repairable over time. The opinion of probable cost to address the areas of distress is

not excessive. Repairs should be done proportionately over several years so that the repair cost does not exceed 50% of the taxable value of the property. The architect and/or engineers who will design the repairs should work closely with the authorities having jurisdiction to ensure that grandfathering in of non-conformities can remain in place. A significant volume of the buildings on this property encroach upon the shoreline setback. The location of the buildings would not be permitted under today's land use. If the buildings were demolished, a significant portion of the property could not be redeveloped, or cost effectively developed due to the shallow depth of the lot, the yard and shoreline setbacks, and the flood elevation. Most of the repairs could be done with the hotel remaining in operation. Addressing areas of distress such as reroofing, repainting, removal of accessibility barriers, addition of accessible rooms, resolving the dead end corridor condition in the Hotel Wing basement, widening and replacement of the doors to the rooms, repair and repurposing of the annex, replacement of carpets, installation of fire sprinklers and other fire protection devices, fire rating the stair towers and laundry area, installation of a roof access ladder and scuttle, and elevator should all be implemented over time.

ALTERNATIVE RECOMMENDATION: When the structure above the Annex burnt down, a significant loss of use of the property occurred. Adding to that, the remaining ground floor level of the Annex is not used for revenue generation and appears to be mostly blocked off. According to the estimated shoreline setback boundary line, a large portion of the existing Annex structure encroaches into the shoreline setback, and the finish floor level of the ground floor is probably below the flood elevation. The Annex cannot be easily or cost effectively reconstructed or renovated in its current place. The ALTERNATIVE RECOMMENDATION consists of the following:

- HSW IMPROVEMENTS: In the Hotel Wing, perform the repairs and improvements identified under the Primary Recommendation.
- SELECTIVE DEMOLITION: Demolish the Annex, the pool and the Lobby Wing in its entirety.
- COORDINATION WITH THE COUNTY: Confirm with the County that the non-conforming parking lot will be grandfathered in and that the proposed improvements will not trigger new parking requirements. Or, identify existing and/or new off-site parking areas that can support the development and satisfy the County's parking requirements.
- NEW LOBBY, RESTAURANT, KITCHEN AND FACILITIES SUPPORT SPACES: Construct a new two-story Lobby Wing outside of the shoreline setback. The Lobby Wing should be constructed in a similar location as to where it is currently located. The entire Lobby Wing would comply with accessibility requirements. The ground floor of the new Lobby Wing should include the following; covered drop off area, luggage holding area, check-in and out counters, lobby seating areas, male and female locker rooms and restrooms, two elevators (one for guests and the other for freight and to service the kitchen) and an elevator lobby, hotel office(s), hotel facilities support space(s), fire protected laundry room, electrical and communications closets and a pool equipment room. The second floor of the Lobby Wing should include a restaurant, bar area and kitchen. The second floor would be accessed by two stairways

and the lobby elevator. An elevated bridge should connect the elevator lobby and restaurant to the existing Hotel Wing. The restaurant and bar area would contain large windows affording diners and guests sweeping views of Hilo Bay, the shoreline and pool area below.

- NEW POOL: Construct a new accessible swimming pool, hot tub, landscaped pool deck area and pool service area. The pool should be constructed between the new Lobby Wing and existing Hotel Wing. The pool location would allow visitors entering into the parking lot and drop off area to have a clear view of Hilo Bay beyond the pool. The pool service area would hand out towels, cold refreshments and food orders from the kitchen to guests lounging at the pool.

3.2.2 Country Club Condominium/Hotel

PRIMARY RECOMMENDATION is DEMOLISH: Although not in a state of complete disrepair yet, it appears that Country Club is headed in that direction. The overall building and property is in poor condition. The remaining useful life was estimated to be at 5-8 years, and that was back in 2014. It does not appear that significant improvements to the building have occurred that would extend the remaining useful life. The parking areas and driveway are in poor condition. The parking lot is undersized and does not meet the required parking count. The mauka and makai wings are dated in appearance, unkept and contain an unpleasant odor. Both wings have many areas of non-compliance when compared against the current building code, including a few areas that need to be improved to address potential life safety concerns. The building and property do not meet accessibility standards. Of the areas tested for hazardous materials, a significant amount of asbestos containing materials was identified. Removal of the hazardous materials would be expansive and costly. The opinion of probable cost to address the areas of distress is significant and exceeds the taxable value of the property.

There are considerable areas of concern with this property. Of particular concern is the overall lack of maintenance leading to the poor condition of the building. The restaurant is also closed, probably as a result of the lack of maintenance and unkept overall appearance. Another concern is that the building is six stories tall and not fire sprinklered. Granted, the building did not need to be fire sprinklered when it was originally constructed. But, due to other fire safety concerns described herein, the lack of fire sprinklers becomes more problematic. Both stair wells are not fire rated, or maintained properly so that fire rating can be achieved. The stair tower in the makai wing is enclosed but does not meet 1-hour construction as the doors are damaged and do not close properly. The stair also discharges at the ground floor near an unprotected laundry area. Access into the stair tower is via two doors in succession, both of which don't meet accessibility maneuvering clearance or latch properly. The stair adjacent to the mauka wing is entirely unenclosed and bordered by a glass curtain wall on one side. The mauka wing open air walkway that provides access to the rooms on each floor terminates in a dead end condition. The partitions at the dead ends are constructed out of stacked decorative masonry blocks that are non-structural. The stacked masonry blocks also contain large openings, thereby not meeting the definition of

guardrail. The openings are also large enough for an infant or toddler to crawl through. These masonry partitions occur at each floor level described above, near the unenclosed stairway and borders several of the balconies. The masonry partitions bordering the balconies appear to be failing in several areas.

In the mauka tower, the corridor splits near the elevator and ends at the exterior walls of the building. A window occurs at both corridor ends. The windows are operable and usually in the open condition as they are relied upon for ventilation. The sill of the window is low enough creating a fall hazard. The window openings are required to be protected by a guardrail. The corridor in the mauka wing is dark, not properly illuminated, and the ceilings are too low. Both elevators do not open into an elevator lobby. Fire protection devices are not readily apparent. Numerous miscellaneous and outdated or non-functioning equipment remains in place on the roofs and ground floor. Old equipment can pose a fire risk if not properly maintained. The required fire separation between the parking lot and 2nd floor ceiling in the breezeway does not meet fire separation requirements.

The recommendation for this property is DEMOLISH. The opinion of probable cost to address the areas of distress is excessive, especially when compared to the taxable value of the property. The cost of the repairs will exceed 50% of the taxable value of the property, even if improvements were spread out over a number of years; unless coordination with County inspectors could occur and the State be cited for code violations, thereby exempting those costs from the 50% rule. In order to address the areas of distress, it is likely that portions of the building and/or site otherwise not intended to be repaired or improved would be required to conform to current land use regulations and/or building codes. This would result in a domino effect of planning and design challenges that would also possibly include numerous regulatory reviews and approvals, thereby resulting in excessive design fees and lengthy delays. The construction that would be necessary to address the areas of distress would need to occur over a series of phases taking several years, requiring numerous intermittent shut downs of the building or portions of the building, and be extremely challenging from a marketing or logistical standpoint for management. The property is large enough that a new development could occur here without a significant loss of use of the property.

Regardless of new development or demolition of an aged and deteriorating structure, strong public opposition is sure to occur. Because of the preponderance of health, safety and welfare issues, numerous building, and accessibility code violations, large quantities of hazardous materials, is in poor condition and would be cost prohibitive to repair and retrofit into compliance with current building and accessibility codes; protection of the health, safety, and welfare of the public should take precedence.

The demolition of a six story structure along the shoreline is a difficult, timely, and expensive endeavor. The demolition phase will require several years to complete. A considerable amount of reports, studies, and surveys will need to be conducted, reviewed, and approved by the authorities having jurisdiction before a demolition permit can be applied for. Some of the reports, studies and surveys may include but is not limited to the following;

botanical survey, avian and terrestrial mammal survey, air quality study, noise study, marine and water quality study, archaeological survey plan, inventory and monitoring plan, cultural impact assessment, engineering report(s), soils testing and solid waste management plan, and special management area permit. Additional environmental engineering for the survey, testing, and identification of hazardous materials is also warranted. The myriad of regulatory bodies that would be charged with reviewing the reports, studies and surveys may include but is not limited to the following; US Army Corps of Engineers, State DLNR, State DOH, County Department of Environmental Management, County Planning Department, County Building Division, County Engineering Division, County of Hawai'i Fire Department, County DWS, HELCO, and others.

ALTERNATIVE RECOMMENDATION: If the building is not demolished, the obvious alternative would be to REPAIR it. The way in which repairs are handled could be extremely challenging, the associated costs could be prohibitive, and the construction schedules could be time consuming. As such, the types of repairs and the order in which the repairs are phased should be highly scrutinized. Repairs should be done proportionately over several years so that the repair cost does not exceed 50% of the taxable value of the property. Prior to starting any repair or improvement project, the architect and/or engineers who will design the repairs should work closely with the authorities having jurisdiction to ensure that grandfathering in of non-conformities can remain in place. Repairs to address the health, safety and welfare of the public, as well as repair and maintenance projects to prolong the remaining useful life of the building should be performed first. The following minimum repairs include, but are not limited to the following:

- **FIRE PROTECTION STRATEGY:** Assess the existing overall fire protection strategy of the building.
- **PHYSICAL TESTING OF FIRE PROTECTION DEVICES:** Test all fire protection devices (fire alarm panel, pull boxes, emergency lighting, strobes, horns, smoke detectors, fire extinguishers, etc.) throughout the facility. Repair and/or improve the overall fire protection system and all fire protection devices so that the building is in compliance with current County Fire Code.
- **HAZARDOUS MATERIALS ABATEMENT PLAN:** Assess locations of hazardous materials to determine where the materials are located and how they may be impacted by the repairs being contemplated. Develop a hazardous materials abatement plan.
- **IMPROVEMENT OF LIGHTING:** Improve lighting in all common areas so that they are properly illuminated. Install emergency lighting in all common areas.
- **EXIT SIGNS:** Install properly illuminated exit signs with directional arrows.
- **MAKAI WING STAIR TOWER:** Repair the makai wing stair tower so that it is protected by not less than 1-hour rated construction. Replace all stair tower doors and door frames so that they are 45 minute rated minimum and properly labeled. All door hardware should be replaced. Doors should latch properly and meet clearance requirements after installation. Approach, entry and exit at doors should be assessed, and where structurally practicable, be improved to address accessibility maneuvering clearances. Proper

signage, lighting and building emergency exit diagrams should be installed inside the stair tower. Accessible signage should be installed at each floor level, both inside and outside of the stair tower. Any penetrations into the stair tower should be repaired or fire stopped so that the 1-hour rating is not compromised.

- **MAUKA WING STAIR TOWER:** Remove the glass curtain wall bordering the mauka wing stair. Patch the openings with construction materials and/or openings that meet the allowable construction type and building code. Demolish the stair assembly and replace with a new stair assembly that complies with accessibility requirements. Provide proper lighting and signage around the stair at each floor level. At the top and bottom landings at each stair run, ensure that proper accessible maneuvering clearances are met.
- **MAUKA WING DEAD END CORRIDORS:** Construct a new 1-hour rated enclosed stair tower at or near the end of the common area walkway so that the dead end corridor condition is brought into compliance. The stair tower will connect to each floor level of the building and exit at grade.
- **DECORATIVE MASONRY BLOCKS:** Replace all decorative masonry blocks throughout the building with guardrails or solid walls.
- **MAUKA WING WINDOWS:** Install guardrails at all common area windows.
- **NON-FUNCTIONING EQUIPMENT:** Remove all inoperable or unused electrical and mechanical equipment.
- **LAUNDRY AREA:** Construct a laundry room that is protected by the required fire rating.

It is important to note that by addressing the HSW issues noted above, other anticipated and unanticipated code compliance measures will be triggered. At the on-set of future repair projects, the owner and their designers should work closely with the Authorities Having Jurisdiction (AHJ) to ascertain to as much of an extent as possible, other code compliance measures that the AHJ's will require before design drawings are advanced too far. The types of code compliance measures and other requirements that might be imposed by the AHJ's could potentially be so onerous, that the repair project under contemplation would need to be halted due to structural impracticability, scheduling concerns, land-use compliance measures or simply be too expensive.

3.2.3 Uncle Billy's Hilo Bay Hotel

PRIMARY RECOMMENDATION is DEMOLISH: Some of the structures comprising Uncle Billy's are in extremely poor condition and bordering on a state of dilapidation. The remaining useful life was estimated to be at 5-10 years, and that was back in 2014. The parking lot is undersized, does not meet the required parking count, but is in good condition otherwise. All of the structures, exterior walkways, pool area and landscaping are dated in appearance and worn. Large trees surrounding the West Wing have been unmanaged and allowed to grow to a

point where their roots have undermined the building and appears to have damaged the structure. The West Wing, South Wing, and Lobby areas appear to be in the poorest physical condition. The North and East Wings do not fare much better, but appear to be in a slightly better condition. There is evidence of termite damage all around the hotel. The termite damage in the Lobby area is highly visible in the structural and non-structural components of the building frame. Evidence of termite damage appears on almost every wooden surface of the Lobby. Each of the wings and Lobby contain areas of non-compliance when compared against the current major codes, including a few areas that need to be improved to address HSW concerns. The building wings and hotel grounds do not meet accessibility standards. Of the areas tested for hazardous materials, a significant amount of asbestos containing materials and lead paint was identified. The opinion of probable cost to address the areas of distress is significant and exceeds the taxable value of the property. The operator of the property has also informed the DLNR that there are major leaking problems with the roof, and the leaks are not contained to any particular area, but are spread throughout.

There are considerable areas of concern with Uncle Billy's. Of particular concern is the stair tower located on the makai end of the West Wing, which is in a state of disrepair and unsafe. In the West Wing, the ground floor walkway that provides access to the guest rooms has been enclosed, impeding ground floor escape. The common area walkway that is relied upon for egress is undulating because of the roots from the nearby trees upheaving the surface of the walkway. Access to the makai exit is non-compliant in terms of accessibility and maneuvering clearances. Exiting toward the mauka direction is not along an accessible means of egress. Two unprotected laundry rooms are located at the point of exit discharge into the Lobby area. In the North Wing, in the case of a fire, there are no compliant accessible means of egress out of the building. An elevator is included in the North Wing, but it is located in a dead end corridor. In the East Wing, the ground floor door of the mauka stairwell is locked and does not include a lever to operate the door from the outside. This is another safety concern as fire rescue personnel would have a difficult time accessing the stair in the case of an emergency. The other stair tower is not protected by 1-hour rated construction. None of the stair towers in Uncle Billy's meet exiting, fire protection or accessibility requirements and all are considered non-compliant. None of the buildings contain fire sprinklers or adequate fire protection devices. Fire extinguishers appear old and not regularly tested. Surface mounted fire extinguisher cabinets also partially block maneuvering near the doors leading into the stair towers.

The North, West, and East Wings are four stories high. The overall floor area of Uncle Billy's is expansive. Both the height of the building and floor area exceeds that allowable by the current building code. The open Lobby is damaged by termite infestation and includes an unprotected restaurant and two unprotected laundry rooms. The Lobby, restaurant area, and laundry rooms are not fire separated from the hotel guest rooms. This is of particular concern because Uncle Billy's is constructed primarily out of wood, is unprotected by a fire sprinkler system,

exceeds the allowable height and building area, contains inadequate fire protection devices and the fire exits out of this building do not comply with building or accessibility code.

Because of the numerous areas of distress described above, the recommendation for this property is DEMOLISH. The opinion of probable cost to address the areas of distress is excessive, especially when compared to the taxable value of the property and/or the physical condition of the buildings. The cost of the repairs will exceed 50% of the taxable value of the property, even if improvements were spread out over a number of years. To address the areas of distress, portions of the building not intended to be repaired or improved would be required to conform to current land use regulations and/or building codes. This would result in a domino effect of planning and design challenges that would require numerous regulatory reviews and approvals, thereby resulting in excessive design fees and lengthy delays. The extent and likely cost of the construction work necessary to address the areas of distress is prohibitive. It would require lengthy shut downs of portions of the building and be extremely challenging from a marketing or logistical standpoint for management. Unfortunately, this property is comprised of several smaller parcels of land making it more difficult to redevelop. The property could realize a significant loss of use due to the presence of internal property lines and setbacks that would need to be respected in any new development; unless the individual parcels were consolidated into one larger parcel.

Uncle Billy's is considered an iconic hotel and held in high regard by many in the public. Strong public opposition can be anticipated to any announcement of demolition of this nostalgic piece of Banyan Drive. Regardless of public opposition, the building contains numerous life safety issues, various building and accessibility code violations, fire protection concerns, large quantities of hazardous materials, drastically exceeds the allowable building height and floor area given its wooden construction, unprotected and comprised stair towers, does not include a fire sprinkler system and has extensive termite damage; the protection of the health, safety and welfare of the public should take precedence. Furthermore, the cost to retrofit and repair Uncle Billy's is excessively cost prohibitive.

The demolition of a four story structure along the shoreline is a difficult, timely, and expensive endeavor. The demolition phase will require several years to complete and be expensive. A considerable amount of reports, studies, and surveys will need to be conducted, reviewed, and approved by the authorities having jurisdiction before a demolition permit can be applied for. Some of the reports, studies and surveys may include, but is not limited to the following; botanical survey, avian and terrestrial mammal survey, air quality study, noise study, marine and water quality study, archaeological survey plan, inventory and monitoring plan, cultural impact assessment, engineering report(s), soils testing and solid waste management plan and special management area permit. Additional environmental engineering for the survey, testing, and identification of hazardous materials is also warranted. The myriad of regulatory bodies that would be charged with reviewing the reports, studies and surveys may include but is not limited to the following; US Army Corps of Engineers, State DLNR, State DOH,

County Department of Environmental Management, County Planning Department, County Building Division, County Engineering Division, County of Hawai'i Fire Department, County DWS, HELCO, and others.

ALTERNATIVE RECOMMENDATION: If the buildings are not demolished, the obvious alternative would be to REPAIR them. The way in which repairs are handled could be extremely challenging, the associated costs could be prohibitive, and the construction schedules could be time consuming. As such, the types of repairs and the order in which the repairs are phased should be highly scrutinized. Repairs should be done proportionately over several years so that the repair cost does not exceed 50% of the taxable value of the property. Prior to starting any repair or improvement project, the architect and/or engineers who will design the repairs should work closely with the AHJ's to ensure that grandfathering in of non-conformities can remain in place. Repairs to address the health, safety and welfare of the public, as well as repair and maintenance projects to prolong the remaining useful life of the building should be performed first. The following minimum repairs include, but are not limited to the following:

- **CONSOLIDATE THE PROPERTY:** Consolidate the individual lots into a single lot.
- **FIRE PROTECTION STRATEGY:** Assess the existing overall fire protection strategy of the buildings in totality.
- **PHYSICAL TESTING OF FIRE PROTECTION DEVICES:** Test all fire protection devices (fire alarm panel, pull boxes, emergency lighting, strobes, horns, smoke detectors, fire extinguishers, etc.) throughout all of the buildings. Repair and/or improve the overall fire protection system and all fire protection devices so that the buildings are in compliance with the current County Fire Code.
- **HAZARDOUS MATERIALS ABATEMENT PLAN:** Assess locations of hazardous materials to determine where the materials are located and how they may be impacted by the repairs being contemplated. Develop a hazardous materials abatement plan.
- **ROOF REPAIRS:** The roofs for all remaining existing structures should be repaired. The repairs include complete removal of all existing roof finishes, including the flashings. The roof decks should be inspected for water or termite damage and repaired. A completely new roofing system with flashing of all penetrations and edges, along with gutters and downspouts should be installed.
- **IMPROVEMENT OF LIGHTING:** Improve lighting in all common areas so that they are properly illuminated. Install emergency lighting in all common areas.
- **EXIT SIGNS:** Install properly illuminated exit signs with directional arrows.
- **COORDINATION WITH THE COUNTY:** Confirm with the County that the non-conforming parking lot will be grandfathered in and that the proposed improvements will not trigger new parking requirements. Or, identify existing and/or new off-site parking areas that can support the redevelopment and satisfy the County's parking requirements.

- **DEMOLISH THE WEST WING, LOBBY AND RESTAURANT:** Demolish the West Wing of the hotel, the Lobby and shuttered restaurant. The Lobby should be demolished to allow for access to the West Wing work. Remove all large trees with invasive roots.
- **NEW WEST WING:** Construct a new four-story West Wing of the hotel in the same location as the existing West Wing. The new West Wing should be constructed to comply with accessibility requirements. The West Wing will house modern hotel rooms, properly enclosed and 1-hour fire rated stair towers, fire sprinklers and support spaces.
- **NEW LOBBY, RESTAURANT and KITCHEN:** After the new West Wing is completed, a new accessible and code compliant Lobby should be constructed in the same place as the existing. The Lobby would be designed so that it was constructed in the spirit of the original Lobby. The Lobby would contain 2 or 3 new elevators and elevator lobbies. The elevators would provide an accessible path from the Lobby to each of the floor levels in all three wings of the hotel. A new protected Laundry room, properly separated from the hotel wings and lobby would also be constructed. The reception area would be opened to the lobby and be accessible. An accessible route leading down toward the existing swimming pool would be constructed. The new lobby would also include a covered drop off area, luggage holding area, lobby seating areas, male and female restrooms, hotel office(s); hotel facilities support space(s), electrical and communications closets and storage.
- **NORTH WING HSW REPAIRS:** Replace, or if possible, repair the makai end stair tower so that it is protected by not less than 1-hour rated construction. Replace all stair tower doors and door frames so that they are 45 minute rated minimum and properly labeled. All door hardware should be replaced. Doors should latch properly and meet clearance requirements after installation. Approach, entry and exit at doors should be assessed, and where structurally practicable, be improved to address accessibility maneuvering clearances. Proper signage, lighting and building emergency exit diagrams should be installed inside the stair tower. Accessible signage should be installed at each floor level, both inside and outside of the stair tower. Any penetrations into the stair tower should be removed, encapsulated or fire stopped so that the 1-hour rating is not compromised. Address exit discharge so that it's along an accessible route. Construct a new accessible and code compliant mauka end stair tower that connects the new Lobby to each floor level of the hotel. The new mauka stair tower could potentially serve both the North Wing and East Wing.
- **NORTH WING WINDOWS:** Install guardrails at all common area windows where needed.
- **NORTH WING EXISTING ELEVATOR:** Demolish the existing elevator and address the dead end corridor condition.
- **EAST WING HSW REPAIRS:** Replace, or if possible, repair the makai end stair tower so that it is protected by not less than 1-hour rated construction. Replace all stair tower doors and door frames so that they are 45 minute rated minimum and properly labeled. All door hardware should be replaced.

Doors should latch properly and meet clearance requirements after installation. Approach, entry and exit at doors should be assessed, and where structurally practicable, be improved to address accessibility maneuvering clearances. Proper signage, lighting and building emergency exit diagrams should be installed inside the stair tower. Accessible signage should be installed at each floor level, both inside and outside of the stair tower. Any penetrations into the stair tower should be removed, encapsulated or fire stopped so that the 1-hour rating is not compromised. Address exit discharge so that it's along an accessible route. Construct a new accessible and code compliant makai end stair tower that connects the new Lobby to each floor level of the East Wing. There is a possibility that a single stair tower could act as the North Wing mauka stair tower and East Wing makai stair tower. The hardware at the fire door at the ground level of East Wing mauka stair tower should be replaced.

It is important to note that by addressing the HSW issues noted above, other anticipated and unanticipated code compliance measures will be triggered. At the on-set of future repair projects, the owner and their designers should work closely with the AHJ to ascertain to as much of an extent as possible, other code compliance measures that the AHJ's will require before design drawings are advanced too far. The types of code compliance measures and other requirements that might be imposed by the AHJ's could potentially be so onerous, that the repair project under contemplation would need to be halted due to structural impracticability, scheduling concerns, land-use compliance measures or simply be too expensive.

3.3 Important Notes Concerning Health, Safety and Welfare

This Report was not developed to identify or catalog specific areas concerning HSW issues. The Objectives of this Report is described under Section 1.2. Although this Report provides recommendations to address HSW issues, the reader SHALL NOT rely solely on the recommendations contained herein. The property owner, operator, vendor or other entity that is responsible for operating the property should consult with the AHJ's and design professionals to determine precisely which HSW issues pose safety hazards, and which codes need to be addressed as a result.

Part Four APPENDICES

4.1 Abbreviations and Acronyms

ACM	Asbestos-containing material
ADA	Americans with Disabilities Act
ADA-ABAAG	Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines
AHJ	Authorities Having Jurisdiction
Approx	Approximate
Avg	Average
BDHRA	Banyan Drive Hawai'i Redevelopment Agency
BFE	Base Flood Elevation
BLNR	Board of Land and Natural Resources
CC	Country Club Condominium/Hotel
CMU	Concrete masonry unit
CZM	Coast Zone Management
DCAB	Disability and Communication Access Board
DLNR	Department of Land and Natural Resources
DOH	Department of Health
DPW	Department of Public Works
DWS	Department of Water Supply
EAI	Erskine Architects, Inc.
EPA	Environmental Protection Agency
Exst	Existing
Feb	February
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
Ft	Feet
Gal	Gallon
GPM	Gallon per minute

HCC	Hawai'i County Code
HELCO	Hawai'i Electric Light Company
HSW	Health, safety, and welfare
HUD	Department of Housing and Urban Development
IBC	International Building Code
LBP	Lead-based paint
LCA	Land Commission Award
LCP	Lead-containing paint
LUC	Land Use Commission
LUO	Land Use Ordinance
Mar	March
MAX	Maximum
MGD	Millions of gallons per day
N/A	Not applicable
NS	Non sprinklered
OCCL	Office of Conservation and Coastal Lands
OPC	Opinion of Probable Cost
RB	Reed's Bay Resort Hotel
Req'd	Required
RUL	Remaining Useful Life
SF	Square feet
SLR	Sea Level Rise
SMA	Special Management Area
SMH	Sewer manhole
SOEST	School of Ocean and Earth Science and Technology
TBD	To be determined
UB	Uncle Billy's Hilo Bay Hotel
US	United States

**LIMITED HAZARDOUS MATERIALS
SURVEY REPORT**

**COUNTRY CLUB CONDOMINIUM HOTEL, UNCLE BILLY’S HILO BAY HOTEL,
AND REEDS BAY RESORT HOTEL, LTD.
BANYAN DRIVE, HILO, HAWAII**

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ETC Project No. 15-4018

July 20, 2015

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1.0 CERTIFICATIONS AND LIMITATIONS

EnviroServices & Training Center, LLC (ETC) has completed this Limited Hazardous Materials Survey (Survey) Report for the common areas of the Banyan Drive Properties located in Hilo, Hawaii (Subject Properties). The Subject Properties include the properties associated with the following addresses:

- Country Club Condominium Hotel, 121 Banyan Drive, TMK 3-2-1-005:020
- Uncle Billy's Hilo Bay Hotel, 87 Banyan Drive, TMK 3-2-1-005:033, 034, 035
- Reeds Bay Resort Hotel, Ltd., 175 Banyan Drive, TMK 3-2-1-005:022

ETC's findings and recommendations contained herein are based on research, site observations, government regulations and laboratory data, which were gathered at the time and location of the study. Opinions stated in this report do not apply to changes that may have occurred after the services were performed.

ETC has performed specified services for this project with the degree of care, skill and diligence ordinarily exercised by professional consultants performing the same or similar services. No other warranty, guarantee, or representation, expressed or implied, is included or intended; unless otherwise specifically agreed to in writing by both ETC and ETC's Client.

This report is intended for the sole use of Erskine Architects, Inc. exclusively for the Associated Properties. Erskine Architects, Inc. may use and release this report, including making and retaining copies, provided such use is limited to the particular site and project for which this report is provided. However, the services performed may not be appropriate for satisfying the needs of other users. Release of this report to third-parties will be at the sole risk of ETC's Client and/or said user, and ETC shall not be liable for any claims or damages resulting from or connected with such release or any third party's use or reuse of this report.

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Date:

July 20, 2015

Limited Hazardous Materials Survey Report
Country Club Condominium Hotel, Uncle Billy's Hilo Bay Hotel,
And Reeds Bay Resort Hotel, Ltd.
Banyan Drive, Hilo, Hawaii

July 20, 2015
ETC's Job No. 15-4018

2.0 EXECUTIVE SUMMARY

EnviroServices & Training Center, LLC (ETC) has completed this Limited Hazardous Materials Survey (Survey) Report for the common areas of the Banyan Drive Properties located in Hilo, Hawaii (Subject Properties). The Subject Properties include the properties associated with the following addresses:

- Country Club Condominium Hotel, 121 Banyan Drive, TMK 3-2-1-005:020
- Uncle Billy's Hilo Bay Hotel, 87 Banyan Drive, TMK 3-2-1-005:033, 034, 035
- Reeds Bay Resort Hotel, Ltd., 175 Banyan Drive, TMK 3-2-1-005:022

ETC personnel performed site reconnaissance to identify hazardous materials that may be affected by renovation/demolition activities in areas specified to ETC by Erskine Architects, Inc.

During ETC's survey, asbestos-containing material (ACM), various surfaces coated in lead-containing paint (LCP), including lead-based paint (LBP), arsenic treated material. The following summarizes the hazardous materials identified during ETC's survey:

Summary of Asbestos-Containing Materials Survey

Thirty-six (36) sampled materials contained asbestos above the regulatory limit of 1%. These materials are listed in the table below.

Limited Hazardous Materials Survey Report
Country Club Condominium Hotel, Uncle Billy's Hilo Bay Hotel,
And Reeds Bay Resort Hotel, Ltd.
Banyan Drive, Hilo, Hawaii

July 20, 2015
ETC's Job No. 15-4018

Asbestos-Containing Material

<i>Homogenous</i>		<i>Material</i>	<i>Condition</i>	<i>Category</i>	<i>Friability</i>	<i>Estimated Quantity</i>	<i>Photo Reference No.</i>
<i>Building Address</i>	<i>Location</i>						
121 Banyan Drive-Country Club Condominium	Elevator Shaft Roof	Black Sealant around Metal Handrails	Damaged	Misc.	Non-Friable I	<1 ft ²	1
121 Banyan Drive-Country Club Condominium	Floors - 1, 2, 3, 4, 5, 6 and Halau Room (Throughout)	Drywall Wall	Good	Misc	Non-Friable I	>8,000 ft ²	2
121 Banyan Drive-Country Club Condominium	Floors - 2, 4, 5 & 6 (North Wing and Corridor)	Yellow Carpet Mastic on Leveling Compound	Good	Misc	Non-Friable I	4,000 ft ²	3
121 Banyan Drive-Country Club Condominium	North Wing Stairwell	Window Caulking around Large Glass Window	Significantly Damaged	Misc	Non-Friable I	500 L.F.	4
121 Banyan Drive-Country Club Condominium	Floors - 2, 3 & 5 – North Wing	Window Caulking	Damaged	Misc.	Non-Friable I	60 L.F.	5
121 Banyan Drive-Country Club Condominium	Halau Room	Spray on Ceiling Material	Damaged	Surfacing	Friable	1,320 ft ²	6
121 Banyan Drive-Country Club Condominium	Halau Room	Window Caulking	Damaged	Misc.	Non-Friable I	250 L.F.	7

Misc. = Miscellaneous
L.F. = Linear Feet
TSI = Thermal System Insulation

Asbestos-Containing Material (continued)

<i>Homogenous</i>		<i>Material</i>	<i>Condition</i>	<i>Category</i>	<i>Friability</i>	<i>Estimated Quantity</i>	<i>Photo Reference No.</i>
<i>Building Address</i>	<i>Location</i>						
121 Banyan Drive-Country Club Condominium	Parking Garage (Ceiling)	4" White Wrapped Insulation (T-Joint)	Good	TSI	Friable	4 ft ²	8
121 Banyan Drive-Country Club Condominium	Parking Garage (Ceiling)	6" White Wrapped Insulation (T-Joint)	Good	TSI	Friable	6 ft ²	9
121 Banyan Drive-Country Club Condominium	Parking Garage (Ceiling)	Spray-on Ceiling Material	Fair	Surfacing	Friable	3,600 ft ²	10
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floors - 2, 4,	Brown Drywall Wall	Good	Misc.	Non-Friable I	>1,200 ft ²	11
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floor - 4	Textured Plaster Wall	Good	Misc.	Non-Friable I	60 ft ²	12
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floors - 1, 2, 3	2'x 4' Fissure Ceiling Tile	Damaged	TSI	Friable	>2,500 ft ²	13
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floor - 3	Spray-on Ceiling Material	Friable	Surfacing	Friable	10 ft ²	14
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floor - 2	Felt Material	Good	Misc.	Non-Friable I	150 ft ²	15
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Lobby – Men's Restroom	Sink Caulking	Damaged	Misc.	Non-Friable I	<1 ft ²	16

Misc. = Miscellaneous
L.F. = Linear Feet
TSI = Thermal System Insulation

Summary of Lead Paint Survey

Of the surfaces sampled, one (1) contained lead in excess of the Environmental Protection Agency (EPA)/United States Department of Housing and Urban Development (HUD) guideline of 0.5 % by weight defining Lead-Based Paint (LBP).

Thirteen (13) sampled surfaces contained detectable levels of lead at levels less than the EPA/HUD guideline, classifying them as Lead-Containing Paint (LCP).

Summary of Arsenic Survey

None of the three (3) arsenic samples collected contained detectable levels of arsenic.

Asbestos-Containing Material (continued)

<i>Homogenous</i>		<i>Material</i>	<i>Condition</i>	<i>Category</i>	<i>Friability</i>	<i>Estimated Quantity</i>	<i>Photo Reference No.</i>
<i>Building Address</i>	<i>Location</i>						
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Basement- Oceanside Stairwells	Plaster Wall	Damaged	Misc.	Non-Friable I	750 ft ²	17
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Basement-Main Wing	2'x 2' Green Ceramic Floor Tile	Good	Misc.	Non-Friable I	50 ft ²	18
175 Banyan Drive-Reeds Bay Resort Hotel, Ltd	Main Roof	Gray Exhaust Vent Caulking	Good	Misc.	Non-Friable I	10 ft ²	19
175 Banyan Drive-Reeds Bay Resort Hotel, Ltd	Floor 1/Lobby, 2 & 3	Spray on Ceiling Material	Good	Surfacing	Friable	1,875 ft ²	20

Misc. = Miscellaneous
L.F. = Linear Feet
TSI = Thermal System Insulation

3.0 INTRODUCTION/PURPOSE

The purpose of this Survey was to investigate the Subject Properties for the presence of hazardous materials that may be affected by demolition activities. Specifically, ETC completed the following tasks:

- Mobilized a State of Hawaii Department of Health (DOH)/Environmental Protection Agency (EPA) certified asbestos building inspector and lead risk assessor to the Subject Properties;
- Performed site reconnaissance at the Subject Properties;
- Collected four hundred ninety-two (492) samples of suspected asbestos-containing materials (ACM) from various locations throughout the Subject Properties;
- Submitted the four hundred ninety-two (492) samples of suspected ACM to EMC Labs, Inc. (EMC) in Phoenix, Arizona, for asbestos analysis via Polarized Light Microscopy (PLM) in accordance with EPA Method 600/R-93/116;
- Collected forty-one (41) paint chip samples from painted surfaces at the Subject Properties;
- Submitted the forty-one (41) paint chip samples to EMC for analysis via EPA Method 7420 for total lead content;
- Collected three (3) bulk samples of suspected arsenic treated materials from the Subject Properties;
- Submitted the three (3) samples of suspected arsenic treated materials to NVL Laboratories, Inc. for analysis of total arsenic content via EPA Method 6010; and
- Prepared this report documenting field activities and results of the investigation including laboratory analytical results, conclusions, and recommendations.

4.0 METHODOLOGY

4.1 Asbestos

ETC personnel collected a total of four hundred ninety-two (492) samples of suspected materials for asbestos analysis. The suspected ACM samples were collected from various areas at the Subject Properties in accordance with EPA guidelines and recommendations.

The suspected ACM were wetted with amended water before sample collection. A small piece was then carefully cut out and placed into a labeled, re-sealable plastic bag. The sampling equipment was cleaned between each sample collection to avoid cross-contamination between samples. The approximate quantity of each suspected ACM was noted. Sample locations were randomly selected in accordance with EPA protocols and recommendations.

Samples were properly logged and recorded following strict chain-of-custody procedure and submitted to EMC for analysis by PLM in accordance with EPA Method 600/R-93/116. EMC is accredited for bulk asbestos analysis through successful participation in the National Voluntary Lab Accreditation Program (NVLAP).

4.2 Lead Paint

ETC personnel collected forty-one (41) paint chip samples from the Subject Properties in accordance with the EPA guidelines and recommendations.

The suspected lead-containing paints were wetted with amended water before sample collection. Paint was carefully scraped and placed into a labeled, re-sealable plastic bag. The sampling equipment was cleaned between each sample collection to avoid cross-contamination between samples. All samples were properly logged and recorded following strict chain of custody procedure and submitted to EMC for analysis in accordance with EPA Method 7420.

4.3 Arsenic

ETC personnel collected three (3) samples of various fiberboard materials, suspected of being treated with arsenic, from the Subject Properties. The suspected arsenic treated samples were collected in accordance with EPA guidelines and recommendations.

The suspected arsenic treated materials were wetted with amended water before sample collection. Small pieces were then carefully cut out and placed into a labeled, re-sealable plastic bag. The samples were logged and recorded following strict chain of custody procedure and submitted to NVL Laboratories, Inc. for analysis by EPA Method 6010.

5.0 RESULTS

5.1 Asbestos Inspection

Of the four hundred ninety-two (492) samples collected, thirty-six (36) contained levels of asbestos above the regulatory limit of 1%. The results of this analysis are recorded in Table 1 found in Appendix I.

In accordance with federal and state regulations and industry standard practice ETC determined homogenous areas of each suspect material and collected multiple representative samples of the material from each homogenous area. Typically, all samples for a suspect material will have similar laboratory results. When the results differ, a single result above the regulatory limit is sufficient to determine that the material within the homogenous area is ACM and the entirety of the homogenous area should be treated as ACM. Thus, ETC may request that the laboratory stops analyzing when the first sample in the set is determined to have an asbestos content above 1%. Forty-nine (49) samples were not analyzed for this reason.

Sixty (60) samples were found to contain glass fibers. Although materials containing such fibers are not specifically regulated, it is ETC's recommendation to handle materials containing glass fibers with appropriate protective equipment.

5.2 Lead Paint Inspection

Of the sampled surfaces, one (1) contained lead in excess of the EPA/HUD guideline of 0.5% by weight defining lead-based paint (LBP). Thirteen (13) sampled surfaces contained detectable levels of lead at levels less than 0.5% by weight and are considered to be lead-containing paint (LCP).

The remaining sampled surfaces did not contain lead above the laboratory detection limit and are not considered to be lead-containing.

The lead paint survey results are recorded in Table 2 found in Appendix I.

5.3 Arsenic Inspection

None of the sampled materials contained detectable levels of arsenic. The arsenic survey results are recorded in Table 3 found in Appendix I.

6.0 DISCUSSION

ETC attempted to access all areas of the Subject Properties during its investigation however due to safety concerns or lack of keys, several areas were inaccessible. ETC collected random samples in accordance with EPA guidelines however made efforts to collect samples from inconspicuous locations in areas of high visibility and with high occupancy. The following areas were inaccessible at the time of Survey:

Reed's Bay Resort Hotel, Ltd.

- The lobby area was not sampled by the owner's request due to recent renovations however materials that were observed in the lobby were sampled from different locations on the first floor.

Country Club Condominium Hotel

- The storage room within the Halau room was not surveyed due to lack of keys.
- The former *Shooters Bar & Grill* area was not surveyed due to lack of keys.
- The lower roof was not surveyed due to safety concerns.
- Several smaller rooms on the first floor were not surveyed due to lack of keys.

Uncle Billy's Hilo Bay Hotel

- Two (2) lower roofs at Uncle Billy's Hilo Bay Hotel were not surveyed due to safety concerns of the property manager.
- The interior of Uncle Billy's General Store was not included in the scope of services described to ETC by Erskine Architects, Inc. and therefore was not surveyed.

7.0 RECOMMENDATIONS

In summary, various asbestos-containing materials (ACM) and surfaces coated in lead-containing paint (LCP), including lead-based paint (LBP), were observed. Based on ETC's visual inspection of the facility, inventory of potentially hazardous materials, and laboratory data, ETC recommends the following:

- Manage and/or remove and dispose of hazardous and regulated materials in accordance with applicable local, state, and federal regulations, prior to renovation and/or demolition activities that may disturb these materials.
- Handle materials containing glass fibers with appropriate protective equipment to prevent inhalation or ingestion of fibers and contact with skin and mucous membranes.
- All friable ACM must be removed and disposed of by a qualified asbestos abatement contractor. Friable ACM is defined as those materials that may be crumbled, pulverized, or otherwise damaged by hand pressure.
- Any non-friable ACM which could be crumbled and pulverized during renovation/demolition activities must be removed and disposed of by a qualified asbestos abatement contractor.
- In addition, the services of a qualified consultant should be obtained to monitor and inspect the removal activities to ensure compliance with applicable EPA, Occupational Safety and Health Administration (OSHA), and Hawaii Occupational Safety and Health (HIOSH) regulations pertaining to the handling of asbestos containing material.
- Remove and dispose of lead-based paint and loose and flaking (poor condition) lead-containing paint that may be disturbed during renovation/demolition activities in accordance with applicable local, state, and federal regulations. Note that conditions of paint may have changed since the time of this survey.
- Any abatement and demolition contractor(s) must take appropriate measures to comply with applicable EPA, OSHA and HIOSH regulations pertaining to the handling of lead containing paints and worker protection. Note that OSHA and HIOSH regulate activities that disturb paint and other materials containing any detectable concentration of lead.
- Have air monitoring conducted for airborne asbestos fibers by a State of Hawaii certified Project Monitor and airborne lead by qualified personnel during any asbestos and/or lead abatement and general renovation/demolition activities of areas that were determined to contain these contaminants.

Appendix I

TABLES OF RESULTS

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
CCR-AB-01	Country Club	Main Roof	White Main Roofing Material	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCR-AB-02								None Detected*	
CCR-AB-03								None Detected*	
CCR-AB-04	Country Club	Main Roof	Dome Skylight Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CCR-AB-05								None Detected	
CCR-AB-06								None Detected	
CCR-AB-07	Country Club	Main Roof	Gray Exhaust Fan Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CCR-AB-08								None Detected	
CCR-AB-09								None Detected	
CCR-AB-10	Country Club	Main Roof	Silver Exhaust Fan Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CCR-AB-11								None Detected	
CCR-AB-12								None Detected	
CCR-AB-13	Country Club	Main Roof	Gray Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CCR-AB-14								None Detected	
CCR-AB-15								None Detected	
CCR-AB-16	Country Club	Lower Elevator Shaft Roof	Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCR-AB-17								None Detected*	
CCR-AB-18								None Detected*	
CCR-AB-19	Country Club	Lower Elevator Shaft Roof	Black Flashing	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CCR-AB-20								None Detected	
CCR-AB-21								None Detected*	
CCR-AB-22	Country Club	Lower Elevator Shaft Roof - Parapit Wall	Gray Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CCR-AB-23								None Detected	
CCR-AB-24								None Detected	
CCR-AB-25	Country Club	Upper Elevator Shaft Roof	Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCR-AB-26								None Detected*	
CCR-AB-27								None Detected*	
CCR-AB-28	Country Club	Upper Elevator Shaft Roof	Black Flashing Shingle	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCR-AB-29								None Detected	
CCR-AB-30								None Detected	
CCR-AB-31	Country Club	Elevator Shaft Roofs	Black Roof Tar on Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCR-AB-32								None Detected*	
CCR-AB-33								None Detected*	
CCR-AB-34	Country Club	Elevator Shaft Roofs	Black Sealant on Flashing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCR-AB-35								None Detected	
CCR-AB-36								None Detected	
CCR-AB-37	Country Club	Elevator Shaft Roofs	Black Sealant around Metal Handrails	Damaged	Non-Friable I	Misc.	Silver Paint	Chrysotile 3%*	<1 ft ²
CCR-AB-38							Black Sealant	None Detected	
CCR-AB-39							Black Sealant	None Detected	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
CC6-AB-01	Country Club	Floor 6	2'x4' Fisure Ceiling Tile	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC6-AB-02								None Detected	
CC6-AB-03								None Detected	
CC6-AB-04	Country Club	Floor 6	Spray-on Ceiling	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC6-AB-05								None Detected	
CC6-AB-06								None Detected	
CC6-AB-07	Country Club	Floor 6	Drywall Wall	Good	Non-Friable I	Misc.	All	None Detected	>1,000 ft ²
CC6-AB-08							White/Off White Texture	None Detected	
CC6-AB-09							White/Off White Texture	Chrysotile 4%	
CC6-AB-10	Country Club	Floor 6	Window Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC6-AB-11								None Detected	
CC6-AB-12								None Detected	
CC6-AB-13	Country Club	Floor 6	1'x1' Tan Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC6-AB-14								None Detected	
CC6-AB-15								None Detected	
CC6-AB-16	Country Club	Floor 6	Yellow Carpet Mastic on Leveling Compund	Good	Non-Friable I	Misc.	All	None Detected	1,000 ft ²
CC6-AB-17							White Leveling Compound	Chrysotile 2%	
CC6-AB-18							All	None Detected	
CC6-AB-19	Country Club	Floor 6	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC6-AB-20								None Detected	
CC6-AB-21								None Detected	
CC6-AB-22	Country Club	Floor 6	Window Caulking around Large Glass Window	Significantly Damaged	Non-Friable I	Misc.	All	Chrysotile 10%	500 L.F.
CC6-AB-23							All	Not Analyzed	
CC6-AB-24							All	Not Analyzed	
CC5-AB-01	Country Club	Floor 5	2'x4' Fisure Ceiling Tile	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC5-AB-02								None Detected	
CC5-AB-03								None Detected	
CC5-AB-04	Country Club	Floor 5	Spray-on Ceiling	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC5-AB-05								None Detected	
CC5-AB-06								None Detected	
CC5-AB-07	Country Club	Floor 5	Drywall Wall	Good	Non-Friable I	Misc.	White/Off White	Chrysotile 2%	>1,000 ft ²
CC5-AB-08							Joint Compound	Chrysotile 3%	
CC5-AB-09							Drywall	None Detected	
CC5-AB-10	Country Club	Floor 5	Window Caulking	Damaged	Non-Friable I	Misc.	All	None Detected	20 L.F.
CC5-AB-11							All	Chrysotile 15%	
CC5-AB-12							All	Not Analyzed	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
CC5-AB-13	Country Club	Floor 5	1'x1' Tan Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC5-AB-14								None Detected	
CC5-AB-15								None Detected	
CC5-AB-16	Country Club	Floor 5	Yellow Carpet Mastic on Leveling Compund	Good	Non-Friable I	Misc.	White Leveling Compound	Chrysotile 3%	1,000 ft ²
CC5-AB-17							None Detected		
CC5-AB-18							None Detected		
CC5-AB-19	Country Club	Floor 5	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC5-AB-20								None Detected	
CC5-AB-21								None Detected	
CC4-AB-01	Country Club	Floor 4	2'x4' Fisure Ceiling Tile	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC4-AB-02								None Detected	
CC4-AB-03								None Detected	
CC4-AB-04	Country Club	Floor 4	Spray-on Ceiling	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC4-AB-05								None Detected	
CC4-AB-06								None Detected	
CC4-AB-07	Country Club	Floor 4	Drywall Wall	Good	Non-Friable I	Misc.	Joint Compound	Chrysotile 3%	>1,000 ft ²
CC4-AB-08							White/Light Gray Texture	Chrysotile 3%	
CC4-AB-09							Drywall/Tape	None Detected	
CC4-AB-10	Country Club	Floor 4	Window Caulking	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC4-AB-11								None Detected	
CC4-AB-12								None Detected	
CC4-AB-13	Country Club	Floor 4	1'x1' Tan Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC4-AB-14								None Detected	
CC4-AB-15								None Detected	
CC4-AB-16	Country Club	Floor 4	Yellow Carpet Mastic on Leveling Compund	Good	Non-Friable I	Misc.	White Leveling Compound	Chrysotile 3%	1,000 ft ²
CC4-AB-17							None Detected		
CC4-AB-18							None Detected		
CC4-AB-19	Country Club	Floor 4	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC4-AB-20								None Detected	
CC4-AB-21								None Detected	
CC3-AB-01	Country Club	Floor 3	2'x4' Fisure Ceiling Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC3-AB-02								None Detected	
CC3-AB-03								None Detected	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
CC3-AB-04	Country Club	Floor 3	Spray-on Ceiling	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC3-AB-05								None Detected	
CC3-AB-06								None Detected	
CC3-AB-07	Country Club	Floor 3	Drywall Wall	Good	Non-Friable I	Misc.	White/Off White Texture	Chrysotile 5%	>1,000 ft ²
CC3-AB-08							Drywall	None Detected	
CC3-AB-09							Drywall	None Detected	
CC3-AB-10	Country Club	Floor 3	Window Caulking	Damaged	Non-Friable I	Misc.	All	Chrysotile 10%	20 L.F.
CC3-AB-11							All	Not Analyzed	
CC3-AB-12							All	Not Analyzed	
CC3-AB-13	Country Club	Floor 3	1'x1' Tan Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC3-AB-14								None Detected	
CC3-AB-15								None Detected	
CC3-AB-16	Country Club	Floor 3	Yellow Carpet Mastic on Leveling Compund	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC3-AB-17								None Detected	
CC3-AB-18								None Detected	
CC3-AB-19	Country Club	Floor 3	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC3-AB-20								None Detected	
CC3-AB-21								None Detected	
CC2-AB-01	Country Club	Floor 2	2'x4' Fisure Ceiling Tile	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC2-AB-02								None Detected	
CC2-AB-03								None Detected	
CC2-AB-04	Country Club	Floor 2	Spray-on Ceiling	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC2-AB-05								None Detected	
CC2-AB-06								None Detected	
CC2-AB-07	Country Club	Floor 2	Drywall Wall	Good	Non-Friable I	Misc.	White/Off White Texture	Chrysotile 2%	>1,000 ft ²
CC2-AB-08							Drywall	None Detected	
CC2-AB-09							Drywall	None Detected	
CC2-AB-10	Country Club	Floor 2	Window Caulking	Damaged	Non-Friable I	Misc.	All	Chrysotile 10%	20 L.F.
CC2-AB-11							All	Not Analyzed	
CC2-AB-12							All	Not Analyzed	
CC2-AB-13	Country Club	Floor 2	1'x1' Tan Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC2-AB-14								None Detected	
CC2-AB-15								None Detected	
CC2-AB-16	Country Club	Floor 2	Yellow Carpet Mastic on Leveling Compund	Good	Non-Friable I	Misc.	All	None Detected	1,000 ft ²
CC2-AB-17							All	None Detected	
CC2-AB-18							White Leveling	Chrysotile 3%	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
CC2-AB-19	Country Club	Floor 2	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC2-AB-20								None Detected	
CC2-AB-21								None Detected	
CC1-AB-01	Country Club	Floor 1	Spray-on Ceiling	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC1-AB-02								None Detected	
CC1-AB-03								None Detected	
CC1-AB-04	Country Club	Floor 1	Drywall Wall	Good	Non-Friable I	Misc.	White/Off White Texture	Chrysotile 2%	>1,000 ft²
CC1-AB-05							Drywall	None Detected	
CC1-AB-06								None Detected	
CC1-AB-07	Country Club	Floor 1	1'x1' Brown Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC1-AB-08								None Detected	
CC1-AB-09								None Detected	
CC1-AB-10	Country Club	Floor 1 - Front of Elevator	1'x2' Gray Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC1-AB-11								None Detected	
CC1-AB-12								None Detected	
CC1-AB-13	Country Club	Floor 1 - Front Reception Area	9"x9" Dark Brown Floor Ceramic Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC1-AB-14								None Detected	
CC1-AB-15								None Detected	
CC1-AB-16	Country Club	Floor 1	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC1-AB-17								None Detected	
CC1-AB-18								None Detected	
CC1-AB-19	Country Club	Elevator Cabs	Yellow Carpet Mastic on Concrete	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
CC1-AB-20								None Detected	
CC1-AB-21								None Detected	
CCH-AB-01	Country Club	Halau	2'x4' Textured Ceiling Tile	Significantly Damaged	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
CCH-AB-02								None Detected*	
CCH-AB-03								None Detected*	
CCH-AB-04	Country Club	Halau	Spray-on Ceiling	Damaged	Friable	Surfacing	All	Chrysotile 5%	1,320 ft²
CCH-AB-05								Not Analyzed	
CCH-AB-06								Not Analyzed	
CCH-AB-07	Country Club	Halau	Drywall Wall	Good	Non-Friable I	Misc.	All	None Detected	2,500 ft²
CCH-AB-08								None Detected	
CCH-AB-09							White Compound	Chrysotile 3%	
CCH-AB-10	Country Club	Halau	Window Caulking	Damaged	Non-Friable I	Misc.	All	Chrysotile 10%	20 L.F.
CCH-AB-11								Not Analyzed	
CCH-AB-12							Not Analyzed		

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity	
CCExt-AB-01	Country Club	Garage	4" Old White Wrapped Insulation - Run	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable	
CCExt-AB-02								None Detected*		
CCExt-AB-03								None Detected*		
CCExt-AB-04	Country Club	Garage	4" New White Wrapped Insulation - Run	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable	
CCExt-AB-05								None Detected*		
CCExt-AB-06								None Detected*		
CCExt-AB-07	Country Club	Garage	4" White Wrapped Insulation - Elbow	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable	
CCExt-AB-08								None Detected*		
CCExt-AB-09								None Detected*		
CCExt-AB-10	Country Club	Garage	4" White Wrapped Insulation - T-Joint	Good	Friable	TSI	All	Light Gray Insulation	Chrysotile 5%*	5 ft²
CCExt-AB-11								None Detected*		
CCExt-AB-12								None Detected*		
CCExt-AB-13	Country Club	Garage	6" White Wrapped Insulation - Run	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable	
CCExt-AB-14								None Detected*		
CCExt-AB-15								None Detected*		
CCExt-AB-16	Country Club	Laundry Room	6" White Wrapped Insulation - Elbow	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable	
CCExt-AB-17								None Detected*		
CCExt-AB-18								None Detected*		
CCExt-AB-19	Country Club	Garage	6" White Wrapped Insulation - T-Joint	Good	Friable	TSI	All	Light Gray Insulation	Chrysotile 5%*	5 ft²
CCExt-AB-20								None Detected*		
CCExt-AB-21								None Detected*		
CCExt-AB-22	Country Club	Garage	Spray-on Ceiling	Good	Friable	Surfacing	All	Chrysotile 3%	3,600 ft²	
CCExt-AB-23								Not Analyzed		
CCExt-AB-24								Not Analyzed		
UBR-AB-01	Uncle Billy's Hilo Bay	Main Roof	Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable	
UBR-AB-02								None Detected		
UBR-AB-03								None Detected		
UBR-AB-04	Uncle Billy's Hilo Bay	Main Roof	Black Roofing Tar	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable	
UBR-AB-05								None Detected		
UBR-AB-06								None Detected		
UBR-AB-07	Uncle Billy's Hilo Bay	Main Roof	Gray Vent Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable	
UBR-AB-08								None Detected		
UBR-AB-09								None Detected		
UBR-AB-10	Uncle Billy's Hilo Bay	Main Roof	Black Vent Sealant	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable	
UBR-AB-11								None Detected		
UBR-AB-12								None Detected		

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
UBR-AB-13	Uncle Billy's Hilo Bay	Lower Roof	Hydrostop Patch	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-14								None Detected	
UBR-AB-15								None Detected	
UBR-AB-16	Uncle Billy's Hilo Bay	Lower Roof	Gray Coating Patch	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-17								None Detected	
UBR-AB-18								None Detected	
UBR-AB-19	Uncle Billy's Hilo Bay	Lower Roof Soffit Vent	Sealant	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-20								None Detected	
UBR-AB-21								None Detected	
UBR-AB-22	Uncle Billy's Hilo Bay	Upper Roof	Black Roof Patch	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-23								None Detected	
UBR-AB-24								None Detected	
UBR-AB-25	Uncle Billy's Hilo Bay	Upper Roof - Metal Flashing	White Caulking	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-26								None Detected	
UBR-AB-27								None Detected	
UBR-AB-28	Uncle Billy's Hilo Bay	Upper Roof - Metal Flashing	Gray Caulking	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-29								None Detected	
UBR-AB-30								None Detected	
UBR-AB-31	Uncle Billy's Hilo Bay	Lower Roof - Elevator Shaft	Tan Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-32								None Detected	
UBR-AB-33								None Detected	
UBR-AB-34	Uncle Billy's Hilo Bay	Lower Roof - Elevator Shaft	Gray Caulking	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-35								None Detected	
UBR-AB-36								None Detected	
UBR-AB-37	Uncle Billy's Hilo Bay	Floor 4 to Roof Stairwell	White/Brown Drywall Wall	Significantly Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBR-AB-38								None Detected	
UBR-AB-39								None Detected	
UB4-AB-01	Uncle Billy's Hilo Bay	Floor 4	Brown Drywall Wall	Good	Non-Friable I	Misc.	Beige/Off White Joint Compound	Chrysotile 3%	600 ft ²
UB4-AB-02							White/Off White Texture	Chrysotile 3%	
UB4-AB-03							Gray/Brown Drywall	None Detected	
UB4-AB-04	Uncle Billy's Hilo Bay	Floor 4	Textured Plaster Wall	Good	Non-Friable I	Misc.	All	Chrysotile 3%	60 ft ²
UB4-AB-05							Not Analyzed		
UB4-AB-06							Not Analyzed		
UB4-AB-07	Uncle Billy's Hilo Bay	Floor 4 - Exterior Railing	Felt	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB4-AB-08								None Detected	
UB4-AB-09								None Detected	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
UB3-AB-01	Uncle Billy's Hilo Bay	Floor 3	2'x4' Fissure Ceiling Tile	Damaged	Friable	TSI	All	None Detected	>800 ft ²
UB3-AB-02								Chrysotile 3%	
UB3-AB-03								Not Analyzed	
UB3-AB-04	Uncle Billy's Hilo Bay	Floor 3	Spray-on Ceiling	Damaged	Friable	Surfacing	All	Chrysotile 5%	10 ft ²
UB3-AB-05								Not Analyzed	
UB3-AB-06								None Detected	
UB3-AB-07	Uncle Billy's Hilo Bay	Floor 3	White Drywall Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB3-AB-08								None Detected	
UB3-AB-09								None Detected	
UB3-AB-10	Uncle Billy's Hilo Bay	Floor 3	Rough Plaster Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB3-AB-11								None Detected	
UB3-AB-12								None Detected	
UB3-AB-13	Uncle Billy's Hilo Bay	Floor 3	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB3-AB-14								None Detected	
UB3-AB-15								None Detected	
UB3-AB-16	Uncle Billy's Hilo Bay	Floor 3	Brown Drywall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB3-AB-17								None Detected	
UB3-AB-18								None Detected	
UB3-AB-19	Uncle Billy's Hilo Bay	Floor 3	Light Green Textured Plaster Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB3-AB-20								None Detected	
UB3-AB-21								None Detected	
UB3-AB-22	Uncle Billy's Hilo Bay	Floor 3 - Railing	Felt	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB3-AB-23								None Detected	
UB3-AB-24								None Detected	
UB2-AB-01	Uncle Billy's Hilo Bay	Floor 2	2'x4' Fissure Ceiling Tile	Good	Friable	TSI	All	Chrysotile 3%	>800 ft ²
UB2-AB-02								Not Analyzed	
UB2-AB-03								Not Analyzed	
UB2-AB-04	Uncle Billy's Hilo Bay	Floor 2	White Drywall Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB2-AB-05								None Detected	
UB2-AB-06								None Detected	
UB2-AB-07	Uncle Billy's Hilo Bay	Floor 2	Plaster Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB2-AB-08								None Detected	
UB2-AB-09								None Detected	
UB2-AB-10	Uncle Billy's Hilo Bay	Floor 2	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB2-AB-11								None Detected	
UB2-AB-12								None Detected	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
UB2R-AB-01	Uncle Billy's Hilo Bay	Floor 2	Brown Drywall Wall	Damaged	Non-Friable I	Misc.	Beige Joint Compund	Chrysotile 3%	600 ft ²
UB2R-AB-02							None Detected*		
UB2R-AB-03							None Detected*		
UB2R-AB-04							None Detected		
UB2R-AB-05	Uncle Billy's Hilo Bay	Floor 2	Felt	Good	Non-Friable I	Misc.	All	Chrysotile 65%	150 ft ²
UB2R-AB-06							Tan/White/Lt.Blue Felt	None Detected	
UB2R-AB-07	Uncle Billy's Hilo Bay	Floor 2	White Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB2R-AB-08							None Detected		
UB2R-AB-09							None Detected		
UB2R-AB-10	Uncle Billy's Hilo Bay	Floor 2	Silver Wrap	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB2R-AB-11							None Detected		
UB2R-AB-12							None Detected		
UB2R-AB-13	Uncle Billy's Hilo Bay	Floor 2	Gray Roofing Material	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB2R-AB-14							None Detected		
UB2R-AB-15							None Detected		
UB1-AB-01	Uncle Billy's Hilo Bay	Floor 1	2'x4' Fissure Ceiling Tile	Good	Friable	TSI	All	None Detected	>800 ft ²
UB1-AB-02							Chrysotile 2%		
UB1-AB-03							Amosite <1%		
UB1-AB-04	Uncle Billy's Hilo Bay	Floor 1	Brown Drywall Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB1-AB-05							None Detected		
UB1-AB-06							None Detected		
UB1-AB-07	Uncle Billy's Hilo Bay	Floor 1	Plaster Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB1-AB-08							None Detected		
UB1-AB-09							None Detected		
UB1-AB-10	Uncle Billy's Hilo Bay	Floor 1	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UB1-AB-11							None Detected		
UB1-AB-12							None Detected		
UBL-AB-01	Uncle Billy's Hilo Bay	Lobby	White Drywall Wall	Significantly Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-02							None Detected		
UBL-AB-03							None Detected		
UBL-AB-04	Uncle Billy's Hilo Bay	Lobby	Brown Drywall Wall	Significantly Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-05							None Detected		
UBL-AB-06							None Detected		

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
UBL-AB-07	Uncle Billy's Hilo Bay	Lobby	2"x2" Green Ceramic Floor Tile	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-08							None Detected		
UBL-AB-09							None Detected		
UBL-AB-10	Uncle Billy's Hilo Bay	Lobby - Elevator	2"x2" Green Ceramic Floor Tile	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-11							None Detected		
UBL-AB-12							None Detected		
UBL-AB-13	Uncle Billy's Hilo Bay	Lobby - Laundry Room	2'x4' Fissure Ceiling Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-14							None Detected		
UBL-AB-15							None Detected		
UBL-AB-16	Uncle Billy's Hilo Bay	Lobby - Laundry Room	4" Cream Cove Base	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-17							None Detected		
UBL-AB-18							None Detected		
UBL-AB-19	Uncle Billy's Hilo Bay	Lobby - Laundry Room	4"x4" Red Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-20							None Detected		
UBL-AB-21							None Detected		
UBL-AB-22	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	12"x12" Tan Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-23							None Detected		
UBL-AB-24							None Detected		
UBL-AB-25	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	4"x4" Tan Ceramic Wall Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-26							None Detected		
UBL-AB-27							None Detected		
UBL-AB-28	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	Sink Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-29							None Detected		
UBL-AB-30							None Detected		
UBL-AB-31	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	Toilet Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-32							None Detected		
UBL-AB-33							None Detected		
UBL-AB-34	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	2"x2" Gray Ceramic Wall Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-35							None Detected		
UBL-AB-36							None Detected		
UBL-AB-37	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	2"x2" Pink Ceramic Wall Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-38							None Detected		
UBL-AB-39							None Detected		
UBL-AB-40	Uncle Billy's Hilo Bay	Lobby - Men's Restroom (ADA Stall)	4"x4" Gray Ceramic Wall Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-41							None Detected		
UBL-AB-42							None Detected		

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
UBL-AB-43	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	2"x2" White Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-44								None Detected	
UBL-AB-45								None Detected	
UBL-AB-46	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	Counter Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-47								None Detected	
UBL-AB-48								None Detected	
UBL-AB-49	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	Sink Caulking	Damaged	Non-Friable I	Misc.	All	Chrysotile 3%	<1 ft ²
UBL-AB-50								Not Analyzed	
UBL-AB-51								Not Analyzed	
UBL-AB-52	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	Toilet Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBL-AB-53								None Detected	
UBL-AB-54								None Detected	
UBB-AB-01	Uncle Billy's Hilo Bay	Basement	2'x4' Fissure Ceiling Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBB-AB-02								None Detected	
UBB-AB-03								None Detected	
UBB-AB-04	Uncle Billy's Hilo Bay	Basement	White/Brown Drywall Wall	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBB-AB-05								None Detected	
UBB-AB-06								None Detected	
UBB-AB-07	Uncle Billy's Hilo Bay	Basement	Plaster Wall	Good	Non-Friable I	Misc.	White/Off White Texture/Coating	Chrysotile 3%	750 ft ²
UBB-AB-08							Plaster/Mortar	None Detected	
UBB-AB-09								None Detected	
UBB-AB-10	Uncle Billy's Hilo Bay	Basement-Main Wing	2"x2" Green Ceramic Floor Tile	Good	Non-Friable I	Misc.	All	None Detected	50 ft ²
UBB-AB-11							Beige Texture	Chrysotile 3%	
UBB-AB-12							Tan Mastic	Chrysotile 2%	
UBB-AB-13							Ceramic Tile/Grout	None Detected	
UBB-AB-13	Uncle Billy's Hilo Bay	Basement - Southwing Overhang	White/Brown Drywall Ceiling	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBB-AB-14								None Detected	
UBB-AB-15								None Detected	
UBB-AB-16	Uncle Billy's Hilo Bay	Basement	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBB-AB-17								None Detected	
UBB-AB-18								None Detected	
UBB-AB-19	Uncle Billy's Hilo Bay	Basement	Mustard Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
UBB-AB-20								None Detected	
UBB-AB-21								None Detected	
RBR-AB-01	Reed's Bay	Main Roof	Brown Shingles	Significantly Damaged	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
RBR-AB-02								None Detected*	
RBR-AB-03								None Detected*	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
RBR-AB-04	Reed's Bay	Main Roof	Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
RBR-AB-05								None Detected*	
RBR-AB-06								None Detected*	
RBR-AB-07	Reed's Bay	Main Roof	Pitch and Gravel Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
RBR-AB-08								None Detected*	
RBR-AB-09								None Detected*	
RBR-AB-10	Reed's Bay	Main Roof - Parapit Walls	Silver Panels	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-11								None Detected	
RBR-AB-12								None Detected	
RBR-AB-13	Reed's Bay	Main Roof - Metal Flashing	Silver Patching	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-14								None Detected	
RBR-AB-15								None Detected	
RBR-AB-16	Reed's Bay	Main Roof	Gray Soffit Vent Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-17								None Detected	
RBR-AB-18								None Detected	
RBR-AB-19	Reed's Bay	Main Roof	Gray Exhaust Vent Caulking	Good	Non-Friable I	Misc.	All	Chrysotile 5%	10 ft ²
RBR-AB-20							All	Not Analyzed	
RBR-AB-21							All	Not Analyzed	
RBR-AB-22	Reed's Bay	Main Roof	Black Flashing Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-23								None Detected	
RBR-AB-24								None Detected	
RBR-AB-25	Reed's Bay	Former Restaurant	Black Tar	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-26								None Detected	
RBR-AB-27								None Detected	
RBR-AB-28	Reed's Bay	Former Restaurant	Black Sealant	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-29								None Detected	
RBR-AB-30								None Detected	
RBR-AB-31	Reed's Bay	Former Restaurant	Gray Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-32								None Detected	
RBR-AB-33								None Detected	
RBR-AB-34	Reed's Bay	Lower Roof	Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
RBR-AB-35								None Detected*	
RBR-AB-36								None Detected*	
RBR-AB-37	Reed's Bay	Lower Roof	Green Built-up Roofing	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
RBR-AB-38								None Detected*	
RBR-AB-39								None Detected*	
RBR-AB-40	Reed's Bay	Lower Roof	White Patching	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-41								None Detected	
RBR-AB-42								None Detected	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
RBR-AB-43	Reed's Bay	Lower Roof	Black Soffit Vent Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-44								None Detected	
RBR-AB-45								None Detected	
RBR-AB-46	Reed's Bay	Lower Roof	Black Sealant around Smoke Stack	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-47								None Detected	
RBR-AB-48								None Detected	
RBR-AB-49	Reed's Bay	Lower Roof - Flashing	Tan Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-50								None Detected	
RBR-AB-51								None Detected	
RBR-AB-52	Reed's Bay	Lower Roof	Black Roofing Tar	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBR-AB-53								None Detected	
RBR-AB-54								None Detected	
RB3-AB-01	Reed's Bay	Floor 3	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB3-AB-02								None Detected	
RB3-AB-03								None Detected	
RB3-AB-04	Reed's Bay	Floor 3 - Metal Threshold	Gray Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB3-AB-05								None Detected	
RB3-AB-06								None Detected	
RB3-AB-07	Reed's Bay	Floor 3	White Window Frame Caulking	Damaged	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB3-AB-08								None Detected	
RB3-AB-09								None Detected	
RB3-AB-10	Reed's Bay	Floor 3	Spray-on Ceiling	Good	Friable	Surfacing	All	Chrysotile 5%	625 ft ²
RB3-AB-11								Not Analyzed	
RB3-AB-12								Not Analyzed	
RB2-AB-01	Reed's Bay	Floor 2	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB2-AB-02								None Detected	
RB2-AB-03								None Detected	
RB2-AB-04	Reed's Bay	Floor 2	Spray-on Ceiling	Good	Friable	Surfacing	All	Chrysotile 5%	625 ft ²
RB2-AB-05								Not Analyzed	
RB2-AB-06								Not Analyzed	
RB1-AB-01	Reed's Bay	Floor 1/Lobby	Yellow Carpet Mastic	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-02								None Detected	
RB1-AB-03								None Detected	
RB1-AB-04	Reed's Bay	Floor 1/Lobby - Metal Threshold	Gray Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-05								None Detected	
RB1-AB-06								None Detected	
RB1-AB-07	Reed's Bay	Floor 1/Lobby	White Window Frame Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-08								None Detected	
RB1-AB-09								None Detected	

*Glass Fibers Detected

Table 1
Asbestos Survey Results
Banyan Drive Properties

Sample ID	Hotel	Sample Location	Material	Condition	Category	Friability	Analysis Layer	Asbestos Content	Estimated Quantity
RB1-AB-10	Reed's Bay	Floor 1/Lobby	Spray-on Ceiling	Good	Friable	Surfacing	All	Chrysotile 5%	625 ft ²
RB1-AB-11								Not Analyzed	
RB1-AB-12								Not Analyzed	
RB1-AB-13	Reed's Bay	Floor 1/Lobby - Restroom	4"x4" Green Ceramic Wall Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-14								None Detected	
RB1-AB-15								None Detected	
RB1-AB-16	Reed's Bay	Floor 1/Lobby - Restroom Shower	4"x4" White Ceramic Wall Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-17								None Detected	
RB1-AB-18								None Detected	
RB1-AB-19	Reed's Bay	Floor 1/Lobby	1/2"x1/2" Green Ceramic Floor Tile	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-20								None Detected	
RB1-AB-21								None Detected	
RB1-AB-22	Reed's Bay	Floor 1/Lobby	Sink/Toilet Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RB1-AB-23								None Detected	
RB1-AB-24								None Detected	
RBB-AB-01	Reed's Bay	Basement	Drywall Wall/Ceiling	Good	Not Applicable	Not Applicable	All	None Detected*	Not Applicable
RBB-AB-02								None Detected*	
RBB-AB-03								None Detected*	
RBB-AB-04	Reed's Bay	Basement	White Window Frame Caulking	Good	Not Applicable	Not Applicable	All	None Detected	Not Applicable
RBB-AB-05								None Detected	
RBB-AB-06								None Detected	

*Glass Fibers Detected

Asbestos-Containing Material

<i>Homogenous</i>		<i>Material</i>	<i>Condition</i>	<i>Category</i>	<i>Friability</i>	<i>Estimated Quantity</i>	<i>Photo Reference No.</i>
<i>Building Address</i>	<i>Location</i>						
121 Banyan Drive-Country Club Condominium	Elevator Shaft Roof	Black Sealant around Metal Handrails	Damaged	Misc.	Non-Friable I	<1 ft ²	1
121 Banyan Drive-Country Club Condominium	Floors - 1, 2, 3, 4, 5, 6 and Halau Room (Throughout)	Drywall Wall	Good	Misc	Non-Friable I	>8,000 ft ²	2
121 Banyan Drive-Country Club Condominium	Floors - 2, 4, 5 & 6 (North Wing and Corridor)	Yellow Carpet Mastic on Leveling Compound	Good	Misc	Non-Friable I	4,000 ft ²	3
121 Banyan Drive-Country Club Condominium	North Wing Stairwell	Window Caulking around Large Glass Window	Significantly Damaged	Misc	Non-Friable I	500 L.F.	4
121 Banyan Drive-Country Club Condominium	Floors - 2, 3 & 5 – North Wing	Window Caulking	Damaged	Misc.	Non-Friable I	60 L.F.	5
121 Banyan Drive-Country Club Condominium	Halau Room	Spray on Ceiling Material	Damaged	Surfacing	Friable	1,320 ft ²	6
121 Banyan Drive-Country Club Condominium	Halau Room	Window Caulking	Damaged	Misc.	Non-Friable I	250 L.F.	7

Misc. = Miscellaneous
L.F. = Linear Feet
TSI = Thermal System Insulation

Asbestos-Containing Material (continued)

<i>Homogenous</i>		<i>Material</i>	<i>Condition</i>	<i>Category</i>	<i>Friability</i>	<i>Estimated Quantity</i>	<i>Photo Reference No.</i>
<i>Building Address</i>	<i>Location</i>						
121 Banyan Drive-Country Club Condominium	Parking Garage (Ceiling)	4" White Wrapped Insulation (T-Joint)	Good	TSI	Friable	4 ft ²	8
121 Banyan Drive-Country Club Condominium	Parking Garage (Ceiling)	6" White Wrapped Insulation (T-Joint)	Good	TSI	Friable	6 ft ²	9
121 Banyan Drive-Country Club Condominium	Parking Garage (Ceiling)	Spray-on Ceiling Material	Fair	Surfacing	Friable	3,600 ft ²	10
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floors - 2, 4,	Brown Drywall Wall	Good	Misc.	Non-Friable I	>1,200 ft ²	11
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floor - 4	Textured Plaster Wall	Good	Misc.	Non-Friable I	60 ft ²	12
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floors - 1, 2, 3	2'x 4' Fissure Ceiling Tile	Damaged	TSI	Friable	>2,500 ft ²	13
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floor - 3	Spray-on Ceiling Material	Friable	Surfacing	Friable	10 ft ²	14
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Floor - 2	Felt Material	Good	Misc.	Non-Friable I	150 ft ²	15
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Lobby – Men's Restroom	Sink Caulking	Damaged	Misc.	Non-Friable I	<1 ft ²	16

Misc. = Miscellaneous
L.F. = Linear Feet
TSI = Thermal System Insulation

Asbestos-Containing Material (continued)

<i>Homogenous</i>							
<i>Building Address</i>	<i>Location</i>	<i>Material</i>	<i>Condition</i>	<i>Category</i>	<i>Friability</i>	<i>Estimated Quantity</i>	<i>Photo Reference No.</i>
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Basement- Oceanside Stairwells	Plaster Wall	Damaged	Misc.	Non-Friable I	750 ft ²	17
87 Banyan Drive-Uncle Billy's Hilo Bay Hotel	Basement-Main Wing	2'x 2' Green Ceramic Floor Tile	Good	Misc.	Non-Friable I	50 ft ²	18
175 Banyan Drive-Reeds Bay Resort Hotel, Ltd	Main Roof	Gray Exhaust Vent Caulking	Good	Misc.	Non-Friable I	10 ft ²	19
175 Banyan Drive-Reeds Bay Resort Hotel, Ltd	Floor 1/Lobby, 2 & 3	Spray on Ceiling Material	Good	Surfacing	Friable	1,875 ft ²	20

Misc. = Miscellaneous
L.F. = Linear Feet
TSI = Thermal System Insulation

Table 2
Lead Paint Survey
Banyan Drive Properties

<i>Sample ID</i>	<i>Hotel</i>	<i>Location</i>	<i>Color</i>	<i>Description</i>	<i>Condition</i>	<i>Reporting Limit (% Pb by weight)</i>	<i>Lead Conc. (% Pb by weight)</i>
RBR-Pb-01	Reed's Bay	Lower Roof	Beige/Blue	Concrete Masonry Unit (CMU) Wall	Fair	0.010	BRL
RB-Pb-01	Reed's Bay	Throughout	Brown	Wood Door/Door Frame/Window Frame	Fair	0.010	0.158
				Metal Handrails	Intact		
RB-Pb-02	Reed's Bay	Throughout	Light Brown	Wood Building Trim	Intact	0.010	0.032
				Metal Handrails	Intact		
RB-Pb-03	Reed's Bay	Throughout	Light Brown	Concrete Trim	Intact	0.010	BRL
RB-Pb-04	Reed's Bay	Throughout	Tan	CMU/Concrete Wall	Intact	0.010	0.439
RB-Pb-05	Reed's Bay	Throughout	White	Concrete Ceiling	Intact	0.010	BRL
RB-Pb-06	Reed's Bay	Throughout	Light Gray	Concrete Ceiling	Poor	0.010	0.019
RB-Pb-07	Reed's Bay	Throughout	Gray	Concrete Floor	Intact	0.010	BRL
RB-Pb-08	Reed's Bay	Throughout	Red	Metal Firehose Case/Fire Alarm Bell	Intact	0.010	BRL
RB-Pb-09	Reed's Bay	Throughout	Green	Wood Door/Door Frame	Intact	0.010	BRL
RB-Pb-10	Reed's Bay	Throughout	Dark Green	Wood Beams/Posts	Intact	0.010	BRL
RB-Pb-11	Reed's Bay	Restroom	White	CMU Wall	Intact	0.010	0.033
CCR-Pb-01	Country Club	Main Roof	White	Metal Soffit Vents	Intact	0.010	0.245
CCR-Pb-02	Country Club	Main Roof	Gray	Metal Exhaust Vent Platform	Poor	0.010	0.012
CCR-Pb-03	Country Club	Elevator Shaft Roof	White	Concrete Wall	Poor	0.010	BRL
CCR-Pb-04	Country Club	Elevator Shaft Roof	Tan	Metal Handrails	Poor	0.010	0.743
CC-Pb-01	Country Club	Stairwells	White	Concrete Stairs/Walls	Poor	0.010	BRL
				Metal Railings/Pipes	Fair		
CC-Pb-02	Country Club	Corridors	White	Drywall Walls	Fair	0.010	BRL
				Metal Doors	Fair		
CC-Pb-03	Country Club	Corridors	Beige	Metal Doors	Intact	0.010	BRL
CC-Pb-04	Country Club	Corridors	Green	Wood Ceiling	Fair	0.010	0.046
				Concrete Ceiling	Fair		
				Metal Door/Door Frame	Fair		
CC-Pb-05	Country Club	Floor 1	Light Green	Wood Door	Fair	0.010	BRL
				Metal Railings/Door/Window Slats	Fair		
CC-Pb-06	Country Club	Exterior and Laundry Area	Dark Green	Concrete Floor	Intact	0.010	BRL
CC-Pb-07	Country Club	Floor 1 - Reception Area	Tan	Wood Trim	Intact	0.010	BRL
				Presswood Reception Desk	Intact		
CC-Pb-08	Country Club	Garage and Laundry Area	Red	Metal Firehose Case/Fire Alarm Bell/Pipe	Intact	0.010	0.033
CC-Pb-09	Country Club	Exterior	White	Concrete Beams	Intact	0.010	0.013
				Metal Pipes	Intact		

Bold=Lead Based Paint (LBP)

Table 2
Lead Paint Survey
Banyan Drive Properties

<i>Sample ID</i>	<i>Hotel</i>	<i>Location</i>	<i>Color</i>	<i>Description</i>	<i>Condition</i>	<i>Reporting Limit (% Pb by weight)</i>	<i>Lead Conc. (% Pb by weight)</i>
UBR-Pb-01	Uncle Billy's Hilo Bay	Roof	White	Plaster Wall	Fair	0.010	BRL
UBR-Pb-02	Uncle Billy's Hilo Bay	Lower Roof	Gray	Built Up Roofing	Intact	0.010	BRL
UB-Pb-01	Uncle Billy's Hilo Bay	Interior	White	Wood Wall	Fair	0.010	BRL
				Drywall Wall	Poor		
				Concrete Wall/Ceiling	Fair		
UB-Pb-02	Uncle Billy's Hilo Bay	Interior	Beige	Wood Door/Door Frames	Intact	0.010	BRL
				Metal Elevator Door/Door Frame	Intact		
UB-Pb-03	Uncle Billy's Hilo Bay	Interior	Brown	Wood Trim	Intact	0.010	BRL
				Metal Handrails	Intact		
UB-Pb-04	Uncle Billy's Hilo Bay	Interior/Exterior	Red	Metal Firehose Case/Fire Alarm Bell/Pipe	Intact	0.010	0.438
UB-Pb-05	Uncle Billy's Hilo Bay	Interior/Exterior	Gray	Concrete Floor	Intact	0.010	BRL
UB-Pb-06	Uncle Billy's Hilo Bay	Interior - Ocean Facing Staiwell	Green	Plaster Wall	Fair	0.010	0.043
UB-Pb-07	Uncle Billy's Hilo Bay	Exterior	Blue	Wood Walls/Trims	Fair	0.010	BRL
UB-Pb-08	Uncle Billy's Hilo Bay	Exterior	Brown	Wood Trim	Intact	0.010	BRL
UB-Pb-09	Uncle Billy's Hilo Bay	Exterior - Balcony	Dark Green	Wood Railing	Fair	0.010	BRL
UB-Pb-10	Uncle Billy's Hilo Bay	Exterior	White	Concrete Wall	Poor	0.010	BRL
				Concrete Curb	Fair		
				Asphalt Road	Fair		
UB-Pb-11	Uncle Billy's Hilo Bay	Exterior	Yellow	Metal Poles	Fair	0.010	0.364
					Fair		
UB-Pb-12	Uncle Billy's Hilo Bay	Interior - Women's Restroom	Pink	Wood Trim	Intact	0.010	BRL
UB-Pb-13	Uncle Billy's Hilo Bay	Interior - Men's Restroom	White	Drywall Wall	Intact	0.010	BRL
UB-Pb-14	Uncle Billy's Hilo Bay	Interior - Floor 4 to Roof Stairwell	White	Plaster Wall	Poor	0.010	BRL

Table 3
Arsenic Survey Results
Banyan Drive Properties

<i>Sample ID</i>	<i>Hotel</i>	<i>Location</i>	<i>Description</i>	<i>Condition</i>	<i>Reporting Limit (mg/kg)</i>	<i>Results (mg/kg)</i>
CC-As-01	Country Club	Throughout	2'x4' Fissure Ceiling Tile	Poor	18.0	<18.0
CC-As-02	Country Club	Halau	2'x4' Textured Ceiling Tile	Poor	19.0	<19.0
UB-As-01	Uncle Billy's Hilo Bay	Throughout	2'x4' Fissure Ceiling Tile	Poor	19.0	<19.0

Bold=Lead Based Paint (LBP)

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
 Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	ENVIROSERVICES & TRAINING CENTER	Job# / P.O. #:	15-4018
Address:	505 WARD AVE, STE 202	Date Received:	06/29/2015
	HONOLULU HI 96814	Date Analyzed:	07/07/2015
Collected:	06/17/2015	Date Reported:	07/07/2015
Project Name:	DLNR ASSESS BANYAN DRIVE	EPA Method:	EPA 600/R-93/116
	PROPERTIES	Submitted By:	CELENA FREITAS
Address:	COUNTRY CLUB	Collected By:	

Appendix II

LABORATORY ANALYTICAL RESULTS AND CHAIN-OF-CUSTODY FORMS

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-001 CCR-AB-01	MAIN ROOF	LAYER 1 Roofing Material, White/ Silver Paint Note: Difficult to separate adjacent layer	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	1% 99%
		LAYER 2 Roofing Material, Off White/ Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 3 Roofing Material, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
		LAYER 4 Roofing Material, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
0157254-002 CCR-AB-02	MAIN ROOF	LAYER 1 Roofing Material, White/ Silver Paint Note: Difficult to separate adjacent layer	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	1% 99%
		LAYER 2 Roofing Material, Off White/ Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 3 Roofing Material, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
		LAYER 4 Roofing Material, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%

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0157254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/17/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-003 CCR-AB-03	MAIN ROOF	LAYER 1 Roofing Material, White/ Silver Paint Note: Difficult to separate adjacent layer	No	None Detected	Fibrous Glass	1%
				Carbonates Quartz Binder/Filler	99%	
		LAYER 2 Roofing Material, Off White/ Black	No	None Detected	Fibrous Glass	20%
				Carbonates Gypsum Quartz Binder/Filler	80%	
0157254-004 CCR-AB-04	MAIN ROOF	LAYER 3 Roofing Material, Black	No	None Detected	Fibrous Glass	40%
				Carbonates Gypsum Binder/Filler	60%	
0157254-005 CCR-AB-05	MAIN ROOF	LAYER 4 Roofing Material, Black	No	None Detected	Fibrous Glass	40%
				Carbonates Gypsum Binder/Filler	60%	
0157254-004 CCR-AB-04	MAIN ROOF	Dome Skylight Caulking, Clear	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-005 CCR-AB-05	MAIN ROOF	Dome Skylight Caulking, Clear	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-006 CCR-AB-06	MAIN ROOF	Dome Skylight Caulking, Clear	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-007 CCR-AB-07	MAIN ROOF	Exhaust Fan Caulking, Gray	No	None Detected	Carbonates Silicone Binder/Filler	100%

EMC LABS, INC.

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Laboratory Report
0157254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/17/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-008 CCR-AB-08	MAIN ROOF	Exhaust Fan Caulking, Gray	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-009 CCR-AB-09	MAIN ROOF	Exhaust Fan Caulking, Gray	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-010 CCR-AB-10	MAIN ROOF	Exhaust Fan Caulking, Silver	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-011 CCR-AB-11	MAIN ROOF	Exhaust Fan Caulking, Silver	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-012 CCR-AB-12	MAIN ROOF	Exhaust Fan Caulking, Silver	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157254-013 CCR-AB-13	MAIN ROOF	Caulking, Gray	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157254-014 CCR-AB-14	MAIN ROOF	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157254

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/17/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-015 CCR-AB-15	MAIN ROOF	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157254-016 CCR-AB-16	LOWER ELEVATOR SHAFT	LAYER 1 Built-up Roofing, Black	No	None Detected	Fibrous Glass	20%
		LAYER 2 Built-up Roofing, Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 3 Built-up Roofing, Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
0157254-017 CCR-AB-17	LOWER ELEVATOR SHAFT	Built-up Roofing, Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
0157254-018 CCR-AB-18	LOWER ELEVATOR SHAFT	Built-up Roofing, Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-019 CCR-AB-19	LOWER ELEVATOR SHAFT	Shingle, Black	No	None Detected	Synthetic Fiber	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
0157254-020 CCR-AB-20	LOWER ELEVATOR SHAFT	Shingle, Black	No	None Detected	Synthetic Fiber	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
0157254-021 CCR-AB-21	LOWER ELEVATOR SHAFT	Shingle, Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
0157254-022 CCR-AB-22	LOWER ELEVATOR SHAFT ROOF- PARAPET WALL	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157254-023 CCR-AB-23	LOWER ELEVATOR SHAFT ROOF- PARAPET WALL	Caulking, Gray	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157254-024 CCR-AB-24	LOWER ELEVATOR SHAFT ROOF- PARAPET WALL	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-025 CCR-AB-25	UPPER ELEVATOR SHAFT ROOF	LAYER 1 Coating, Silver	No	None Detected	Fibrous Glass Cellulose Fiber Carbonates Quartz Binder/Filler	1% <1% 98%
		LAYER 2 Built Up Roof, Brown/Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 3 Built Up Roof, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
		LAYER 4 Built Up Roof, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
0157254-026 CCR-AB-26	UPPER ELEVATOR SHAFT ROOF	LAYER 1 Coating, Silver	No	None Detected	Fibrous Glass Cellulose Fiber Carbonates Quartz Binder/Filler	1% <1% 98%
		LAYER 2 Built Up Roof, Brown/Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 3 Built Up Roof, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
		LAYER 4 Built Up Roof, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-027 CCR-AB-27	UPPER ELEVATOR SHAFT ROOF	LAYER 1 Built Up Roof, Black/ Brown	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
		LAYER 2 Built Up Roof, Brown/Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 3 Built Up Roof, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
		LAYER 4 Built Up Roof, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Binder/Filler	40% 60%
0157254-028 CCR-AB-28	UPPER ELEVATOR SHAFT ROOF	Shingle, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		Shingle, Black	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	20% 80%
0157254-030 CCR-AB-30	UPPER ELEVATOR SHAFT ROOF	Shingle, Black	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	20% 80%
		Shingle, Black	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	20% 80%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-031 CCR-AB-31	ELEVATOR SHAFT ROOFS	Roof Tar, Black	No	None Detected	Fibrous Glass	<1%
					Carbonates Gypsum Quartz Binder/Filler	99%
0157254-032 CCR-AB-32	ELEVATOR SHAFT ROOFS	Roof Tar, Black	No	None Detected	Fibrous Glass	1%
					Carbonates Gypsum Quartz Binder/Filler	99%
0157254-033 CCR-AB-33	ELEVATOR SHAFT ROOFS	Roof Tar, Black	No	None Detected	Fibrous Glass	<1%
					Carbonates Gypsum Quartz Binder/Filler	99%
0157254-034 CCR-AB-34	ELEVATOR SHAFT ROOFS	Sealant, Black	No	None Detected	Fibrous Glass	2%
					Carbonates Gypsum Quartz Binder/Filler	98%
0157254-035 CCR-AB-35	ELEVATOR SHAFT ROOFS	Sealant, Black	No	None Detected	Synthetic Fiber	1%
					Carbonates Gypsum Quartz Binder/Filler	99%
0157254-036 CCR-AB-36	ELEVATOR SHAFT ROOFS	Sealant, Black	No	None Detected	Synthetic Fiber	1%
					Carbonates Gypsum Quartz Binder/Filler	99%

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157254-037 CCR-AB-37	ELEVATOR SHAFT ROOFS	LAYER 1 Sealant, Black	No	None Detected	Fibrous Glass	2%
					Carbonates Gypsum Quartz Binder/Filler	98%
		LAYER 2 Paint, Silver	Yes	Chrysotile 3%	Carbonates Gypsum Quartz Binder/Filler	97%
0157254-038 CCR-AB-38	ELEVATOR SHAFT ROOFS	LAYER 1 Sealant, Black	No	None Detected	Fibrous Glass	3%
					Carbonates Gypsum Quartz Binder/Filler	97%
		LAYER 2 Paint, Silver Note: *Not analyzed per client request				
0157254-039 CCR-AB-39	ELEVATOR SHAFT ROOFS	LAYER 1 Sealant, Black	No	None Detected	Fibrous Glass	3%
					Carbonates Gypsum Quartz Binder/Filler	97%
		LAYER 2 Paint, Silver Note: *Not analyzed per client request				

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB Collected By:

Lab ID	Sample	Layer Name /	Asbestos	Asbestos Type	Non-Asbestos
Client ID	Location	Sample Description	Detected	(%)	Constituents



Analyst - Kenneth Scheske



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 157254
 TAT: 3-5 days
 Rec'd: JUN 29 P.M.

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: (If Different Location)
 505 Ward Ave. Suite #202

Honolulu, HI 96814

CONTACT: Celena Freitas

Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455

Email: cfreitas@gotoetc.com

Now Accepting: VISA - MASTERCARD Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]

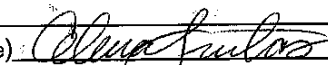
(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: DLNR Assess Banyan Drive Properties

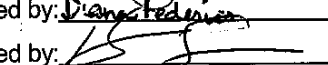
P.O. Number: Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1 → 39	CCR-AB-01-39	6/17/15	Please See Attached Sheet	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive

Sample Collector: (Print) Celena Freitas (Signature) 

Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: Dana Federico Date/Time: 6/29/15

Relinquished by: Dana Federico Date/Time: 6/29/15 Received by:  Date/Time: 6/29/15

Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 1
Asbestos Survey Results
Banyan Drive Properties

157254

Sample ID	Hotel	Homogeneous Area	Material
CCR-AB-01	Country Club	Main Roof	White Main Roofing Material
CCR-AB-02			
CCR-AB-03			
CCR-AB-04	Country Club	Main Roof	Dome Skylight Caulking
CCR-AB-05			
CCR-AB-06			
CCR-AB-07	Country Club	Main Roof	Gray Exhaust Fan Caulking
CCR-AB-08			
CCR-AB-09			
CCR-AB-10	Country Club	Main Roof	Silver Exhaust Fan Caulking
CCR-AB-11			
CCR-AB-12			
CCR-AB-13	Country Club	Main Roof	Gray Caulking
CCR-AB-14			
CCR-AB-15			
CCR-AB-16	Country Club	Lower Elevator Shaft Roof	Built-up Roofing
CCR-AB-17			
CCR-AB-18			
CCR-AB-19	Country Club	Lower Elevator Shaft Roof	Black Flashing
CCR-AB-20			
CCR-AB-21			
CCR-AB-22	Country Club	Lower Elevator Shaft Roof - Parapit Wall	Gray Caulking
CCR-AB-23			
CCR-AB-24			
CCR-AB-25	Country Club	Upper Elevator Shaft Roof	Built-up Roofing
CCR-AB-26			
CCR-AB-27			
CCR-AB-28	Country Club	Upper Elevator Shaft Roof	Black Flashing
CCR-AB-29			
CCR-AB-30			
CCR-AB-31	Country Club	Elevator Shaft Roofs	Black Roof Tar on Built-up Roofing
CCR-AB-32			
CCR-AB-33			
CCR-AB-34	Country Club	Elevator Shaft Roofs	Black Sealant on Flashing
CCR-AB-35			
CCR-AB-36			
CCR-AB-37	Country Club	Elevator Shaft Roofs	Black Sealant on Metal Handrails
CCR-AB-38			
CCR-AB-39			

EMC LABS, INC.

Laboratory Report
0157255

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-001 CC6-AB-01	FLOOR 6	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 50% Cellulose Fiber 30% Carbonates Perlite Binder/Filler 20%
0157255-002 CC6-AB-02	FLOOR 6	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 50% Cellulose Fiber 30% Carbonates Perlite Binder/Filler 20%
0157255-003 CC6-AB-03	FLOOR 6	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 50% Cellulose Fiber 30% Carbonates Perlite Binder/Filler 20%
0157255-004 CC6-AB-04	FLOOR 6	Spray-On Ceiling, White/ Lt. Green	No	None Detected	Carbonates Mica Quartz Binder/Filler 100%
0157255-005 CC6-AB-05	FLOOR 6	Spray-On Ceiling, White/ Lt. Green	No	None Detected	Carbonates Mica Quartz Binder/Filler 100%
0157255-006 CC6-AB-06	FLOOR 6	Spray-On Ceiling, White/ Lt. Green	No	None Detected	Carbonates Mica Quartz Binder/Filler 100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-007 CC6-AB-07	FLOOR 6	LAYER 1 Drywall, Brown	No	None Detected	Cellulose Fiber	90%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Binder/Filler	10%
		LAYER 3 Texture, White/ Beige	No	None Detected	Carbonates Mica Quartz	100%
0157255-008 CC6-AB-08	FLOOR 6	Drywall Texture, White/ Off White	No	None Detected	Carbonates Mica Gypsum Binder/Filler	100%
					Cellulose Fiber	<1%
0157255-009 CC6-AB-09	FLOOR 6	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	10%
		LAYER 2 Texture, White/ Off White	Yes	Chrysotile 4%	Gypsum Carbonates Mica	90%
0157255-010 CC6-AB-10	FLOOR 6	LAYER 1 Window Caulking, Gray	No	None Detected	Carbonates Mica Quartz Binder/Filler	96%
		LAYER 2 Paint, White/ Off White	No	None Detected	Carbonates Quartz Binder/Filler	100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-011 CC6-AB-11	FLOOR 6	LAYER 1 Window Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Texture / Paint, White/ Off White	No	None Detected	Carbonates Mica Binder/Filler	100%
		LAYER 1 Window Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157255-012 CC6-AB-12	FLOOR 6	LAYER 2 Paint, White/ Off White	No	None Detected	Cellulose Fiber	<1%
		LAYER 1 Window Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	99%
0157255-013 CC6-AB-13	FLOOR 6	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler	100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler	100%
		LAYER 3 Mortar, Off White	No	None Detected	Carbonates Quartz Gypsum Mica Binder/Filler	100%

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NVLAP#101926-0

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Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/23/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-014 CC6-AB-14	FLOOR 6	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler 100%
		LAYER 3 Mortar, Off White	No	None Detected	Carbonates Quartz Gypsum Mica Binder/Filler 100%
		LAYER 4 Mastic, Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%

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9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157255

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-015 CC6-AB-15	FLOOR 6	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler 100%
		LAYER 3 Mortar, Off White	No	None Detected	Carbonates Quartz Gypsum Mica Binder/Filler 100%
		LAYER 4 Mastic, Yellow	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157255-016 CC6-AB-16	FLOOR 6	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 3 Concrete, Lt. Gray	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Gypsum Mica Binder/Filler 99%

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-017 CC6-AB-17	FLOOR 6	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber	<1%
		LAYER 2 Leveling Compound, White	Yes	Chrysotile 2%	Carbonates Quartz Binder/Filler	99%
		LAYER 3 Concrete, Lt. Gray	No	None Detected	Cellulose Fiber	<1%
0157255-018 CC6-AB-18	FLOOR 6	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber	1%
		LAYER 2 Leveling Compound, White Note: *Not analyzed per client request			Carbonates Quartz Binder/Filler	99%
0157255-019 CC6-AB-19	FLOOR 6	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber	<1%
0157255-020 CC6-AB-20	FLOOR 6	Carpet Mastic, Yellow	No	None Detected	Carbonates	99%
					Quartz Binder/Filler	

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-021 CC6-AB-21	FLOOR 6	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157255-022 CC6-AB-22	FLOOR 6, 5, 4, AND 3	Window Caulking, Gray	Yes	Chrysotile 10%	Cellulose Fiber	1%
					Carbonates Quartz Binder/Filler	90%
0157255-023 CC6-AB-23	FLOOR 6, 5, 4, AND 3	Note: *Not analyzed per client request				
0157255-024 CC6-AB-24	FLOOR 6, 5, 4, AND 3	Note: *Not analyzed per client request				
0157255-025 CC5-AB-01	FLOOR 5	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber	50%
					Mineral Wool	30%
0157255-026 CC5-AB-02	FLOOR 5	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Carbonates	20%
					Perlite Binder/Filler	
0157255-027 CC5-AB-03	FLOOR 5	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber	50%
					Mineral Wool	30%
					Carbonates	20%
					Perlite Binder/Filler	

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-028 CC5-AB-04	FLOOR 5	LAYER 1 Spray-On Ceiling, Gray	No	None Detected	Carbonates Mica Binder/Filler 100%
		LAYER 2 Paint/ Coating, Lt. Green/ Brown	No	None Detected	Cellulose Fiber <1% Gypsum Binder/Filler 99%
0157255-029 CC5-AB-05	FLOOR 5	LAYER 1 Spray-On Ceiling, Gray	No	None Detected	Carbonates Mica Binder/Filler 100%
		LAYER 2 Paint/ Coating, Lt. Green/ Brown	No	None Detected	Cellulose Fiber <1% Gypsum Binder/Filler 99%
0157255-030 CC5-AB-06	FLOOR 5	LAYER 1 Spray-On Ceiling, Gray	No	None Detected	Carbonates Mica Binder/Filler 100%
		LAYER 2 Paint/ Coating, Lt. Green/ Brown	No	None Detected	Cellulose Fiber <1% Gypsum Binder/Filler 99%
0157255-031 CC5-AB-07	FLOOR 5	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Mica 90%
		LAYER 2 Texture / Paint, White/ Off White Note: Layer is mainly Paint - little Texture present	Yes	Chrysotile 2%	Carbonates Mica Binder/Filler 98%

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PROPERTIES Submitted By: CELENA FREITAS
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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-032 CC5-AB-08	FLOOR 5	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Mica 90%
		LAYER 2 Joint Compound, White	Yes	Chrysotile 3%	Cellulose Fiber <1% Carbonates Mica Quartz Binder/Filler 96%
		LAYER 3 Texture, White/ Off White Note: *Not analyzed per client request			
0157255-033 CC5-AB-09	FLOOR 5	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Mica 90%
		LAYER 2 Joint Compound, White Note: *Not analyzed per client request			
0157255-034 CC5-AB-10	FLOOR 5	LAYER 3 Texture, White/ Off White Note: *Not analyzed per client request			
		Window Caulking, White/ Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157255-035 CC5-AB-11	FLOOR 5	Window Caulking, White/ Black	Yes	Chrysotile 15%	Carbonates Binder/Filler 85%
0157255-036 CC5-AB-12	FLOOR 5	Note: *Not analyzed per client request			

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-037 CC5-AB-13	FLOOR 5	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler 100%
		LAYER 3 Mortar, Off White	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Gypsum Mica Binder/Filler 99%
0157255-038 CC5-AB-14	FLOOR 5	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler 100%
		LAYER 3 Mortar, Off White	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Gypsum Mica Binder/Filler 99%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-039 CC5-AB-15	FLOOR 5	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler 100%
		LAYER 3 Mortar, Off White	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Gypsum Mica Binder/Filler 99%
0157255-040 CC5-AB-16	FLOOR 5	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, White	Yes	Chrysotile 3%	Cellulose Fiber <1% Carbonates Mica Quartz Binder/Filler 96%
0157255-041 CC5-AB-17	FLOOR 5	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Quartz Binder/Filler 99%
		LAYER 2	Note: *Not analyzed per client request		

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-042 CC5-AB-18	FLOOR 5	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
		LAYER 2 Note: *Not analyzed per client request				
0157255-043 CC5-AB-19	FLOOR 5	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157255-044 CC5-AB-20	FLOOR 5	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157255-045 CC5-AB-21	FLOOR 5	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
0157255-046 CC4-AB-01	FLOOR 4	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Perlite Binder/Filler	50% 30% 20%
0157255-047 CC4-AB-02	FLOOR 4	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Perlite Binder/Filler	50% 30% 20%

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0157255-048 CC4-AB-03	FLOOR 4	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Perlite Binder/Filler	50% 30% 20%
0157255-049 CC4-AB-04	FLOOR 4	Spray-On Ceiling/ Paint, Lt. Blue/ Brown Note: Sample is mainly Paint - no Spray-on present	No	None Detected	Gypsum Binder/Filler	100%
0157255-050 CC4-AB-05	FLOOR 4	Spray-On Ceiling/ Paint, Lt. Blue/ Brown Note: Sample is mainly Paint - no Spray-on present	No	None Detected	Gypsum Binder/Filler	100%
0157255-051 CC4-AB-06	FLOOR 4	Spray-On Ceiling/ Paint, Lt. Blue/ Brown Note: Sample is mainly Paint - no Spray-on present	No	None Detected	Gypsum Binder/Filler	100%
0157255-052 CC4-AB-07	FLOOR 4	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Mica	10% 90%
		LAYER 2 Joint Compound, White	Yes	Chrysotile 3%	Cellulose Fiber Carbonates Mica	1% 96%
		LAYER 3 Tape, Off White	No	None Detected	Cellulose Fiber Carbonates	98% 2%
		LAYER 4 Texture, White/ Lt. Gray	Yes	Chrysotile 3%	Carbonates Mica Binder/Filler	 97%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-053 CC4-AB-08	FLOOR 4	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	10%
		LAYER 2 Joint Compound, White Note: *Not analyzed per client request			Gypsum Carbonates Mica	90%
		LAYER 3 Tape, Off White	No	None Detected	Cellulose Fiber	98%
		LAYER 4 Texture, White/ Lt. Gray Note: *Not analyzed per client request			Carbonates	2%
0157255-054 CC4-AB-09	FLOOR 4	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	10%
		LAYER 2 Joint Compound, White Note: *Not analyzed per client request			Gypsum Carbonates Mica	90%
		LAYER 3 Tape, Off White	No	None Detected	Cellulose Fiber	98%
		LAYER 4 Texture, White/ Lt. Gray Note: *Not analyzed per client request			Carbonates	2%
0157255-055 CC4-AB-10	FLOOR 4	Window Caulking, Off White/ Lt. Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-056 CC4-AB-11	FLOOR 4	Window Caulking, Off White/ Lt. Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
		Window Caulking, Off White/ Lt. Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157255-058 CC4-AB-13	FLOOR 4	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler	100%
		LAYER 2 Grout, Brown	No	None Detected	Carbonates Gypsum Quartz Mica Binder/Filler	100%
0157255-059 CC4-AB-14	FLOOR 4	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler	100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Mica Binder/Filler	<1% 99%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-060 CC4-AB-15	FLOOR 4	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Gypsum Quartz Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Mica Binder/Filler 99%
0157255-061 CC4-AB-16	FLOOR 4	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Leveling Compound, Gray	No	None Detected	Synthetic Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Compound, White	Yes	Chrysotile 3%	Carbonates Mica Quartz Binder/Filler 97%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-062 CC4-AB-17	FLOOR 4	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Compound, White Note: *Not analyzed per client request			
0157255-063 CC4-AB-18	FLOOR 4	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Compound, White Note: *Not analyzed per client request			
0157255-064 CC4-AB-19	FLOOR 4	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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0157255-065 CC4-AB-20	FLOOR 4	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157255-066 CC4-AB-21	FLOOR 4	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	1% <1% 98%
0157255-067 CC3-AB-01	FLOOR 3	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	55% 25% 20%
0157255-068 CC3-AB-02	FLOOR 3	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	60% 20% 20%
0157255-069 CC3-AB-03	FLOOR 3	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	55% 25% 20%
0157255-070 CC3-AB-04	FLOOR 3	Spray-On Ceiling, Lt. Blue/ Brown	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%

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Laboratory Report
0157255

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/23/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-071 CC3-AB-05	FLOOR 3	Spray-On Ceiling, Lt. Blue/ Brown	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
0157255-072 CC3-AB-06	FLOOR 3	Spray-On Ceiling, Lt. Blue/ Brown	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157255-073 CC3-AB-07	FLOOR 3	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Texture, White/ Off White	Yes	Chrysotile 5%	Carbonates Mica Quartz Binder/Filler	 95%
0157255-074 CC3-AB-08	FLOOR 3	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Texture, White/ Off White Note: *Not analyzed per client request				

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-075 CC3-AB-09	FLOOR 3	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Texture, White/ Off White Note: *Not analyzed per client request				
0157255-076 CC3-AB-10	FLOOR 3	Window Caulking, White/ Black	Yes	Chrysotile 10%	Carbonates Quartz Binder/Filler	90%
0157255-077 CC3-AB-11	FLOOR 3	Note: *Not analyzed per client request				
0157255-078 CC3-AB-12	FLOOR 3	Note: *Not analyzed per client request				
0157255-079 CC3-AB-13	FLOOR 3	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber Quartz Carbonates Gypsum Mica Binder/Filler	<1% 99%
		LAYER 3 Thin Set, Off White	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	100%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-080 CC3-AB-14	FLOOR 3	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
		LAYER 2 Grout, Lt. Gray	No	None Detected	Cellulose Fiber Quartz Gypsum Mica Carbonates Binder/Filler	<1% 99%
		LAYER 3 Thin Set, Off White	No	None Detected	Cellulose Fiber Quartz Gypsum Mica Carbonates Binder/Filler	<1% 99%
		LAYER 4 Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-081 CC3-AB-15	FLOOR 3	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Off White	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
0157255-082 CC3-AB-16	FLOOR 3	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-083 CC3-AB-17	FLOOR 3	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157255-084 CC3-AB-18	FLOOR 3	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157255-085 CC3-AB-19	FLOOR 3	Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157255-086 CC3-AB-20	FLOOR 3	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
0157255-087 CC3-AB-21	FLOOR 3	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-088 CC2-AB-01	FLOOR 2	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	60% 20% 20%
0157255-089 CC2-AB-02	FLOOR 2	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	70% 10% 20%
0157255-090 CC2-AB-03	FLOOR 2	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	60% 20% 20%
0157255-091 CC2-AB-04	FLOOR 2	Spray-On Ceiling, Lt. Blue/ Brown	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
0157255-092 CC2-AB-05	FLOOR 2	Spray-On Ceiling, Lt. Blue/ Brown	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
0157255-093 CC2-AB-06	FLOOR 2	Spray-On Ceiling, Lt. Blue/ Brown	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-094 CC2-AB-07	FLOOR 2	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Texture, White/ Off White	Yes	Chrysotile 2%	Carbonates Mica Quartz Binder/Filler	 98%
0157255-095 CC2-AB-08	FLOOR 2	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
		LAYER 2 Texture, White/ Off White Note: *Not analyzed per client request				
0157255-096 CC2-AB-09	FLOOR 2	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
		LAYER 2 Texture, White/ Off White Note: *Not analyzed per client request				
0157255-097 CC2-AB-10	FLOOR 2	Window Caulking, White/ Black	Yes	Chrysotile 10%	Carbonates Quartz Binder/Filler	 90%
0157255-098 CC2-AB-11	FLOOR 2	Note: *Not analyzed per client request				

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 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-099 CC2-AB-12	FLOOR 2	Note: *Not analyzed per client request			
0157255-100 CC2-AB-13	FLOOR 2	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Off White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 4 Mastic, Off White	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-101 CC2-AB-14	FLOOR 2	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Off White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 4 Mastic, Off White/ Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-102 CC2-AB-15	FLOOR 2	LAYER 1 1x1 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Off White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 4 Mastic, Off White	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
0157255-103 CC2-AB-16	FLOOR 2	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Leveling Compound, Lt. Gray	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-104 CC2-AB-17	FLOOR 2	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, Lt. Gray	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 3 Compound, White	Yes	Chrysotile 3%	Cellulose Fiber <1% Carbonates Mica Quartz Binder/Filler 96%
0157255-105 CC2-AB-18	FLOOR 2	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Leveling Compound, Lt. Gray	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157255-106 CC2-AB-19	FLOOR 2	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber 1% Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 98%
		LAYER 2 Leveling Compound, Lt. Gray	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%

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 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-107 CC2-AB-20	FLOOR 2	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% <1% 98%
0157255-108 CC2-AB-21	FLOOR 2	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% <1% 98%
0157255-109 CC1-AB-01	FLOOR 1	Spray-On Ceiling, White/ Lt. Gray	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157255-110 CC1-AB-02	FLOOR 1	Spray-On Ceiling, White/ Lt. Gray	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
0157255-111 CC1-AB-03	FLOOR 1	Spray-On Ceiling, White/ Lt. Gray	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157255-112 CC1-AB-04	FLOOR 1	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	10% 90%
		LAYER 2 Texture, White/ Off White	Yes	Chrysotile 2%	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	<1% 97%
0157255-113 CC1-AB-05	FLOOR 1	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	10% 90%
		LAYER 2 Texture, White/ Off White Note: *Not analyzed per client request				
0157255-114 CC1-AB-06	FLOOR 1	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	10% 90%
		LAYER 2 Texture, White/ Off White Note: *Not analyzed per client request				

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-115 CC1-AB-07	FLOOR 1	LAYER 1 1x1 Ceramic Floor Tile, Brown	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler 100%
		LAYER 3 Thin Set, Lt. Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler 100%
0157255-116 CC1-AB-08	FLOOR 1	LAYER 1 1x1 Ceramic Floor Tile, Brown	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Lt. Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-117 CC1-AB-09	FLOOR 1	LAYER 1 1x1 Ceramic Floor Tile, Brown	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Lt. Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
0157255-118 CC1-AB-10	FLOOR 1-FRONT OF ELEVATOR	LAYER 1 1x1 Ceramic Floor Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Dk. Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157255

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/23/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-119 CC1-AB-11	FLOOR 1-FRONT OF ELEVATOR	LAYER 1 1x1 Ceramic Floor Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Dk. Brown	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
0157255-120 CC1-AB-12	FLOOR 1-FRONT OF ELEVATOR	LAYER 1 1x1 Ceramic Floor Tile/ Grout, Dk. Gray	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%

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Bulk Asbestos Analysis by Polarized Light Microscopy

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Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
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Collected: 06/23/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-121 CC1-AB-13	FLOOR 1-FRONT RECEPTION AREA	LAYER 1 1x1 Ceramic Floor Tile, Dk. Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Black	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157255-122 CC1-AB-14	FLOOR 1-FRONT RECEPTION AREA	LAYER 1 1x1 Ceramic Floor Tile, Dk. Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Black	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Quartz Gypsum Carbonates Mica Binder/Filler 100%

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Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/23/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-123 CC1-AB-15	FLOOR 1-FRONT RECEPTION AREA	LAYER 1 1x1 Ceramic Floor Tile, Dk. Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Black	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
0157255-124 CC1-AB-16	FLOOR 1	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Leveling Compound, White	No	None Detected	Synthetic Fiber <1% Carbonates Mica Quartz Binder/Filler 99%

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Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/07/2015
Collected: 06/23/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-125 CC1-AB-17	FLOOR 1	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Leveling Compound, White	No	None Detected	Carbonates Mica Quartz Binder/Filler 100%
0157255-126 CC1-AB-18	FLOOR 1	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Leveling Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Mica Quartz Binder/Filler 99%
0157255-127 CC1-AB-19	ELEVATOR CABS	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Leveling Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Mica Quartz Binder/Filler 99%

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Laboratory Report
0157255

Bulk Asbestos Analysis by Polarized Light Microscopy

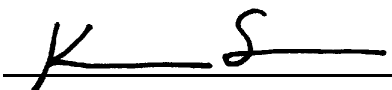
NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
 Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
 HONOLULU HI 96814 Date Analyzed: 07/07/2015
 Collected: 06/23/2015 Date Reported: 07/07/2015
 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: COUNTRY CLUB Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157255-128 CC1-AB-20	ELEVATOR CABS	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Ceramic Tile, Beige/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
0157255-129 CC1-AB-21	ELEVATOR CABS	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 2 Ceramic Tile, Beige/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%



Analyst - Kurt Kettler



Signatory - Lab Manager - Ken Scheske

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY
 EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 157255
 TAT: 3+ Days
 Rec'd: JUN 29 P.M.

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: (If Different Location)
 505 Ward Ave. Suite #202
 Honolulu, HI 96814
 CONTACT: Celena Freitas
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
 Email: cfreitas@gotoetc.com

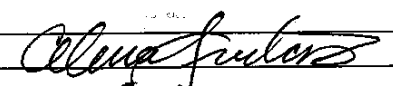
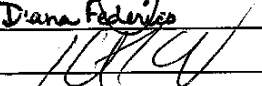
Now Accepting: VISA - MASTERCARD Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

- TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]
 ****Prior confirmation of turnaround time is required
 ****Additional charges for rush analysis (please call marketing department for pricing details)
 ****Laboratory analysis may be subject to delay if credit terms are not met
- TYPE OF ANALYSIS:** Bulk-PLM Air-PCM [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
- DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: DLNR Assess Banyan Drive Properties
 P.O. Number: Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-724	CC6-AB-01-24	6/23/15	Please See Attached Sheet	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
25-745	CC5-AB-01-21	6/23/15	Please See Attached Sheet	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
46-766	CC4-AB-01-21	6/23/15	Please See Attached Sheet	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
67-87	CC3-AB-01-21	6/23/15	Please See Attached Sheet	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
88-108	CC2-AB-01-21	6/23/15	Please See Attached Sheet	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
109-129	CC1-AB-01-21	6/23/15	Please See Attached Sheet	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive
 Sample Collector: (Print) Celena Freitas (Signature) 
 Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: Diana Federico Date/Time: 6/29/15
 Relinquished by: Diana Federico Date/Time: 6/29/15 Received by:  Date/Time: 6/29/15
 Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.
 Rev. 09/27/08

Table 1
Asbestos Survey Results
Banyan Drive Properties

157255

	Sample ID	Hotel	Homogeneous Area	Material
55	CC4-AB-10	Country Club	Floor 4	Window Caulking
56	CC4-AB-11			
57	CC4-AB-12			
58	CC4-AB-13	Country Club	Floor 4	1'x1' Tan Ceramic Floor Tile
59	CC4-AB-14			
60	CC4-AB-15			
61	CC4-AB-16	Country Club	Floor 4	Yellow Carpet Mastic on Leveling Compund
62	CC4-AB-17			
63	CC4-AB-18			
64	CC4-AB-19	Country Club	Floor 4	Yellow Carpet Mastic on Concrete
65	CC4-AB-20			
66	CC4-AB-21			
67	CC3-AB-01	Country Club	Floor 3	2'x4' Fisure Ceiling Tile
68	CC3-AB-02			
69	CC3-AB-03			
70	CC3-AB-04	Country Club	Floor 3	Spray-on Ceiling
71	CC3-AB-05			
72	CC3-AB-06			
73	CC3-AB-07	Country Club	Floor 3	Drywall Wall
74	CC3-AB-08			
75	CC3-AB-09			
76	CC3-AB-10	Country Club	Floor 3	Window Caulking
77	CC3-AB-11			
78	CC3-AB-12			
79	CC3-AB-13	Country Club	Floor 3	1'x1' Tan Ceramic Floor Tile
80	CC3-AB-14			
81	CC3-AB-15			
82	CC3-AB-16	Country Club	Floor 3	Yellow Carpet Mastic on Leveling Compund
83	CC3-AB-17			
84	CC3-AB-18			
85	CC3-AB-19	Country Club	Floor 3	Yellow Carpet Mastic on Concrete
86	CC3-AB-20			
87	CC3-AB-21			
88	CC2-AB-01	Country Club	Floor 2	2'x4' Fisure Ceiling Tile
89	CC2-AB-02			
90	CC2-AB-03			
91	CC2-AB-04	Country Club	Floor 2	Spray-on Ceiling
92	CC2-AB-05			
93	CC2-AB-06			
94	CC2-AB-07	Country Club	Floor 2	Drywall Wall
95	CC2-AB-08			
96	CC2-AB-09			
97	CC2-AB-10	Country Club	Floor 2	Window Caulking
98	CC2-AB-11			
99	CC2-AB-12			
100	CC2-AB-13	Country Club	Floor 2	1'x1' Tan Ceramic Floor Tile
101	CC2-AB-14			
102	CC2-AB-15			
103	CC2-AB-16	Country Club	Floor 2	Yellow Carpet Mastic on Leveling Compund
104	CC2-AB-17			
105	CC2-AB-18			
106	CC2-AB-19	Country Club	Floor 2	Yellow Carpet Mastic on Concrete
107	CC2-AB-20			
108	CC2-AB-21			

Table 1
Asbestos Survey Results
Banyan Drive Properties

157255

	Sample ID	Hotel	Homogeneous Area	Material
109	CC1-AB-01	Country Club	Floor 1	Spray-on Ceiling
110	CC1-AB-02			
111	CC1-AB-03			
112	CC1-AB-04	Country Club	Floor 1	Drywall Wall
113	CC1-AB-05			
114	CC1-AB-06			
115	CC1-AB-07	Country Club	Floor 1	1'x1' Brown Ceramic Floor Tile
116	CC1-AB-08			
117	CC1-AB-09			
118	CC1-AB-10	Country Club	Floor 1 - Front of Elevator	1'x2' Gray Ceramic Floor Tile
119	CC1-AB-11			
120	CC1-AB-12			
121	CC1-AB-13	Country Club	Floor 1 - Front Reception Area	9"x9" Dark Brown Floor Ceramic Tile
122	CC1-AB-14			
123	CC1-AB-15			
124	CC1-AB-16	Country Club	Floor 1	Yellow Carpet Mastic on Concrete
125	CC1-AB-17			
126	CC1-AB-18			
127	CC1-AB-19	Country Club	Elevator Cabs	Yellow Carpet Mastic on Concrete
128	CC1-AB-20			
129	CC1-AB-21			

Table 1
Asbestos Survey Results
Banyan Drive Properties

15255

Sample ID	Hotel	Homogeneous Area	Material
CC6-AB-01	Country Club	Floor 6	2'x4' Fisire Ceiling Tile
CC6-AB-02			
CC6-AB-03			
CC6-AB-04			
CC6-AB-05	Country Club	Floor 6	Spray-on Ceiling
CC6-AB-06			
CC6-AB-07			
CC6-AB-08	Country Club	Floor 6	Drywall Wall
CC6-AB-09			
CC6-AB-10			
CC6-AB-11	Country Club	Floor 6	Window Caulking
CC6-AB-12			
CC6-AB-13			
CC6-AB-14	Country Club	Floor 6	1'x1' Tan Ceramic Floor Tile
CC6-AB-15			
CC6-AB-16			
CC6-AB-17			
CC6-AB-18	Country Club	Floor 6	Yellow Carpet Mastic on Leveling Compund
CC6-AB-19			
CC6-AB-20			
CC6-AB-21	Country Club	Floor 6	Yellow Carpet Mastic on Concrete
CC6-AB-22			
CC6-AB-23			
CC6-AB-24			
CC5-AB-01	Country Club	Floor 5	2'x4' Fisire Ceiling Tile
CC5-AB-02			
CC5-AB-03			
CC5-AB-04			
CC5-AB-05	Country Club	Floor 5	Spray-on Ceiling
CC5-AB-06			
CC5-AB-07			
CC5-AB-08	Country Club	Floor 5	Drywall Wall
CC5-AB-09			
CC5-AB-10			
CC5-AB-11	Country Club	Floor 5	Window Caulking
CC5-AB-12			
CC5-AB-13			
CC5-AB-14			
CC5-AB-15	Country Club	Floor 5	1'x1' Tan Ceramic Floor Tile
CC5-AB-16			
CC5-AB-17			
CC5-AB-18			
CC5-AB-19	Country Club	Floor 5	Yellow Carpet Mastic on Leveling Compund
CC5-AB-20			
CC5-AB-21			
CC4-AB-01	Country Club	Floor 4	2'x4' Fisire Ceiling Tile
CC4-AB-02			
CC4-AB-03			
CC4-AB-04			
CC4-AB-05	Country Club	Floor 4	Spray-on Ceiling
CC4-AB-06			
CC4-AB-07			
CC4-AB-08	Country Club	Floor 4	Drywall Wall
CC4-AB-09			

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EMC LABS, INC.

Laboratory Report

0157251

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	ENVIROSERVICES & TRAINING CENTER	Job# / P.O. #:	15-4018
Address:	505 WARD AVE, STE 202	Date Received:	06/29/2015
	HONOLULU HI 96814	Date Analyzed:	07/06/2015
Collected:	06/23/2015	Date Reported:	07/06/2015
Project Name:	DLNR ASSESS BANYAN DRIVE PROPERTIES	EPA Method:	EPA 600/R-93/116
Address:		Submitted By:	CELENA FREITAS
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157251-001 CCH-AB-01	COUNTRY CLUB- HALAU	2x4 Textured Ceiling Tile, Yellow/ White	No	None Detected	Fibrous Glass Cellulose Fiber Carbonates Gypsum Binder/Filler 85% 5% 10%
0157251-002 CCH-AB-02	COUNTRY CLUB- HALAU	2x4 Textured Ceiling Tile, Yellow/ White	No	None Detected	Fibrous Glass Cellulose Fiber Carbonates Gypsum Binder/Filler 85% 5% 10%
0157251-003 CCH-AB-03	COUNTRY CLUB- HALAU	2x4 Textured Ceiling Tile, Yellow/ White	No	None Detected	Fibrous Glass Cellulose Fiber Carbonates Gypsum Binder/Filler 85% 5% 10%
0157251-004 CCH-AB-04	COUNTRY CLUB- HALAU	Spray-On Ceiling, White	Yes	Chrysotile 5%	Carbonates Gypsum Mica Binder/Filler 95%
0157251-005 CCH-AB-05	COUNTRY CLUB- HALAU	Spray-On Ceiling, White Note: *Not analyzed per client request			
0157251-006 CCH-AB-06	COUNTRY CLUB- HALAU	Spray-On Ceiling, White Note: *Not analyzed per client request			
0157251-007 CCH-AB-07	COUNTRY CLUB- HALAU	Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Mica Quartz Binder/Filler 10% 90%

EMC LABS, INC.

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-008 CCH-AB-08	COUNTRY CLUB- HALAU	Drywall, White/ Brown	No	None Detected	Cellulose Fiber	10%
					Gypsum Carbonates Mica Quartz Binder/Filler	90%
0157251-009 CCH-AB-09	COUNTRY CLUB- HALAU	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	10%
					Gypsum Carbonates Mica Quartz	90%
		LAYER 2 Compound, White	Yes	Chrysotile 3%	Carbonates Gypsum Mica Quartz Binder/Filler	97%
0157251-010 CCH-AB-10	COUNTRY CLUB- HALAU	Window Caulking, White/ Gray	Yes	Chrysotile 10%	Carbonates Gypsum Quartz Binder/Filler	90%
0157251-011 CCH-AB-11	COUNTRY CLUB- HALAU	Window Caulking, White/ Gray Note: *Not analyzed per client request				
0157251-012 CCH-AB-12	COUNTRY CLUB- HALAU	Window Caulking, White/ Gray Note: *Not analyzed per client request				

EMC LABS, INC.

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-013 CCEXT-AB-01	COUNTRY CLUB- GARAGE	LAYER 1 4" Run Insulation, Yellow	No	None Detected	Fibrous Glass	95%
					Gypsum Carbonates	5%
		LAYER 2 4" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
		LAYER 3 4" Run Insulation Coating, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157251-014 CCEXT-AB-02	COUNTRY CLUB- GARAGE	LAYER 1 4" Run Insulation, Yellow	No	None Detected	Fibrous Glass	97%
					Gypsum	3%
		LAYER 2 4" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
		LAYER 3 4" Run Insulation Coating, White	No	None Detected	Carbonates Quartz Binder/Filler	100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157251

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/06/2015
Collected: 06/23/2015 Date Reported: 07/06/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-015 CCEXT-AB-03	COUNTRY CLUB- GARAGE	LAYER 1 4" Run Insulation, Yellow	No	None Detected	Fibrous Glass	98%
				Gypsum	2%	
		LAYER 2 4" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
	LAYER 3 4" Run Insulation Coating, White	No	None Detected	Carbonates Quartz Binder/Filler	100%	
0157251-016 CCEXT-AB-04	COUNTRY CLUB- GARAGE	LAYER 1 4" Run Insulation, Yellow	No	None Detected	Fibrous Glass	97%
				Carbonates Gypsum	3%	
		LAYER 2 4" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Carbonates Gypsum Binder/Filler	30% 10% 60%
	LAYER 3 Duct Tape, Gray	No	None Detected	Synthetic Fiber Carbonates Gypsum Binder/Filler	30% 70%	

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Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

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Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/06/2015
Collected: 06/23/2015 Date Reported: 07/06/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-017 CCEXT-AB-05	COUNTRY CLUB- GARAGE	LAYER 1 4" Run Insulation, Yellow	No	None Detected	Fibrous Glass	97%
				Gypsum	3%	
		LAYER 2 4" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
	LAYER 3 4" Run Insulation Coating, White	No	None Detected	Carbonates Quartz Binder/Filler	100%	
0157251-018 CCEXT-AB-06	COUNTRY CLUB- GARAGE	LAYER 1 4" Run Insulation, Yellow	No	None Detected	Fibrous Glass	97%
				Carbonates Gypsum	3%	
		LAYER 2 4" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Carbonates Gypsum Binder/Filler	30% 10% 60%
	LAYER 3 Duct Tape, Gray	No	None Detected	Synthetic Fiber Carbonates Gypsum Binder/Filler	30% 70%	

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Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/06/2015
Collected: 06/23/2015 Date Reported: 07/06/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-019 CCEXT-AB-07	COUNTRY CLUB- GARAGE	LAYER 1 4" Elbow Insulation, Yellow	No	None Detected	Fibrous Glass	95%
				Gypsum Carbonates	5%	
		LAYER 2 4" Elbow Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
		LAYER 3 4" Elbow Insulation Coating, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157251-020 CCEXT-AB-08	COUNTRY CLUB- GARAGE	LAYER 1 4" Elbow Insulation, Yellow	No	None Detected	Fibrous Glass	95%
				Gypsum Carbonates	5%	
		LAYER 2 4" Elbow Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
		LAYER 3 4" Elbow Insulation Coating, White	No	None Detected	Synthetic Fiber Carbonates Gypsum Binder/Filler	35% 65%

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Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

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Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/06/2015
Collected: 06/23/2015 Date Reported: 07/06/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-021 CCEXT-AB-09	COUNTRY CLUB- GARAGE	LAYER 1 4" Elbow Insulation, Yellow	No	None Detected	Fibrous Glass	95%
				Gypsum Carbonates	5%	
		LAYER 2 4" Elbow Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Binder/Filler	30% 10% 60%
		LAYER 3 4" Elbow Insulation Coating, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157251-022 CCEXT-AB-10	COUNTRY CLUB- GARAGE	LAYER 1 4" T Joint Insulation, Yellow	No	None Detected	Fibrous Glass	97%
				Gypsum	3%	
		LAYER 2 4" T Joint Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Carbonates Binder/Filler	30% 10% 60%
		LAYER 3 4" T Joint Insulation, Lt. Gray	Yes	Chrysotile 5%	Mineral Wool	45%
				Gypsum Diatoms Carbonates Quartz	50%	
		LAYER 4 4" T Joint Insulation Coating, White	No	None Detected	Cellulose Fiber Synthetic Fiber Carbonates Gypsum Binder/Filler	20% 10% 70%

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Collected: 06/23/2015 Date Reported: 07/06/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-023 CCEXT-AB-11	COUNTRY CLUB- GARAGE	LAYER 1 4" T Joint Insulation, Yellow	No	None Detected	Fibrous Glass	97%
					Gypsum	3%
		LAYER 2 4" T Joint Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass	30% 10%
					Aluminum Gypsum Carbonates Binder/Filler	60%
		LAYER 3 4" T Joint Insulation, Lt. Gray Note: *Not analyzed per client request				
		LAYER 4 4" T Joint Insulation Coating, White	No	None Detected	Cellulose Fiber Synthetic Fiber	20% 10%
					Carbonates Gypsum Binder/Filler	70%
0157251-024 CCEXT-AB-12	COUNTRY CLUB- GARAGE	LAYER 1 4" T Joint Insulation, Yellow	No	None Detected	Fibrous Glass	97%
					Gypsum	3%
		LAYER 2 4" T Joint Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass	30% 10%
					Aluminum Gypsum Carbonates Binder/Filler	60%

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Bulk Asbestos Analysis by Polarized Light Microscopy

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Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-025 CCEXT-AB-13	COUNTRY CLUB- GARAGE	LAYER 1 6" Run Insulation, Yellow	No	None Detected	Fibrous Glass	98%
					Carbonates Gypsum	2%
		LAYER 2 6" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass	40% 5%
					Aluminum Gypsum Carbonates Binder/Filler	55%
		LAYER 3 6" Run Insulation Coating, White	No	None Detected	Carbonates Gypsum Binder/Filler	100%
0157251-026 CCEXT-AB-14	COUNTRY CLUB- GARAGE	LAYER 1 6" Run Insulation, Yellow	No	None Detected	Fibrous Glass	98%
					Carbonates Gypsum	2%
		LAYER 2 6" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass	40% 5%
					Aluminum Gypsum Carbonates Binder/Filler	55%
		LAYER 3 6" Run Insulation Coating, White	No	None Detected	Carbonates Gypsum Binder/Filler	100%

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HONOLULU HI 96814 Date Analyzed: 07/06/2015
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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-027 CCEXT-AB-15	COUNTRY CLUB- GARAGE	LAYER 1 6" Run Insulation, Yellow	No	None Detected	Fibrous Glass	98%
				Carbonates Gypsum	2%	
		LAYER 2 6" Run Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Carbonates Binder/Filler	40% 5% 55%
		LAYER 3 6" Run Insulation Coating, White	No	None Detected	Carbonates Gypsum Binder/Filler	100%
0157251-028 CCEXT-AB-16	COUNTRY CLUB- LAUNDRY RM	LAYER 1 6" Elbow Insulation, Yellow	No	None Detected	Fibrous Glass	97%
				Carbonates Gypsum	3%	
		LAYER 2 6" Elbow Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Carbonates Binder/Filler	40% 10% 50%
		LAYER 3 6" Elbow Insulation Coating, White	No	None Detected	Synthetic Fiber Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	30% 20% 50%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-029 CCEXT-AB-17	COUNTRY CLUB- LAUNDRY RM	LAYER 1 6" Elbow Insulation, Yellow	No	None Detected	Fibrous Glass	97%
				Carbonates Gypsum	3%	
		LAYER 2 6" Elbow Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Carbonates Binder/Filler	40% 10% 50%
		LAYER 3 6" Elbow Insulation Coating, White	No	None Detected	Synthetic Fiber Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	30% 20% 50%
0157251-030 CCEXT-AB-18	COUNTRY CLUB- LAUNDRY RM	LAYER 1 6" Elbow Insulation, Yellow	No	None Detected	Fibrous Glass	95%
				Carbonates Gypsum	5%	
		LAYER 2 6" Elbow Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass Aluminum Gypsum Carbonates Binder/Filler	30% 10% 60%
		LAYER 3 6" Elbow Insulation Coating, White	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates Binder/Filler	5% 95%

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Bulk Asbestos Analysis by Polarized Light Microscopy

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 Collected: 06/23/2015 Date Reported: 07/06/2015
 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-031 CCEXT-AB-19	COUNTRY CLUB- GARAGE	LAYER 1 6" T Joint Insulation, Yellow	No	None Detected	Fibrous Glass	98%
					Gypsum Carbonates	2%
		LAYER 2 6" T Joint Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass	30% 10%
				Aluminum Carbonates Gypsum Binder/Filler	60%	
	LAYER 3 6" T Joint Insulation, Lt. Gray	Yes	Chrysotile	5%	Mineral Wool	45%
					Gypsum Diatoms Carbonates	50%
	LAYER 4 6" T Joint Insulation Coating, White	No	None Detected		Cellulose Fiber	50%
					Carbonates Gypsum Binder/Filler	50%
0157251-032 CCEXT-AB-20	COUNTRY CLUB- GARAGE	LAYER 1 6" T Joint Insulation, Gray Note: *Not analyzed per client request				
		LAYER 2 6" T Joint Insulation Coating, White	No	None Detected	Cellulose Fiber	85%
					Carbonates Gypsum Binder/Filler	15%

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 Collected: 06/23/2015 Date Reported: 07/06/2015
 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157251-033 CCEXT-AB-21	COUNTRY CLUB- GARAGE	LAYER 1 6" T Joint Insulation, Yellow	No	None Detected	Fibrous Glass	98%
					Gypsum Carbonates	2%
		LAYER 2 6" T Joint Insulation Wrap, White/ Silver	No	None Detected	Cellulose Fiber Fibrous Glass	30% 10%
				Aluminum Carbonates Gypsum Binder/Filler	60%	
	LAYER 3 6" T Joint Insulation, Lt. Gray Note: *Not analyzed per client request					
	LAYER 4 6" T Joint Insulation Coating, White	No	None Detected		Cellulose Fiber	50%
					Carbonates Gypsum Binder/Filler	50%
0157251-034 CCEXT-AB-22	COUNTRY CLUB- GARAGE	Spray-On Ceiling, White	Yes	Chrysotile	3%	
					Carbonates Mica Quartz Binder/Filler	97%
0157251-035 CCEXT-AB-23	COUNTRY CLUB- GARAGE	Spray-On Ceiling, White Note: *Not analyzed per client request				
0157251-036 CCEXT-AB-24	COUNTRY CLUB- GARAGE	Spray-On Ceiling, White Note: *Not analyzed per client request				

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Bulk Asbestos Analysis by Polarized Light Microscopy

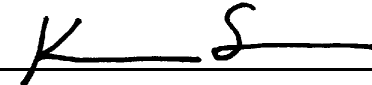
NVLAP#101926-0

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 HONOLULU HI 96814 Date Analyzed: 07/06/2015
 Collected: 06/23/2015 Date Reported: 07/06/2015
 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: Collected By:

Lab ID	Sample	Layer Name /	Asbestos	Asbestos Type	Non-Asbestos
Client ID	Location	Sample Description	Detected	(%)	Constituents



Analyst - Kurt Kettler



Signatory - Lab Manager - Ken Scheske

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 157251
 TAT: 3 days
 Rec'd: JUN 29 P.M.

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: (If Different Location)
 505 Ward Ave. Suite #202
 Honolulu, HI 96814
 CONTACT: Celena Freitas
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
 Email: cfreitas@gotoetc.com



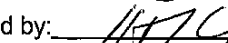
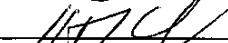
Now Accepting: VISA - MASTERCARD Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

- TURNAROUND TIME: [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]
 ****Prior confirmation of turnaround time is required
 ****Additional charges for rush analysis (please call marketing department for pricing details)
 ****Laboratory analysis may be subject to delay if credit terms are not met
- TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
- DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: DLNR Assess Banyan Drive Properties
 P.O. Number: Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1 → 12	CCH-AB-01-12	6/23/15	Please See Attached Sheet	N			
13 → 36	CCExt-AB-01-24	6/23/15	Please See Attached Sheet	N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive
 Sample Collector: (Print) Celena Freitas (Signature) 
 Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by:  Date/Time: 6/29/15
 Relinquished by:  Date/Time: 6/29/15 Received by:  Date/Time: 6/29/15
 Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 1
Asbestos Survey Results
Banyan Drive Properties

157251

	Sample ID	Hotel	Homogeneous Area	Material
1	CCH-AB-01	Country Club	Halau	2'x4' Textured Ceiling Tile
2	CCH-AB-02			
3	CCH-AB-03			
4	CCH-AB-04	Country Club	Halau	Spray-on Ceiling
5	CCH-AB-05			
6	CCH-AB-06	Country Club	Halau	Drywall Wall
7	CCH-AB-07			
8	CCH-AB-08			
9	CCH-AB-09	Country Club	Halau	Window Caulking
10	CCH-AB-10			
11	CCH-AB-11			
12	CCH-AB-12			

Table 1
Asbestos Survey Results
Banyan Drive Properties

157251

	Sample ID	Hotel	Homogeneous Area	Material
13	CCExt-AB-01	Country Club	Garage	4" Old White Wrapped Insulation - Run
14	CCExt-AB-02			
15	CCExt-AB-03			
16	CCExt-AB-04	Country Club	Garage	4" New White Wrapped Insulation - Run
17	CCExt-AB-05			
18	CCExt-AB-06	Country Club	Garage	4" White Wrapped Insulation - Elbow
19	CCExt-AB-07			
20	CCExt-AB-08			
21	CCExt-AB-09	Country Club	Garage	4" White Wrapped Insulation - T-Joint
22	CCExt-AB-10			
23	CCExt-AB-11			
24	CCExt-AB-12	Country Club	Garage	6" White Wrapped Insulation - Run
25	CCExt-AB-13			
26	CCExt-AB-14			
27	CCExt-AB-15	Country Club	Laundry Room	6" White Wrapped Insulation - Elbow
28	CCExt-AB-16			
29	CCExt-AB-17			
30	CCExt-AB-18	Country Club	Garage	6" White Wrapped Insulation - T-Joint
31	CCExt-AB-19			
32	CCExt-AB-20			
33	CCExt-AB-21	Country Club	Garage	Spray-on Ceiling
34	CCExt-AB-22			
35	CCExt-AB-23			
36	CCExt-AB-24			



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420


EMC LAB #: L56192		DATE RECEIVED: 06/29/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/02/15			
CLIENT ADDRESS: 505 Ward Ave., Suite #202 Honolulu, HI 96814		DATE OF ANALYSIS: 07/01/15			
PROJECT NAME: DLNR Assess Banyan Drive Properties		P.O. NO.:			
PROJECT NO.: 15-4018					
EMC # L56192-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
1	06/23	CC-Pb-01	Country Club/Stairwells/White/Concrete Stairs/Walls Metal Railings/Pipes	0.010	BRL
2	06/23	CC-Pb-02	Country Club/Corridors/White/Drywall Walls/Metal Doors	0.010	BRL
3	06/23	CC-Pb-03	Country Club/Corridors/Beige/Metal Doors	0.010	BRL
4	06/23	CC-Pb-04	Country Club/Corridors/Green/Wood Ceiling/Concrete Ceiling/Metal Door/Door Frame	0.010	0.046
5	06/23	CC-Pb-05	Country Club/Floor 1/Light Green/Wood Door/Metal Railings/Door/Window Slats	0.010	BRL
6	06/23	CC-Pb-06	Country Club/Exterior and Laundry Area/Dark Green/Concrete Floor	0.010	BRL


^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #: L56192		DATE RECEIVED: 06/29/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/02/15			
CLIENT ADDRESS: 505 Ward Ave., Suite #202 Honolulu, HI 96814		DATE OF ANALYSIS: 07/01/15			
PROJECT NAME: DLNR Assess Banyan Drive Properties		P.O. NO.:			
PROJECT NO.: 15-4018					
EMC # L56192-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
7	06/23	CC-Pb-07	Country Club/Floor 1-Reception Area/Tan/Wood Trim/Presswood Reception Desk	0.010	BRL
8	06/23	CC-Pb-08	Country Club/Garage and Laundry Area/Red/Metal Firehose Case/Fire Alarm Bell/Pipe	0.010	0.033
9	06/23	CC-Pb-09	Country Club/Exterior/White/Concrete Beams/Metal Pipes	0.010	0.013

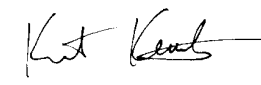
^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

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ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler

CHAIN OF CUSTODY
 EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 256192
 TAT: 3 day
 Rec'd: 6/29/15

256192

COMPANY NAME: **ENVIROSERVICES & TRAINING CENTER, LLC**
 505 Ward Ave. Suite #202
 Honolulu, HI 96814
 CONTACT: Celena Freitas
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
 Email: cfreitas@gotoetc.com

BILL TO: (If Different Location)

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required
 ****Additional charges for rush analysis (please call marketing department for pricing details)
 ****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name: DLNR Assess Banyan Drive Properties**

P.O. Number: Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-9	CC-Pb-01-09	6/23/15	Please See Attached Sheet	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Celena Freitas (Signature) *Celena Freitas*
 Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: *[Signature]* Date/Time: 6/29/15
 Relinquished by: *[Signature]* Date/Time: 6/29/15 Received by: *[Signature]* Date/Time: 6/29/15
 Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 2
 Lead Paint Survey
 Banyan Drive Properties

Sample ID	Hotel	Location	Color	Description	Condition
CC-Pb-01	Country Club	Stairwells	White	Concrete Stairs/Walls	Poor
CC-Pb-02	Country Club	Corridors	White	Metal Railings/Pipes	Fair
CC-Pb-03	Country Club	Corridors	Beige	Drywall Walls	Fair
CC-Pb-04	Country Club	Corridors	Green	Metal Doors	Fair
CC-Pb-05	Country Club	Floor 1	Light Green	Metal Doors	Intact
CC-Pb-06	Country Club	Exterior and Laundry Area	Dark Green	Wood Ceiling	Fair
CC-Pb-07	Country Club	Floor 1 - Reception Area	Tan	Concrete Ceiling	Fair
CC-Pb-08	Country Club	Garage and Laundry Area	Red	Metal Door/Door Frame	Fair
CC-Pb-09	Country Club	Exterior	White	Wood Door	Fair
				Metal Railings/Door/Window Slats	Fair
				Concrete Floor	Intact
				Wood Trim	Intact
				Presswood Reception Desk	Intact
				Metal Firehose Case/Fire Alarm Bell/Pipe	Intact
				Concrete Beams	Intact
				Metal Pipes	Intact

Bold=Lead Based Paint (LBP)



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emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #:	L56193	DATE RECEIVED:	06/29/15		
CLIENT:	EnviroServices & Training Center, LLC	REPORT DATE:	07/02/15		
		DATE OF ANALYSIS:	07/01/15		
CLIENT ADDRESS:	505 Ward Ave., Ste. #202 Honolulu, HI 96814	P.O. NO.:			
PROJECT NAME:	DLNR Assess Banyan Drive Properties	PROJECT NO.:	15-4018		
EMC #	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
L56193-					
1	06/23	CCR-Pb-01	Country Club/Main roof/White/Metal Soffit Vents	0.010	0.245
2	06/23	CCR-Pb-02	Country Club/Main Roof/Gray/Metal Exhaust Vent Platform	0.010	0.012
3	06/23	CCR-Pb-03	Country Club/Elevator Shaft Roof/White/Concrete Wall	0.010	BRL
4	06/23	CCR-Pb-04	Country Club/Elevator Shaft Roof/Tan/Metal Handrails	0.010	0.743

^A = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST:

Jason Thompson

QA COORDINATOR:

Kurt Kettler

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 256/93
TAT: 3 day
Rec'd: 6/29/15

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC

BILL TO: (If Different Location)

505 Ward Ave. Suite #202

Honolulu, HI 96814

CONTACT: Celena Freitas

Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455

Email: cfreitas@gotoetc.com

Now Accepting: VISA - MASTERCARD

Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name:** DLNR Assess Banyan Drive Properties

P.O. Number: _____ Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-4	CCR-Pb-01-04	6/23/15	Please See Attached Sheet	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Celena Freitas

(Signature) *Celena Freitas*

Relinquished by: Celena Freitas Date/Time: 6/26/15

Received by: *[Signature]* Date/Time: 6/29/15

Relinquished by: *[Signature]* Date/Time: 6/29/15

Received by: *[Signature]* Date/Time: 6/29/15

Relinquished by: _____ Date/Time: _____

Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.



INDUSTRIAL
HYGIENE
SERVICES

Laboratory | Management | Training

July 6, 2015

Celena Freitas
EnviroServices & Training Center, LLC
505 Ward Avenue, Suite 202
Honolulu, HI 96814

RE: Metals Analysis; NVL Batch # 1511900.00

Dear Ms. Freitas,

Enclosed please find the test results for samples submitted to our laboratory for analysis. Preparation of these samples was conducted following protocol outlined in EPA Method SW 846 -3051 unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with U.S. EPA, NIOSH, OSHA and other ASTM methods.

For matrix materials submitted as paint, dust wipe, soil or TCLP samples, analysis for the presence of total metals is conducted using published U.S. EPA Methods. Paint and soil results are usually expressed in mg/Kg which is equivalent to parts per million (ppm). Lead (Pb) in paint is usually expressed in mg/Kg (ppm), Percent (%) or mg/cm² by area. Dust wipe sample results are usually expressed in ug/wipe and ug/ft². TCLP samples are reported in mg/L (ppm). For air filter samples, analyses are conducted using NIOSH and OSHA Methods. Results are expressed in ug/filter and ug/m³. Other matrix materials are analyzed accordingly using published methods or specified by client. The reported test results pertain only to items tested and are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more details.

This report is considered highly confidential and will not be released without your approval. Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. If you need further assistance please feel free to call us at 206-547-0100 or 1-888-NVLLABS.

Sincerely,


Nick Ly, Technical Director

1.888.NVL.LABS
1.888.(685.5227)
www.nvllabs.com

NVL Laboratories, Inc.
4708 Aurora Ave N, Seattle, WA 98103
p 206.547.0100 | f 206.634.1936

Table 2
Lead Paint Survey
Banyan Drive Properties

Sample ID	Hotel	Location	Color	Description	Condition
CCR-Pb-01	Country Club	Main Roof	White	Metal Soffit Vents	Intact
CCR-Pb-02	Country Club	Main Roof	Gray	Metal Exhaust Vent Platform	Poor
CCR-Pb-03	Country Club	Elevator Shaft Roof	White	Concrete Wall	Poor
CCR-Pb-04	Country Club	Elevator Shaft Roof	Tan	Metal Handrails	Poor

Bold=Lead Based Paint (LBP)

6/25/15

NVL Laboratories, Inc.

4708 Aurora Ave N, Seattle, WA 98103

p 206.547.0100 | f 206.634.1936 | www.nvllabs.com



Analysis Report

Total Metals

Client: EnviroServices & Training Center, LLC
 Address: 505 Ward Avenue, Suite 202
 Honolulu, HI 96814

Batch #: 1511900.00

Matrix: Bulk
 Method: EPA 3051/6010C

Client Project #: Assess Banyan Drive Properties15-4018

Date Received: 7/1/2015
 Samples Received: 3
 Samples Analyzed: 3

Attention: Ms. Celena Freitas

Project Location: Banyan Drive, Hilo, Hawaii

Lab ID	Client Sample #	Elements	Sample wt (g)	RL mg / kg	Results in mg / kg	Results in ppm
15065530	CC-As-01	Arsenic (As)	0.2168	18.0	< 18.0	< 18.0
15065531	CC-As-02	Arsenic (As)	0.2086	19.0	< 19.0	< 19.0
15065532	UB-As-01	Arsenic (As)	0.2151	19.0	< 19.0	< 19.0

1511900



INDUSTRIAL HYGIENE SERVICES

Laboratory | Management | Training

METALS CHAIN OF CUSTODY

Turn Around Time

- 2 Hour
- 2 Days
- 5 Days
- 4 Hours
- 3 Days
- 6-10 Days
- 24 Hours
- 4 Days

Please call for TAT less than 24 Hours

Company: EnviroServices & Training Center, LLC Project Manager: Celena Freitas
 Address: 505 Ward Avenue, Suite 202 Cell: () -
Honolulu, Hawaii 96814 Email: cfreitas@gotoetc.com
 Phone: 808-839-7222 Fax: (808) 839-4455

Project Name/Number: Assess Banyan Drive Properties/15-4018 Project Location: Banyan Drive, Hilo, Hawaii

- Total Metals
- FAA (ppm)
- Air Filter
- Paint Chips (%)
- Soil
- RCRA 8
- ICP (PPM)
- Paint Chips (cm)
- Dust Wipes
- Barium
- Chromium
- Silver
- Copper
- GFAA (ppb)
- Drinking Water
- Waste Water
- Arsenic
- Mercury
- Lead
- Zinc
- CVAA (ppb)
- Other
- Selenium
- Cadmium
- Other

Reporting Instructions _____
 Call () - Fax () - Email _____

Total Number of Samples 3

Sample ID	Description	A/R
1	CC-As-01-02	Please See Attached Sheet
2		
3	UB-As-01	Please See Attached Sheet
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Print Name	Signature	Company	Date	Time
Sampled by: <u>Celena Freitas</u>	<u>[Signature]</u>	<u>ETC</u>		
Relinquish by: <u>Celena Freitas</u>	<u>[Signature]</u>	<u>ETC</u>	<u>6/29/15</u>	

Office Use Only

Print Name	Signature	Company	Date	Time
Received by: <u>Sarah Khan</u>	<u>[Signature]</u>	<u>NVL</u>	<u>7/1/15</u>	<u>12:00 PM</u>
Analyzed by: <u>Shalini Patel</u>	<u>[Signature]</u>	<u>NVL</u>	<u>7/1/15</u>	<u>00:00</u>
Called by:				
Faxed/Email by:				

Sampled by: Client
 Analyzed by: Shalini Patel Date Analyzed: 07/06/2015
 Reviewed by: Nick Ly Date Issued: 07/06/2015

[Signature]
 Nick Ly, Technical Director

mg/ kg = Milligrams per kilogram
 ppm = Parts per million
 RL = Reporting Limit
 '<' = Below the reporting Limit

Note : Method QC results are acceptable unless stated otherwise.
 Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157250

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/08/2015
Collected: 06/17/2015 Date Reported: 07/08/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-001 UBR-AB-01	UNCLE BILLY'S HILO BAY-MAIN ROOF	LAYER 1 Built-up Roofing, Black/ Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Built-up Roofing, Gray/ Black	No	None Detected	Synthetic Fiber 20% Carbonates Quartz Binder/Filler 80%
0157250-002 UBR-AB-02	UNCLE BILLY'S HILO BAY-MAIN ROOF	LAYER 1 Built-up Roofing, Black/ Gray	No	None Detected	Synthetic Fiber 1% Carbonates Quartz Binder/Filler 99%
		LAYER 2 Built-up Roofing, Gray/ Black	No	None Detected	Synthetic Fiber 20% Carbonates Quartz Binder/Filler 80%
0157250-003 UBR-AB-03	UNCLE BILLY'S HILO BAY-MAIN ROOF	LAYER 1 Built-up Roofing, Black/ Gray	No	None Detected	Synthetic Fiber 1% Carbonates Quartz Binder/Filler 99%
		LAYER 2 Built-up Roofing, Gray/ Black	No	None Detected	Synthetic Fiber 20% Carbonates Quartz Binder/Filler 80%
0157250-004 UBR-AB-04	UNCLE BILLY'S HILO BAY-MAIN ROOF	Roofing Tar, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157250

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/08/2015
Collected: 06/17/2015 Date Reported: 07/08/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-005 UBR-AB-05	UNCLE BILLY'S HILO BAY-MAIN ROOF	Roofing Tar, Black/ Gray	No	None Detected	Synthetic Fiber <1% Carbonates Quartz Binder/Filler 99%
		Roofing Tar, Black/ Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-007 UBR-AB-07	UNCLE BILLY'S HILO BAY-MAIN ROOF	LAYER 1 Vent Caulking, Gray	No	None Detected	Silicone Carbonates Binder/Filler 100%
		LAYER 2 Shingle, Black/ Gray	No	None Detected	Synthetic Fiber 20% Carbonates Quartz Binder/Filler 80%
0157250-008 UBR-AB-08	UNCLE BILLY'S HILO BAY-MAIN ROOF	LAYER 1 Vent Caulking, Gray	No	None Detected	Silicone Carbonates Binder/Filler 100%
		LAYER 2 Shingle, Black/ Gray	No	None Detected	Synthetic Fiber 20% Carbonates Quartz Binder/Filler 80%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157250

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/08/2015
Collected: 06/17/2015 Date Reported: 07/08/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-009 UBR-AB-09	UNCLE BILLY'S HILO BAY-MAIN ROOF	LAYER 1 Vent Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Sealant, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-010 UBR-AB-10	UNCLE BILLY'S HILO BAY-MAIN ROOF	Vent Sealant, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-011 UBR-AB-11	UNCLE BILLY'S HILO BAY-MAIN ROOF	Vent Sealant, Black	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0157250-012 UBR-AB-12	UNCLE BILLY'S HILO BAY-MAIN ROOF	Vent Sealant, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-013 UBR-AB-13	UNCLE BILLY'S HILO BAY-LOWER ROOF	Hydostop Patch, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157250

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
HONOLULU HI 96814 Date Analyzed: 07/08/2015
Collected: 06/17/2015 Date Reported: 07/08/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-014 UBR-AB-14	UNCLE BILLY'S HILO BAY-LOWER ROOF	Hydostop Patch, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		UNCLE BILLY'S HILO BAY-LOWER ROOF	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-015 UBR-AB-15	UNCLE BILLY'S HILO BAY-LOWER ROOF	Hydostop Patch, Gray	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0157250-016 UBR-AB-16	UNCLE BILLY'S HILO BAY-LOWER ROOF	Coating Patch, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-017 UBR-AB-17	UNCLE BILLY'S HILO BAY-LOWER ROOF	Coating Patch, Gray	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0157250-018 UBR-AB-18	UNCLE BILLY'S HILO BAY-LOWER ROOF	Coating Patch, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157250

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PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-019 UBR-AB-19	UNCLE BILLY'S HILO BAY-LOWER ROOF SOFFIT VENT	LAYER 1 Sealant, Gray/ Brown	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Sealant, Black	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0157250-020 UBR-AB-20	UNCLE BILLY'S HILO BAY-LOWER ROOF SOFFIT VENT	LAYER 1 Sealant, Gray/ Brown	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Sealant, Black	No	None Detected	Synthetic Fiber 10% Carbonates Quartz Binder/Filler 90%
0157250-021 UBR-AB-21	UNCLE BILLY'S HILO BAY-LOWER ROOF SOFFIT VENT	LAYER 1 Sealant, Gray/ Brown	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Sealant, Black	No	None Detected	Synthetic Fiber 1% Carbonates Quartz Binder/Filler 99%
0157250-022 UBR-AB-22	UNCLE BILLY'S HILO BAY-UPPER ROOF	Roof Patch, Black	No	None Detected	Gypsum Carbonates Quartz Binder/Filler 100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-023 UBR-AB-23	UNCLE BILLY'S HILO BAY-UPPER ROOF	Roof Patch, Black	No	None Detected	Cellulose Fiber <1% Gypsum Quartz Binder/Filler 99%
		Roof Patch, Black	No	None Detected	Synthetic Fiber 10% Gypsum Carbonates Quartz Binder/Filler 90%
0157250-024 UBR-AB-24	UNCLE BILLY'S HILO BAY-UPPER ROOF	Roof Patch, Black	No	None Detected	Synthetic Fiber 10% Gypsum Carbonates Quartz Binder/Filler 90%
0157250-025 UBR-AB-25	UNCLE BILLY'S HILO BAY-UPPER ROOF-METAL FLASHING	Caulking, White	No	None Detected	Carbonates Binder/Filler 100%
0157250-026 UBR-AB-26	UNCLE BILLY'S HILO BAY-UPPER ROOF-METAL FLASHING	Caulking, White	No	None Detected	Carbonates Binder/Filler 100%
0157250-027 UBR-AB-27	UNCLE BILLY'S HILO BAY-UPPER ROOF-METAL FLASHING	Caulking, White	No	None Detected	Carbonates Binder/Filler 100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-028 UBR-AB-28	UNCLE BILLY'S HILO BAY-UPPER ROOF-METAL FLASHING	LAYER 1 Caulking, Gray	No	None Detected	Carbonates Binder/Filler 100%
		LAYER 2 Caulking, Clear/Yellow	No	None Detected	Silicone Binder/Filler 100%
		LAYER 3 Caulking, Black	No	None Detected	Cellulose Fiber 10% Carbonates Quartz Binder/Filler 90%
0157250-029 UBR-AB-29	UNCLE BILLY'S HILO BAY-UPPER ROOF-METAL FLASHING	LAYER 1 Caulking, Gray	No	None Detected	Carbonates Binder/Filler 100%
		LAYER 2 Caulking, Black	No	None Detected	Cellulose Fiber 10% Carbonates Binder/Filler 90%
0157250-030 UBR-AB-30	UNCLE BILLY'S HILO BAY-UPPER ROOF-METAL FLASHING	LAYER 1 Caulking, Gray	No	None Detected	Carbonates Binder/Filler 100%
		LAYER 2 Caulking, Black	No	None Detected	Cellulose Fiber 10% Carbonates Quartz Binder/Filler 90%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-031 UBR-AB-31	UNCLE BILLY'S HILO BAY-LOWER ROOF-ELEVATOR SHAFT	LAYER 1 Caulking, Tan	No	None Detected	Carbonates Binder/Filler 100%
		LAYER 2 Caulking, Gray	No	None Detected	Carbonates Binder/Filler 100%
0157250-032 UBR-AB-32	UNCLE BILLY'S HILO BAY-LOWER ROOF-ELEVATOR SHAFT	LAYER 1 Caulking, Tan	No	None Detected	Carbonates Binder/Filler 100%
		LAYER 2 Caulking, Gray	No	None Detected	Carbonates Binder/Filler 100%
0157250-033 UBR-AB-33	UNCLE BILLY'S HILO BAY-LOWER ROOF-ELEVATOR SHAFT	Caulking, Tan	No	None Detected	Carbonates Binder/Filler 100%
		LAYER 1 Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157250-034 UBR-AB-34	UNCLE BILLY'S HILO BAY-LOWER ROOF-ELEVATOR SHAFT	LAYER 2 Caulking, Tan	No	None Detected	Carbonates Binder/Filler 100%

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157250-035 UBR-AB-35	UNCLE BILLY'S HILO BAY-LOWER ROOF-ELEVATOR SHAFT	LAYER 1 Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Caulking, Black	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Mica Binder/Filler 99%
0157250-036 UBR-AB-36	UNCLE BILLY'S HILO BAY-LOWER ROOF-ELEVATOR SHAFT	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%


 Analyst - Kenneth Scheske


 Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 157250
 TAT: 3 days
 Rec'd: JUN 29 P.M.

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: (If Different Location)
 505 Ward Ave. Suite #202
 Honolulu, HI 96814
 CONTACT: Celena Freitas
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
 Email: cfreitas@gotoetc.com

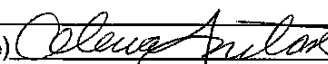

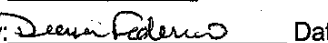

Now Accepting: VISA - MASTERCARD Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

- TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]
 ****Prior confirmation of turnaround time is required
 ****Additional charges for rush analysis (please call marketing department for pricing details)
 ****Laboratory analysis may be subject to delay if credit terms are not met
- TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
- DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: DLNR Assess Banyan Drive Properties
 P.O. Number: Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-736	UBR-AB-01-36	6/17/15	Please See Attached Sheet	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive
 Sample Collector: (Print) Celena Freitas (Signature) 
 Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by:  Date/Time: 6/29/15
 Relinquished by:  Date/Time: 6/29/15 Received by:  Date/Time: 6/29/15
 Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.
 Rev. 09/27/08

Table 1
Asbestos Survey Results
Banyan Drive Properties

157250

Sample ID	Hotel	Homogeneous Area	Material
UBR-AB-01	Uncle Billy's Hilo Bay	Main Roof	Built-up Roofing
UBR-AB-02			
UBR-AB-03			
UBR-AB-04	Uncle Billy's Hilo Bay	Main Roof	Black Roofing Tar
UBR-AB-05			
UBR-AB-06	Uncle Billy's Hilo Bay	Main Roof	Gray Vent Caulking
UBR-AB-07			
UBR-AB-08			
UBR-AB-09			
UBR-AB-10	Uncle Billy's Hilo Bay	Main Roof	Black Vent Sealant
UBR-AB-11			
UBR-AB-12			
UBR-AB-13	Uncle Billy's Hilo Bay	Lower Roof	Hydrostop Patch
UBR-AB-14			
UBR-AB-15			
UBR-AB-16	Uncle Billy's Hilo Bay	Lower Roof	Gray Coating Patch
UBR-AB-17			
UBR-AB-18			
UBR-AB-19	Uncle Billy's Hilo Bay	Lower Roof Soffit Vent	Sealant
UBR-AB-20			
UBR-AB-21			
UBR-AB-22	Uncle Billy's Hilo Bay	Upper Roof	Black Roof Patch
UBR-AB-23			
UBR-AB-24			
UBR-AB-25	Uncle Billy's Hilo Bay	Upper Roof - Metal Flashing	White Caulking
UBR-AB-26			
UBR-AB-27			
UBR-AB-28	Uncle Billy's Hilo Bay	Upper Roof - Metal Flashing	Gray Caulking
UBR-AB-29			
UBR-AB-30			
UBR-AB-31	Uncle Billy's Hilo Bay	Lower Roof - Elevator Shaft	Tan Caulking
UBR-AB-32			
UBR-AB-33			
UBR-AB-34	Uncle Billy's Hilo Bay	Lower Roof - Elevator Shaft	Gray Caulking
UBR-AB-35			
UBR-AB-36			

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Laboratory Report

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0157287

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NVLAP#101926-0

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Address:	505 WARD AVE, STE 202 HONOLULU HI 96814	Date Received:	06/30/2015
Collected:	06/24/2015	Date Analyzed:	07/09/2015
Project Name:	DLNR ASSESS BANYAN DRIVE PROPERTIES	Date Reported:	07/09/2015
Address:	UNCLE BILLY'S HILO BAY	EPA Method:	EPA 600/R-93/116
		Submitted By:	CELENA FREITAS
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-001 UBR-AB-37	FL 4 TO ROOF STAIRWELL	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber	10%
					Gypsum Quartz Carbonates	90%
0157287-002 UBR-AB-38	FL 4 TO ROOF STAIRWELL	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber	10%
					Gypsum Quartz Carbonates	90%
0157287-003 UBR-AB-39	FL 4 TO ROOF STAIRWELL	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber	10%
					Gypsum Quartz Carbonates	90%
0157287-004 UB4-AB-01	FLOOR 4	LAYER 1 Drywall, Gray/ Brown	No	None Detected	Cellulose Fiber	12%
					Gypsum Quartz Carbonates	88%
		LAYER 2 Joint Compound, Beige/ Off White	Yes	Chrysotile 3%	Cellulose Fiber	<1%
					Carbonates Mica Quartz Binder/Filler	96%
		LAYER 3 Texture, Off White/ White	Yes	Chrysotile 3%	Carbonates Mica Quartz Binder/Filler	97%

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PROPERTIES Submitted By: CELENA FREITAS
Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-005 UB4-AB-02	FLOOR 4	LAYER 1 Drywall, Gray/ Brown LAYER 2 Joint Compound, Beige/ Off White Note: *Not analyzed per client request LAYER 3 Texture, Off White/ White Note: *Not analyzed per client request	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-006 UB4-AB-03	FLOOR 4	LAYER 1 Drywall, Gray/ Brown LAYER 2 Joint Compound, Beige/ Off White Note: *Not analyzed per client request LAYER 3 Texture, Off White/ White Note: *Not analyzed per client request	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-007 UB4-AB-04	FLOOR 4	Textured Plaster Wall, Off White/ Lt. Green/ White	Yes	Chrysotile 3%	Carbonates Gypsum Quartz Binder/Filler	97%
0157287-008 UB4-AB-05	FLOOR 4	Note: *Not analyzed per client request				
0157287-009 UB4-AB-06	FLOOR 4	Note: *Not analyzed per client request				

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Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-010 UB4-AB-07	FLOOR 4- EXTERIOR RAILING	LAYER 1 Felt, Tan/ Black LAYER 2 Compound, White	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	35% 65%
0157287-011 UB4-AB-08	FLOOR 4- EXTERIOR RAILING	Felt, Tan/ Black	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	35% 65%
0157287-012 UB4-AB-09	FLOOR 4- EXTERIOR RAILING	Felt, Tan/ Black	No	None Detected	Synthetic Fiber Carbonates Quartz Binder/Filler	35% 65%
0157287-013 UB3-AB-01	FLOOR 3	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Carbonates Gypsum Perlite Binder/Filler	80% 20%
0157287-014 UB3-AB-02	FLOOR 3	2x4 Fissure Ceiling Tile, White/ Beige	Yes	Chrysotile 3%	Mineral Wool Carbonates Gypsum Perlite Binder/Filler	85% 12%
0157287-015 UB3-AB-03	FLOOR 3	Note: *Not analyzed per client request				

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Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-016 UB3-AB-04	FLOOR 3	Spray-On Ceiling, White/ Off White	Yes	Chrysotile 5%	Carbonates Gypsum Mica Quartz Binder/Filler	95%
0157287-017 UB3-AB-05	FLOOR 3	Note: *Not analyzed per client request				
0157287-018 UB3-AB-06	FLOOR 3	Note: *Not analyzed per client request				
0157287-019 UB3-AB-07	FLOOR 3	Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-020 UB3-AB-08	FLOOR 3	Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
0157287-021 UB3-AB-09	FLOOR 3	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Texture / Paint, White Note: Sample is mainly Paint - little Texture present	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%

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0157287-022 UB3-AB-10	FLOOR 3	LAYER 1 Rough Plaster Wall, Gray	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	100%
		LAYER 2 Paint, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%
0157287-023 UB3-AB-11	FLOOR 3	LAYER 1 Rough Plaster Wall, Gray	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	100%
		LAYER 2 Paint, White	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-024 UB3-AB-12	FLOOR 3	LAYER 1 Rough Plaster Wall, Gray	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	100%
		LAYER 2 Paint, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%

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Laboratory Report
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Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/30/2015
HONOLULU HI 96814 Date Analyzed: 07/09/2015
Collected: 06/24/2015 Date Reported: 07/09/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-025 UB3-AB-13	FLOOR 3	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-026 UB3-AB-14	FLOOR 3	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-027 UB3-AB-15	FLOOR 3	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-028 UB3-AB-16	FLOOR 3	Drywall, Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-029 UB3-AB-17	FLOOR 3	Drywall, Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-030 UB3-AB-18	FLOOR 3	LAYER 1 Drywall, Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
		LAYER 2 Texture / Paint, White Note: Sample is mainly Paint - little Texture present	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-031 UB3-AB-19	FLOOR 3	Textured Plaster Wall, Off White/ Lt. Green	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157287-032 UB3-AB-20	FLOOR 3	Textured Plaster Wall, Off White/ Lt. Green	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157287-033 UB3-AB-21	FLOOR 3	Textured Plaster Wall, Off White/ Lt. Green	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157287-034 UB3-AB-22	FLOOR 3-RAILING	Felt, Tan/ Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	35% 65%
0157287-035 UB3-AB-23	FLOOR 3-RAILING	Felt, Tan/ Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	35% 65%
0157287-036 UB3-AB-24	FLOOR 3-RAILING	Felt, Tan/ Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	35% 65%
0157287-037 UB2-AB-01	FLOOR 2	2x4 Fissure Ceiling Tile, White/ Beige	Yes	Chrysotile 3%	Mineral Wool Carbonates Gypsum Perlite Binder/Filler	85% 12%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-038 UB2-AB-02	FLOOR 2	Note: *Not analyzed per client request			
0157287-039 UB2-AB-03	FLOOR 2	Note: *Not analyzed per client request			
0157287-040 UB2-AB-04	FLOOR 2	Drywall Joint Compound, White/ Off White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%
0157287-041 UB2-AB-05	FLOOR 2	Drywall Joint Compound, White/ Off White	No	None Detected	Carbonates Gypsum Mica Perlite Binder/Filler 100%
0157287-042 UB2-AB-06	FLOOR 2	LAYER 1 Drywall Joint Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%
		LAYER 2 Texture, White/ Off White	No	None Detected	Carbonates Gypsum Mica Perlite Binder/Filler 100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-043 UB2-AB-07	FLOOR 2	LAYER 1 Plaster Wall, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 2 Paint, Lt. Green	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157287-044 UB2-AB-08	FLOOR 2	LAYER 1 Plaster Wall, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 2 Paint, Lt. Green	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157287-045 UB2-AB-09	FLOOR 2	LAYER 1 Plaster Wall, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 2 Paint, Lt. Green	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-046 UB2-AB-10	FLOOR 2	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-047 UB2-AB-11	FLOOR 2	Carpet Mastic, Yellow	No	None Detected	Synthetic Fiber Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% <1% 98%
0157287-048 UB2-AB-12	FLOOR 2	Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
0157287-049 UB2R-AB-01	FLOOR 2	Drywall Joint Compound, Beige/ Off White	Yes	Chrysotile 3%	Carbonates Mica Quartz Binder/Filler	 97%
0157287-050 UB2R-AB-02	FLOOR 2	LAYER 1 Drywall, Brown LAYER 2 Drywall Joint Compound, Beige/ Off White Note: *Not analyzed per client request	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-051 UB2R-AB-03	FLOOR 2	LAYER 1 Drywall, Brown LAYER 2 Drywall Joint Compound, Beige/ Off White Note: *Not analyzed per client request	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
0157287-052 UB2R-AB-04	FLOOR 2	LAYER 1 Felt, Tan/ Black LAYER 2 Felt, White/ Lt. Blue	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	35% 65%
0157287-053 UB2R-AB-05	FLOOR 2	LAYER 1 Felt, Black LAYER 2 Felt, Tan/ Black LAYER 3 Felt, White/ Lt. Blue	Yes	Chrysotile 65%	Cellulose Fiber Carbonates Gypsum Binder/Filler	 35%
			No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	35% 65%
			No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	15% 85%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-054 UB2R-AB-06	FLOOR 2	LAYER 1 Felt, Black Note: *Not analyzed per client request LAYER 2 Felt, Tan/ Black LAYER 3 Felt, White/ Lt. Blue	No	None Detected	Cellulose Fiber 35% Carbonates Gypsum Quartz Binder/Filler 65% Cellulose Fiber 15% Carbonates Gypsum Quartz Binder/Filler 85%
0157287-055 UB2R-AB-07	FLOOR 2	Caulking, White/ Lt. Gray	No	None Detected	Carbonates Quartz Perlite Binder/Filler 100%
0157287-056 UB2R-AB-08	FLOOR 2	Caulking, White/ Lt. Gray	No	None Detected	Carbonates Quartz Perlite Binder/Filler 100%
0157287-057 UB2R-AB-09	FLOOR 2	Caulking, White/ Lt. Gray	No	None Detected	Carbonates Quartz Perlite Binder/Filler 100%
0157287-058 UB2R-AB-10	FLOOR 2	Wrap, Silver/ Black	No	None Detected	Aluminum Carbonates Quartz Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-059 UB2R-AB-11	FLOOR 2	Wrap, Silver/ Black	No	None Detected	Aluminum Carbonates Quartz Binder/Filler 100%
0157287-060 UB2R-AB-12	FLOOR 2	Wrap, Silver/ Black	No	None Detected	Aluminum Carbonates Quartz Binder/Filler 100%
0157287-061 UB2R-AB-13	FLOOR 2	Roofing Material, Gray/ Black	No	None Detected	Synthetic Fiber 20% Carbonates Gypsum Quartz Binder/Filler 80%
0157287-062 UB2R-AB-14	FLOOR 2	Roofing Material, Gray/ Black	No	None Detected	Synthetic Fiber 20% Carbonates Gypsum Quartz Binder/Filler 80%
0157287-063 UB2R-AB-15	FLOOR 2	Roofing Material, Gray/ Black	No	None Detected	Synthetic Fiber 20% Carbonates Gypsum Quartz Binder/Filler 80%
0157287-064 UB1-AB-01	FLOOR 1	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 80% Carbonates Gypsum Perlite Binder/Filler 20%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-065 UB1-AB-02	FLOOR 1	2x4 Fissure Ceiling Tile, White/ Beige	Yes	Chrysotile 2% Amosite <1%	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	75% 5% 17%
0157287-066 UB1-AB-03	FLOOR 1	Note: *Not analyzed per client request				
0157287-067 UB1-AB-04	FLOOR 1	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
		LAYER 2 Joint Compound, White	No	None Detected	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	<1% 99%
		LAYER 3 Tape, Off White	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	95% 5%
		LAYER 4 Texture, White	No	None Detected	Cellulose Fiber Carbonates Mica Quartz Perlite Binder/Filler	<1% 99%
0157287-068 UB1-AB-05	FLOOR 1	Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-069 UB1-AB-06	FLOOR 1	Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-070 UB1-AB-07	FLOOR 1	Plaster Wall, Gray/ Lt. Green	No	None Detected	Quartz Gypsum Mica Carbonates Binder/Filler	 100%
0157287-071 UB1-AB-08	FLOOR 1	Plaster Wall, Gray/ Lt. Green	No	None Detected	Quartz Gypsum Carbonates Mica Binder/Filler	 100%
0157287-072 UB1-AB-09	FLOOR 1	Plaster Wall, Gray/ Lt. Green	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica Binder/Filler	<1% 99%
0157287-073 UB1-AB-10	FLOOR 1	Carpet Mastic, Yellow/ Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-074 UB1-AB-11	FLOOR 1	Carpet Mastic, Yellow/ Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%

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0157287-075 UBL-AB-12	FLOOR 1	Carpet Mastic, Yellow/ Black	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-076 UBL-AB-01	LOBBY	Drywall Joint Compound, White/ Off White	No	None Detected	Cellulose Fiber Carbonates Mica Quartz Perlite Binder/Filler	<1% 99%
0157287-077 UBL-AB-02	LOBBY	LAYER 1 Drywall Joint Compound, White/ Off White	No	None Detected	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	1% 99%
		LAYER 2 Tape, Off White	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	95% 5%
		LAYER 3 Texture, White/ Off White	No	None Detected	Cellulose Fiber Carbonates Gypsum Mica Quartz Binder/Filler	<1% 99%
0157287-078 UBL-AB-03	LOBBY	Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Quartz Carbonates	12% 88%
0157287-079 UBL-AB-04	LOBBY	Drywall, Beige/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%

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0157287-080 UBL-AB-05	LOBBY	Drywall, Beige/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
0157287-081 UBL-AB-06	LOBBY	Drywall, Beige/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
0157287-082 UBL-AB-07	LOBBY	LAYER 1 2x2 Ceramic Floor Tile, Green/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
		LAYER 2 Grout, Green	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica Binder/Filler	<1% 99%
		LAYER 3 Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-083 UBL-AB-08	LOBBY	LAYER 1 2x2 Ceramic Floor Tile, Green/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Green	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
		LAYER 3 Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
0157287-084 UBL-AB-09	LOBBY	LAYER 1 2x2 Ceramic Floor Tile, Green/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Green	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
		LAYER 3 Mastic, Yellow	No	None Detected	Synthetic Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%

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0157287-085 UBL-AB-10	LOBBY-ELEVATOR	LAYER 1 2x2 Ceramic Floor Tile, Green/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Green	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
		LAYER 3 Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
0157287-086 UBL-AB-11	LOBBY-ELEVATOR	LAYER 1 2x2 Ceramic Floor Tile, Green/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Green	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
		LAYER 3 Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%

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Laboratory Report
0157287

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
Address: 505 WARD AVE, STE 202 Date Received: 06/30/2015
HONOLULU HI 96814 Date Analyzed: 07/09/2015
Collected: 06/24/2015 Date Reported: 07/09/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-087 UBL-AB-12	LOBBY-ELEVATOR	LAYER 1 2x2 Ceramic Floor Tile, Green/ Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
		LAYER 2 Grout, Green	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica Binder/Filler	<1% 99%
		LAYER 3 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157287-088 UBL-AB-13	LOBBY-LAUNDRY RM	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	60% 20% 20%
0157287-089 UBL-AB-14	LOBBY-LAUNDRY RM	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	60% 20% 20%
0157287-090 UBL-AB-15	LOBBY-LAUNDRY RM	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool Cellulose Fiber Carbonates Gypsum Perlite Binder/Filler	60% 20% 20%

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PROPERTIES Submitted By: CELENA FREITAS
Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-091 UBL-AB-16	LOBBY-LAUNDRY RM	LAYER 1 4" Cove Base, Cream	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	1% <1% 98%
0157287-092 UBL-AB-17	LOBBY-LAUNDRY RM	LAYER 1 4" Cove Base, Cream	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
		LAYER 3 Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler	100%

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 PROPERTIES Submitted By: CELENA FREITAS
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 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-093 UBL-AB-18	LOBBY-LAUNDRY RM	LAYER 1 4" Cove Base, Cream	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 3 Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Mica Quartz Perlite Binder/Filler 99%
0157287-094 UBL-AB-19	LOBBY-LAUNDRY RM	4x4 Ceramic Floor Tile, Red	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
0157287-095 UBL-AB-20	LOBBY-LAUNDRY RM	4x4 Ceramic Floor Tile, Red/ Brown/ Black	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
0157287-096 UBL-AB-21	LOBBY-LAUNDRY RM	4x4 Ceramic Floor Tile, Red/ Brown/ Black	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-097 UBL-AB-22	LOBBY-WOMEN'S RESTRM	LAYER 1 12x12 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Off White	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 4 Leveling Compound, Off White	No	None Detected	Carbonates Mica Quartz Binder/Filler 100%

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 PROPERTIES Submitted By: CELENA FREITAS
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 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-098 UBL-AB-23	LOBBY-WOMEN'S RESTRM	LAYER 1 12x12 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Off White	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Carbonates Mica Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 4 Leveling Compound, Off White	No	None Detected	Carbonates Mica Quartz Binder/Filler 100%

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 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-099 UBL-AB-24	LOBBY-WOMEN'S RESTRM	LAYER 1 12x12 Ceramic Floor Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Off White	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 4 Leveling Compound, Off White	No	None Detected	Carbonates Quartz Binder/Filler 100%

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 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-100 UBL-AB-25	LOBBY-WOMEN'S RESTRM	LAYER 1 4x4 Ceramic Wall Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Mastic/ Leveling Compound, White/ Off White	No	None Detected	Cellulose Fiber 1% Carbonates Gypsum Mica Quartz Perlite Binder/Filler 99%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-101 UBL-AB-26	LOBBY-WOMEN'S RESTRM	LAYER 1 4x4 Ceramic Wall Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Grout, Beige	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 4 Mastic/ Leveling Compound, White/ Off White	No	None Detected	Carbonates Gypsum Mica Quartz Perlite Binder/Filler 100%
0157287-102 UBL-AB-27	LOBBY-WOMEN'S RESTRM	LAYER 1 4x4 Ceramic Wall Tile, Tan	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Mastic/ Leveling Compound, White/ Off White	No	None Detected	Cellulose Fiber <1% Carbonates Mica Quartz Perlite Binder/Filler 99%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-103 UBL-AB-28	LOBBY-WOMEN'S RESTRM	Sink Caulking, White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157287-104 UBL-AB-29	LOBBY-WOMEN'S RESTRM	Sink Caulking, White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157287-105 UBL-AB-30	LOBBY-WOMEN'S RESTRM	Sink Caulking, White	No	None Detected	Cellulose Fiber	3%
					Carbonates Quartz Binder/Filler	97%
0157287-106 UBL-AB-31	LOBBY-WOMEN'S RESTRM	LAYER 1 Toilet Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Toilet Caulking, Clear	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157287-107 UBL-AB-32	LOBBY-WOMEN'S RESTRM	LAYER 1 Toilet Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
		LAYER 2 Toilet Caulking, Clear	No	None Detected	Carbonates Silicone Binder/Filler	100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-108 UBL-AB-33	LOBBY-WOMEN'S RESTRM	LAYER 1 Toilet Caulking, White	No	None Detected	Carbonates Silicone Binder/Filler	100%
		LAYER 2 Toilet Caulking, Clear	No	None Detected	Carbonates Silicone Binder/Filler	100%
0157287-109 UBL-AB-34	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Wall Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber	<1%
		LAYER 3 Mastic/ Leveling Compound, Off White/ White	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	99%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents		
0157287-110 UBL-AB-35	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Wall Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%		
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%		
		LAYER 3 Mastic/ Leveling Compound, Off White/ White	No	None Detected	Carbonates Gypsum Mica Quartz Perlite Binder/Filler 100%		
	0157287-111 UBL-AB-36	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Floor Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%	
			LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%	
			LAYER 3 Mastic/ Leveling Compound, Off White/ White	No	None Detected	Carbonates Gypsum Mica Quartz Perlite Binder/Filler 100%	

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-112 UBL-AB-37	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Wall Tile, Pink	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%	
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%	
		LAYER 3 Mastic, Off White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%	
		LAYER 4 Leveling Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%	

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-113 UBL-AB-38	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Wall Tile, Pink	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Mastic, Off White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 4 Leveling Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-114 UBL-AB-39	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Wall Tile, Pink	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Mastic, Off White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 4 Leveling Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-115 UBL-AB-40	LOBBY-MEN'S RESTRM (ADA STALL)	LAYER 1 4x4 Ceramic Wall Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler 100%
		LAYER 3 Leveling Compound, White/ Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157287-116 UBL-AB-41	LOBBY-MEN'S RESTRM (ADA STALL)	LAYER 1 4x4 Ceramic Wall Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Leveling Compound, White/ Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-117 UBL-AB-42	LOBBY-MEN'S RESTRM (ADA STALL)	LAYER 1 4x4 Ceramic Wall Tile, Gray	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler 100%
		LAYER 3 Leveling Compound, White/ Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%

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 Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157287

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
 Address: 505 WARD AVE, STE 202 Date Received: 06/30/2015
 HONOLULU HI 96814 Date Analyzed: 07/09/2015
 Collected: 06/24/2015 Date Reported: 07/09/2015
 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-118 UBL-AB-43	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Floor Tile, White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Thin Set, Lt. Beige	No	None Detected	Synthetic Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 4 Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%
0157287-119 UBL-AB-44	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Floor Tile, White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Thin Set, Lt. Beige	No	None Detected	Synthetic Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%

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 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-120 UBL-AB-45	LOBBY-MEN'S RESTRM	LAYER 1 2x2 Ceramic Floor Tile, White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, Gray	No	None Detected	Cellulose Fiber <1% Quartz Gypsum Mica Carbonates Binder/Filler 99%
		LAYER 3 Compound, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%
		LAYER 1 Counter Caulking, White	No	None Detected	Carbonates Silicone Binder/Filler 100%
0157287-121 UBL-AB-46	LOBBY-MEN'S RESTRM	LAYER 2 Counter Caulking, Off White	No	None Detected	Wollastonite 2% Carbonates Gypsum Quartz Binder/Filler 98%
		LAYER 1 Counter Caulking, White	No	None Detected	Carbonates Silicone Binder/Filler 100%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-123 UBL-AB-48	LOBBY-MEN'S RESTRM	LAYER 1 Counter Caulking, White	No	None Detected	Carbonates Silicone Binder/Filler 100%
		LAYER 2 Counter Caulking, Off White	No	None Detected	Wollastonite 2% Carbonates Gypsum Quartz Binder/Filler 98%
0157287-124 UBL-AB-49	LOBBY-MEN'S RESTRM	Sink Caulking, White	Yes	Chrysotile 3%	Carbonates Quartz Binder/Filler 97%
0157287-125 UBL-AB-50	LOBBY-MEN'S RESTRM	Note: *Not analyzed per client request			
0157287-126 UBL-AB-51	LOBBY-MEN'S RESTRM	Note: *Not analyzed per client request			
0157287-127 UBL-AB-52	LOBBY-MEN'S RESTRM	LAYER 1 Toilet Caulking, White	No	None Detected	Cellulose Fiber <1% Carbonates Silicone Binder/Filler 99%
		LAYER 2 Toilet Caulking, Beige	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Gypsum Binder/Filler 99%

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PROPERTIES Submitted By: CELENA FREITAS
Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-128 UBL-AB-53	LOBBY-MEN'S RESTRM	Toilet Caulking, White	No	None Detected	Carbonates Silicone Binder/Filler 100%
		Toilet Caulking, Beige	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Binder/Filler 99%
0157287-130 UBB-AB-01	BASEMENT	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 75% Cellulose Fiber 5% Carbonates Gypsum Perlite Binder/Filler 20%
0157287-131 UBB-AB-02	BASEMENT	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 75% Cellulose Fiber 5% Carbonates Gypsum Perlite Binder/Filler 20%
0157287-132 UBB-AB-03	BASEMENT	2x4 Fissure Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 75% Cellulose Fiber 5% Carbonates Gypsum Perlite Binder/Filler 20%

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 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-133 UBB-AB-04	BASEMENT	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber 10% Fibrous Glass 2% Gypsum Quartz Carbonates 88%
		LAYER 2 Joint Compound, White	No	None Detected	Cellulose Fiber <1% Carbonates Mica Quartz Perlite Binder/Filler 99%
		LAYER 3 Tape, Off White	No	None Detected	Cellulose Fiber 95% Carbonates Gypsum Binder/Filler 5%
		LAYER 4 Texture, White	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%
0157287-134 UBB-AB-05	BASEMENT	Drywall Joint Compound, White / Tan	No	None Detected	Carbonates Mica Quartz Perlite Binder/Filler 100%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157287-135 UBB-AB-06	BASEMENT	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber 10% Fibrous Glass 2% Gypsum Quartz Carbonates 88%
		LAYER 2 Texture, White/ Off White	No	None Detected	Cellulose Fiber <1% Carbonates Mica Quartz Perlite Binder/Filler 99%
0157287-136 UBB-AB-07	BASEMENT	LAYER 1 Plaster/ Brick, Gray/ Black	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 2 Mortar, Gray	No	None Detected	Cellulose Fiber <1% Quartz Carbonates Gypsum Mica Binder/Filler 99%
		LAYER 3 Texture/ Coating, White/ Off White	Yes	Chrysotile 3%	Carbonates Mica Quartz Binder/Filler 97%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-137 UBB-AB-08	BASEMENT	LAYER 1 Plaster/ Brick, Gray/ Black	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	100%
		LAYER 2 Mortar, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	100%
		LAYER 3 Texture/ Coating, White/ Off White Note: *Not analyzed per client request				
0157287-138 UBB-AB-09	BASEMENT	LAYER 1 Plaster/ Brick, Gray/ Black	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	100%
		LAYER 2 Mortar, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	100%
		LAYER 3 Texture/ Coating, White/ Off White Note: *Not analyzed per client request				
0157287-139 UBB-AB-10	BASEMENT	2x2 Ceramic Floor Tile/ Grout, Green	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica Binder/Filler	<1% 99%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-140 UBB-AB-11	BASEMENT	LAYER 1 2x2 Ceramic Floor Tile/ Grout, Green	No	None Detected	Quartz Gypsum Carbonates Mica Binder/Filler	100%
		LAYER 2 Texture, Beige	Yes	Chrysotile 3%	Carbonates Mica Quartz Binder/Filler	97%
		LAYER 3 Mastic, Tan	Yes	Chrysotile 2%	Carbonates Gypsum Quartz Binder/Filler	98%
0157287-141 UBB-AB-12	BASEMENT	LAYER 1 2x2 Ceramic Floor Tile/ Grout, Green	No	None Detected	Cellulose Fiber Quartz Gypsum Carbonates Mica Binder/Filler	<1% 99%
		LAYER 2 Mastic, Tan Note: *Not analyzed per client request				

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-142 UBB-AB-13	BASEMENT - SOUTH WING OVERHANG	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	12%
					Gypsum Quartz Carbonates	89%
		LAYER 2 Joint Compound, White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Mica Quartz Perlite Binder/Filler	99%
	LAYER 3 Tape, Off White	No	None Detected	Cellulose Fiber	95%	
				Carbonates Gypsum Binder/Filler	5%	
	LAYER 4 Texture, White/ Off White	No	None Detected	Carbonates Gypsum Quartz Perlite Binder/Filler	100%	
0157287-143 UBB-AB-14	BASEMENT - SOUTH WING OVERHANG	Drywall Joint Compound, White/ Lt. Gray	No	None Detected	Cellulose Fiber	1%
					Carbonates Mica Quartz Binder/Filler	99%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-144 UBB-AB-15	BASEMENT - SOUTH WING OVERHANG	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	12%
					Gypsum Quartz Carbonates	88%
		LAYER 2 Texture, White/ Off White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Mica Quartz Perlite Binder/Filler	99%
0157287-145 UBB-AB-16	BASEMENT	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber	1%
					Carbonates Gypsum Quartz Binder/Filler	99%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Gypsum Quartz Binder/Filler	99%
		LAYER 3 Plaster-Scratch Coat, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	100%

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Address: UNCLE BILLY'S HILO BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-146 UBB-AB-17	BASEMENT	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
		LAYER 3 Plaster-Scratch Coat, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	 100%
0157287-147 UBB-AB-18	BASEMENT	LAYER 1 Carpet Mastic, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
		LAYER 2 Plaster-Finish Coat, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
		LAYER 3 Plaster-Scratch Coat, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler	 100%

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Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157287-148 UBB-AB-19	BASEMENT	LAYER 1 Carpet Mastic, Mustard	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
		LAYER 2 Plaster, Lt. Green	No	None Detected	Cellulose Fiber Quartz Gypsum Mica Carbonates Binder/Filler	<1% 99%
0157287-149 UBB-AB-20	BASEMENT	LAYER 1 Carpet Mastic, Mustard	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
		LAYER 2 Plaster, Gray	No	None Detected	Cellulose Fiber Quartz Gypsum Mica Carbonates Binder/Filler	<1% 99%
0157287-150 UBB-AB-21	BASEMENT	Carpet Mastic, Mustard	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: UNCLE BILLY'S HILO BAY Collected By:

Lab ID	Sample	Layer Name /	Asbestos	Asbestos Type	Non-Asbestos
Client ID	Location	Sample Description	Detected	(%)	Constituents



Analyst - Octavio Gavarreteayestas



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 157287
 TAT: 3-5 day
 Rec'd: JUN 30 P.M.

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: (If Different Location)
 505 Ward Ave. Suite #202
 Honolulu, HI 96814
 CONTACT: Celena Freitas
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
 Email: cfreitas@gotoetc.com

Now Accepting: VISA - MASTERCARD Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. TURNAROUND TIME: [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: DLNR Assess Banyan Drive Properties
 P.O. Number: Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
	UBR-AB-37-39	6/17/15	Please See Attached Sheet	N			
	UB4-AB-01-09	6/24/15	Please See Attached Sheet	Y N			
	UB3-AB-01-24	6/24/15	Please See Attached Sheet	Y N			
	UB2-AB-01-12	6/24/15	Please See Attached Sheet	Y N			
	UB2R-AB-01-15	6/24/15	Please See Attached Sheet	Y N			
	UB1-AB-01-12	6/24/15	Please See Attached Sheet	Y N			
	UBL-AB-01-54	6/25/15	Please See Attached Sheet	Y N			
150	UBB-AB-01-21	6/24/15	Please See Attached Sheet	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive

Sample Collector: (Print) Celena Freitas (Signature) 

Relinquished by: Celena Freitas Date/Time: 6/29/15 Received by: Diana Federico Date/Time: 6/30/15

Relinquished by: Diana Federico Date/Time: 6/30/15 Received by:  Date/Time: 6/30/15

Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 1
Asbestos Survey Results
Banyan Drive Properties

157287

Sample ID	Hotel	Homogeneous Area	Material
1 UBR-AB-37	Uncle Billy's Hilo Bay	Floor 4 to Roof Stairwell	Drywall Wall
2 UBR-AB-38			
3 UBR-AB-39			
4 UB4-AB-01	Uncle Billy's Hilo Bay	Floor 4	Drywall Wall
5 UB4-AB-02			
6 UB4-AB-03			
7 UB4-AB-04	Uncle Billy's Hilo Bay	Floor 4	Textured Plaster Wall
8 UB4-AB-05			
9 UB4-AB-06			
10 UB4-AB-07	Uncle Billy's Hilo Bay	Floor 4 - Exterior Railing	Felt
11 UB4-AB-08			
12 UB4-AB-09			
13 UB3-AB-01	Uncle Billy's Hilo Bay	Floor 3	2'x4' Fissure Ceiling Tile
14 UB3-AB-02			
15 UB3-AB-03			
16 UB3-AB-04	Uncle Billy's Hilo Bay	Floor 3	Spray-on Ceiling
17 UB3-AB-05			
18 UB3-AB-06			
19 UB3-AB-07	Uncle Billy's Hilo Bay	Floor 3	Drywall Wall
20 UB3-AB-08			
21 UB3-AB-09			
22 UB3-AB-10	Uncle Billy's Hilo Bay	Floor 3	Rough Plaster Wall
23 UB3-AB-11			
24 UB3-AB-12			
25 UB3-AB-13	Uncle Billy's Hilo Bay	Floor 3	Yellow Carpet Mastic
26 UB3-AB-14			
27 UB3-AB-15			
28 UB3-AB-16	Uncle Billy's Hilo Bay	Floor 3	Brown Drywall
29 UB3-AB-17			
30 UB3-AB-18			
31 UB3-AB-19	Uncle Billy's Hilo Bay	Floor 3	Textured Plaster Wall
32 UB3-AB-20			
33 UB3-AB-21			
34 UB3-AB-22	Uncle Billy's Hilo Bay	Floor 3 - Railing	Felt
35 UB3-AB-23			
36 UB3-AB-24			
37 UB2-AB-01	Uncle Billy's Hilo Bay	Floor 2	2'x4' Fissure Ceiling Tile
38 UB2-AB-02			
39 UB2-AB-03			
40 UB2-AB-04	Uncle Billy's Hilo Bay	Floor 2	Drywall Wall
41 UB2-AB-05			
42 UB2-AB-06			
43 UB2-AB-07	Uncle Billy's Hilo Bay	Floor 2	Plaster Wall
44 UB2-AB-08			
45 UB2-AB-09			
46 UB2-AB-10	Uncle Billy's Hilo Bay	Floor 2	Yellow Carpet Mastic
47 UB2-AB-11			
48 UB2-AB-12			
49 UB2R-AB-01	Uncle Billy's Hilo Bay	Floor 2	Brown Drywall Wall
50 UB2R-AB-02			
51 UB2R-AB-03			
52 UB2R-AB-04	Uncle Billy's Hilo Bay	Floor 2	Felt
53 UB2R-AB-05			
54 UB2R-AB-06			

Table 1
Asbestos Survey Results
Banyan Drive Properties

157287

Sample ID	Hotel	Homogeneous Area	Material
55 UB2R-AB-07	Uncle Billy's Hilo Bay	Floor 2	White Caulking
56 UB2R-AB-08			
57 UB2R-AB-09			
58 UB2R-AB-10	Uncle Billy's Hilo Bay	Floor 2	Silver Wrap
59 UB2R-AB-11			
60 UB2R-AB-12			
61 UB2R-AB-13	Uncle Billy's Hilo Bay	Floor 2	Gray Roofing Material
62 UB2R-AB-14			
63 UB2R-AB-15			
64 UB1-AB-01	Uncle Billy's Hilo Bay	Floor 1	2'x4' Fissure Ceiling Tile
65 UB1-AB-02			
66 UB1-AB-03			
67 UB1-AB-04	Uncle Billy's Hilo Bay	Floor 1	Drywall Wall
68 UB1-AB-05			
69 UB1-AB-06			
70 UB1-AB-07	Uncle Billy's Hilo Bay	Floor 1	Plaster Wall
71 UB1-AB-08			
72 UB1-AB-09			
73 UB1-AB-10	Uncle Billy's Hilo Bay	Floor 1	Yellow Carpet Mastic
74 UB1-AB-11			
75 UB1-AB-12			
76 UBL-AB-01	Uncle Billy's Hilo Bay	Lobby	White Drywall Wall
77 UBL-AB-02			
78 UBL-AB-03			
79 UBL-AB-04	Uncle Billy's Hilo Bay	Lobby	Brown Drywall Wall
80 UBL-AB-05			
81 UBL-AB-06			
82 UBL-AB-07	Uncle Billy's Hilo Bay	Lobby	2"x2" Green Ceramic Floor Tile
83 UBL-AB-08			
84 UBL-AB-09			
85 UBL-AB-10	Uncle Billy's Hilo Bay	Lobby - Elevator	2"x2" Green Ceramic Floor Tile
86 UBL-AB-11			
87 UBL-AB-12			
88 UBL-AB-13	Uncle Billy's Hilo Bay	Lobby - Laundry Room	2'x4' Fissure Ceiling Tile
89 UBL-AB-14			
90 UBL-AB-15			
91 UBL-AB-16	Uncle Billy's Hilo Bay	Lobby - Laundry Room	4" Cream Cove Base
92 UBL-AB-17			
93 UBL-AB-18			
94 UBL-AB-19	Uncle Billy's Hilo Bay	Lobby - Laundry Room	4"x4" Red Ceramic Floor Tile
95 UBL-AB-20			
96 UBL-AB-21			
97 UBL-AB-22	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	12"x12" Tan Ceramic Floor Tile
98 UBL-AB-23			
99 UBL-AB-24			
100 UBL-AB-25	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	4"x4" Tan Ceramic Wall Tile
101 UBL-AB-26			
102 UBL-AB-27			
103 UBL-AB-28	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	Sink Caulking
104 UBL-AB-29			
105 UBL-AB-30			
106 UBL-AB-31	Uncle Billy's Hilo Bay	Lobby - Women's Restroom	Toilet Caulking
107 UBL-AB-32			
108 UBL-AB-33			

157287

**Table 1
Asbestos Survey Results
Banyan Drive Properties**

Sample ID	Hotel	Homogeneous Area	Material
109 UBL-AB-34	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	2"x2" Gray Ceramic Wall Tile
110 UBL-AB-35			
111 UBL-AB-36			
112 UBL-AB-37	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	2"x2" Pink Ceramic Wall Tile
113 UBL-AB-38			
114 UBL-AB-39			
115 UBL-AB-40	Uncle Billy's Hilo Bay	Lobby - Men's Restroom (ADA Stall)	4"x4" Gray Ceramic Wall Tile
116 UBL-AB-41			
117 UBL-AB-42			
118 UBL-AB-43	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	2"x2" White Ceramic Floor Tile
119 UBL-AB-44			
120 UBL-AB-45			
121 UBL-AB-46	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	Counter Caulking
122 UBL-AB-47			
123 UBL-AB-48			
124 UBL-AB-49	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	Sink Caulking
125 UBL-AB-50			
126 UBL-AB-51			
127 UBL-AB-52	Uncle Billy's Hilo Bay	Lobby - Men's Restroom	Toilet Caulking
128 UBL-AB-53			
129 UBL-AB-54			
130 UBB-AB-01	Uncle Billy's Hilo Bay	Basement	2'x4' Fissure Ceiling Tile
131 UBB-AB-02			
132 UBB-AB-03			
133 UBB-AB-04	Uncle Billy's Hilo Bay	Basement	Drywall Wall
134 UBB-AB-05			
135 UBB-AB-06			
136 UBB-AB-07	Uncle Billy's Hilo Bay	Basement	Plaster Wall
137 UBB-AB-08			
138 UBB-AB-09			
139 UBB-AB-10	Uncle Billy's Hilo Bay	Basement	2"x2" Green Ceramic Floor Tile
140 UBB-AB-11			
141 UBB-AB-12			
142 UBB-AB-13	Uncle Billy's Hilo Bay	Basement - Southwing Overhang	Drywall Ceiling
143 UBB-AB-14			
144 UBB-AB-15			
145 UBB-AB-16	Uncle Billy's Hilo Bay	Basement	Yellow Carpet Mastic
146 UBB-AB-17			
147 UBB-AB-18			
148 UBB-AB-19	Uncle Billy's Hilo Bay	Basement	Mustard Carpet Mastic
149 UBB-AB-20			
150 UBB-AB-21			



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420


EMC LAB #: L56195		DATE RECEIVED: 06/29/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/02/15			
		DATE OF ANALYSIS: 07/01/15			
CLIENT ADDRESS: 505 Ward Ave., Ste. #202 Honolulu, HI 96814		P.O. NO.:			
PROJECT NAME: DLNR Assess Banyan Drive Properties		PROJECT NO.: 15-4018			
EMC # L56195-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
1	06/17	UBR-Pb-01	Uncle Billy's Hilo Bay/Roof/White/Plaster Wall	0.010	BRL
2	06/17	UBR-Pb-02	Uncle Billy's Hilo Bay/Lower Roof/Gray/Built Up Roofing	0.010	BRL


^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler

CHAIN OF CUSTODY
 EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#: 256/95
 TAT: 3 day
 Rec'd: 6/29/15

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: _____ (If Different Location)
 505 Ward Ave. Suite #202 _____
 Honolulu, HI 96814 _____
 CONTACT: Celena Freitas _____
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455 _____
 Email: cfreitas@gotoetc.com _____

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name:** DLNR Assess Banyan Drive Properties

P.O. Number: _____ Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-2	UBR-Pb-01-02	6/17/15	Please See Attached Sheet	<u>Y</u> N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: _____

Sample Collector: (Print) Celena Freitas (Signature) Celena Freitas
 Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: [Signature] Date/Time: 6/29/15
 Relinquished by: [Signature] Date/Time: 6/29/15 Received by: [Signature] Date/Time: 6/26/15
 Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Sample ID	Hotel	Location	Color	Description	Condition
UBR-Pb-01	Uncle Billy's Hilo Bay	Roof	White	Plaster Wall	Fair
UBR-Pb-02	Uncle Billy's Hilo Bay	Lower Roof	Gray	Built Up Roofing	Intact

Table 2
 Lead Paint Survey
 Banyan Drive Properties

Bold=Lead Based Paint (LBP)

56/952



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420


EMC LAB #: L56202		DATE RECEIVED: 06/30/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/06/15			
		DATE OF ANALYSIS: 07/06/15			
CLIENT ADDRESS: 505 Ward Ave., Suite #202 Honolulu, HI 96814		P.O. NO.:			
PROJECT NAME: DLNR Assess Banyan Drive Properties		PROJECT NO.: 15-4018			
EMC # L56202-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
1	06/29	UB-Pb-01	Uncle Billy's Hilo Bay/Interior/White/Wood Wall/Drywall Wall/Concrete Wall/Ceiling	0.010	BRL
2	06/29	UB-Pb-02	Uncle Billy's Hilo Bay/Interior/Beige/Wood Door/Door Frames/Metal Elevator Door/Door Frame	0.010	BRL
3	06/29	UB-Pb-03	Uncle Billy's Hilo Bay/Interior/Brown/Wood Trim/Metal Handrails	0.010	BRL
4	06/29	UB-Pb-04	Uncle Billy's Hilo bay/Interior/Exterior/Red/Metal Firehose Case/Fire Alarm Bell/Pipe	0.010	0.438
5	06/29	UB-Pb-05	Uncle Billy's Hilo Bay/Interior/Exterior/Gray/Concrete Floor	0.010	BRL
6	06/29	UB-Pb-06	Uncle Billy's Hilo Bay/Interior-Ocean Facing Stairwell/Green/Plaster Walls	0.010	0.043


^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

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ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #: L56202		DATE RECEIVED: 06/30/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/06/15			
		DATE OF ANALYSIS: 07/06/15			
CLIENT ADDRESS: 505 Ward Ave., Suite #202 Honolulu, HI 96814		P.O. NO.:			
PROJECT NAME: DLNR Assess Banyan Drive Properties		PROJECT NO.: 15-4018			
EMC # L56203-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
7	06/29	UB-Pb-07	Uncle Billy's Hilo Bay/Exterior/Blue/Wood Walls/Trims	0.010	BRL
8	06/29	UB-Pb-08	Uncle Billy's Hilo Bay/Exterior/Brown/Wood Trim	0.010	BRL
9	06/29	UB-Pb-09	Uncle Billy's Hilo Bay/Exterior-Balcony/Dark Green/Wood Railing	0.010	BRL
10	06/29	UB-Pb-10	Uncle Billy's Hilo Bay/Exterior/White/Concrete Wall	0.010	BRL
11	06/29	UB-Pb-11	Uncle Billy's Hilo Bay/Exterior/Yellow/Concrete Curb/Asphalt Road/Metal Poles	0.010	0.364
12	06/29	UB-Pb-12	Uncle Billy's Hilo Bay/Interior-Women's Restroom/Pink/wood Trim	0.010	BRL

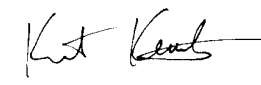
^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

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ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #:	L56202	DATE RECEIVED:	06/30/15		
CLIENT:	EnviroServices & Training Center, LLC	REPORT DATE:	07/06/15		
		DATE OF ANALYSIS:	07/06/15		
CLIENT ADDRESS:	505 Ward Ave., Suite #202 Honolulu, HI 96814	P.O. NO.:			
PROJECT NAME:	DLNR Assess Banyan Drive Properties	PROJECT NO.:	15-4018		
EMC #	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
L56203-					
13	06/29	UB-Pb-13	Uncle Billy's Hilo Bay/Interior-Men's Restroom/White/Drywall Wall	0.010	BRL
14	06/29	UB-Pb-14	Uncle Billy's Hilo Bay/Interior-Floor 4 to Roof Stairwell/White/Plaster Wall	0.010	BRL

^A = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

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ANALYST:

Jason Thompson

QA COORDINATOR:

Kurt Kettler

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 256202
TAT: 3 day
Rec'd: 6/30/15

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC
505 Ward Ave. Suite #202
Honolulu, HI 96814
CONTACT: Celena Freitas
Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
Email: cfreitas@gotoetc.com

BILL TO: _____
(If Different Location)

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$____ / Sample \$____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name: DLNR Assess Banyan Drive Properties**

P.O. Number: _____ Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
<u>1-14</u>	UB-Pb-01-14	6/24/15	Please See Attached Sheet	<u>Y</u> N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Celena Freitas (Signature) Celena Freitas
Relinquished by: Celena Freitas Date/Time: 6/29/15 Received by: A. J. Jones Date/Time: 6/30/15
Relinquished by: A. J. Jones Date/Time: 6/30/15 Received by: [Signature] Date/Time: 6/30/15
Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 2
Lead Paint Survey
Banyan Drive Properties

Sample ID	Hotel	Location	Color	Description
UB-Pb-01	Uncle Billy's Hilo Bay	Interior	White	Wood Wall Drywall Wall
UB-Pb-02	Uncle Billy's Hilo Bay	Interior	Beige	Concrete Wall/Ceiling Wood Door/Door Frames
UB-Pb-03	Uncle Billy's Hilo Bay	Interior	Brown	Metal Elevator Door/Door Frame Wood Trim Metal Handrails
UB-Pb-04	Uncle Billy's Hilo Bay	Interior/Exterior	Red	Metal Firehose Case/Fire Alarm Bell/Pipe
UB-Pb-05	Uncle Billy's Hilo Bay	Interior/Exterior	Gray	Concrete Floor
UB-Pb-06	Uncle Billy's Hilo Bay	Interior - Ocean Facing Stairwell	Green	Plaster Wall
UB-Pb-07	Uncle Billy's Hilo Bay	Exterior	Blue	Wood Walls/Trims
UB-Pb-08	Uncle Billy's Hilo Bay	Exterior	Brown	Wood Trim
UB-Pb-09	Uncle Billy's Hilo Bay	Exterior - Balcony	Dark Green	Wood Railing
UB-Pb-10	Uncle Billy's Hilo Bay	Exterior	White	Concrete Wall
UB-Pb-11	Uncle Billy's Hilo Bay	Exterior	Yellow	Concrete Curb Asphalt Road Metal Poles
UB-Pb-12	Uncle Billy's Hilo Bay	Interior - Women's Restroom	Pink	Wood Trim
UB-Pb-13	Uncle Billy's Hilo Bay	Interior - Men's Restroom	White	Drywall Wall
UB-Pb-14	Uncle Billy's Hilo Bay	Interior - Floor 4 to Roof Stairwell	White	Plaster Wall

256002

Lead=Lead Based Paint (LBP)

EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report
0157253

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	ENVIROSERVICES & TRAINING CENTER	Job# / P.O. #:	15-4018
Address:	505 WARD AVE, STE 202 HONOLULU HI 96814	Date Received:	06/29/2015
Collected:	06/17/2015	Date Analyzed:	07/07/2015
Project Name:	DLNR ASSESS BANYAN DRIVE PROPERTIES	Date Reported:	07/07/2015
Address:	REED'S BAY	EPA Method:	EPA 600/R-93/116
		Submitted By:	CELENA FREITAS
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157253-001 RBR-AB-01	MAIN ROOF	LAYER 1 Roof Shingle, Brown/ Black	No	None Detected	Fibrous Glass 20% Carbonates Gypsum Quartz Binder/Filler 80%
		LAYER 2 Roof Mastic, Black	No	None Detected	Cellulose Fiber 5% Carbonates Gypsum Quartz Binder/Filler 95%
0157253-002 RBR-AB-02	MAIN ROOF	Roof Shingle, Brown/ Black	No	None Detected	Fibrous Glass 20% Carbonates Gypsum Quartz Binder/Filler 80%
0157253-003 RBR-AB-03	MAIN ROOF	LAYER 1 Roof Shingle, Brown/ Black	No	None Detected	Fibrous Glass 20% Carbonates Gypsum Quartz Binder/Filler 80%
		LAYER 2 Roof Shingle, Brown/ Black	No	None Detected	Fibrous Glass 20% Carbonates Gypsum Quartz Binder/Filler 80%
		LAYER 3 Roof Mastic, Black	No	None Detected	Cellulose Fiber 5% Carbonates Gypsum Binder/Filler 95%

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Laboratory Report
0157253

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ENVIROSERVICES & TRAINING CENTER Job# / P.O. #: 15-4018
 Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
 HONOLULU HI 96814 Date Analyzed: 07/07/2015
 Collected: 06/17/2015 Date Reported: 07/07/2015
 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents		
0157253-004 RBR-AB-04	MAIN ROOF	LAYER 1 Built-up Roofing, White/ Black	No	None Detected	Synthetic Fiber	20%	
					Carbonates Gypsum Quartz Binder/Filler	80%	
		LAYER 2 Built-up Roofing, Black	No	None Detected	Fibrous Glass	40%	
					Carbonates Gypsum Binder/Filler	60%	
	LAYER 3 Built-up Roofing, Black	No	None Detected	Fibrous Glass	40%		
					Carbonates Gypsum Binder/Filler	60%	
	0157253-005 RBR-AB-05	MAIN ROOF	LAYER 1 Built-up Roofing, White/ Black	No	None Detected	Synthetic Fiber	20%
						Carbonates Gypsum Quartz Binder/Filler	80%
			LAYER 2 Built-up Roofing, Black	No	None Detected	Fibrous Glass	40%
					Carbonates Gypsum Binder/Filler	60%	
LAYER 3 Built-up Roofing, Black		No	None Detected	Fibrous Glass	40%		
					Carbonates Gypsum Binder/Filler	60%	

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 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY
 Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents		
0157253-006 RBR-AB-06	MAIN ROOF	LAYER 1 Built-up Roofing, White/ Black	No	None Detected	Synthetic Fiber	20%	
					Carbonates Gypsum Quartz Binder/Filler	80%	
		LAYER 2 Built-up Roofing, Black	No	None Detected	Fibrous Glass	40%	
					Carbonates Gypsum Binder/Filler	60%	
		LAYER 3 Built-up Roofing, Black	No	None Detected	Fibrous Glass	40%	
					Carbonates Gypsum Binder/Filler	60%	
	0157253-007 RBR-AB-07	MAIN ROOF	LAYER 1 Pitch & Gravel Roofing, White/ Black	No	None Detected	Cellulose Fiber	20%
						Carbonates Gypsum Quartz Binder/Filler	80%
			LAYER 2 Pitch & Gravel Roofing, Black	No	None Detected	Fibrous Glass	40%
						Carbonates Gypsum Binder/Filler	60%
		LAYER 3 Pitch & Gravel Roofing, Black	No	None Detected	Fibrous Glass	40%	
					Carbonates Gypsum Binder/Filler	60%	
	LAYER 4 Pitch & Gravel Roofing, Black	No	None Detected	Fibrous Glass	40%		
				Carbonates Gypsum Binder/Filler	60%		

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-008 RBR-AB-08	MAIN ROOF	LAYER 1 Pitch & Gravel Roofing, White/ Black	No	None Detected	Cellulose Fiber	20%
		LAYER 2 Pitch & Gravel Roofing, Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 3 Pitch & Gravel Roofing, Black	No	None Detected	Fibrous Glass	40%
		LAYER 4 Pitch & Gravel Roofing, Black	No	None Detected	Carbonates Gypsum Binder/Filler	60%
0157253-009 RBR-AB-09	MAIN ROOF	LAYER 1 Pitch & Gravel Roofing, White/ Black	No	None Detected	Cellulose Fiber	20%
		LAYER 2 Pitch & Gravel Roofing, Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 3 Pitch & Gravel Roofing, Black	No	None Detected	Fibrous Glass	40%
		LAYER 4 Pitch & Gravel Roofing, Black	No	None Detected	Carbonates Gypsum Binder/Filler	60%

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-010 RBR-AB-10	MAIN ROOF- PARAPET WALLS	Roof Parapet Wall Panel, Silver/ Black	No	None Detected	Aluminum Carbonates Gypsum Binder/Filler	100%
		MAIN ROOF- PARAPET WALLS	No	None Detected	Aluminum Carbonates Gypsum Quartz Binder/Filler	100%
0157253-011 RBR-AB-11	MAIN ROOF- PARAPET WALLS	Roof Parapet Wall Panel, Silver/ Black	No	None Detected	Cellulose Fiber	<1%
		MAIN ROOF- PARAPET WALLS	No	None Detected	Aluminum Carbonates Gypsum Quartz Binder/Filler	99%
0157253-012 RBR-AB-12	MAIN ROOF- PARAPET WALLS	Roof Parapet Wall Panel, Silver/ Black	No	None Detected	Cellulose Fiber	<1%
		MAIN ROOF-METAL FLASHING	No	None Detected	Aluminum Carbonates Gypsum Quartz Binder/Filler	99%
0157253-013 RBR-AB-13	MAIN ROOF-METAL FLASHING	Roof Metal Flashing Patching, Silver/ Black	No	None Detected	Cellulose Fiber	<1%
		MAIN ROOF-METAL FLASHING	No	None Detected	Aluminum Carbonates Gypsum Quartz Binder/Filler	100%
0157253-014 RBR-AB-14	MAIN ROOF-METAL FLASHING	Roof Metal Flashing Patching, Silver/ Black	No	None Detected	Aluminum Carbonates Gypsum Quartz Binder/Filler	100%
		MAIN ROOF-METAL FLASHING	No	None Detected	Aluminum Carbonates Gypsum Quartz Binder/Filler	100%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-015 RBR-AB-15	MAIN ROOF-METAL FLASHING	Roof Metal Flashing Patching, Silver/ Black	No	None Detected	Cellulose Fiber	<1%
					Aluminum Carbonates Gypsum Quartz Binder/Filler	99%
0157253-016 RBR-AB-16	MAIN ROOF	Soffit Vent Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157253-017 RBR-AB-17	MAIN ROOF	LAYER 1 Soffit Vent Caulking, Gray	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
		LAYER 2 Soffit Vent Caulking, Gray/ Black	No	None Detected	Cellulose Fiber	10%
					Carbonates Gypsum Quartz Binder/Filler	90%
0157253-018 RBR-AB-18	MAIN ROOF	Soffit Vent Caulking, Gray/ Black	No	None Detected	Cellulose Fiber	10%
					Carbonates Gypsum Quartz Binder/Filler	90%
0157253-019 RBR-AB-19	MAIN ROOF	Exhaust Vent Caulking, Black	Yes	Chrysotile 5%	Carbonates Gypsum Quartz Binder/Filler	95%
0157253-020 RBR-AB-20	MAIN ROOF	Exhaust Vent Caulking, Black Note: *Not analyzed per client request				

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0157253-021 RBR-AB-21	MAIN ROOF	Exhaust Vent Caulking, Black Note: *Not analyzed per client request				
0157253-022 RBR-AB-22	MAIN ROOF	Roof Flashing Caulking, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%
0157253-023 RBR-AB-23	MAIN ROOF	Roof Flashing Caulking, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%
0157253-024 RBR-AB-24	MAIN ROOF	LAYER 1 Roof Flashing Caulking, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%
		LAYER 2 Roof Flashing Caulking, Gray	No	None Detected	Synthetic Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%
0157253-025 RBR-AB-25	FORMER RESTAURANT	Tar, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%
0157253-026 RBR-AB-26	FORMER RESTAURANT	Tar, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%

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PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-027 RBR-AB-27	FORMER RESTAURANT	Tar, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Gypsum Quartz Binder/Filler	95%
0157253-028 RBR-AB-28	FORMER RESTAURANT	Sealant, Black	No	None Detected	Cellulose Fiber	3%
					Carbonates Gypsum Quartz Binder/Filler	97%
0157253-029 RBR-AB-29	FORMER RESTAURANT	Sealant, Black	No	None Detected	Cellulose Fiber	3%
					Carbonates Gypsum Quartz Binder/Filler	97%
0157253-030 RBR-AB-30	FORMER RESTAURANT	Sealant, Black	No	None Detected	Cellulose Fiber	3%
					Carbonates Gypsum Quartz Binder/Filler	97%
0157253-031 RBR-AB-31	FORMER RESTAURANT	Caulking, Gray	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157253-032 RBR-AB-32	FORMER RESTAURANT	Caulking, Gray	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-033 RBR-AB-33	FORMER RESTAURANT	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157253-034 RBR-AB-34	LOWER ROOF	LAYER 1 Built-up Roofing, White/ Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 2 Built-up Roofing, Black	No	None Detected	Cellulose Fiber	1%
					Carbonates Gypsum Quartz Binder/Filler	99%
0157253-035 RBR-AB-35	LOWER ROOF	LAYER 1 Built-up Roofing, White/ Black	No	None Detected	Synthetic Fiber	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 2 Built-up Roofing, White/ Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%
		LAYER 3 Built-up Roofing, Black	No	None Detected	Fibrous Glass	20%
					Carbonates Gypsum Quartz Binder/Filler	80%

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0157253-036 RBR-AB-36	LOWER ROOF	LAYER 1 Built-up Roofing, White/ Black	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 2 Built-up Roofing, White/ Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 3 Built-up Roofing, Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
0157253-037 RBR-AB-37	LOWER ROOF	LAYER 1 Built-up Roofing, Green/ Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 2 Built-up Roofing, Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	40% 60%
0157253-038 RBR-AB-38	LOWER ROOF	LAYER 1 Built-up Roofing, Green/ Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 2 Built-up Roofing, Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	40% 60%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-039 RBR-AB-39	LOWER ROOF	LAYER 1 Built-up Roofing, Green/ Black	No	None Detected	Fibrous Glass Carbonates Gypsum Quartz Binder/Filler	20% 80%
		LAYER 2 Built-up Roofing, Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	40% 60%
0157253-040 RBR-AB-40	LOWER ROOF	LAYER 1 Roof Patching, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%
		LAYER 2 Roof Patching, Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	5% 95%
0157253-041 RBR-AB-41	LOWER ROOF	LAYER 1 Roof Patching, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%
		LAYER 2 Roof Patching, Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	5% 95%

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Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157253-042 RBR-AB-42	LOWER ROOF	LAYER 1 Roof Patching, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Roof Patching, Black	No	None Detected	Cellulose Fiber 5% Carbonates Gypsum Quartz Binder/Filler 95%
0157253-043 RBR-AB-43	LOWER ROOF	LAYER 1 Soffit Vent Caulking, Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 2 Soffit Vent Caulking, Silver	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157253-044 RBR-AB-44	LOWER ROOF	Soffit Vent Caulking, Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157253-045 RBR-AB-45	LOWER ROOF	Soffit Vent Caulking, Black	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
0157253-046 RBR-AB-46	LOWER ROOF	Smoke Stack Sealant, Black	No	None Detected	Cellulose Fiber 5%
					Carbonates Gypsum Quartz Binder/Filler 95%

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Address: REED'S BAY
Collected By:

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0157253-047 RBR-AB-47	LOWER ROOF	Smoke Stack Sealant, Black	No	None Detected	Cellulose Fiber 5%
					Carbonates Gypsum Quartz Binder/Filler 95%
0157253-048 RBR-AB-48	LOWER ROOF	Smoke Stack Sealant, Black	No	None Detected	Cellulose Fiber 5% Carbonates Gypsum Quartz Binder/Filler 95%
0157253-049 RBR-AB-49	LOWER ROOF- FLASHING	Caulking, Tan/ Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157253-050 RBR-AB-50	LOWER ROOF- FLASHING	Caulking, Tan/ Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157253-051 RBR-AB-51	LOWER ROOF- FLASHING	Caulking, Tan/ Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
0157253-052 RBR-AB-52	LOWER ROOF	Roofing Tar, Black	No	None Detected	Cellulose Fiber 8%
					Carbonates Quartz Binder/Filler 92%
0157253-053 RBR-AB-53	LOWER ROOF	Roofing Tar, Black	No	None Detected	Cellulose Fiber 5%
					Carbonates Quartz Binder/Filler 95%

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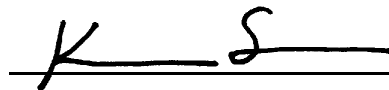
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 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157253-054 RBR-AB-54	LOWER ROOF	Roofing Tar, Black	No	None Detected	Cellulose Fiber	5%
					Carbonates Quartz Binder/Filler	95%



Analyst - Kurt Kettler



Signatory - Lab Manager - Ken Scheske

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1% by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

CHAIN OF CUSTODY

EMC Labs, Inc.
 9830 S. 51st St., Ste B-109
 Phoenix, AZ 85044
 (800) 362-3373 Fax (480) 893-1726

LAB#:	157253
TAT:	35 days
Rec'd:	JUN 29 P.M.

COMPANY NAME: ENVIROSERVICES & TRAINING CENTER, LLC BILL TO: (If Different Location)
505 Ward Ave. Suite #202
Honolulu, HI 96814
 CONTACT: Celena Freitas
 Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
 Email: cfreitas@gotoetc.com

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required
 ****Additional charges for rush analysis (please call marketing department for pricing details)
 ****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

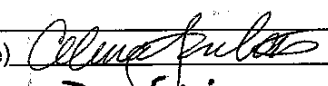
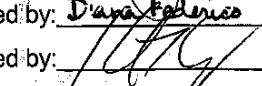
3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: DLNR Assess Banyan Drive Properties

P.O. Number: _____ Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
<u>1-54</u>	RBR-AB-01-54	6/17/15	Please See Attached Sheet	<u>Y</u> N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive

Sample Collector: (Print) Celena Freitas (Signature) 
 Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: Diana Federico Date/Time: 6/29/15
 Relinquished by: Diana Federico Date/Time: 6/29/15 Received by:  Date/Time: 6/29/15
 Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 1
Asbestos Survey Results
Banyan Drive Properties

157253

Sample ID	Hotel	Homogeneous Area	Material
RBR-AB-01	Reed's Bay	Main Roof	Brown Shingles
RBR-AB-02			
RBR-AB-03			
RBR-AB-04	Reed's Bay	Main Roof	Built-up Roofing
RBR-AB-05			
RBR-AB-06			
RBR-AB-07	Reed's Bay	Main Roof	Pitch and Gravel Roofing
RBR-AB-08			
RBR-AB-09			
RBR-AB-10	Reed's Bay	Main Roof - Parapit Walls	Silver Panels
RBR-AB-11			
RBR-AB-12			
RBR-AB-13	Reed's Bay	Main Roof -Metal Flashing	Silver Patching
RBR-AB-14			
RBR-AB-15			
RBR-AB-16	Reed's Bay	Main Roof	Gray Soffit Vent Caulking
RBR-AB-17			
RBR-AB-18			
RBR-AB-19	Reed's Bay	Main Roof	Gray Exhaust Vent Caulking
RBR-AB-20			
RBR-AB-21			
RBR-AB-22	Reed's Bay	Main Roof	Black Flashing Caulking
RBR-AB-23			
RBR-AB-24			
RBR-AB-25	Reed's Bay	Former Restaurant	Black Tar
RBR-AB-26			
RBR-AB-27			
RBR-AB-28	Reed's Bay	Former Restaurant	Black Sealant
RBR-AB-29			
RBR-AB-30			
RBR-AB-31	Reed's Bay	Former Restaurant	Gray Caulking
RBR-AB-32			
RBR-AB-33			
RBR-AB-34	Reed's Bay	Lower Roof	Built-up Roofing
RBR-AB-35			
RBR-AB-36			
RBR-AB-37	Reed's Bay	Lower Roof	Green Built-up Roofing
RBR-AB-38			
RBR-AB-39			
RBR-AB-40	Reed's Bay	Lower Roof	White Patching
RBR-AB-41			
RBR-AB-42			
RBR-AB-43	Reed's Bay	Lower Roof	Black Soffit Vent Caulking
RBR-AB-44			
RBR-AB-45			
RBR-AB-46	Reed's Bay	Lower Roof	Black Sealant around Smoke Stack
RBR-AB-47			
RBR-AB-48			
RBR-AB-49	Reed's Bay	Lower Roof - Flashing	Tan Caulking
RBR-AB-50			
RBR-AB-51			
RBR-AB-52	Reed's Bay	Lower Roof	Black Roofing Tar
RBR-AB-53			
RBR-AB-54			

EMC LABS, INC.

Laboratory Report
0157252

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	ENVIROSERVICES & TRAINING CENTER	Job# / P.O. #:	15-4018
Address:	505 WARD AVE, STE 202	Date Received:	06/29/2015
	HONOLULU HI 96814	Date Analyzed:	07/07/2015
Collected:	06/19/2015	Date Reported:	07/07/2015
Project Name:	DLNR ASSESS BANYAN DRIVE PROPERTIES	EPA Method:	EPA 600/R-93/116
Address:	REED'S BAY	Submitted By:	CELENA FREITAS
		Collected By:	

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-001 RB3-AB-01	FLOOR 3	Carpet Mastic, Yellow/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157252-002 RB3-AB-02	FLOOR 3	Carpet Mastic, Yellow/ Tan	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
0157252-003 RB3-AB-03	FLOOR 3	Carpet Mastic, Yellow/ Tan	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	 100%
0157252-004 RB3-AB-04	FLOOR 3-METAL THRESHOLD	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157252-005 RB3-AB-05	FLOOR 3-METAL THRESHOLD	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157252-006 RB3-AB-06	FLOOR 3-METAL THRESHOLD	Caulking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157252-007 RB3-AB-07	FLOOR 3	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	 100%

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Address: 505 WARD AVE, STE 202 Date Received: 06/29/2015
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Collected: 06/19/2015 Date Reported: 07/07/2015
Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-008 RB3-AB-08	FLOOR 3	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157252-009 RB3-AB-09	FLOOR 3	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157252-010 RB3-AB-10	FLOOR 3	Spray-on Ceiling, White	Yes	Chrysotile 5%	Carbonates Gypsum Mica Binder/Filler	95%
0157252-011 RB3-AB-11	FLOOR 3	Spray-on Ceiling, White Note: *Not analyzed per client request				
0157252-012 RB3-AB-12	FLOOR 3	Spray-on Ceiling, White Note: *Not analyzed per client request				
0157252-013 RB2-AB-01	FLOOR 2	Carpet Mastic, Yellow/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157252-014 RB2-AB-02	FLOOR 2	Carpet Mastic, Yellow/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%

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PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-015 RB2-AB-03	FLOOR 2	Carpet Mastic, Yellow/ Tan	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	1% 99%
0157252-016 RB2-AB-04	FLOOR 2	Spray-on Ceiling, White	Yes	Chrysotile 5%	Carbonates Gypsum Quartz Binder/Filler	95%
0157252-017 RB2-AB-05	FLOOR 2	Spray-on Ceiling, White Note: *Not analyzed per client request				
0157252-018 RB2-AB-06	FLOOR 2	Spray-on Ceiling, White Note: *Not analyzed per client request				
0157252-019 RB1-AB-01	FLOOR 1/LOBBY	Carpet Mastic, Yellow/ Tan	No	None Detected	Synthetic Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157252-020 RB1-AB-02	FLOOR 1/LOBBY	Carpet Mastic, Yellow/ Tan	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%
0157252-021 RB1-AB-03	FLOOR 1/LOBBY	Carpet Mastic, Yellow/ Tan	No	None Detected	Carbonates Gypsum Quartz Binder/Filler	100%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-022 RB1-AB-04	FLOOR 1/LOBBY- METAL THRESHOLD	Cauking, Gray	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157252-023 RB1-AB-05	FLOOR 1/LOBBY- METAL THRESHOLD	Cauking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157252-024 RB1-AB-06	FLOOR 1/LOBBY- METAL THRESHOLD	Cauking, Gray	No	None Detected	Carbonates Quartz Binder/Filler	100%
0157252-025 RB1-AB-07	FLOOR 1/LOBBY	Window Frame Caulking, White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157252-026 RB1-AB-08	FLOOR 1/LOBBY	Window Frame Caulking, White	No	None Detected	Cellulose Fiber	<1%
					Carbonates Quartz Binder/Filler	99%
0157252-027 RB1-AB-09	FLOOR 1/LOBBY	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-028 RB1-AB-10	FLOOR 1/LOBBY	Spray-on Ceiling, White	Yes	Chrysotile 5%	Carbonates Gypsum Quartz Binder/Filler	95%
0157252-029 RB1-AB-11	FLOOR 1/LOBBY	Spray-on Ceiling, White Note: *Not analyzed per client request				
0157252-030 RB1-AB-12	FLOOR 1/LOBBY	Spray-on Ceiling, White Note: *Not analyzed per client request				
0157252-031 RB1-AB-13	FLOOR 1/LOBBY- RESTRM	4"x4" Ceramic Wall Tile, Green/ White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
0157252-032 RB1-AB-14	FLOOR 1/LOBBY- RESTRM	4"x4" Ceramic Wall Tile, Green/ White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%
0157252-033 RB1-AB-15	FLOOR 1/LOBBY- RESTRM	4"x4" Ceramic Wall Tile, Green/ White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler	100%

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157252-034 RB1-AB-16	FLOOR 1/LOBBY- RESTRM SHOWER	LAYER 1 4"x4" Ceramic Wall Tile, White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 3 Thin Set, Gray	No	None Detected	Carbonates Quartz Gypsum Mica Binder/Filler 100%
0157252-035 RB1-AB-17	FLOOR 1/LOBBY- RESTRM SHOWER	LAYER 1 4"x4" Ceramic Wall Tile, White	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Grout, White	No	None Detected	Carbonates Gypsum Quartz Binder/Filler 100%
		LAYER 3 Thin Set, Gray	No	None Detected	Carbonates Quartz Gypsum Mica Binder/Filler 100%

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 Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
 PROPERTIES Submitted By: CELENA FREITAS
 Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0157252-036 RB1-AB-18	FLOOR 1/LOBBY- RESTRM SHOWER	LAYER 1 4"x4" Ceramic Wall Tile, White Note: No Grout Present	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
		LAYER 2 Thin Set, Gray	No	None Detected	Carbonates Quartz Gypsum Mica Binder/Filler 100%
		LAYER 1 1/2"x1/2" Ceramic Floor Tile, Green/ White Note: No Grout Present	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
0157252-037 RB1-AB-19	FLOOR 1/LOBBY	LAYER 2 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 1 1/2"x1/2" Ceramic Floor Tile, Green/ White Note: No Grout Present	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
0157252-038 RB1-AB-20	FLOOR 1/LOBBY	LAYER 2 Thin Set, Gray	No	None Detected	Cellulose Fiber <1% Carbonates Gypsum Quartz Binder/Filler 99%
		LAYER 1 1/2"x1/2" Ceramic Floor Tile, Green/ White Note: No Grout Present	No	None Detected	Quartz Gypsum Carbonates Binder/Filler 100%
0157252-039 RB1-AB-21	FLOOR 1/LOBBY	1/2"x1/2" Ceramic Floor Tile, Green/ White Note: No Grout Present	No	None Detected	Quartz Gypsum Binder/Filler 100%

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Project Name: DLNR ASSESS BANYAN DRIVE EPA Method: EPA 600/R-93/116
PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-040 RB1-AB-22	FLOOR 1/LOBBY	Sink/ Toilet Caulking, Off White	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157252-041 RB1-AB-23	FLOOR 1/LOBBY	Sink/ Toilet Caulking, Off White	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157252-042 RB1-AB-24	FLOOR 1/LOBBY	Sink/ Toilet Caulking, Off White	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler	<1% 99%
0157252-043 RBB-AB-01	BASEMENT	Drywall-Wall/ Ceiling w/ Paint, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates Binder/Filler	10% 2% 88%
0157252-044 RBB-AB-02	BASEMENT	LAYER 1 Drywall-Wall/ Ceiling, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Joint Compound, White/ Off White	No	None Detected	Carbonates Mica Quartz Binder/Filler	 100%

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PROPERTIES Submitted By: CELENA FREITAS
Address: REED'S BAY Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0157252-045 RBB-AB-03	BASEMENT	LAYER 1 Drywall-Wall/ Ceiling, White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Quartz Carbonates	10% 2% 88%
		LAYER 2 Joint Compound, White/ Off White	No	None Detected	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	1% 99%
0157252-046 RBB-AB-04	BASEMENT	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157252-047 RBB-AB-05	BASEMENT	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	 100%
0157252-048 RBB-AB-06	BASEMENT	Window Frame Caulking, White	No	None Detected	Carbonates Quartz Binder/Filler	 100%



Analyst - Octavio Gavarreteayestas



Signatory - Lab Director - Kurt Kettler

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1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] [Return samples to me at my expense]
 (If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name: DLNR Assess Banyan Drive Properties**

P.O. Number: _____ Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1-12	RB3-AB-01-12	6/19/15	Please See Attached Sheet	N			
13-18	RB2-AB-01-06	6/19/15	Please See Attached Sheet	N			
19-42	RB1-AB-01-24	6/20/15	Please See Attached Sheet	N			
43-48	RBB-AB-01-06	6/19/15	Please See Attached Sheet	N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS: Please Stop at 1st Positive

Sample Collector: (Print) Celena Freitas (Signature) *Celena Freitas*

Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: Diana Federico Date/Time: 6/29/15

Relinquished by: Diana Federico Date/Time: 6/29/15 Received by: *[Signature]* Date/Time: 6/29/15

Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Table 1
 Asbestos Survey Results
 Banyan Drive Properties

157252

Sample ID	Hotel	Homogeneous Area	Material
RB3-AB-01	Reed's Bay	Floor 3	Yellow Carpet Mastic
RB3-AB-02			
RB3-AB-03			
RB3-AB-04	Reed's Bay	Floor 3 - Metal Threshold	Gray Caulking
RB3-AB-05			
RB3-AB-06	Reed's Bay	Floor 3	White Window Frame Caulking
RB3-AB-07			
RB3-AB-08			
RB3-AB-09	Reed's Bay	Floor 3	Spray-on Ceiling
RB3-AB-10			
RB3-AB-11	Reed's Bay	Floor 2	Yellow Carpet Mastic
RB2-AB-01			
RB2-AB-02			
RB2-AB-03	Reed's Bay	Floor 2	Spray-on Ceiling
RB2-AB-04			
RB2-AB-05	Reed's Bay	Floor 2	Spray-on Ceiling
RB2-AB-06			
RB1-AB-01	Reed's Bay	Floor 1/Lobby	Yellow Carpet Mastic
RB1-AB-02			
RB1-AB-03	Reed's Bay	Floor 1/Lobby - Metal Threshold	Gray Caulking
RB1-AB-04			
RB1-AB-05			
RB1-AB-06	Reed's Bay	Floor 1/Lobby	White Window Frame Caulking
RB1-AB-07			
RB1-AB-08	Reed's Bay	Floor 1/Lobby	Spray-on Ceiling
RB1-AB-09			
RB1-AB-10	Reed's Bay	Floor 1/Lobby - Restroom	4"x4" Green Ceramic Wall Tile
RB1-AB-11			
RB1-AB-12	Reed's Bay	Floor 1/Lobby - Restroom Shower	4"x4" White Ceramic Wall Tile
RB1-AB-13			
RB1-AB-14	Reed's Bay	Floor 1/Lobby	1/2"x1/2" Green Ceramic Floor Tile
RB1-AB-15			
RB1-AB-16	Reed's Bay	Floor 1/Lobby	Sink/Toilet Caulking
RB1-AB-17			
RB1-AB-18	Reed's Bay	Basement	Drywall Wall/Ceiling
RB1-AB-19			
RB1-AB-20	Reed's Bay	Basement	White Window Frame Caulking
RB1-AB-21			
RB1-AB-22	Reed's Bay	Basement	White Window Frame Caulking
RB1-AB-23			
RB1-AB-24	Reed's Bay	Basement	White Window Frame Caulking
RBB-AB-01			
RBB-AB-02	Reed's Bay	Basement	White Window Frame Caulking
RBB-AB-03			
RBB-AB-04	Reed's Bay	Basement	White Window Frame Caulking
RBB-AB-05			
RBB-AB-06	Reed's Bay	Basement	White Window Frame Caulking
RBB-AB-06			



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420


EMC LAB #: L56194		DATE RECEIVED: 06/29/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/02/15			
		DATE OF ANALYSIS: 07/01/15			
CLIENT ADDRESS: 505 Ward Ave., Suite #202 Honolulu, HI 96814		P.O. NO.:			
PROJECT NAME: DLNR Assess Banyan Drive Properties		PROJECT NO.: 15-4018			
EMC # L56194-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
1	06/18	RBR-Pb-01	Reed's Bay/ Lower Roof/ Beige/Blue/ Concrete Masonry Unit (CMU) Wall	0.010	BRL
2	06/20	RB-Pb-01	Reed's Bay/ Throughout/ Brown/ Wood Door/ Door Frame/ Window Frame/ Metal Handrails	0.010	0.158
3	06/20	RB-Pb-02	Reed's Bay/ Throughout/ Light Brown/ Wood Building Trim/ Metal Handrails	0.010	0.032
4	06/20	RB-Pb-03	Reed's Bay/ Throughout/ Light Brown/ Concrete Trim	0.010	BRL
5	06/20	RB-Pb-04	Reed's Bay/ Throughout/ Tan/ CMU/Concrete Wall	0.010	0.439
6	06/20	RB-Pb-05	Reed's Bay/ Throughout/ White/ Concrete Ceiling	0.010	BRL


^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #: L56194		DATE RECEIVED: 06/29/15			
CLIENT: EnviroServices & Training Center, LLC		REPORT DATE: 07/02/15			
		DATE OF ANALYSIS: 07/01/15			
CLIENT ADDRESS: 505 Ward Ave., Suite #202 Honolulu, HI 96814		P.O. NO.:			
PROJECT NAME: DLNR Assess Banyan Drive Properties		PROJECT NO.: 15-4018			
EMC # L56194-	SAMPLE DATE /15	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT (%Pb by weight)	%Pb BY WEIGHT
7	06/20	RB-Pb-06	Reed's Bay/ Throughout/ Light Gray/ Concrete Ceiling	0.010	0.019
8	06/20	RB-Pb-07	Reed's Bay/ Throughout/ Gray/ Concrete Floor	0.010	BRL
9	06/20	RB-Pb-08	Reed's Bay/ Throughout/ Red/ Metal Firehouse Case/ Fire Alarm Bell	0.010	BRL
10	06/20	RB-Pb-09	Reed's Bay/ Throughout/ Green/ Wood Door/Door Frame	0.010	BRL
11	06/20	RB-Pb-10	Reed's Bay/ Throughout/ Dark Green/ Wood Beams/Posts	0.010	BRL
12		RB-Pb-11	Reed's Bay/ Restroom/ White/ CMU Wall	0.010	0.033

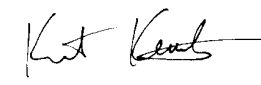
^ = Dilution Factor Changed * = Excessive Substrate May Bias Sample Results BRL = Below Reportable Limits # = Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST: 
Jason Thompson

QA COORDINATOR: 
Kurt Kettler

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 456194
TAT: 3 day
Rec'd: 6/29/15

COMPANY NAME: **ENVIROSERVICES & TRAINING CENTER, LLC**
505 Ward Ave. Suite #202
Honolulu, HI 96814
CONTACT: Celena Freitas
Phone/Fax: (808) 839-7222 ext 232/(808) 839-4455
Email: cfreitas@gotoetc.com

BILL TO: (If Different Location)

Now Accepting: **VISA - MASTERCARD** Price Quoted: \$ _____ / Sample \$ _____ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [Same Day RUSH] [1-Day] [2-Day] [3-4-5 Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]
(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name: DLNR Assess Banyan Drive Properties**

P.O. Number: _____ Project Number: 15-4018

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
1	RBR-Pb-01	6/18/15	Please See Attached Sheet	Y N			
2-12	RB-Pb-01-11	6/20/15	Please See Attached Sheet	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Celena Freitas (Signature) *Celena Freitas*
Relinquished by: Celena Freitas Date/Time: 6/26/15 Received by: *A. Torre* Date/Time: 6/29/15
Relinquished by: *A. Torre* Date/Time: 6/29/15 Received by: *A. Torre* Date/Time: 6/29/15
Relinquished by: _____ Date/Time: _____ Received by: _____ Date/Time: _____

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

Bold=Lead Based Paint (LBP)

467952

Sample ID	Hotel	Location	Color	Description	Condition	Reporting Limit (% Pb by weight)	Lead Conc. (% Pb by weight)
RBR-Pb-01	Reed's Bay	Lower Roof	Beige/Blue	Concrete Masonry Unit (CMU) Wall	Fair		
RB-Pb-01	Reed's Bay	Through-out	Brown	Wood Door/Door Frame/Window Frame	Fair		
RB-Pb-02	Reed's Bay	Through-out	Light Brown	Metal Handrails	Good		
RB-Pb-03	Reed's Bay	Through-out	Light Brown	Wood Building Trim	Good		
RB-Pb-04	Reed's Bay	Through-out	Tan	Metal Handrails	Good		
RB-Pb-05	Reed's Bay	Through-out	White	Concrete Trim	Good		
RB-Pb-06	Reed's Bay	Through-out	Light Gray	CMU/Concrete Wall	Good		
RB-Pb-07	Reed's Bay	Through-out	Gray	Concrete Ceiling	Good		
RB-Pb-08	Reed's Bay	Through-out	Red	Concrete Ceiling	Poor		
RB-Pb-09	Reed's Bay	Through-out	Green	Concrete Floor	Good		
RB-Pb-10	Reed's Bay	Through-out	Dark Green	Metal Firehose Case/Fire Alarm Bell	Good		
RB-Pb-11	Reed's Bay	Restroom	White	Wood Door/Door Frame	Good		
				Wood Beams/Posts	Good		
				CMU Wall	Good		

Table 2
Lead Paint Survey
Banyan Drive Properties

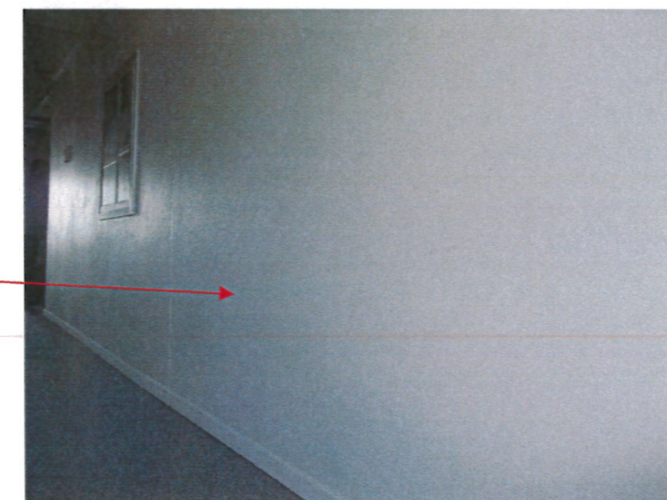
Appendix III

PHOTOGRAPHIC DOCUMENTATION

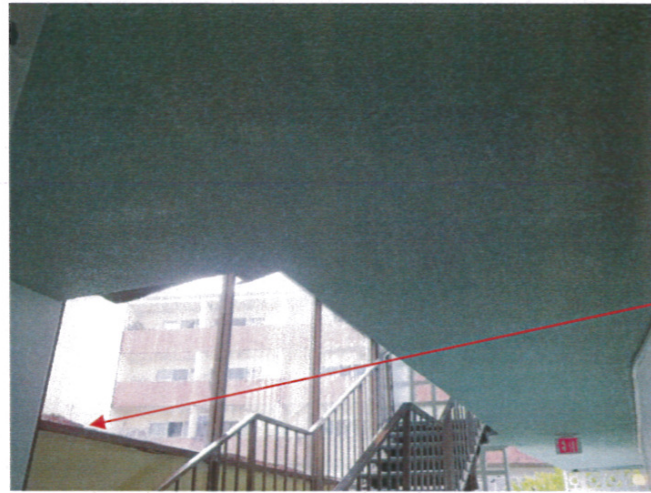


Photograph 1: Roof, Black Sealant around Metal Handrail

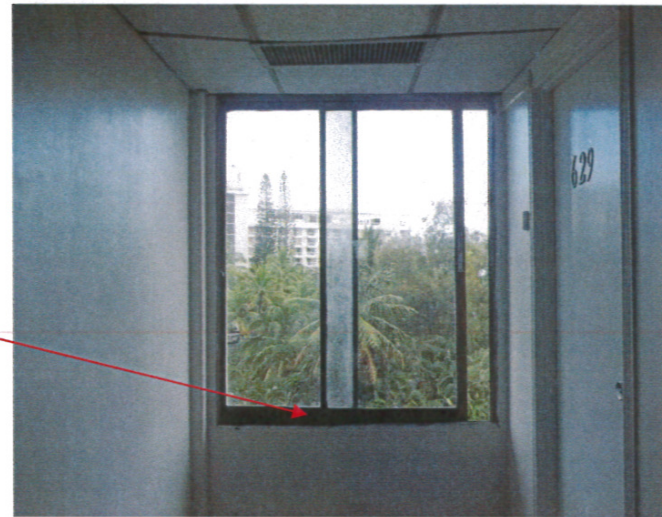
Photograph 2: Floors, 1-6 and Halau Room Drywall Walls



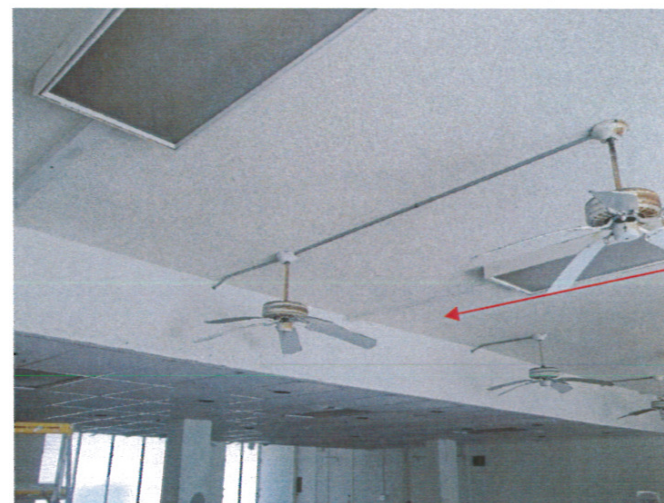
Photograph 3: Floors, - 2, 4, 5 & 6 Yellow Carpet Mastic on Leveling Compound



Photograph 4: Floors,- 3-6 Window Caulking



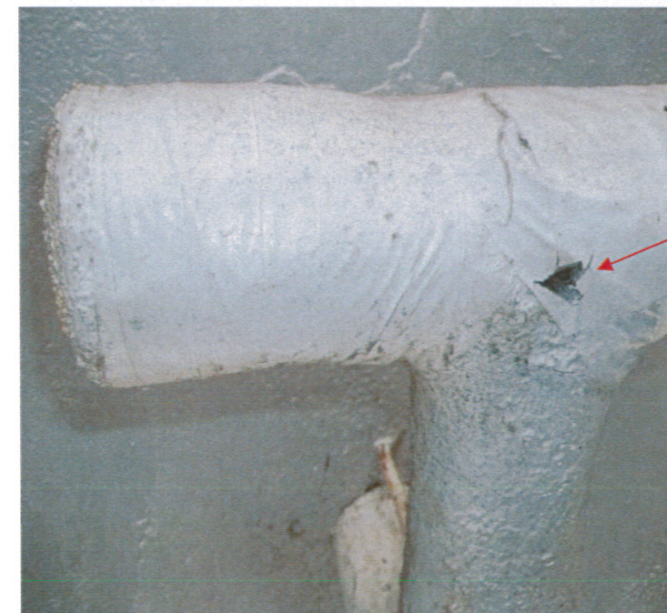
Photograph 5: Floors, - 2, 3 & 5 Window Caulking



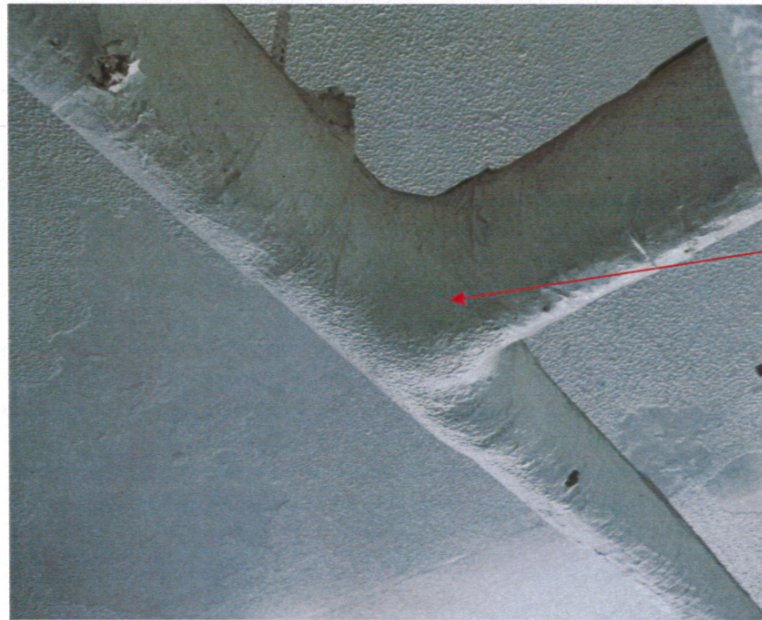
Photograph 6: Halau Room, Spray-on Ceiling Material



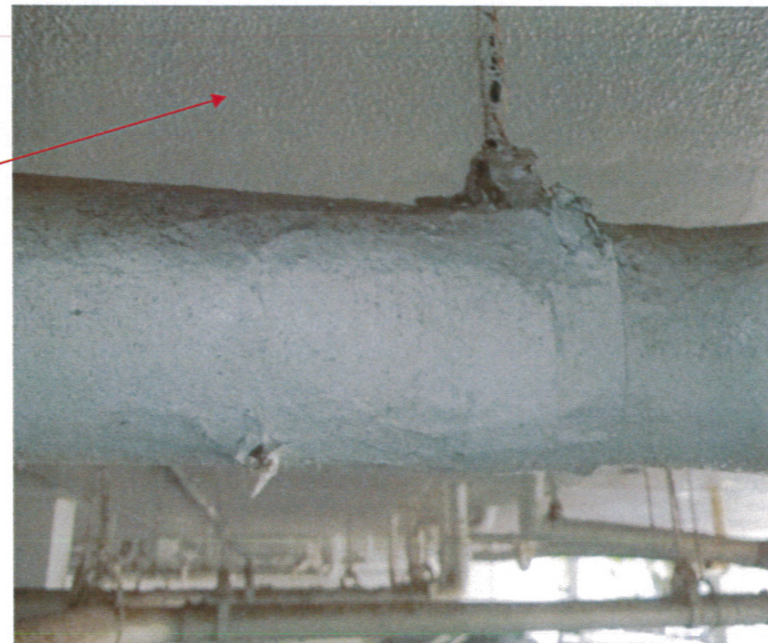
Photograph 7: Halau Room- Window Caulking



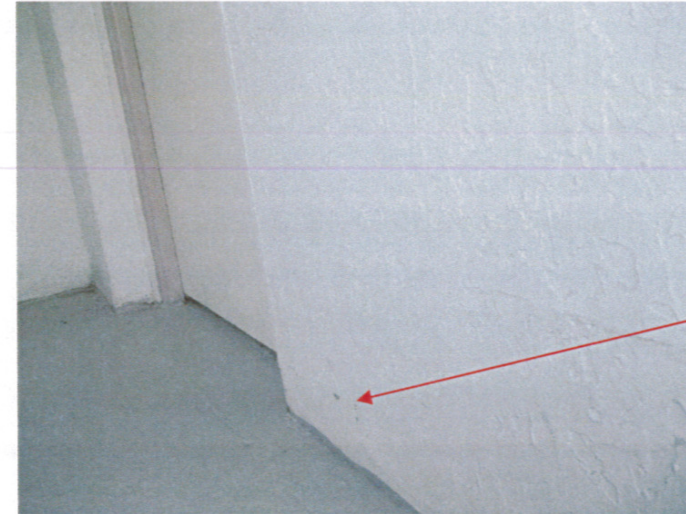
Photograph 8: Garage - 4\" T-Joint, White Wrapped Thermal System Insulation (TSI).



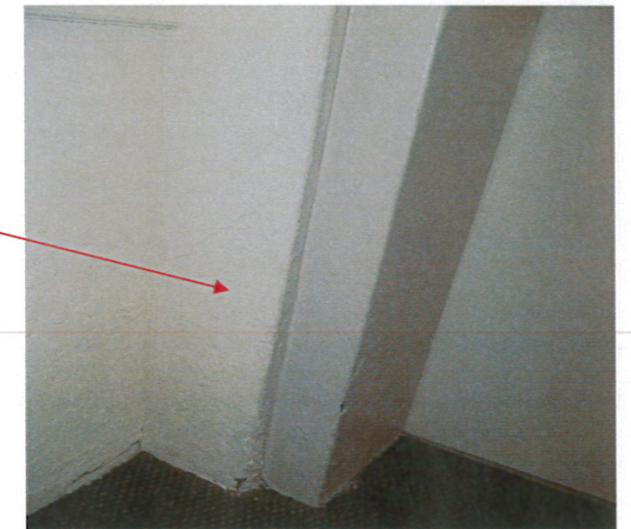
Photograph 9: Garage , 6" T-Joint, White wrapped Thermal System Insulation (TSI)



Photograph 10: Spray-on Ceiling Material in Garage.



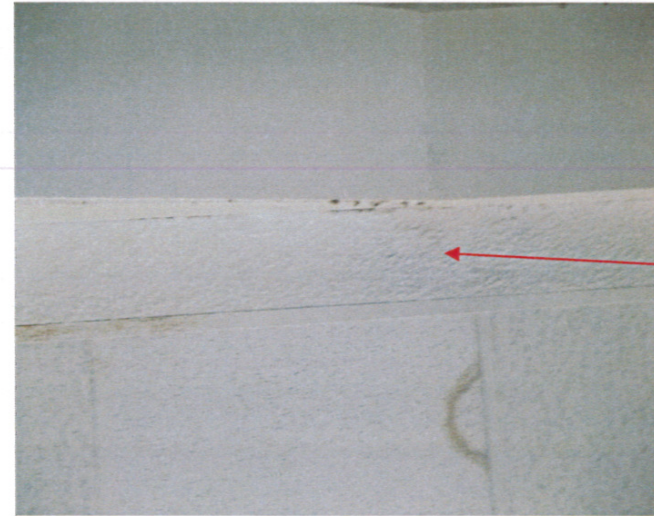
Photograph 11: Floors, 2 & 4 Brown Drywall Wall



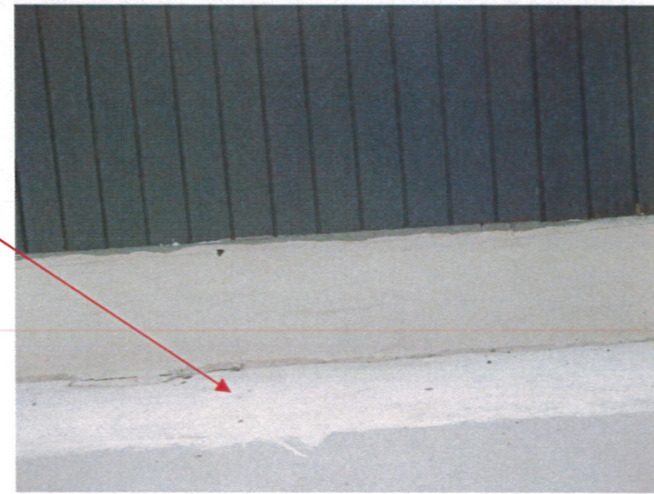
Photograph 12: Floor 4, Textured Plaster Wall



Photograph 13: Floors 1-3, 2' x 4' Fissure Ceiling Tile



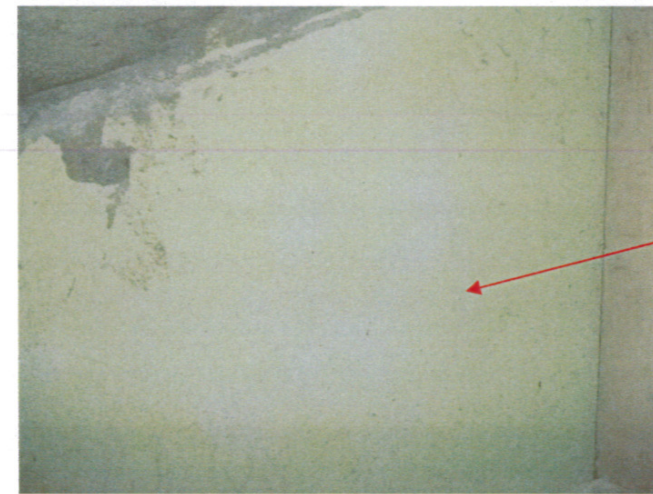
Photograph 14: Floor, 3 Spray on Ceiling Material



Photograph 15: Floor 2, Felt Flooring Material



Photograph 16: Lobby Men's Restroom, Sink Caulking



Photograph 17: Plaster Lt. green and white.



Photograph 18: 2"x 2" Green Ceramic Floor Tile



Photograph 19: Gray Exhaust Vent Caulking

Appendix IV

ASBESTOS SAMPLE LOCATION MAPS

Photograph 20: Spray on Ceiling Material





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

CCR-AB-XX Positive (Asbestos Containing Material)

CCR-AB-XX Negative (None Detected)

CCR-AB-XX Not Analyzed

← Wall Sample

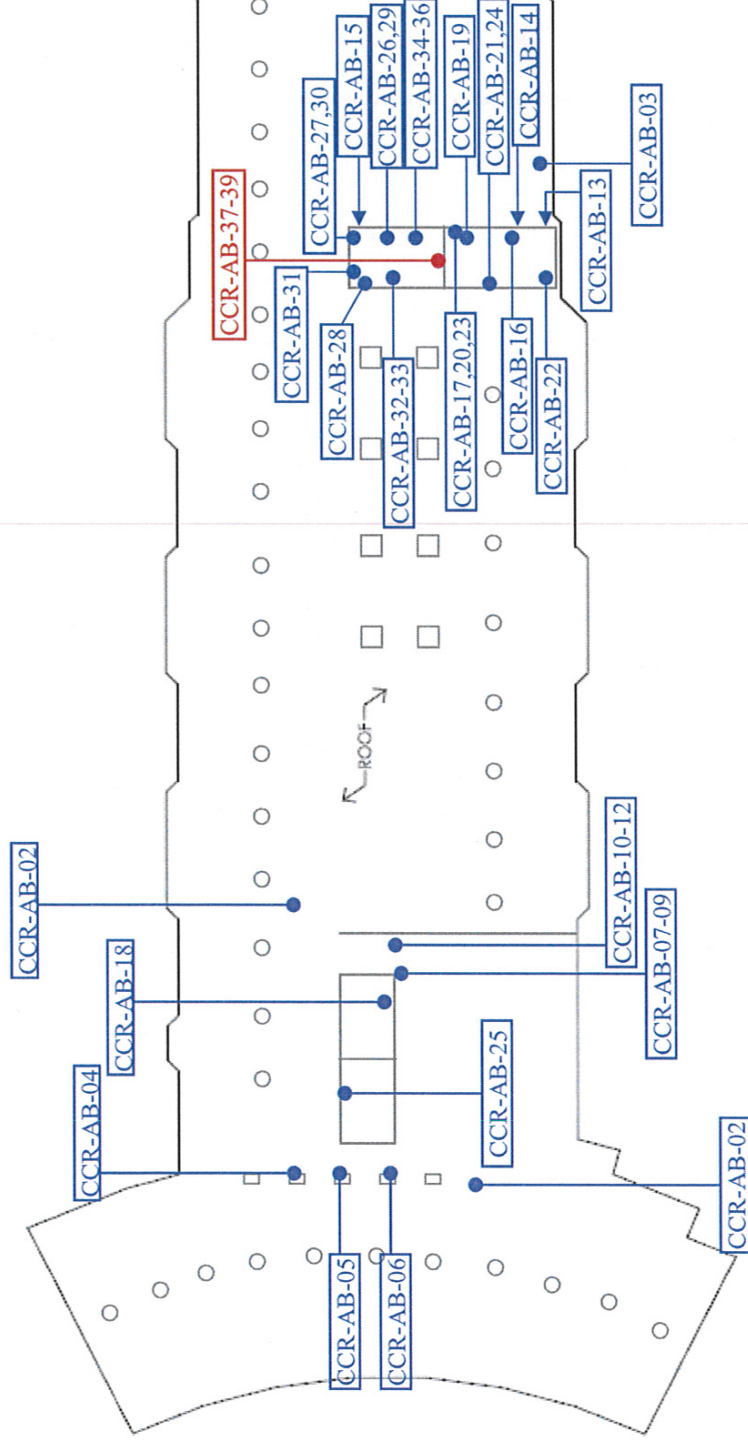
● Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Roof

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

CC6-AB-XX Positive (Asbestos Containing Material)

CC6-AB-XX Negative (None Detected)

CC6-AB-XX Not Analyzed

← Wall Sample

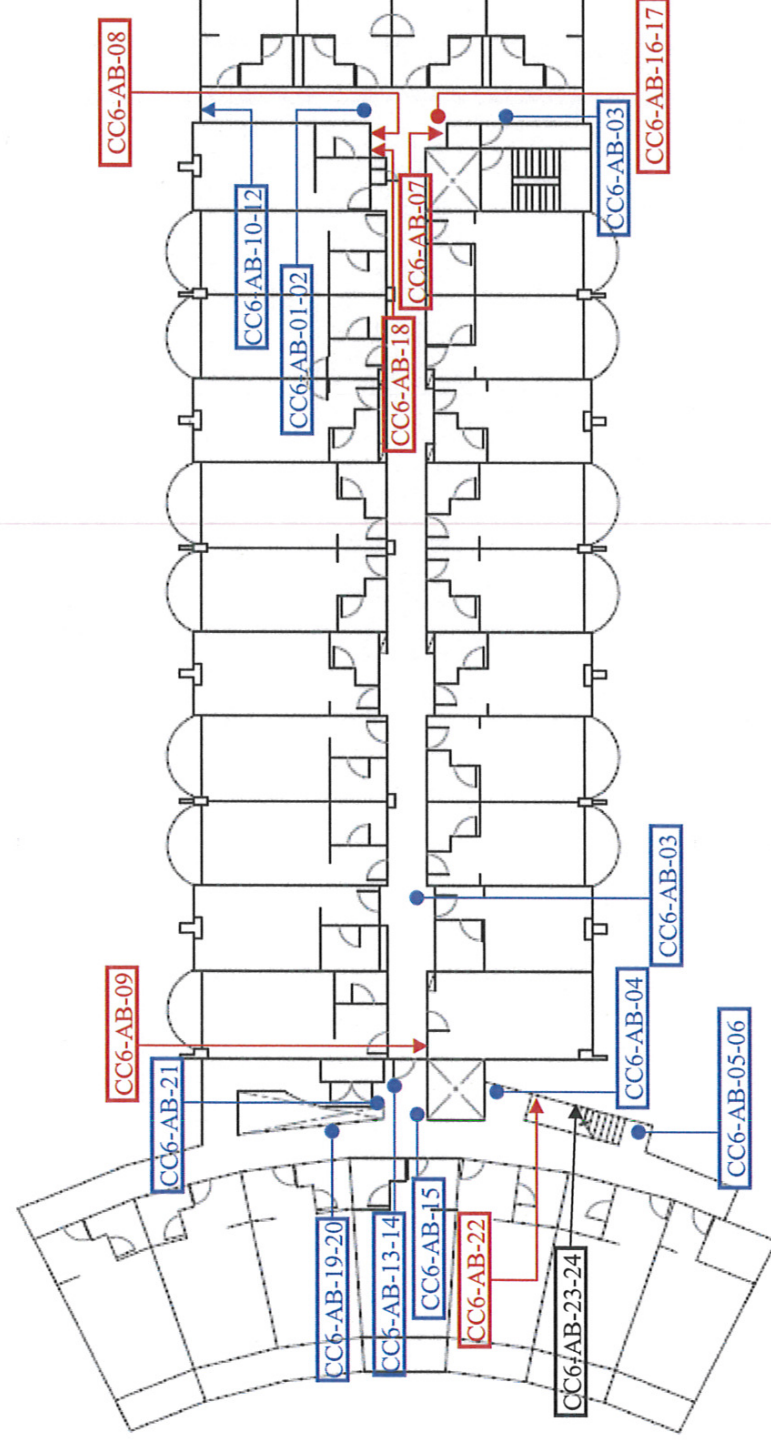
● Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 6

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

CC5-AB-XX
Positive (Asbestos Containing Material)

CC5-AB-XX
Negative (None Detected)

CC5-AB-XX
Not Analyzed

←
Wall Sample

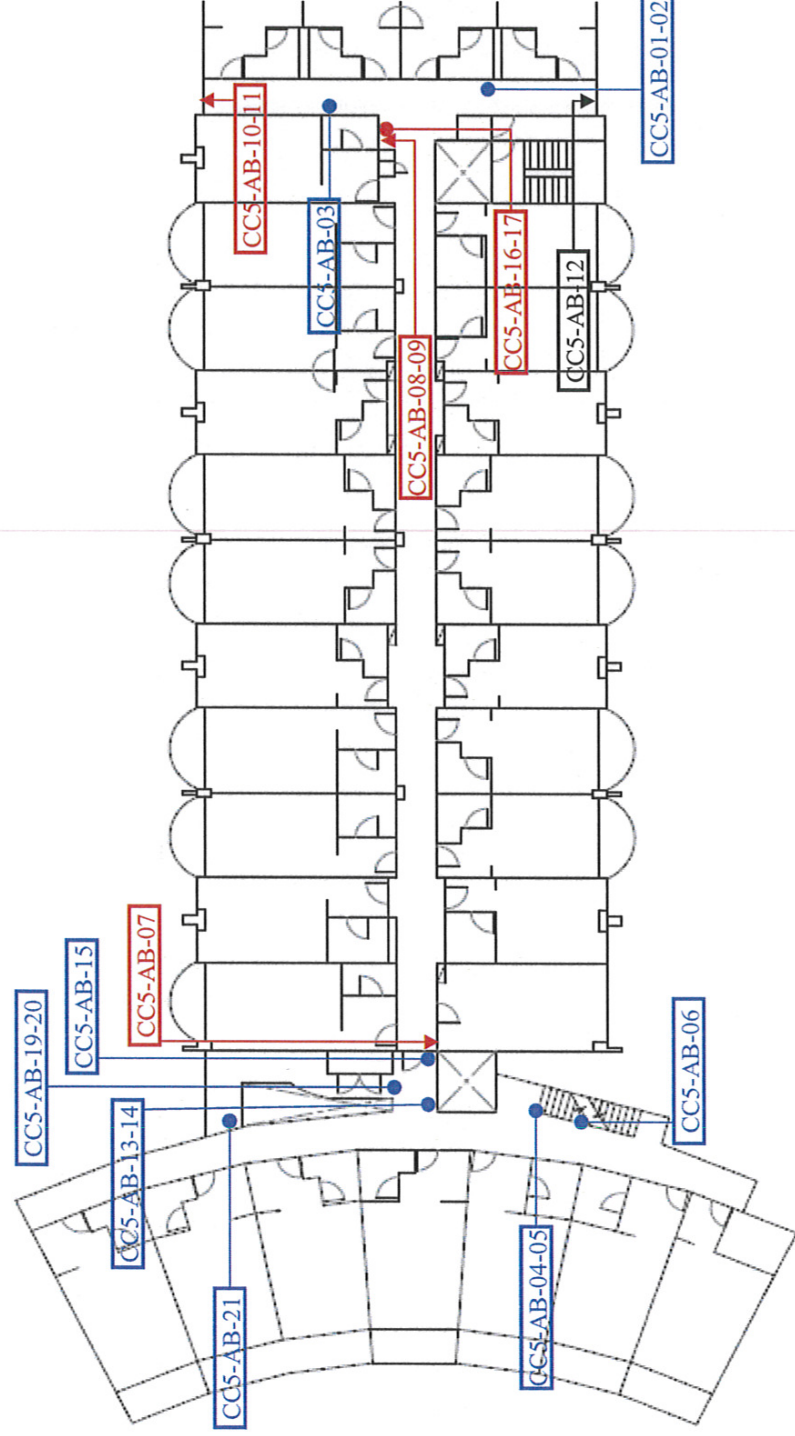
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Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 5

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

CC4-AB-XX
Positive (Asbestos Containing Material)

CC4-AB-XX
Negative (None Detected)

CC4-AB-XX
Not Analyzed

←
Wall Sample

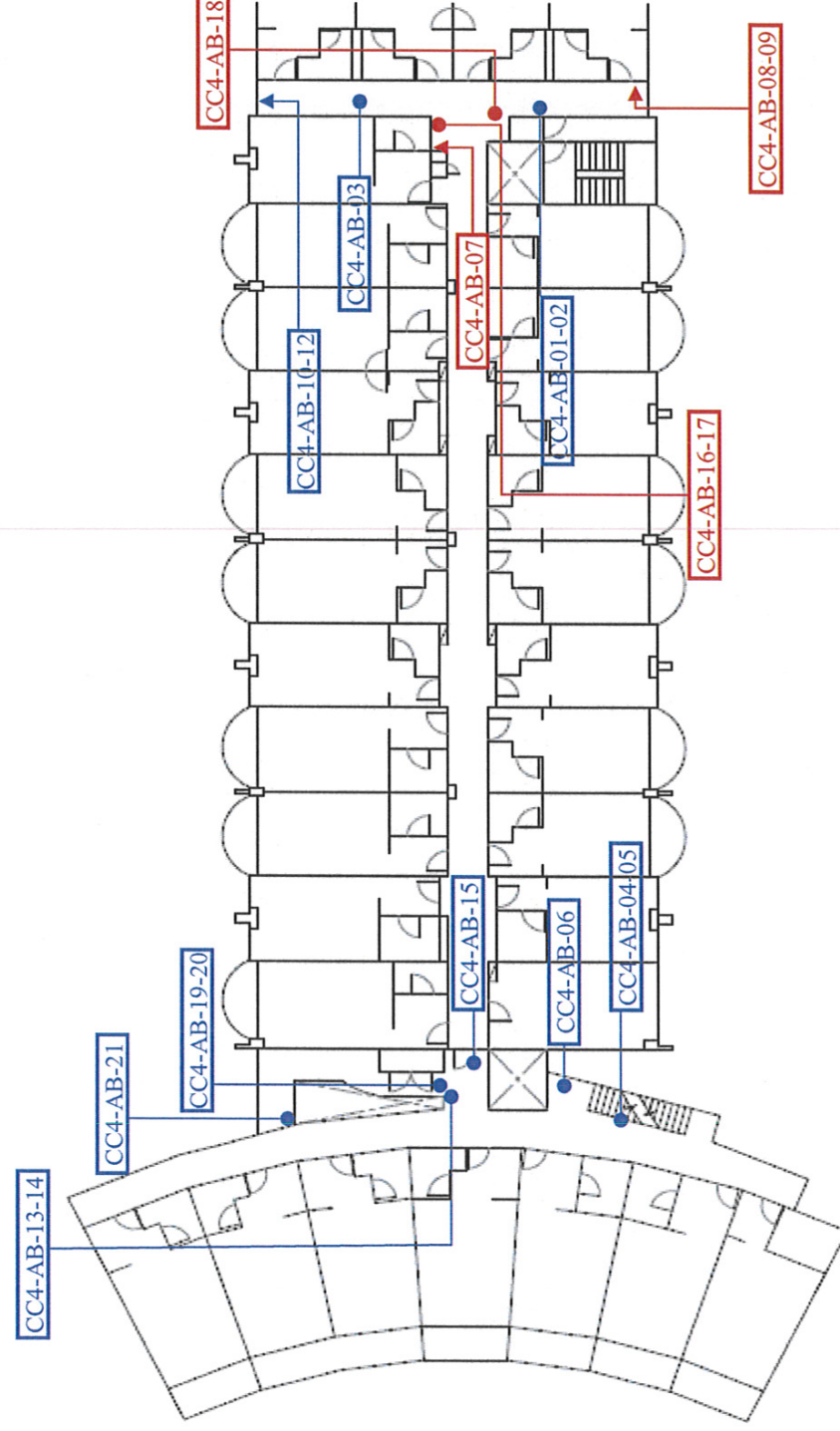
●
Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 4

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

CC3-AB-XX
Positive (Asbestos Containing Material)

CC3-AB-XX
Negative (None Detected)

CC3-AB-XX
Not Analyzed

←
Wall Sample

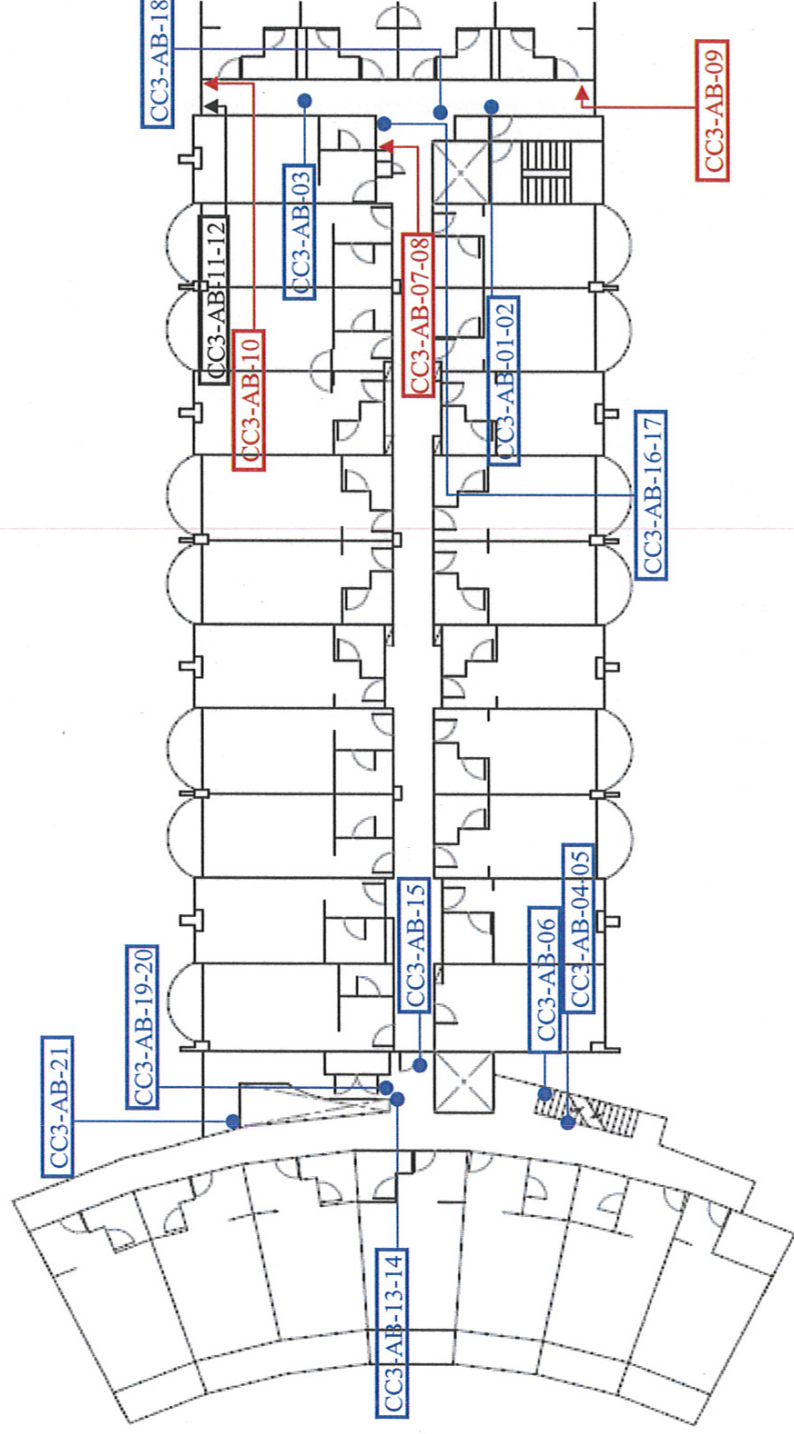
●
Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 3

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

CC2-AB-XX
Positive (Asbestos Containing Material)

CC2-AB-XX
Negative (None Detected)

CC2-AB-XX
Not Analyzed

←
Wall Sample

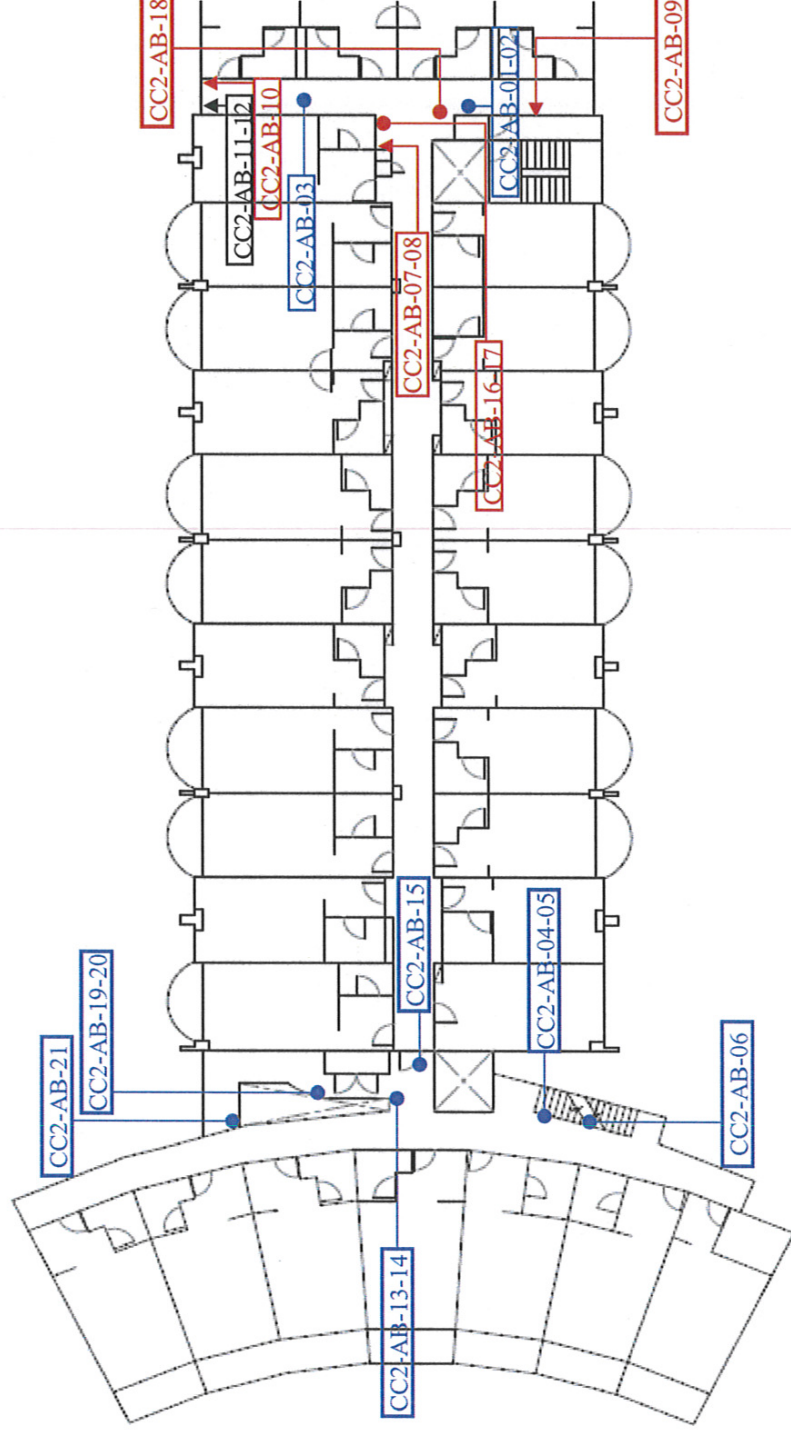
●
Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 2

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

Positive (Asbestos Containing Material)

Negative (None Detected)

Not Analyzed

Wall Sample

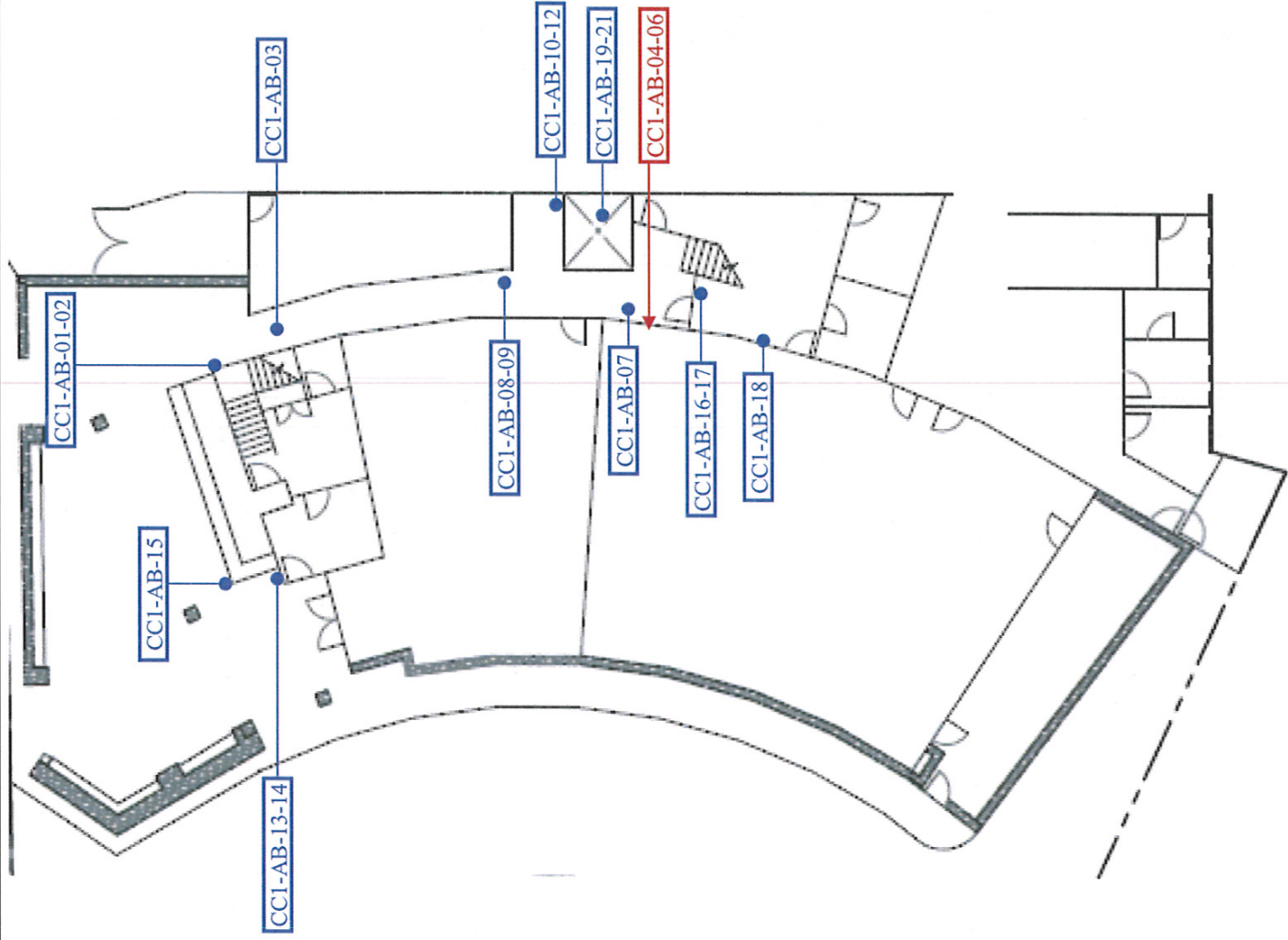
Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 1

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

Positive (Asbestos Containing Material)

Negative (None Detected)

Not Analyzed

Wall Sample

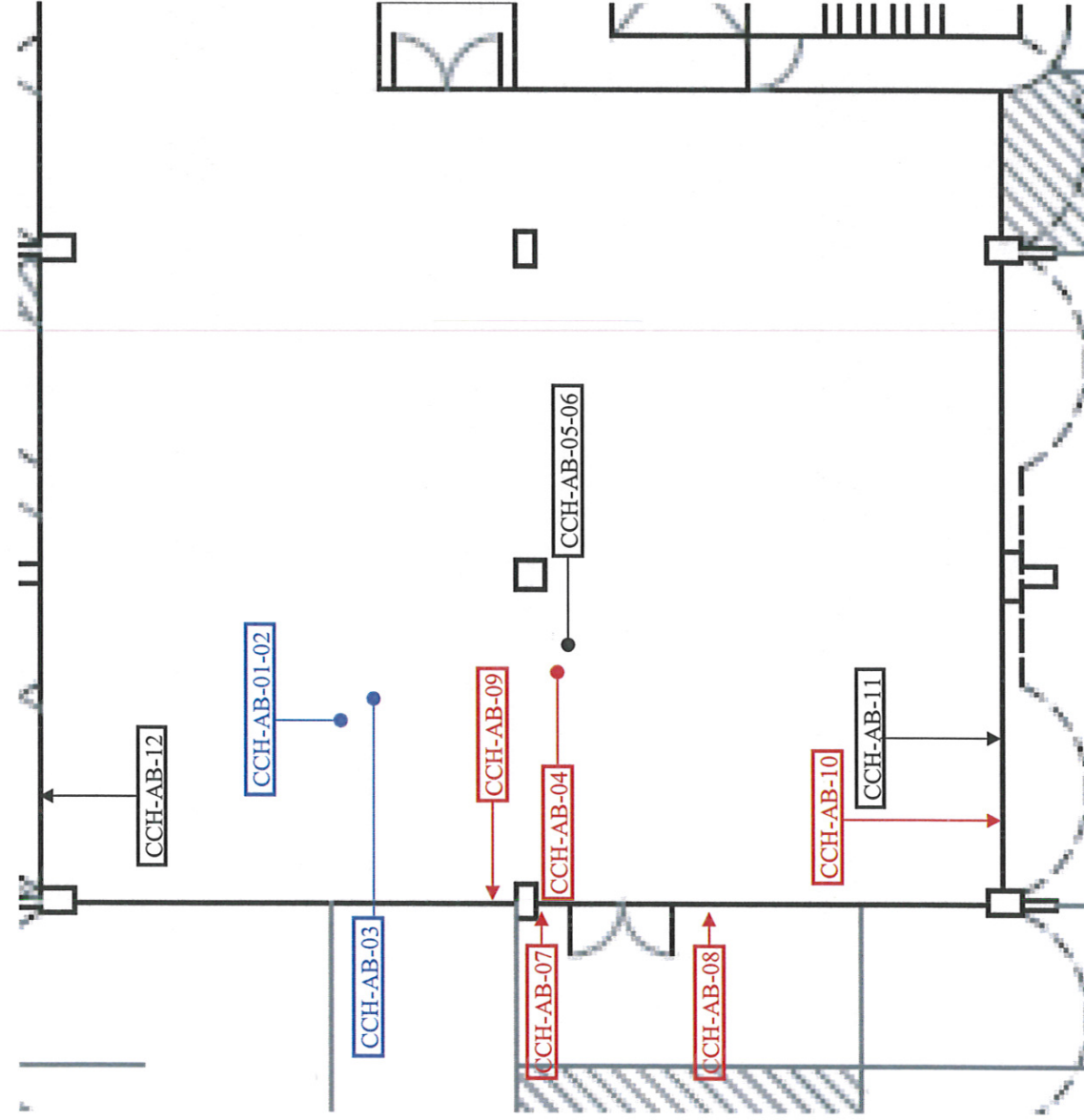
Non-Wall Sample

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Halau

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

- Positive (Asbestos Containing Material)
CCExt-AB-XX
- Negative (None Detected)
CCExt-AB-XX
- Not Analyzed
CCExt-AB-XX

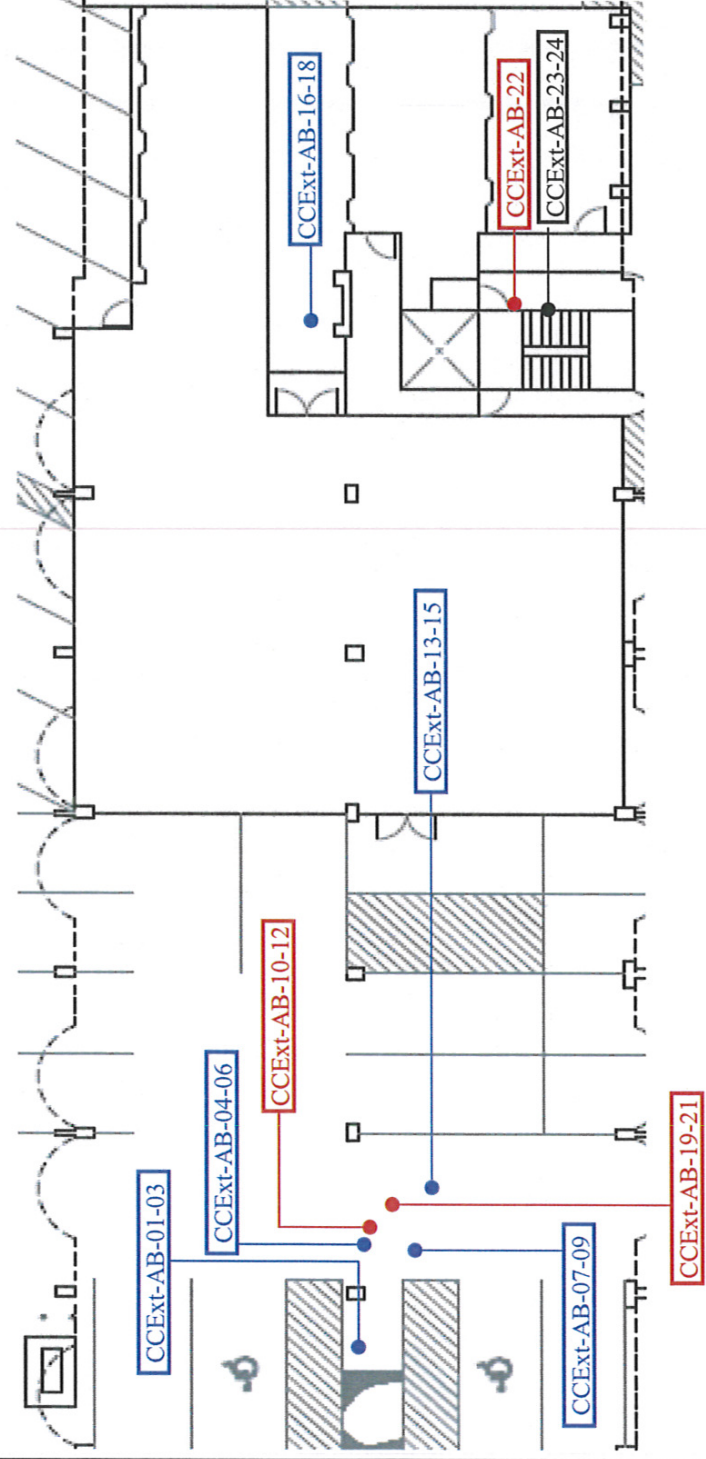
- Wall Sample
←
- Non-Wall Sample
●

Country Club Condominium/
Hotel
TMK 3-2-1-005:020
121 Banyan Drive
Hilo, Hawaii, Hawaii

Exterior

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

- Positive (Asbestos Containing Material)
UBR-AB-XX
- Negative (None Detected)
UBR-AB-XX
- Not Analyzed
UBR-AB-XX

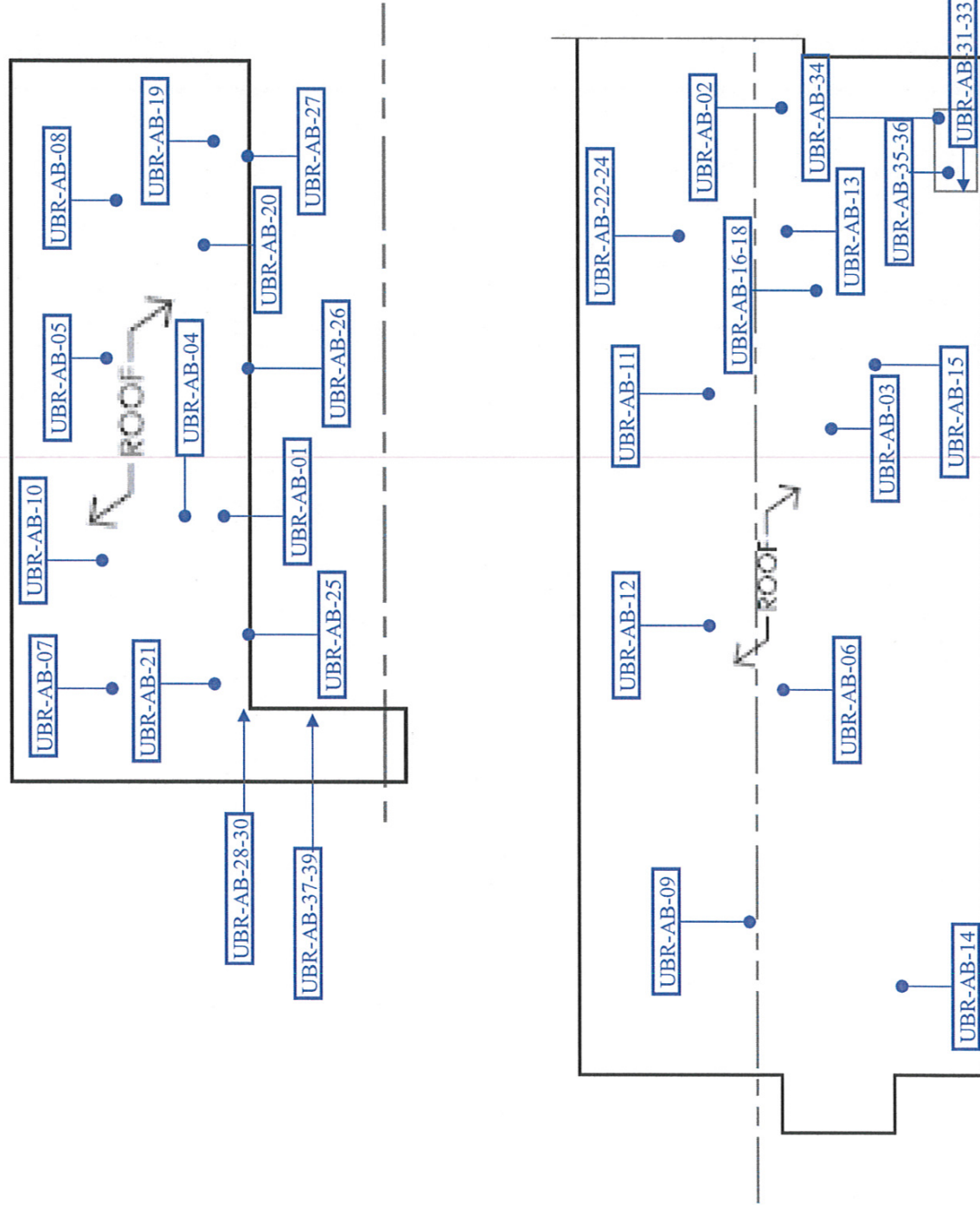
- Wall Sample
←
- Non-Wall Sample
●

Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Roof

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

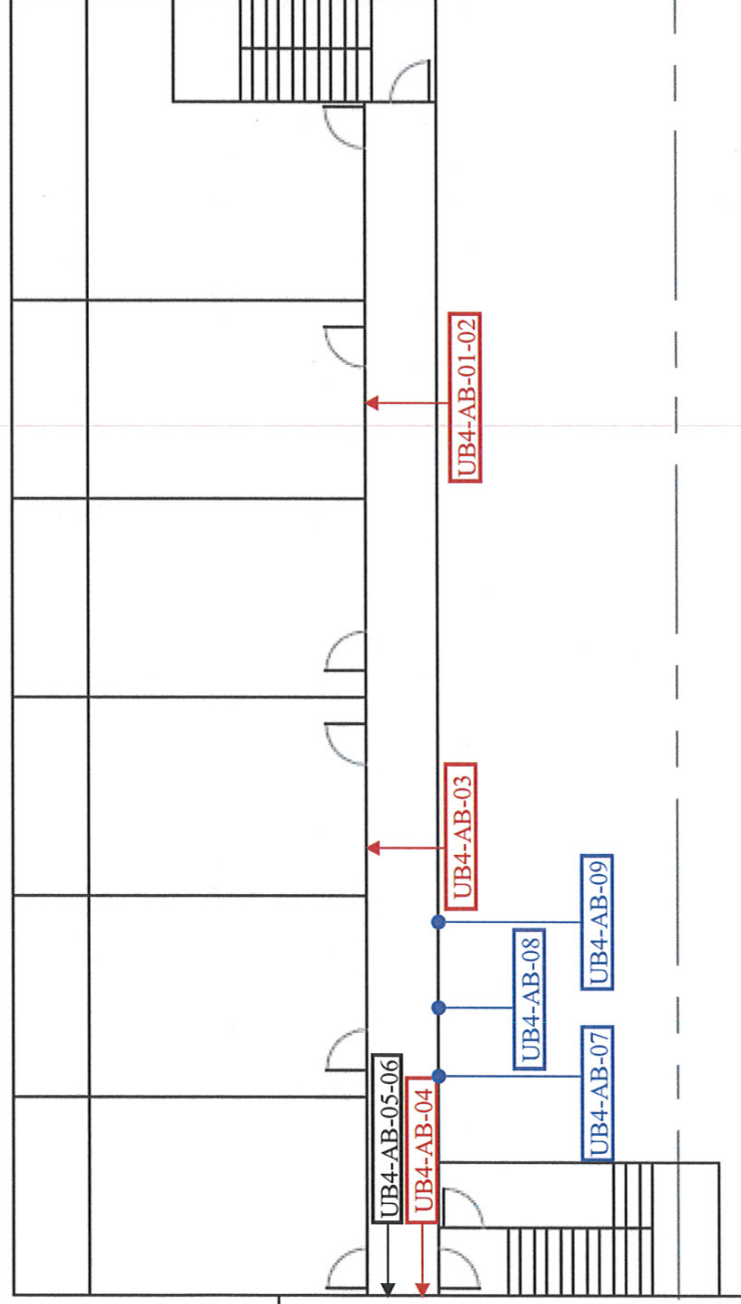
UB4-AB-XX Positive (Asbestos Containing Material)

UB4-AB-XX Negative (None Detected)

UB4-AB-XX Not Analyzed

← Wall Sample

● Non-Wall Sample



Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 4, Exterior Wing

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

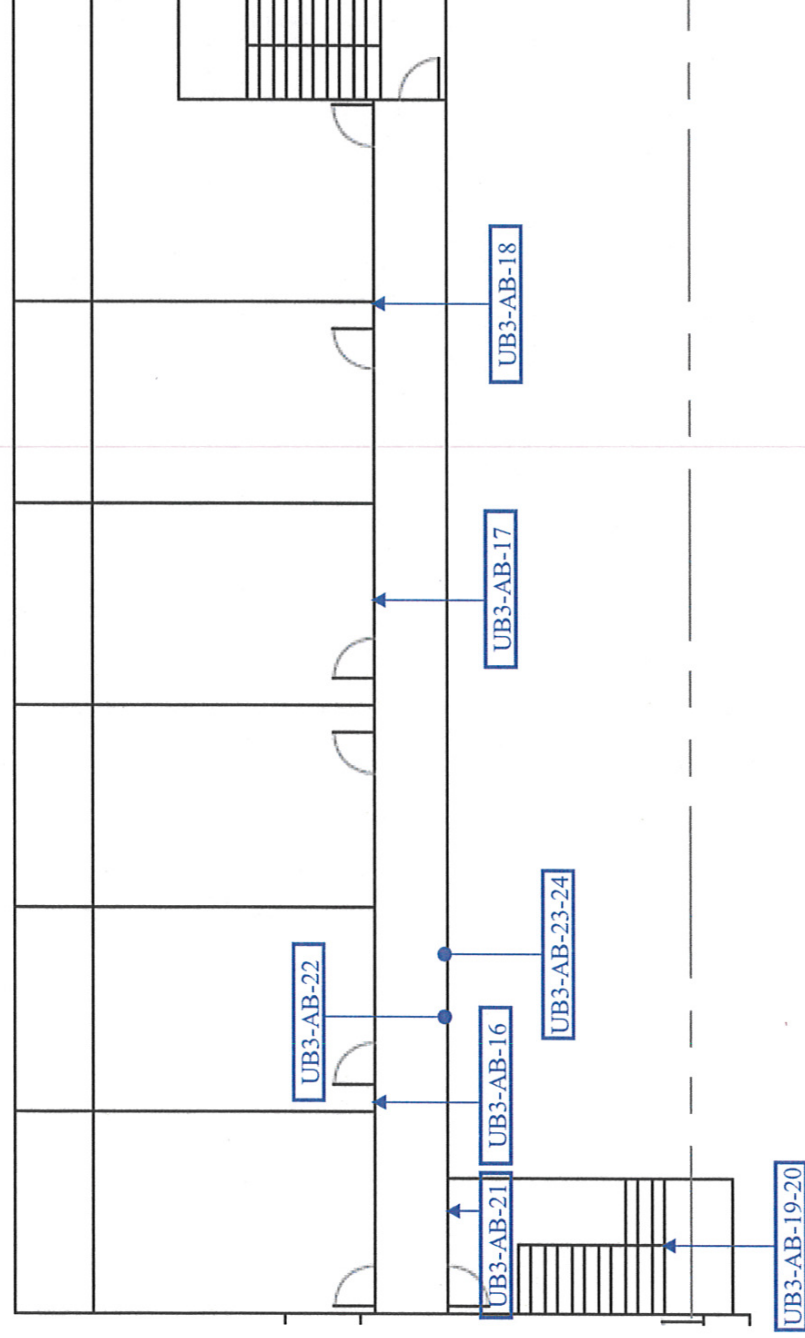
UB3-AB-XX Positive (Asbestos Containing Material)

UB3-AB-XX Negative (None Detected)

UB3-AB-XX Not Analyzed

← Wall Sample

● Non-Wall Sample



Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 3, Exterior Wing

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

UB3-AB-XX Positive (Asbestos Containing Material)

UB3-AB-XX Negative (None Detected)

UB3-AB-XX Not Analyzed

← Wall Sample

● Non-Wall Sample



Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 3

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

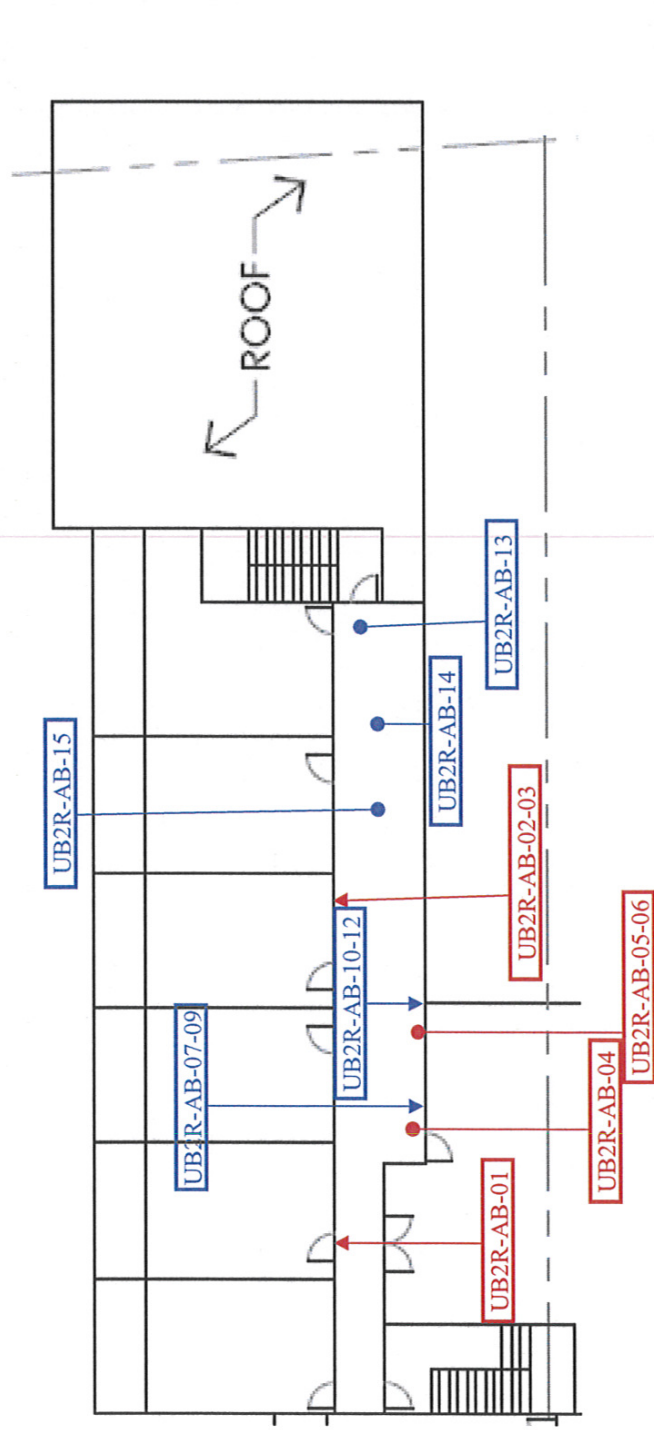
UB2R-AB-XX Positive (Asbestos Containing Material)

UB2R-AB-XX Negative (None Detected)

UB2R-AB-XX Not Analyzed

← Wall Sample

● Non-Wall Sample



Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 2, Exterior Wing

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

UB2-AB-XX Positive (Asbestos Containing Material)

UB2-AB-XX Negative (None Detected)

UB2-AB-XX Not Analyzed

← Wall Sample

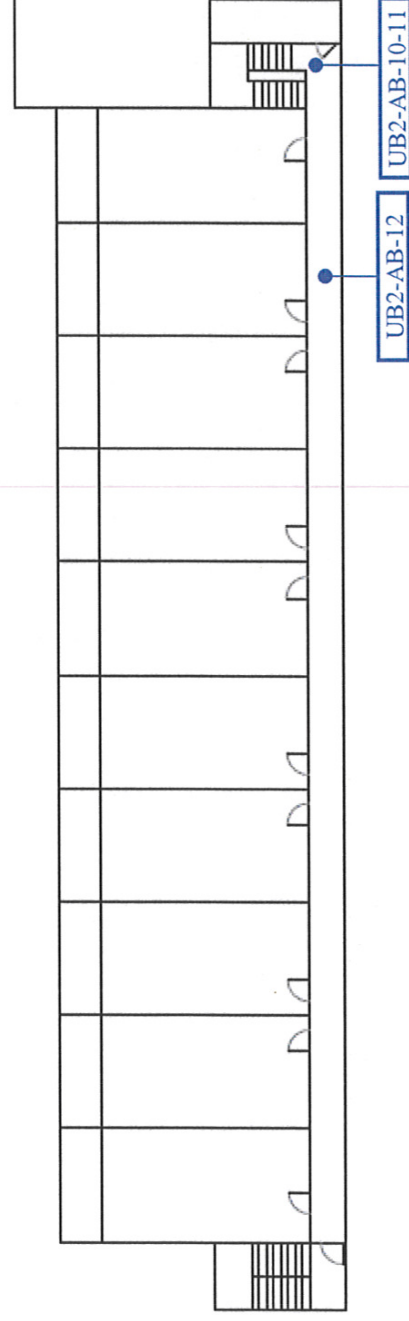
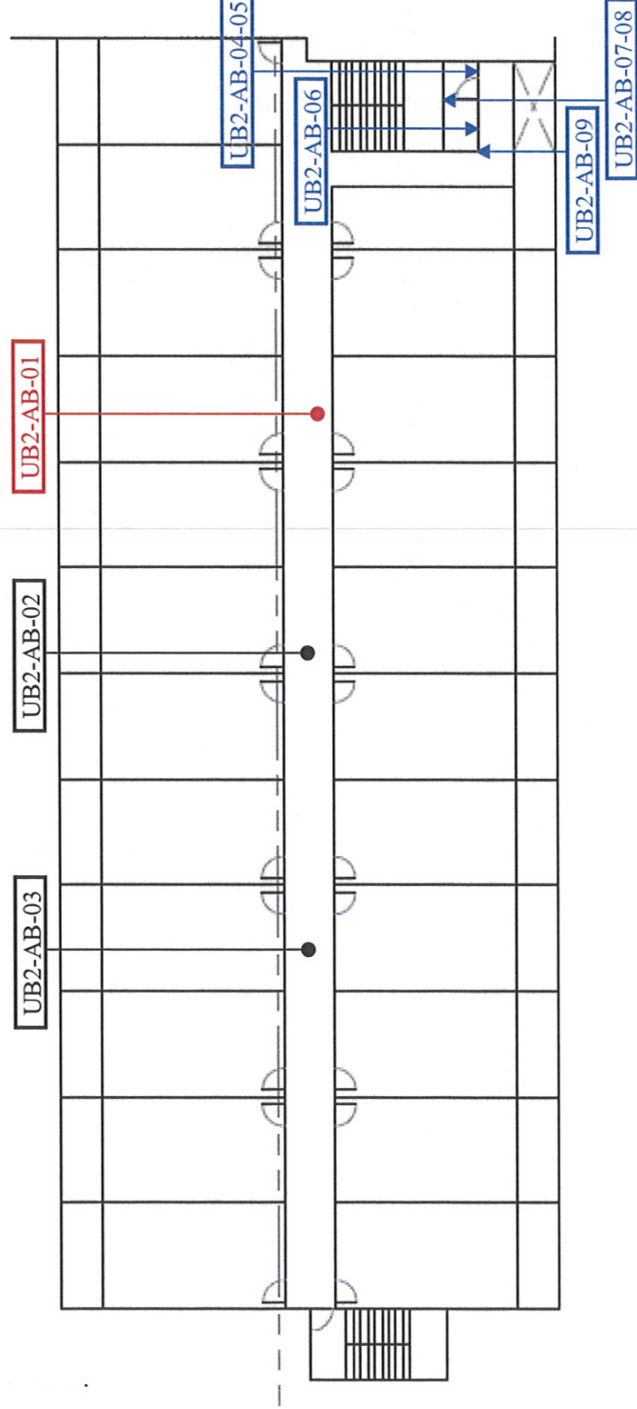
● Non-Wall Sample

Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 2

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

UBL-AB-XX Positive (Asbestos Containing Material)

UBL-AB-XX Negative (None Detected)

UBL-AB-XX Not Analyzed

← Wall Sample

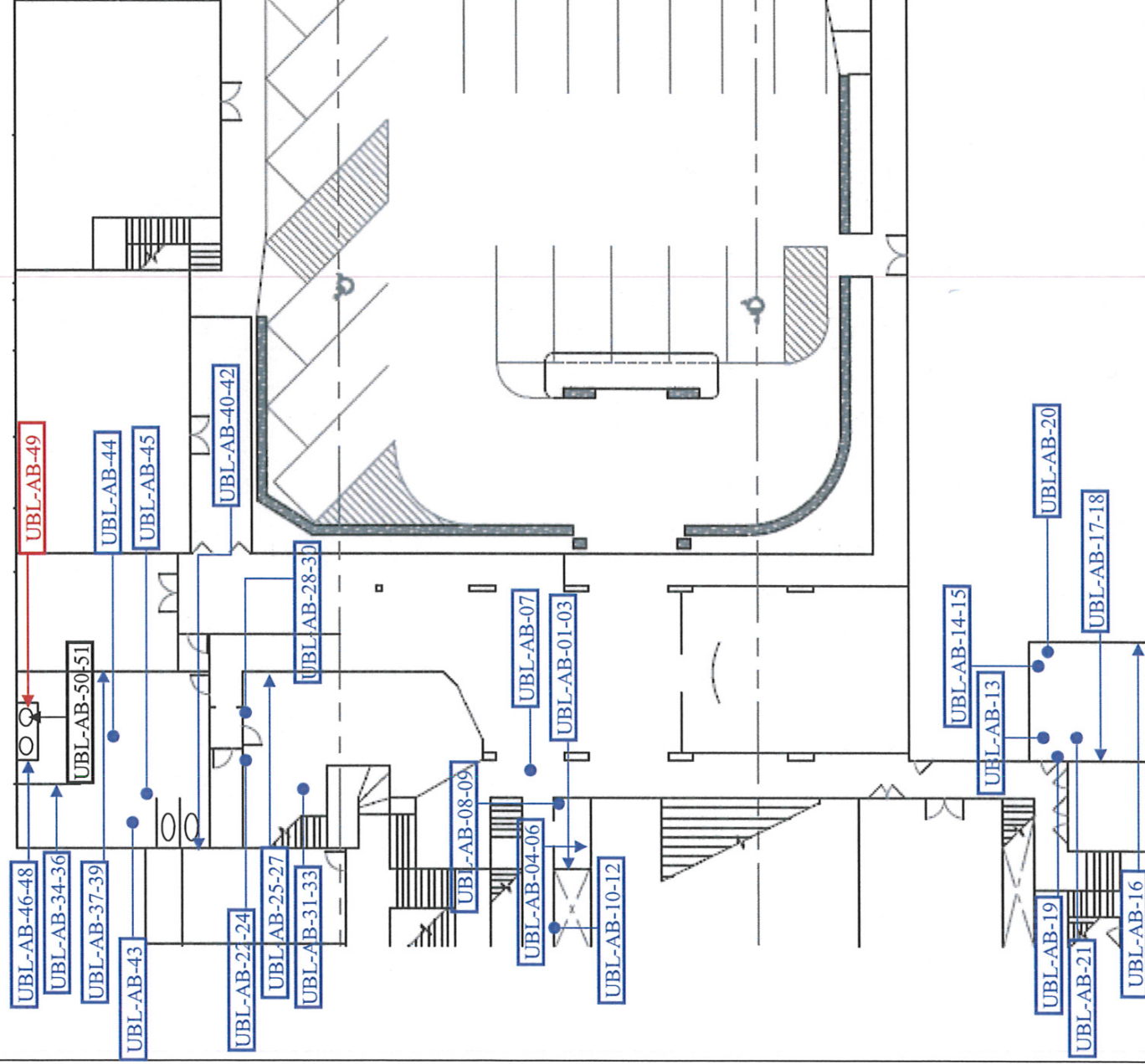
● Non-Wall Sample

Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Lobby

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

UB1-AB-XX Positive (Asbestos Containing Material)

UB1-AB-XX Negative (None Detected)

UB1-AB-XX Not Analyzed

← Wall Sample

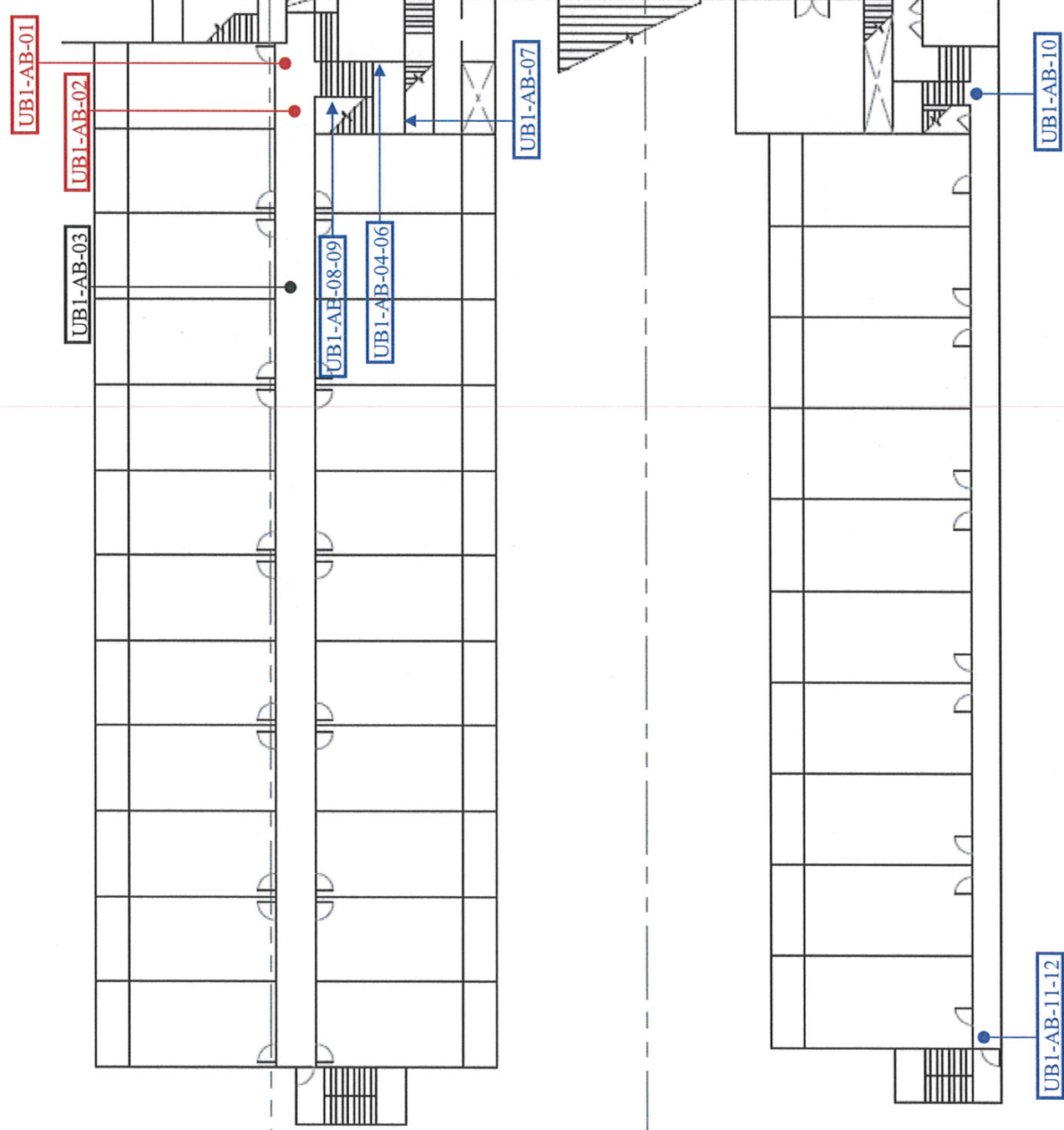
● Non-Wall Sample

Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 1

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

UBB-AB-XX Positive (Asbestos Containing Material)

UBB-AB-XX Negative (None Detected)

UBB-AB-XX Not Analyzed

← Wall Sample

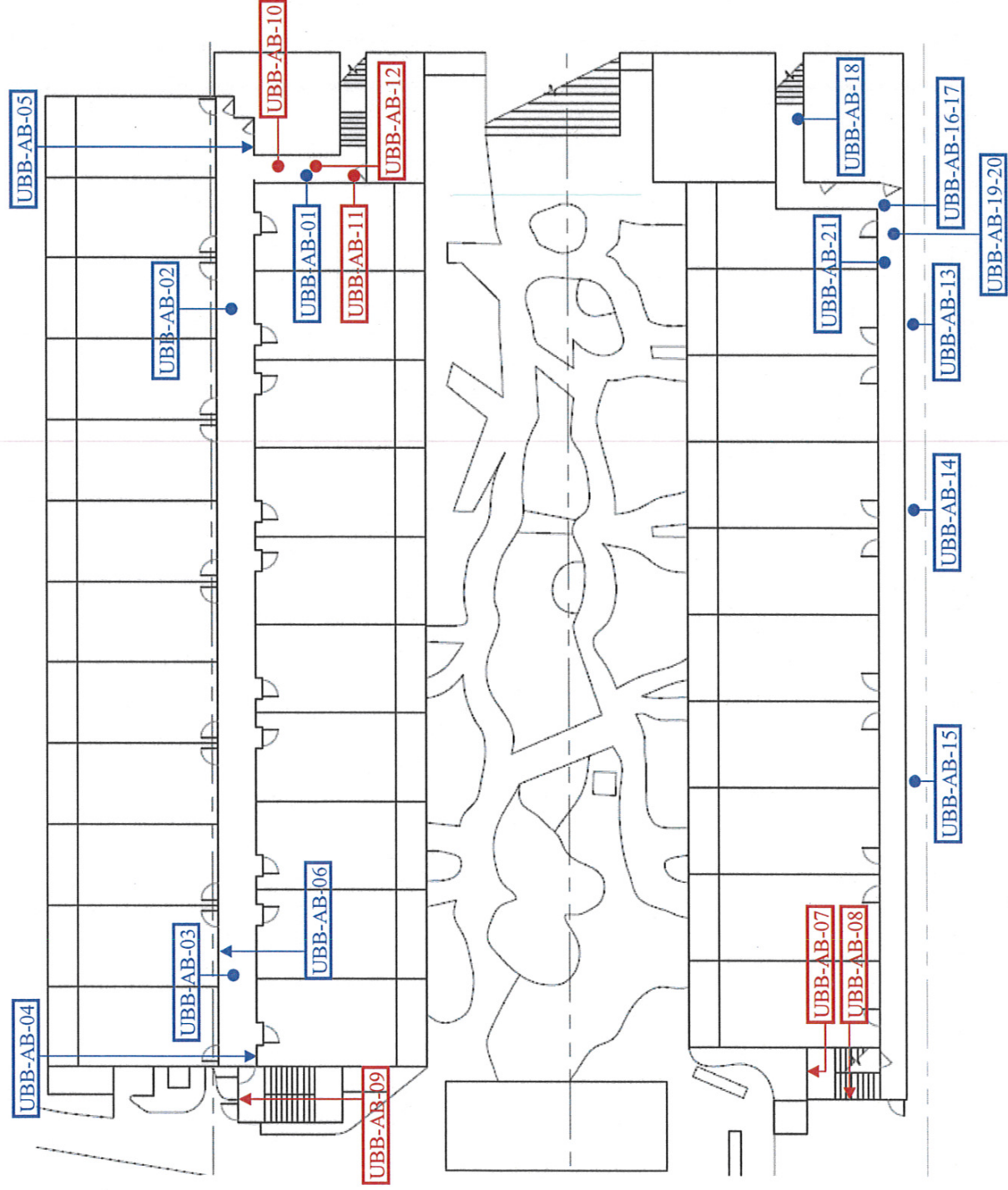
● Non-Wall Sample

Uncle Billy's Hilo Bay Hotel
TMK 3-2-1-005:033, 034, 35
87 Banyan Drive
Hilo, Hawaii, Hawaii

Basement

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

RBR-AB-XX Positive (Asbestos Containing Material)

RBR-AB-XX Negative (None Detected)

RBR-AB-XX Not Analyzed

← Wall Sample

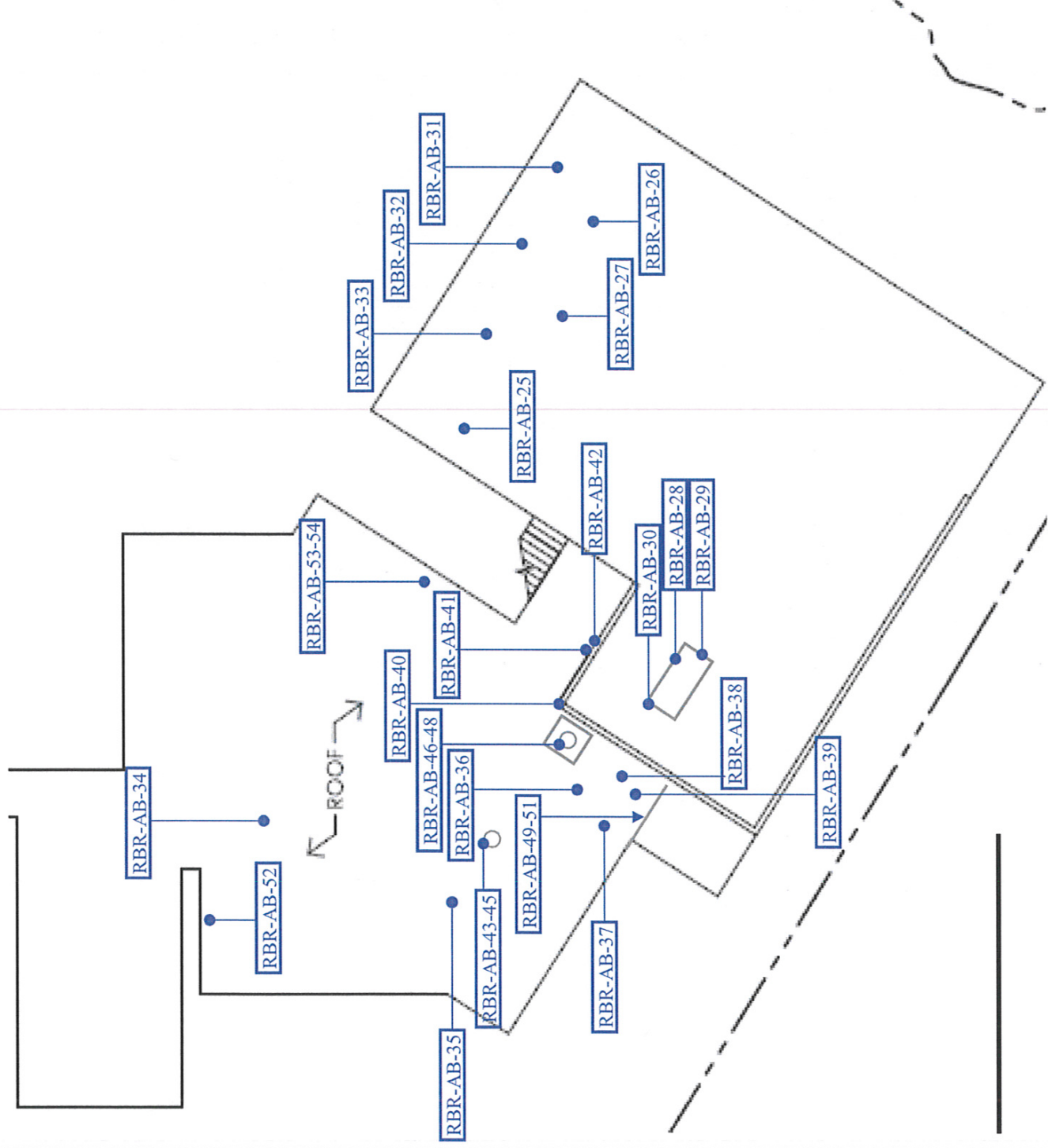
● Non-Wall Sample

Reed's Bay Resort Hotel, Ltd.
TMK 3-2-1-005:022
175 Banyan Drive
Hilo, Hawaii, Hawaii

Roof
Former Restaurant/Lower Roof

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

RBR-AB-XX Positive (Asbestos Containing Material)

RBR-AB-XX Negative (None Detected)

RBR-AB-XX Not Analyzed

← Wall Sample

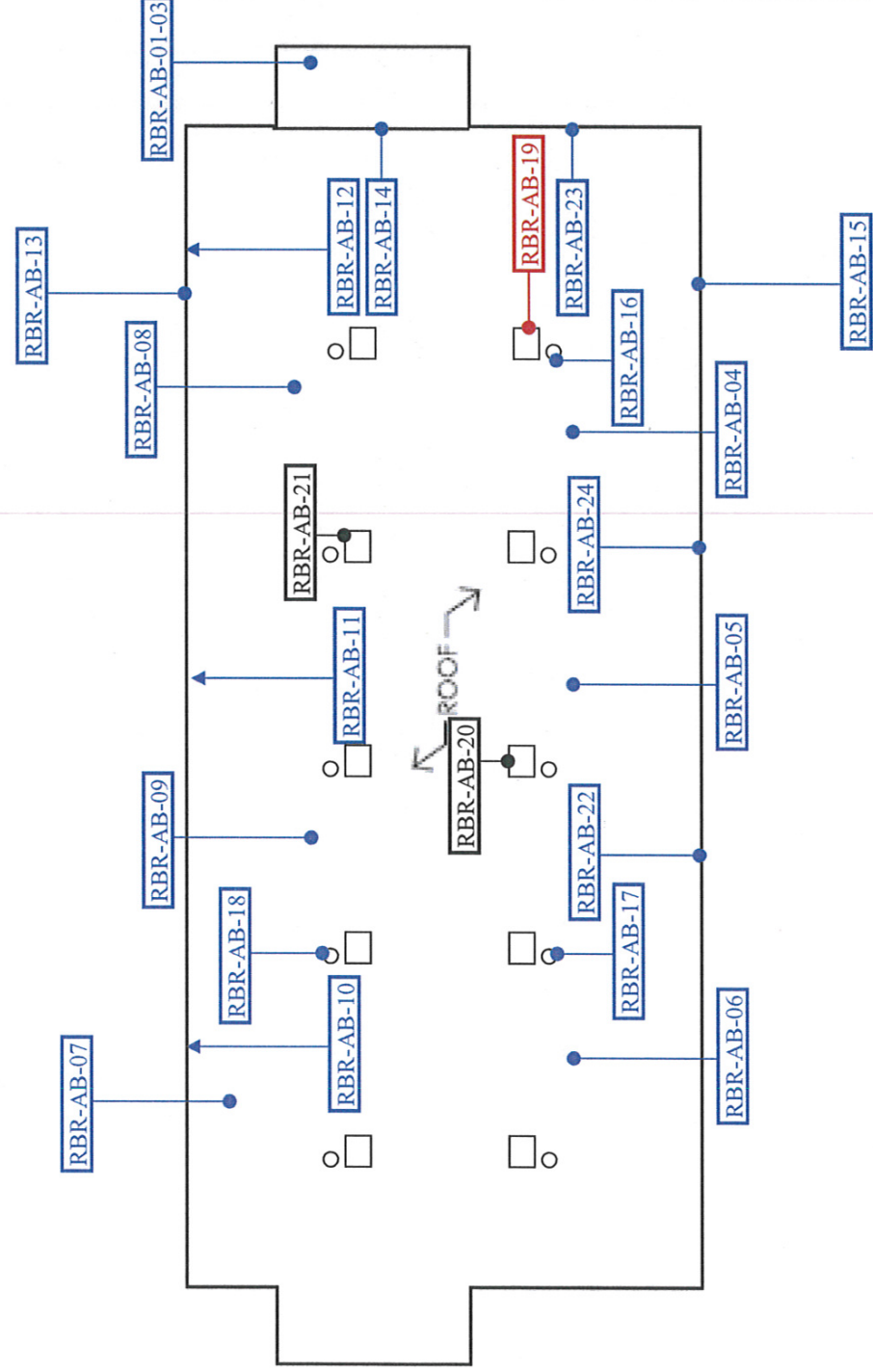
● Non-Wall Sample

Reed's Bay Resort Hotel, Ltd.
TMK 3-2-1-005:022
175 Banyan Drive
Hilo, Hawaii, Hawaii

Main Roof

ETC Project No. 15-4018

July 2015





LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

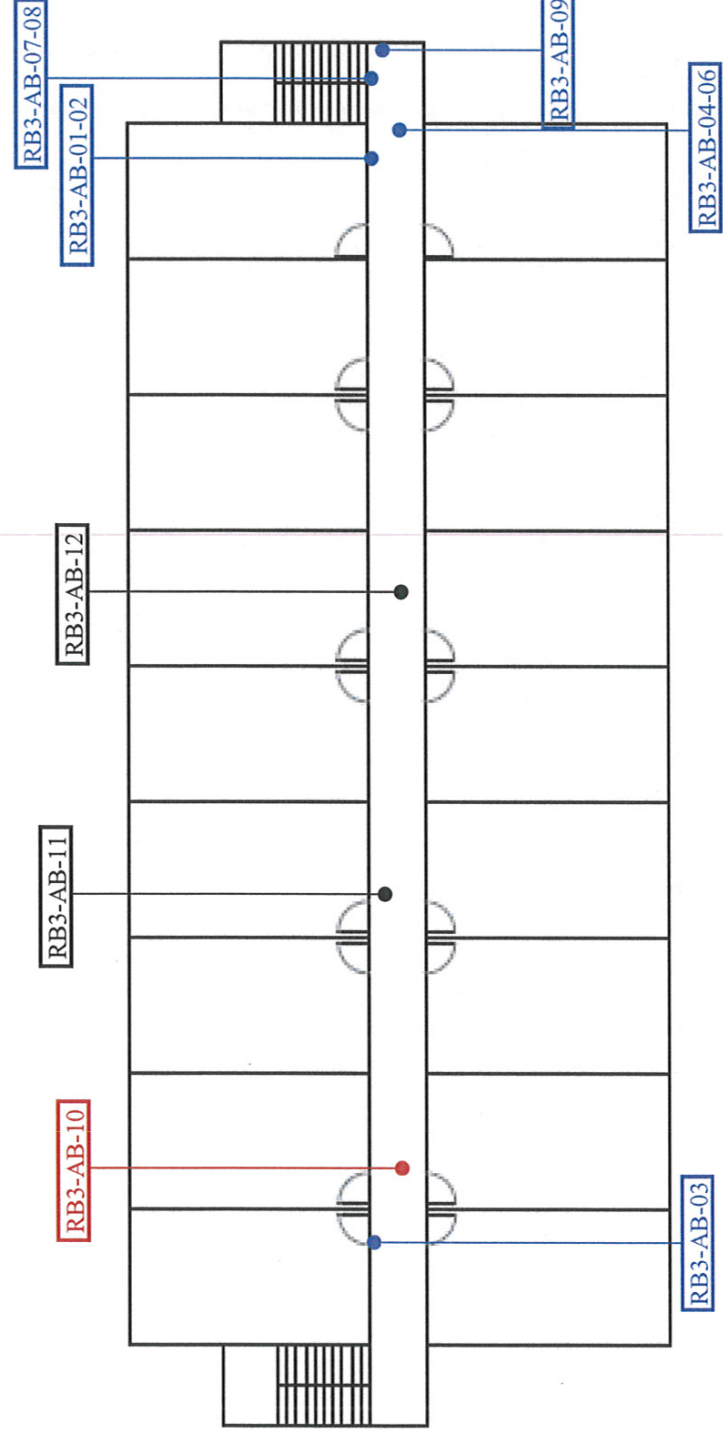
RB3-AB-XX Positive (Asbestos Containing Material)

RB3-AB-XX Negative (None Detected)

RB3-AB-XX Not Analyzed

← Wall Sample

● Non-Wall Sample



Reed's Bay Resort Hotel, Ltd.
TMK 3-2-1-005:022
175 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 3

ETC Project No. 15-4018

July 2015



LIMITED HAZARDOUS MATERIALS SURVEY
ASBESTOS SAMPLE LOCATIONS

Legend

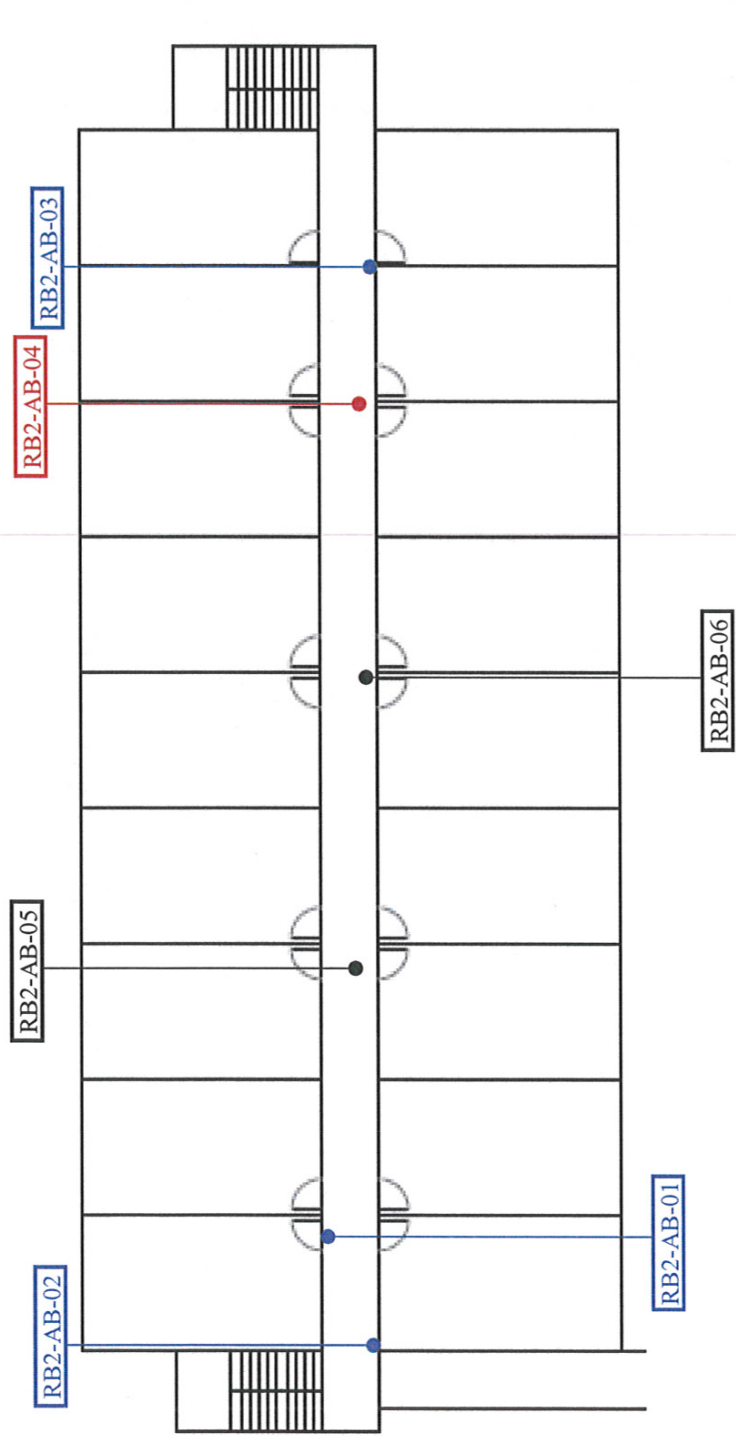
RB2-AB-XX Positive (Asbestos Containing Material)

RB2-AB-XX Negative (None Detected)

RB2-AB-XX Not Analyzed

← Wall Sample

● Non-Wall Sample

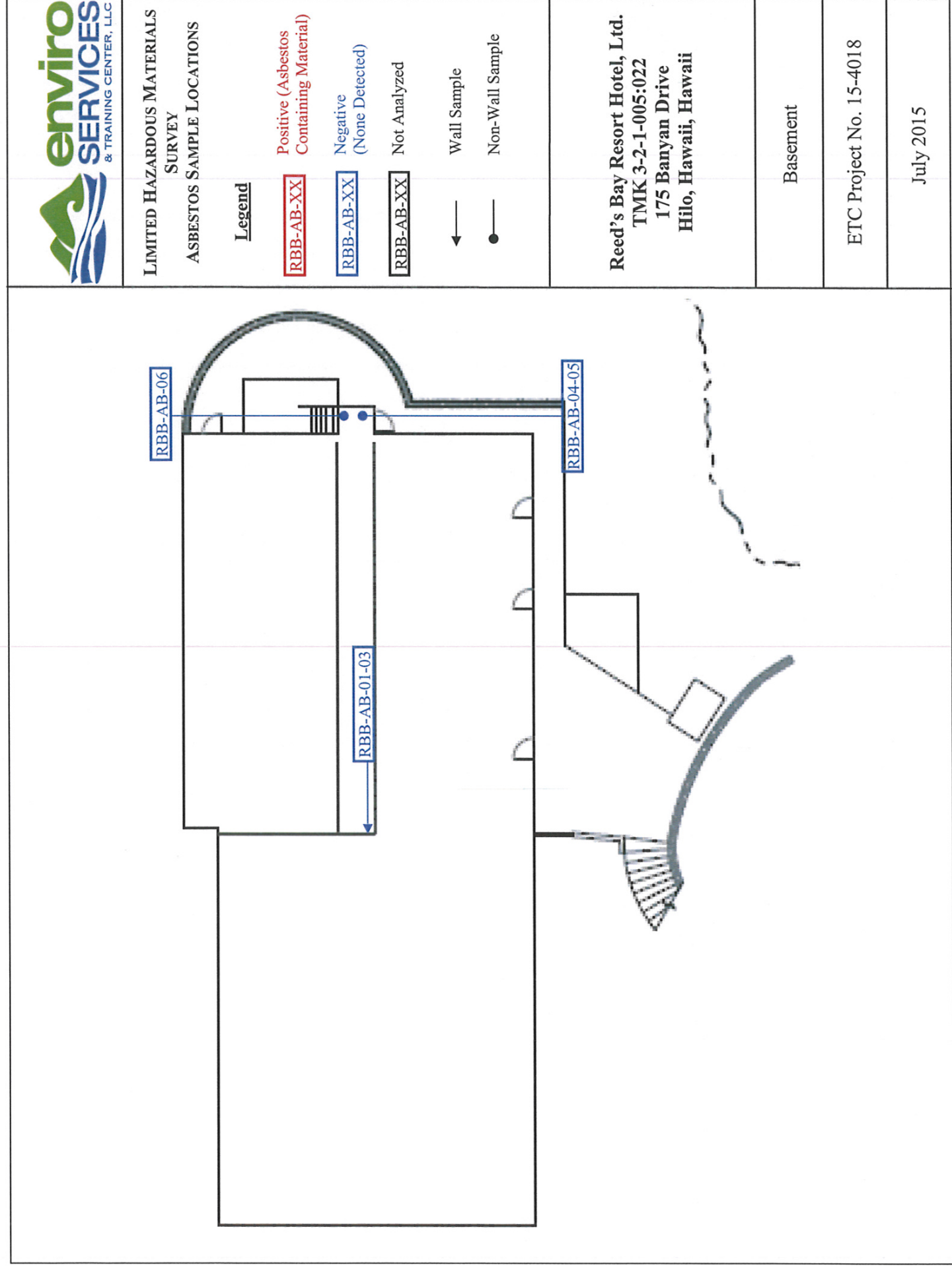
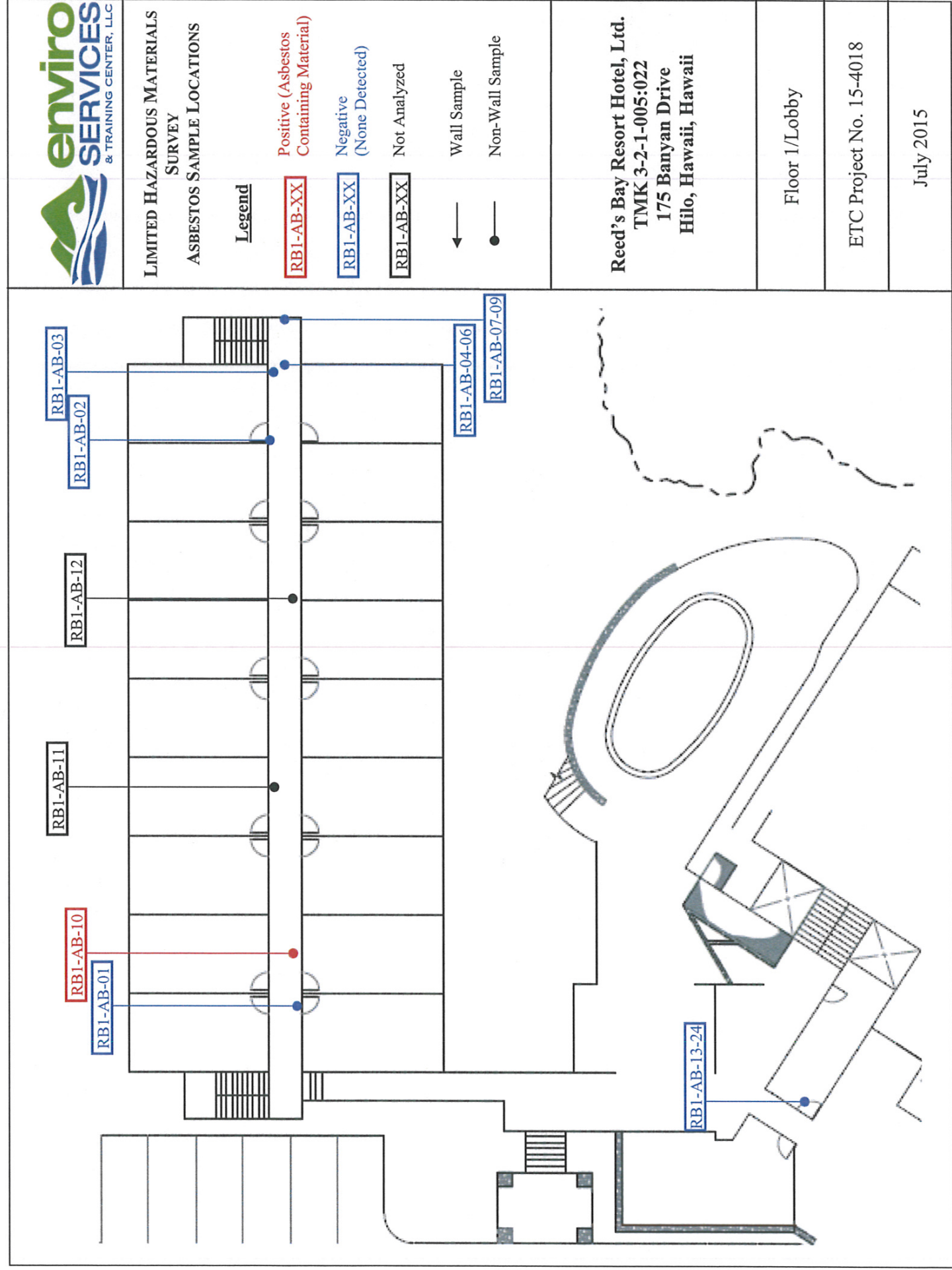


Reed's Bay Resort Hotel, Ltd.
TMK 3-2-1-005:022
175 Banyan Drive
Hilo, Hawaii, Hawaii

Floor 2

ETC Project No. 15-4018

July 2015



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