

Pre-Renovation Asbestos Survey

**115 S MARTIN LUTHER KING JR. AVENUE
CLEARWATER, PINELLAS COUNTY, FLORIDA**

NOVEMBER 13, 2025 | TERRACON PROJECT NO. H4257018

Prepared for:

City of Clearwater FL
100 S Myrtle Avenue, #20
Clearwater, Florida 33756

Prepared by:

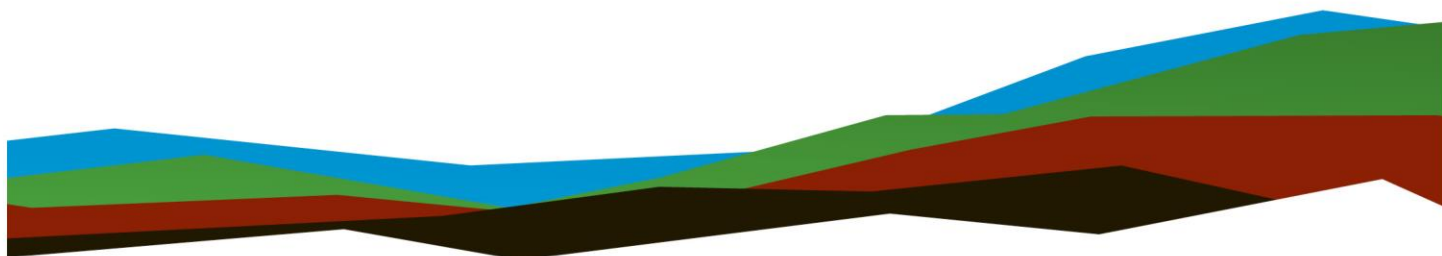
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Pre-Renovation Asbestos Survey

115 S Martin Luther King Jr. Avenue | Clearwater, FL
November 13, 2025 | Terracon Project No. H4257018



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1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted an Asbestos Pre-Renovation Survey and prepared this report (Inspection Report) for the vacant warehouse structure located at 115 S Martin Luther King Jr. Avenue, Clearwater, FL (Property) for the City of Clearwater. The survey was conducted in general accordance with the City of Clearwater and Terracon Consultant Work Order document dated July 25, 2025.

1.1 Project Objective

The project objective is based upon information required to communicate for compliance with the following summarized requirements:

- The Environmental Protection Agency (EPA) regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. The asbestos NESHAP requires that potentially regulated ACM (RACM) be identified, classified, and quantified prior to planned disturbances or demolition activities.
- The Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101 Subpart Z, Asbestos; regulates asbestos exposure during renovation/demolition activities and requires building and facility owners to determine the presence, location and quantity of Asbestos Containing Materials (ACM) and/or Presumed ACM (PACM) prior to renovation/demolition activities.

2.0 BUILDING DESCRIPTIONS

Building descriptions and general construction information for the structures assessed on the Property include:

115 S Martin Luther King Jr. Avenue, Clearwater FL.			
Building Use:	Warehouse & Offices	Occupancy Status:	Un-Occupied
Date of Construction:	1960	Renovation Dates:	1975
No. of Floors	2	Building Square Footage:	12,676 Total
Main Structure:	Slab-on-grade foundation, with exterior precast concrete panels with metal framing and upper metal panel exterior walls.		
Office Interior Finishes:	Textured sheetrock walls & ceilings, concrete and vinyl tile flooring, and suspended ceiling tiles.		

3.0 FIELD ACTIVITIES

3.1 Asbestos Inspection

The Inspection was conducted on October 31, 2025 by Asbestos Hazard Emergency Response Act (AHERA)-accredited asbestos inspector David Soto, refer to **Appendix C** for inspector credentials. The Inspection was conducted in general accordance with the sample collection protocols established in EPA regulation 40 CFR 763, the Asbestos Hazard Emergency Response Act (AHERA).

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A summary of inspection activities is provided below.

3.2 Visual Assessment

Survey activities were initiated with visual observations of the noted areas of the buildings to identify homogeneous areas of suspect ACM. A homogeneous area (HA) consists of building materials that appear similar throughout in terms of color and texture with consideration given to the date of application. The assessment was conducted in visually accessible areas of the building.

3.3 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material that when dry, may be crumbled, pulverized or reduced to powder by hand pressure, including previously non-friable material when the material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure. Friability was assessed by physically touching suspect materials. No physical assessment is provided for building materials not sampled.

3.4 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Samples of homogenous building materials are assumed to be representative of that material wherever it is found throughout the buildings. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

3.5 Sample Analysis

Bulk samples were submitted under chain of custody to Eurofins Environmental Testing East LLC. (Eurofins) in Ft. Lauderdale, FL for analysis by polarized light microscopy per EPA methodology EPA/600/R-93/116. Eurofins National Voluntary Laboratory Accreditation Program code is 200738-0. The percentage of asbestos, where applicable, was determined by microscopic visual estimation or point counting.

4.0 FINDINGS

Terracon collected a total of 47 bulk samples of suspect ACM from 13 homogeneous areas and were submitted to the analytical laboratory for analysis. Materials sampled were those that would be disturbed by planned renovation activities. The sampling of suspect roofing materials were not included in this survey. A listing of suspect ACM observed and sampled during the survey is provided below.

- Drywall & Joint Compound
- Orange Peel Wall Texture
- Acoustical Ceiling Texture
- 2' x 4' Random Divot Ceiling Tiles
- 2' x 4' Dot Pattern Ceiling Tile
- 12" Tan Vinyl Floor Tile & Mastic
- 12" Beige Vinyl Floor Tile & Mastic
- 12" Red Vinyl Floor Tile & Mastic
- Black covebase and cream mastic
- Yellow Carpet Adhesive
- White Exterior Caulking
- Gray Exterior Stucco
- Concrete Slab

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Asbestos was detected in the following interior samples:

Material Description	Location	HA/ Sample Number	Estimated Quantity ^{*(1)}	Asbestos Content	NESHAP Class
Acoustical Off-White Ceiling Texture	South Warehouse Center & South Offices	C9-C13	700 square feet	2% Chrysotile	Friable

(1) Estimated Quantities should be verified prior to demolition or renovation by the Abatement Contractor.

The asbestos containing acoustical off-white ceiling texture is considered to be Friable ACM that was observed to be in damaged condition. This material will require removal as a Regulated Asbestos Containing Material (RACM) by a Florida Licensed Asbestos Abatement Contractor prior to renovation activities. Additionally, as a minimum, removal would be considered an OSHA Work Class I activity, subject to specialized work practices, controls, etc.

We recommend contacting your local regulator(s) for confirmation of their pre-renovation requirements and to maintain a copy of the survey onsite. Refer to **Appendix A** for the laboratory analytical report. Refer to **Appendix B** for sample photographs of each representative homogenous area found to contain asbestos. Refer to **Appendix D** for the ACM Summary Table.

It should be reemphasized that although reasonable efforts were made to survey all accessible suspect materials, additional suspect but un-sampled materials could be located under existing building materials, inside walls, above ceilings, in isolated areas or in other concealed areas. Therefore, if suspicious materials are encountered during path-of-construction activities that do not appear to have been characterized as ACM or non-ACM, these materials must be assumed to be ACM until samples are collected and analyzed to prove otherwise.

5.0 REGULATORY OVERVIEW

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. The NESHAP regulation also requires the identification and classification of existing ACM according to friability prior to renovation or demolition activity.

Under NESHAP, asbestos-containing building materials are classified as:

1. Friable ACM,
2. Category I Non-Friable ACM, or
3. Category II Non-Friable ACM.

Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I Non-Friable ACM includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1% asbestos. Category II Non-Friable ACM are any materials other than Category I Non-Friable ACM that contain more than 1% asbestos.

Under NESHAP, Regulated Asbestos-Containing Materials (RACM) are classified as:

1. Friable ACM, or
2. Category I Non-Friable ACM that is in poor condition and/or has become friable, or
3. Category I Non-Friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or

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4. Category II Non-Friable ACM that has a high probability of becoming or will become crumbled, pulverized, or reduced to powder by the forces expected to act upon the material in the course of renovation or demolition operations.

In the State of Florida, asbestos activities are regulated by the Florida Department of Environmental Protection (FDEP). Some counties have developed an enforcement division to carry out the responsibilities of the FDEP and have developed environmental and asbestos ordinances in which additional compliance is required. Since the facility is located in Pinellas County, Florida, the NESHAP regulations are under the jurisdiction of the Pinellas County Air Quality Division (727-464-4422).

Per the NESHAP, RACM must be removed prior to renovation or demolition activities that will disturb the materials. Any removal of ACM or RACM must be conducted by a State of Florida-licensed asbestos abatement contractor, in compliance with Florida Statute (F.S.) 469.001-014.

The Occupational Safety and Health Administration (OSHA) Asbestos standard for construction (29 CFR 1926.1101) regulates employee workplace exposure to asbestos. The OSHA standard has two Permissible Exposure Limits (PEL) that require employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc) for an 8-hour Time-Weighted Average (8-Hr. TWA) and 1.0 f/cc for a 30-minute TWA (Excursion Limit).

The OSHA standard classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work.

6.0 RELIANCE

This Inspection was prepared for the exclusive use and reliance of The City of Clearwater, its affiliates and subsidiaries and their successors, assigns, and grantees. Reliance by any other party is prohibited without the written authorization of The City of Clearwater and Terracon.

7.0 GENERAL COMMENTS

The Inspection was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our inspection of the buildings. The information contained in this report is relevant to the date on which this was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by The City of Clearwater for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

APPENDIX A

LABORATORY ASBESTOS ANALYTICAL REPORT

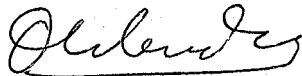
Report for:

Dave Soto
Terracon - Tampa
5463 W Waters Ave, Suite 830
Tampa, FL 33634

Regarding: Eurofins Built Environment Testing East, LLC
Project: Clearwater Vacant Warehouse; 115 S. MLK Jr. Ave.
EML ID: 4293622

Approved by:

Dates of Analysis:
Asbestos PLM: 11-04-2025 and 11-05-2025



Approved Signatory
Orestes Mendez

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 200738-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing East, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon - Tampa

C/O: Dave Soto

Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025

Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 47

Total Samples Analyzed: 47

Total Samples with Layer Asbestos Content > 1%: 5

Location: A-1, White DWS

Lab ID-Version‡: 21486844-1

Sample Layers	Asbestos Content
White Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-2, White DWS

Lab ID-Version‡: 21486845-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-3, White DWS

Lab ID-Version‡: 21486846-1

Sample Layers	Asbestos Content
White Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: B-4, White DWS w/ "Orange Peel" Texture

Lab ID-Version‡: 21486847-1

Sample Layers	Asbestos Content
White Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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C/O: Dave Soto

Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025

Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: B-5, White DWS w/ "Orange Peel" Texture

Lab ID-Version‡: 21486848-1

Sample Layers	Asbestos Content
White Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: B-6, White DWS w/ "Orange Peel" Texture

Lab ID-Version‡: 21486849-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: B-7, White DWS w/ "Orange Peel" Texture

Lab ID-Version‡: 21486850-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: B-8, White DWS w/ "Orange Peel" Texture

Lab ID-Version‡: 21486851-1

Sample Layers	Asbestos Content
White Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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C/O: Dave Soto

Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025

Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: C-9, White Rough Texture Ceiling

Lab ID-Version‡: 21486852-1

Sample Layers	Asbestos Content
Off-White Ceiling Texture with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: C-10, White Rough Texture Ceiling

Lab ID-Version‡: 21486853-1

Sample Layers	Asbestos Content
Off-White Ceiling Texture with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: C-11, White Rough Texture Ceiling

Lab ID-Version‡: 21486854-1

Sample Layers	Asbestos Content
Off-White Ceiling Texture with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: C-12, White Rough Texture Ceiling

Lab ID-Version‡: 21486855-1

Sample Layers	Asbestos Content
Off-White Ceiling Texture with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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C/O: Dave Soto
Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025
Date of Receipt: 11-03-2025
Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: C-13, White Rough Texture Ceiling

Lab ID-Version‡: 21486856-1

Sample Layers	Asbestos Content
Off-White Ceiling Texture with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: D-14, White 2'x4' Dot Gash CT

Lab ID-Version‡: 21486857-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	55% Cellulose 10% Mineral Wool
Sample Composite Homogeneity:	Good

Location: D-15, White 2'x4' Dot Gash CT

Lab ID-Version‡: 21486858-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	55% Cellulose 10% Mineral Wool
Sample Composite Homogeneity:	Good

Location: D-16, White 2'x4' Dot Gash CT

Lab ID-Version‡: 21486859-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	55% Cellulose 10% Mineral Wool
Sample Composite Homogeneity:	Good

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Eurofins Built Environment Testing East, LLC

6340 NW 5th Way, Ft. Lauderdale, FL 33309

(866) 871-1984 www.eurofinsus.com/Built

Client: Terracon - Tampa

C/O: Dave Soto

Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025

Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT**Location: E-17, White 2'x4' Dot CT**

Lab ID-Version‡: 21486860-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	55% Cellulose 10% Mineral Wool
Sample Composite Homogeneity:	Good

Location: E-18, White 2'x4' Dot CT

Lab ID-Version‡: 21486861-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	55% Cellulose 10% Mineral Wool
Sample Composite Homogeneity:	Good

Location: E-19, White 2'x4' Dot CT

Lab ID-Version‡: 21486862-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	55% Cellulose 10% Mineral Wool
Sample Composite Homogeneity:	Good

Location: F-20, Beige 12" VFT w/ Mastic

Lab ID-Version‡: 21486863-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

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Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025

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Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: F-21, Beige 12" VFT w/ Mastic

Lab ID-Version‡: 21486864-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: F-22, Beige 12" VFT w/ Mastic

Lab ID-Version‡: 21486865-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: G-23, Red 12" VFT w/ Mastic

Lab ID-Version‡: 21486866-1

Sample Layers	Asbestos Content
Red Floor Tile	ND
White Mastic	ND
Gray Leveling Compound	ND
Sample Composite Homogeneity: Moderate	

Location: G-24, Red 12" VFT w/ Mastic

Lab ID-Version‡: 21486867-1

Sample Layers	Asbestos Content
Red Floor Tile	ND
White Mastic	ND
Gray Leveling Compound	ND
Sample Composite Homogeneity: Moderate	

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Date of Sampling: 10-31-2025

Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: G-25, Red 12" VFT w/ Mastic

Lab ID-Version‡: 21486868-1

Sample Layers	Asbestos Content
Red Floor Tile	ND
White Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: H-26, Tan 12" VFT w/ Mastic

Lab ID-Version‡: 21486869-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: H-27, Tan 12" VFT w/ Mastic

Lab ID-Version‡: 21486870-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Yellow Mastic with Paint	ND
Sample Composite Homogeneity: Moderate	

Location: H-28, Tan 12" VFT w/ Mastic

Lab ID-Version‡: 21486871-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Yellow Mastic with Paint	ND
Sample Composite Homogeneity: Moderate	

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon - Tampa
C/O: Dave Soto
Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025
Date of Receipt: 11-03-2025
Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: I-29, Black VCB w/ Glue

Lab ID-Version‡: 21486872-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Yellow Glue	ND
Brown Paper with Paint	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: I-30, Black VCB w/ Glue

Lab ID-Version‡: 21486873-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: I-31, Black VCB w/ Glue

Lab ID-Version‡: 21486874-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: J-32, Yellow Carpet Glue

Lab ID-Version‡: 21486875-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Gray Leveling Compound	ND
Composite Non-Asbestos Content:	2% Synthetic Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: J-33, Yellow Carpet Glue

Lab ID-Version‡: 21486876-1

Sample Layers	Asbestos Content
Yellow Glue	ND
Gray Leveling Compound	ND
Composite Non-Asbestos Content:	2% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: J-34, Yellow Carpet Glue

Lab ID-Version‡: 21486877-1

Sample Layers	Asbestos Content
Yellow Glue	ND
White Fibrous Material (Mesh)	ND
Composite Non-Asbestos Content:	10% Nylon 10% Polyethylene 1% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: K-35, White Window/ Door Caulk

Lab ID-Version‡: 21486878-1

Sample Layers	Asbestos Content
White Caulk with Paint	ND
Sample Composite Homogeneity:	Good

Location: K-36, White Window/ Door Caulk

Lab ID-Version‡: 21486879-1

Sample Layers	Asbestos Content
White Caulk with Paint	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: K-37, White Window/ Door Caulk

Lab ID-Version‡: 21486880-1

Sample Layers	Asbestos Content
White Caulk with Paint	ND
Sample Composite Homogeneity: Good	

Location: L-38, Gray Exterior Stucco

Lab ID-Version‡: 21486881-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

Location: L-39, Gray Exterior Stucco

Lab ID-Version‡: 21486882-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

Location: L-40, Gray Exterior Stucco

Lab ID-Version‡: 21486883-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

Location: L-41, Gray Exterior Stucco

Lab ID-Version‡: 21486884-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

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ASBESTOS PLM REPORT

Location: L-42, Gray Exterior Stucco

Lab ID-Version‡: 21486885-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

Location: L-43, Gray Exterior Stucco

Lab ID-Version‡: 21486886-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

Location: L-44, Gray Exterior Stucco

Lab ID-Version‡: 21486887-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity: Good	

Location: M-45, Gray Concrete Slab

Lab ID-Version‡: 21486888-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity: Good	

Location: M-46, Gray Concrete Slab

Lab ID-Version‡: 21486889-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity: Good	

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Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT

Location: M-47, Gray Concrete Slab

Lab ID-Version‡: 21486890-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity: Good	

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Eurofins Built Environment Testing East, LLC

6340 NW 5th Way, Ft. Lauderdale, FL 33309

(866) 871-1984 www.eurofinsus.com/Built

Client: Terracon - Tampa

C/O: Dave Soto

Re: Clearwater Vacant Warehouse; 115 S. MLK Jr.
Ave.

Date of Sampling: 10-31-2025

Date of Receipt: 11-03-2025

Date of Report: 11-05-2025

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Orestes Mendez

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APPENDIX B
SAMPLE PHOTOGRAPHS

Pre-Renovation Asbestos Survey

115 S Martin Luther King Jr. Avenue | Clearwater, FL

November 13, 2025 | Terracon Project H4257018



Photo #1 AHU C, Off White Acoustical Texture Ceiling Texture



Photo #2 AHU C, Off White Acoustical Texture Ceiling Texture



Photo #3 AHU C, Off White Acoustical Texture Ceiling Texture

APPENDIX C

INSPECTOR CREDENTIALS



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT - ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

DUCHENE, BRIAN JAMES

TERRACON CONSULTANTS INC.
1675 LEE ROAD
WINTER PARK FL 32789

LICENSE NUMBER: EA0000075

EXPIRATION DATE: NOVEMBER 30, 2026

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THE ASBESTOS INSTITUTE

Certifies that

David Soto

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

November 26, 2024

and successfully completed and passed the competency exam.

Certificate:
ON-188748-15083-112624

Date of Examination:
26-Nov-2024

Date of Expiration:
26-Nov-2025


J. Cavness
Director


Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 — www.theasbestosinstitute.com

FL Course # CRS228

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

APPENDIX D

ACM SUMMARY TABLE

APPENDIX D
ACM SUMMARY TABLE
115 S Martin Luther King Jr. Avenue
Clearwater, FL.
TERRACON PROJECT NO. H4257018

HA	Material Description	Material Location	F/NF	Condition	NESHAP Category	OSHA Class	Asbestos Content	Estimated Quantity ACM
C	Acoustical Off-White Ceiling Texture	South Warehouse Area Center & South Offices	F	Damaged	Friable	Class I	3% Chrysotile	700 ft ²

HA = Homogenous Area
F = Friable
ND = Not Detected
lf = linear feet

C = Chrysotile
NF = Non-Friable
N/A = Not Applicable
ft² = square feet

Friable (F) RACM: Includes those materials that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.

Category I non-friable (NF) ACM: Includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category II non-friable (NF) ACM: Includes any materials other than Category I materials that contain more than 1% asbestos.

OSHA Class I ACM: Class I asbestos work is the most potentially hazardous class of asbestos jobs. This work involves the removal of asbestos-containing thermal system insulation and/or sprayed-on or troweled-on surfacing materials.

OSHA Class II ACM: This work involves the removal of ACM which is not thermal system insulation or sprayed-on or troweled-on surfacing materials.