



400 Commercial Street, Suite 404
Portland, ME 04101
207.772.2891

October 19, 2021

Project 171.06108.011

Mason Station LLC
485 West Putnam Avenue
Greenwich, Connecticut

RE: Asbestos Conditions Assessment
Mason Station
Wiscasset, Maine

Ransom Consulting, LLC (Ransom) has prepared this report presenting the results of the Asbestos Conditions Assessment performed at the property identified as the former Mason Station power plant (Mason Station), located on Birch Point Road in Wiscasset, Maine (the "Site"). The work was authorized by Mason Station LLC (Owner) and was conducted in accordance with Ransom's Proposed Scope of Work and Cost Estimate, dated April 20, 2021.

BACKGROUND

The Site is currently developed with the Powerhouse Building and three ancillary structures identified as Screen House #1, Screen House #2, and Screen House #3. The Site buildings are shown on the attached Figures 1 through 5. A Hazardous Building Materials Inventory (HBMI) was performed at the Site in 2018. The HBMI identified asbestos containing materials (ACM) on the interior and exterior of the Site Buildings and provided estimated quantities of asbestos, and cost estimates to properly remove and dispose of remaining ACM from the Site Buildings.

On March 16, 2021, representatives from the Maine Department of Environmental Protection (MEDEP) conducted a Site inspection to observe current Site conditions. Among other environmental conditions, the MEDEP Field Trip Report noted that water "infiltration into the building continues to be an issue" and "has contributed to extensive deterioration of asbestos pipe wrap in the building, which exists in large quantities". MEDEP identified several areas where asbestos insulated equipment, piping, ductwork, etc. is in poor/damaged condition, and ACM debris has fallen to the floor.

Based on the conditions observed, MEDEP requested that Mason Station, LLC "contract with a licensed asbestos abatement contractor to abate the deteriorated friable asbestos that has fallen off in various areas of the Powerhouse building and stabilize any remaining damaged asbestos".

OBJECTIVE

The objective of the current Asbestos Conditions Assessment was to document ACM considered to be in "short-term actionable condition," defined as posing an imminent exposure hazard to building occupants and visitors. This includes friable asbestos that is in deteriorating condition, showing areas of exposed asbestos fiber, and/or debris that has fallen down from its previously installed locations. The Asbestos Conditions Assessment was conducted throughout the Powerhouse Building, which is generally divided into three sections identified as: Units #1 & #2; Units #3 & #4; and Unit #5; as shown on the attached figures. Visual inspection was also conducted in the screen house buildings. There are multiple types of

Mason Station
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asbestos-insulated equipment on each level of the Powerhouse building, including boilers, tanks, air heaters, air intakes and exhaust ducts, oil heaters, steam and water piping, etc. Specific ACM locations that are not explicitly identified in this Asbestos Conditions Assessment are currently considered to be in acceptable condition (i.e., do not pose an exposure risk to building occupants or visitors) and will be managed under an Operations and Maintenance Plan that will be provided under separate cover.

LIMITATIONS

This Asbestos Conditions Assessment is subject to certain limitations, which must be considered when interpreting the results. The information presented in this report is based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The information contained in this report pertains to the conditions observed at the time the work was performed. Conditions within the Powerhouse Building are anticipated to change over time and will continue to be monitored under the proposed Operations and Maintenance Plan.

In addition to these general stipulations, additional site-specific limitations are as follows:

1. Ransom was not able to access the upper-levels or roof of the Unit 5 building area, due to height/safety concerns. The interior of the Unit #5 building area has been mostly dismantled during prior equipment removal, and no access was possible above the second level. Ransom makes no conclusions about building areas not accessible for inspection.
2. Due to the large scale and complexity of this facility, and the intensive use of asbestos, quantities of several ACM (particularly those quantified by linear footage) are based on visual estimates and calculations and should not be interpreted to be based on direct measurement.
3. The scope of our survey does not extend below ground surface and Ransom makes no conclusions about subterranean conditions or conditions below standing water within the Site buildings. Two underground runs of ACM insulated piping were previously observed from the Powerhouse Building basement, running from the Units #1 & #2 building area to Screen House 1. Additional similar pipe runs, as well as asbestos-cement piping, asbestos-wrapped equipment etc. may exist below ground and/or below standing water at the Site.
4. Our inspection was conducted for Mason Station LLC for the purpose of evaluating abatement and/or mitigation options. No reliance shall be made by other users, for additional purposes, or for future demolition/renovation projects at the Site without written authorization.

METHODOLOGY

On August 12 and 13, 2021, Ransom personnel completed a reconnaissance of the Powerhouse and Screen House buildings to identify specific locations of ACM in short-term actionable condition. The



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reconnaissance was conducted by Ransom's State of Maine licensed Asbestos Inspectors. The reconnaissance was completed in each unit of the Powerhouse Building, starting at the ground floor and proceeding to the highest accessible elevation. Visual reconnaissance was also performed for each of the screen houses.

Each location of ACM identified in short-term actionable condition was marked using orange flagging and/or spray paint, photographed, and given a unique designation for future reference. Locations of each targeted actionable area, including verbal descriptions of each material and location, and an approximate quantity for each actionable area, are recorded on the attached Table 1. General locations of each area and building features are shown on Figures 1 through 5. A Photograph Log including photographs of each identified area is included as Attachment A.

During the reconnaissance, it was noted that the paint on pipe coverings throughout the Powerhouse Building was in poor and flaking condition. However, in many instances, the pipe covering beneath the flaking paint was in good condition. This assessment only identified areas of damaged ACM and does not identify areas where paint may be flaking from pipe coverings or other ACM.

Areas of ACM floor debris are specifically identified and quantified in Table 1. However, the quantities listed in Table 1 may not capture all of the ACM debris that may be present in smaller amounts on the floor decks, catwalk grating, equipment or other surfaces within the Powerhouse Building (e.g., tracked materials). In addition to the locations/quantities of ACM materials identified in Table 1, a total of 13 labeled bags of asbestos waste from previous abatement activities were also identified for management/disposal.

In certain instances, it was not clear if the deteriorating materials observed at a specific location were asbestos-containing. In these instances, the materials were marked with blue paint or flagging, and samples were collected and submitted for laboratory analysis. In addition, green banding and flagging were observed on certain block-type insulation throughout the Powerhouse Building, potentially indicating non-asbestos products. Ransom also collected a set of samples from materials marked in green for analysis, to assess this possibility.

Samples collected during this assessment were analyzed by Optimum Analytical and Consulting, LLC (Optimum) of Salem, New Hampshire. Optimum is a Maine-licensed asbestos analytical laboratory and is also certified to perform bulk sample analysis by the National Voluntary Laboratory Accreditation Program (NVLAP). Sample results are summarized in Table 1 and the certified laboratory analytical report is included as Attachment B. Materials testing negative for asbestos content are shown as grayed-out on Table 1 and do not require abatement. It is noted that the sample set collected from the green banded block-type insulation tested negative for asbestos. The remaining materials identified in Table 1 are confirmed or presumed ACM based on site observations and previous labeling.

FINDINGS

A total of 103 specific areas of ACM in short-term actionable condition were identified throughout the Powerhouse Building. These areas ranged from discrete sections of small-diameter pipe covering to large areas of asbestos lagging and jacketing and associated debris sloughing off old boiler units and other large process equipment. The vast majority of the asbestos observed, both in good condition and in short-term



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actionable condition, is located in the Units #1 & #2, and Units #3 & #4 building areas, on the western side of the Powerhouse building (refer to Figures 1 through 5).

No ACM in short-term actionable condition was identified in the screen house buildings.

RECOMMENDATIONS

The Powerhouse building is generally constructed with a “boiler section” on the western side of the building (the back of the building relative to main entry) and a “turbine section” on the eastern side of the building (the front side, with current access entries). The majority of the asbestos containing materials are located in the “boiler sections” of Units #1 & #2 and Units #3 & #4 of the Powerhouse building. Code of Maine Regulations, Chapter 425 does not exclude *enclosure*, defined as “covering of ACM in, under, or behind any kind of fiber-tight barrier such as walls” as a means of mitigating exposure potential to building occupants and visitors. Given the location and distribution of the asbestos materials, enclosure may represent a viable option for abatement of most asbestos materials in the Powerhouse building.

Ransom recommends that the Powerhouse building be evaluated for renovations designed to permanently enclose the majority of the asbestos materials within the building which at a minimum, should include construction of an enclosure wall to prevent contact with the actionable materials, repair or replacement of the roof, and securing the building against trespassers. A plan should be developed in consultation with the MEDEP that outlines the proposed enclosure design specifications, inspection, and long-term maintenance requirements. Any asbestos materials identified in short-term actionable condition which are located outside the proposed enclosure area should be removed by a licensed asbestos contractor as part of the short-term asbestos abatement plan.

We trust this provides the information you require at this time. If you have any questions regarding the information in this report, please do not hesitate to contact any of the undersigned.

Sincerely,

RANSOM CONSULTING LLC.,



Lucas Hathaway
Hazardous Materials Specialist



Eriksen Phenix, L.G.
Project Manager



Stephen J. Dyer, P.E.
Senior Project Manager

EPP/LDH/SJD: mes
Attachments



Table 1: Asbestos Conditions Assessment
Mason Station Powerhouse Building
Wiscasset, Maine

Location	Floor Level	Material	Quantity	Quantity Unit	Photolog Number	Sample I.D.	Sample Result
Building Unit 1 & 2							
1&2-01	Ground	3" and 5" Pipe Covering	10	LF	1&2-01	1&2-01	Negative
1&2-02	Ground	4" Pipe Covering	45	LF	1&2-02	NS	--
1&2-03	Ground	Debris on Floor	15	R	1&2-03	NS	--
1&2-04	Ground	16" Horizontal Pipe Covering	50	LF	1&2-04	NS	--
1&2-05	Ground	4" and 6" Pipe Covering	25	LF	1&2-05	NS	--
1&2-06	Ground	6" Pipe Covering	30	LF	1&2-06	NS	--
1&2-07	Ground	16" Pipe Covering	10	LF	1&2-07	NS	--
1&2-08	Ground	6" Pipe Covering	14	LF	1&2-08	NS	--
1&2-09	Ground	Debris on Floor	4	R	1&2-09	NS	--
1&2-10	Ground	8" Pipe Covering	12	LF	1&2-10/11	1&2-10A	Negative
1&2-11	Ground	Debris on Floor	5	R	1&2-10/11	1&2-10B,C	Negative
1&2-12	Ground to 3rd	16" Pipe Covering Risers x4	100	LF	1&2-12	NS	--
1&2-13	Ground	Debris on Floor	10	R	1&2-13	NS	--
1&2-14	Ground to 2nd	Jacketing on Large Unit	3850	SF	1&2-14	NS	--
1&2-15	Ground	Debris on Floor	10	R	1&2-15	NS	--
1&2-16	Ground	6" Pipe Covering	35	LF	1&2-16	NS	--
1&2-17	Ground to 2nd	Jacketing on Large Unit	3850	SF	1&2-17	NS	--
1&2-18	Ground	Debris on Floor	12	R	1&2-18	NS	--
1&2-19*	Ground	Jacketing on Large Unit*	300	SF	1&2-19	NS	--
1&2-20	Ground	Debris on Floor	4	R	1&2-20	NS	--
1&2-21	Ground	Debris on Floor	6	R	1&2-21	NS	--
1&2-22	Ground	Residual Jacketing on Large Unit	20	SF	1&2-22	NS	--
1&2-23	Ground	Debris on Floor	6	R	1&2-23/24	NS	--
1&2-24	Ground	Debris on Floor	20	R	1&2-23/24	NS	--
1&2-25	Ground	8" Pipe Covering x3	55	LF	1&2-25	1&2-25A,B,C	Negative
1&2-26	Ground	8" Pipe Covering	60	LF	1&2-26	1&2-26A	Negative
1&2-27	Ground	Debris on Floor	350	SF	1&2-27	1&2-26B,C	Negative
1&2-28	Ground	4" Pipe Covering	25	LF	1&2-28	NS	--
1&2-29	Ground	Jacketing on Underside of Unit Above	90	SF	1&2-29	NS	--
1&2-30	Ground	Debris on Floor	100	SF	1&2-30	NS	--
1&2-31	Ground	8" Pipe Covering x2	40	LF	1&2-31	1&2-26A,B,C	Negative
1&2-32	Ground	Debris on Floor	5	R	1&2-32	1&2-26A,B,C	Negative
1&2-33	Ground	4" Pipe Covering and Debris	200	SF	1&2-33	1&2-33A,B,C	Negative
1&2-34	Ground	4" Pipe Covering	5	LF	1&2-34	NS	--
1&2-35	2nd	36" Pipe Covering	20	LF	1&2-35	NS	--
1&2-36	2nd	Debris on Floor	4	R	No Photo	NS	--
1&2-37	2nd	Unit Underside	36	SF		NS	--
1&2-38	2nd	Debris on Floor	6	R	1&2-38	NS	--
1&2-39	2nd	4" Pipe Covering x3	42	LF	1&2-39	NS	--
1&2-40	2nd	Debris on Floor	3	R	No Photo	NS	--

Table 1: Asbestos Conditions Assessment
Mason Station Powerhouse Building
Wiscasset, Maine

Location	Floor Level	Material	Quantity	Quantity Unit	Photolog Number	Sample I.D.	Sample Result
1&2-41	2nd	Unit Underside	36	SF	1&2-41	NS	--
1&2-42	2nd	Debris on Floor	8	R	1&2-42	NS	--
1&2-43	2nd	24" Pipe Covering	3	LF	1&2-43	NS	--
1&2-44	2nd	Debris on Floor	3	R	1&2-44	NS	--
1&2-45	2nd	4" and 5" Pipe Covering	10	LF	1&2-45	NS	--
1&2-46	2nd	Pipe Covering Elbow Mud	2	LF	1&2-46	NS	--
1&2-47	2nd	6" Pipe Covering x3	60	LF	No Photo	NS	--
1&2-48	2nd	10" Pipe Covering	400	LF	No Photo	1&2-48A,B,C	Negative
1&2-49	2nd	4" and 5" Pipe Covering	140	LF	1&2-49	NS	--
1&2-50*	2nd	Jacket on Hopper Storage Units*	80	SF	1&2-50	NS	--
1&2-51	2nd	5" Pipe Covering	20	LF	1&2-51	NS	--
1&2-52	2nd	Jacketing on heater cylinder & associated piping	Tank + 30	LF	1&2-52	NS	--
1&2-53	2nd	Area encompassed by flagging including large diameter pipe covering	400	LF	1&2-53	NS	--
1&2-54	2nd	6" Pipe Covering	4	LF	1&2-54	NS	--
1&2-55	3rd	Block insulation on 36" Diameter Risers	7	LF	1&2-55	1&2-55A,B,C	Negative
1&2-56	3rd	4" Pipe Covering	12	LF	1&2-56	NS	--
1&2-57	3rd	Boiler Jacketing	40	SF	1&2-57	NS	--
1&2-58	3rd	16" and 5" Pipe Covering	30	LF	1&2-58	NS	--
1&2-59	3rd	Jacketing Large Diameter Vertical Pipe Covering	10	LF	1&2-59	NS	--
1&2-60	3rd	Jacketing on heater cylinder & associated piping	Tank + 30	LF	1&2-60	NS	--
1&2-61	3rd	16" Pipe Covering	10	LF	1&2-61	NS	--
1&2-62	3rd	4" Pipe Covering	5	LF	1&2-62	NS	--
1&2-63	3rd	6" Pipe Covering	12	LF	No Photo	NS	--
1&2-64	3rd	6" Pipe Covering	20	LF	No Photo	NS	--
1&2-65	4th	10" Pipe Covering and floor debris	3	LF	1&2-65	NS	--
1&2-66*	4th	7,000-gallon Tank Jacketing and associated floor debris*	18' x 8' tank and debris		1&2-66	NS	--
1&2-67	4th	Jacketing on heater cylinder & associated piping and floor debris	12'x3' tank, 50 LF pipe, 480 SF debris		1&2-67	NS	--
Building Unit 3 & 4							
3&4-01	Ground	Boiler unit jacketing and associated piping/equipment/debris	2500+	SF	3&4-01	NS	--
3&4-02*	Ground	Boiler unit jacketing* and associated floor debris	480	SF	3&4-02	NS	--
3&4-03	Ground	6" Pipe Covering disconnected piping	30	LF	3&4-03	NS	--
3&4-04	Ground	4" Pipe Covering debris	5	R	3&4-04	NS	--
3&4-05	Ground	4" Pipe Covering	35	LF	3&4-05	NS	--
3&4-06	2nd	4" Pipe Covering	6	LF	3&4-06	NS	--
3&4-07	2nd	Jacketing on Exhaust Equipment	150	SF	3&4-07	NS	--
3&4-08	2nd	Boiler Jacketing and floor debris	230	SF	3&4-08	NS	--
3&4-09	2nd	18" Feedwater Pipe Covering	10	LF	3&4-09	3&4-09A,B,C	Positive
3&4-10	2nd	Debris on Steel Grate Floor	10	R	3&4-10	NS	--
3&4-11	2nd	Jacketing on Large Unit	200	SF	3&4-11	NS	--
3&4-12	2nd	Jacketing on heat cylinder and associated piping and floor debris	Tank + 30	LF	3&4-12	NS	--
3&4-13	2nd	16" Pipe Covering and floor debris	20 LF + 50 SF		3&4-13	NS	--

Table 1: Asbestos Conditions Assessment
Mason Station Powerhouse Building
Wiscasset, Maine

Location	Floor Level	Material	Quantity	Quantity Unit	Photolog Number	Sample I.D.	Sample Result
3&4-14	2nd	16" Pipe Covering and floor debris	20 LF + 20 SF		3&4-14	NS	--
3&4-15	2nd	Jacketing on Boiler Unit	400	SF	3&4-15	NS	--
3&4-16	2nd	Residual TSI on Elbow and Floor	10	SF	No Photo	NS	--
3&4-17	2nd	Jacketing on Exhaust Equipment	150	SF	3&4-17	NS	--
3&4-18	2nd	4" and 6" Pipe Covering and debris	35 LF + 3' R		3&4-18	NS	--
3&4-19*	3rd	Openings on Boiler Unit*	400	SF	3&4-19	NS	--
3&4-20*	3rd	Openings on Boiler Unit*	400	SF	3&4-20	NS	--
3&4-21	3rd	12" Pipe Covering and associated debris	30 LF + 10 SF		3&4-21	NS	--
3&4-22	3rd	4" and 12" Pipe Covering	100	LF	3&4-22	NS	--
3&4-23	3rd	4" and 12" Pipe Covering and debris	15 LF + 3' R		3&4-23	NS	--
3&4-24	3rd	16" Pipe Covering and floor debris	25 LF + 10' R		3&4-24	NS	--
3&4-25*	3rd	Jacketing on heat cylinder* and associated piping	Tank + 10 LF		3&4-25	NS	--
3&4-26	3rd	16" Pipe Covering x 2 and floor debris	100 LF + 4' R		3&4-26	NS	--
3&4-27*	3rd	Jacketing on Exhaust Equipment*	5	SF	3&4-27	NS	--
3&4-28	4th	6" Pipe Covering and debris	30 LF + 6' R		3&4-28	NS	--
3&4-29	4th	12" Pipe Covering and associated debris	18 LF + 60 SF			NS	--
3&4-30	4th	16" and 4" Pipe Covering and debris	10 LF + 20 SF		3&4-30	NS	--
3&4-31	4th	6" Pipe Covering Elbow and debris	5 LF + 3'R		3&4-31	NS	--
3&4-32	7th	Flange Covering, 12" Pipe Covering and debris	13 LF + 4 SF		3&4-32	NS	--
3&4-33	7th	5" Pipe Covering	20	LF	3&4-33	NS	--
Building Unit 5							
5-01	Ground	Pipe Covering	20	LF	5-01 / 5-02	1&2-01	Positive
5-02	Ground	Pipe Mud	1	LF	5-01 / 5-02	1&2-02	Positive
5-03	Ground	Unshrouded Pipe Covering, 4"	80	LF	5-03	NS	--

Notes:
Greyed-out records indicates lab analysis confirmed Non-ACM.
* Potential repair or encapsulation as alternative to removal.
LF= Linear Feet
R = Radius in Feet
SF = Square Feet
NS = Not Sampled, readily identifiable ACM

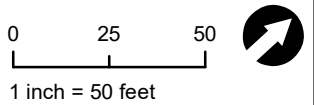
Legend & Notes

- Asbestos-Clad Large-Unit Process Equipment
- Former Features
- ACM Location & ID

Notes

1. Site Plan based on State of Maine Orthophotography
2. Some features are approximate in location and scale
3. This plan has been prepared for Mason Station, LLC. All other uses are not authorized unless written permission is obtained from Ransom Consulting, LLC.

Scale & Orientation



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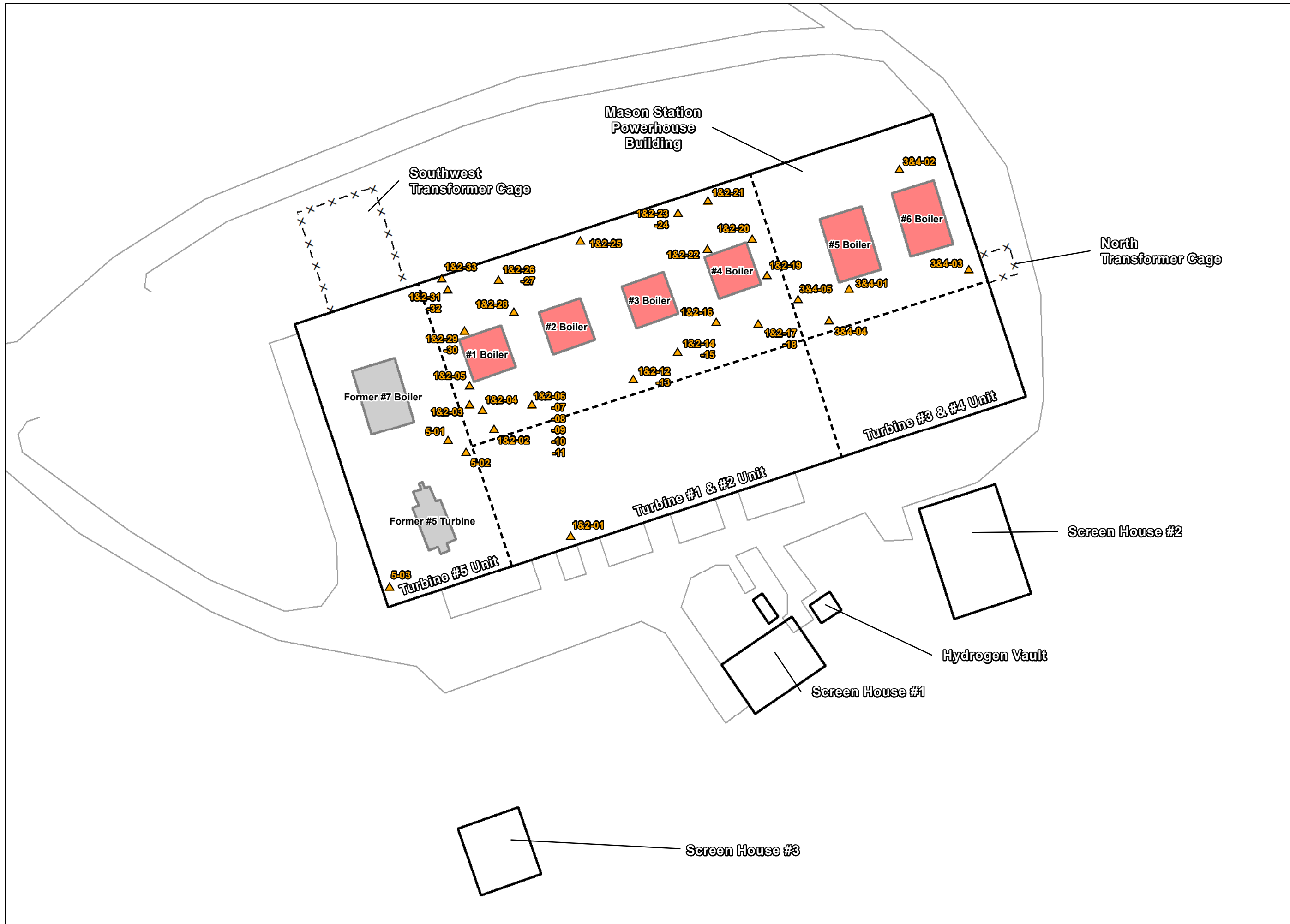
Mason Station, LLC
485 West Putnam Avenue
Greenwich, Connecticut

Site Address

Mason Station
Birch Point Road
Wiscasset, Maine

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Figure 1
Ground Floor



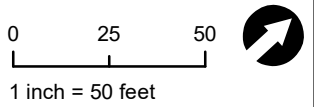
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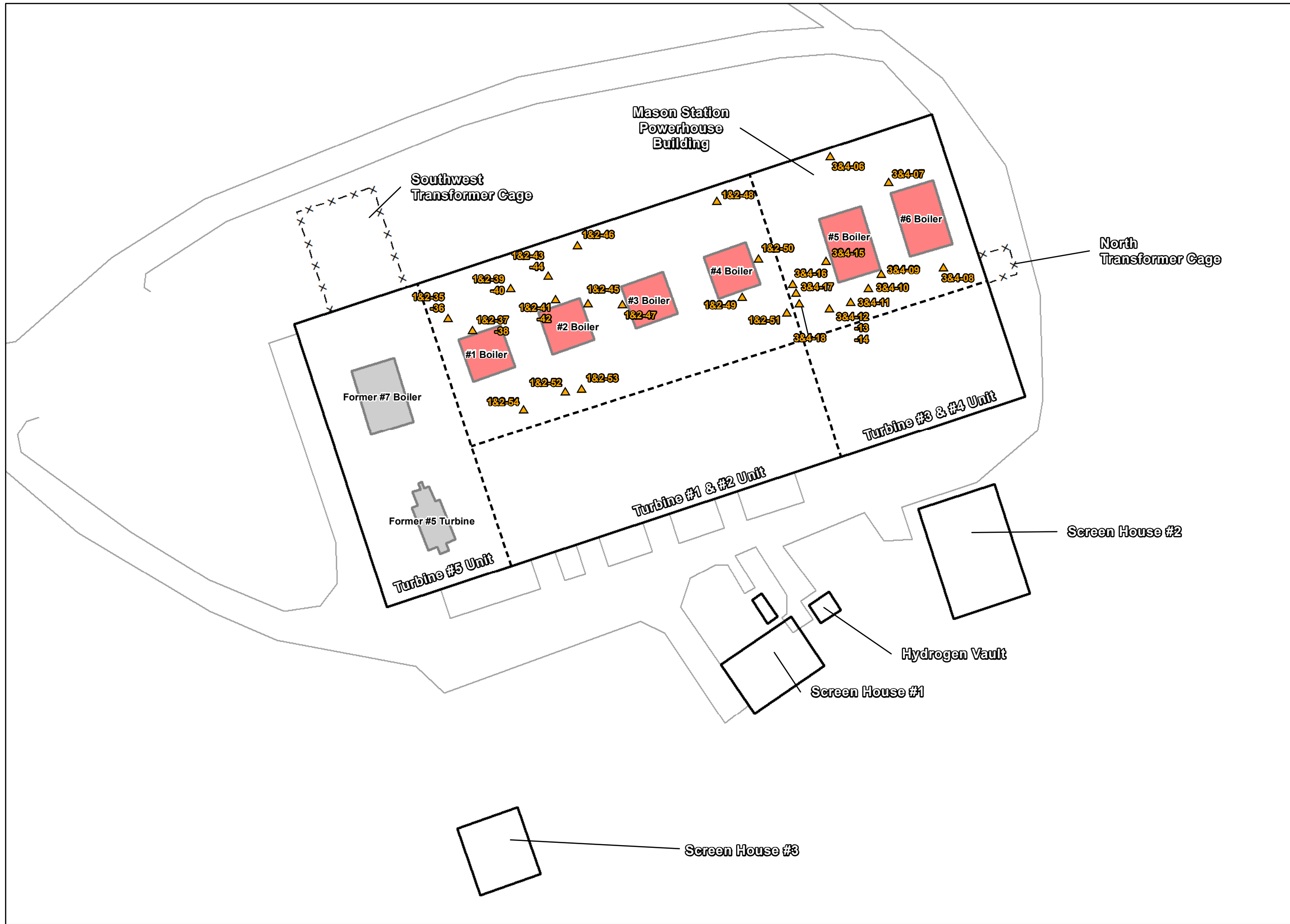
Mason Station, LLC
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Site Address

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Wiscasset, Maine

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Figure 2
Second Floor



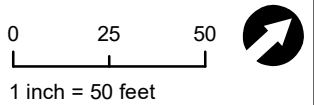
Legend & Notes

- Asbestos-Clad Large-Unit Process Equipment
- Former Features
- ACM Location & ID

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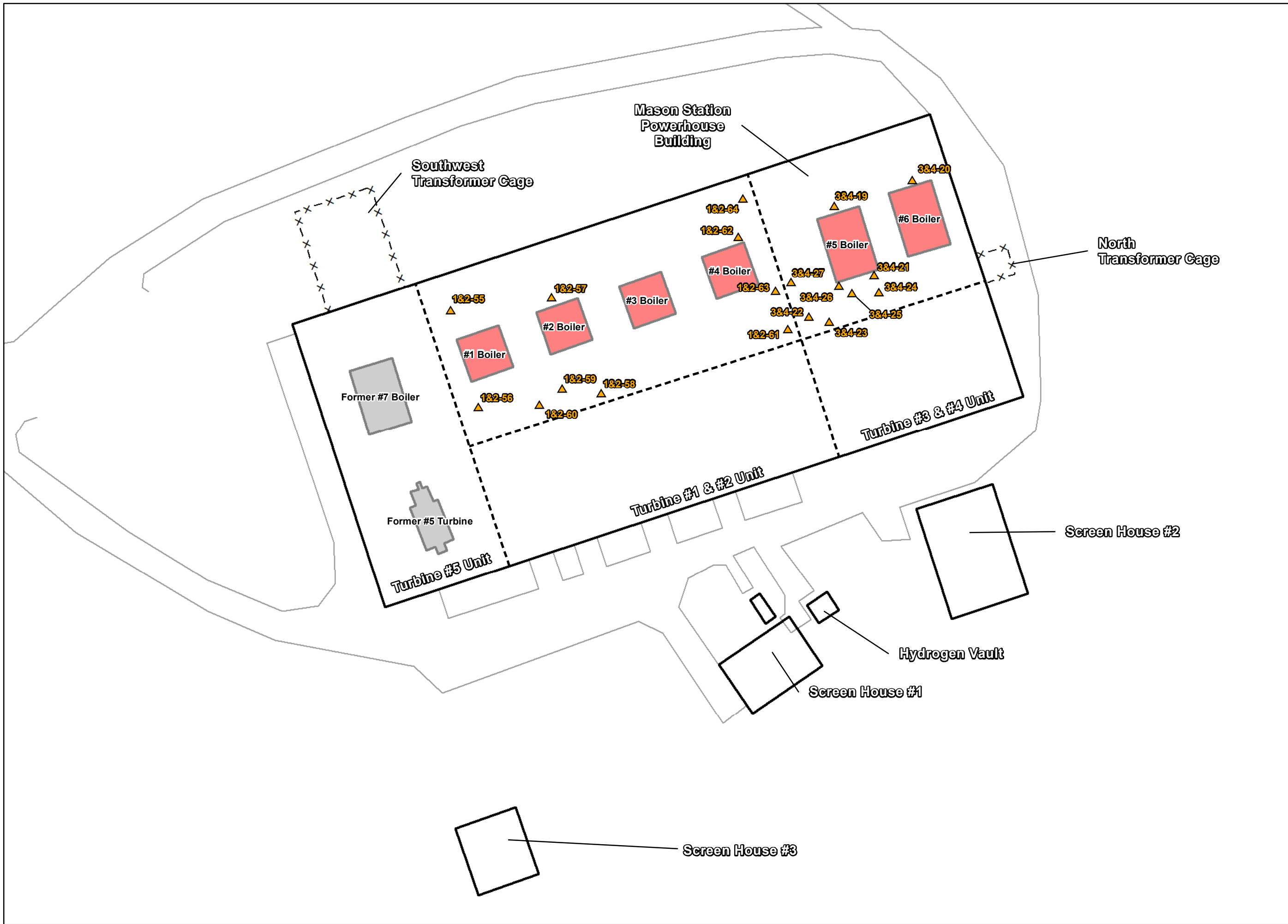
Mason Station, LLC
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Figure 3
Third Floor



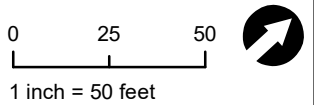
Legend & Notes

- Asbestos-Clad Large-Unit Process Equipment
- Former Features
- ACM Location & ID

Notes

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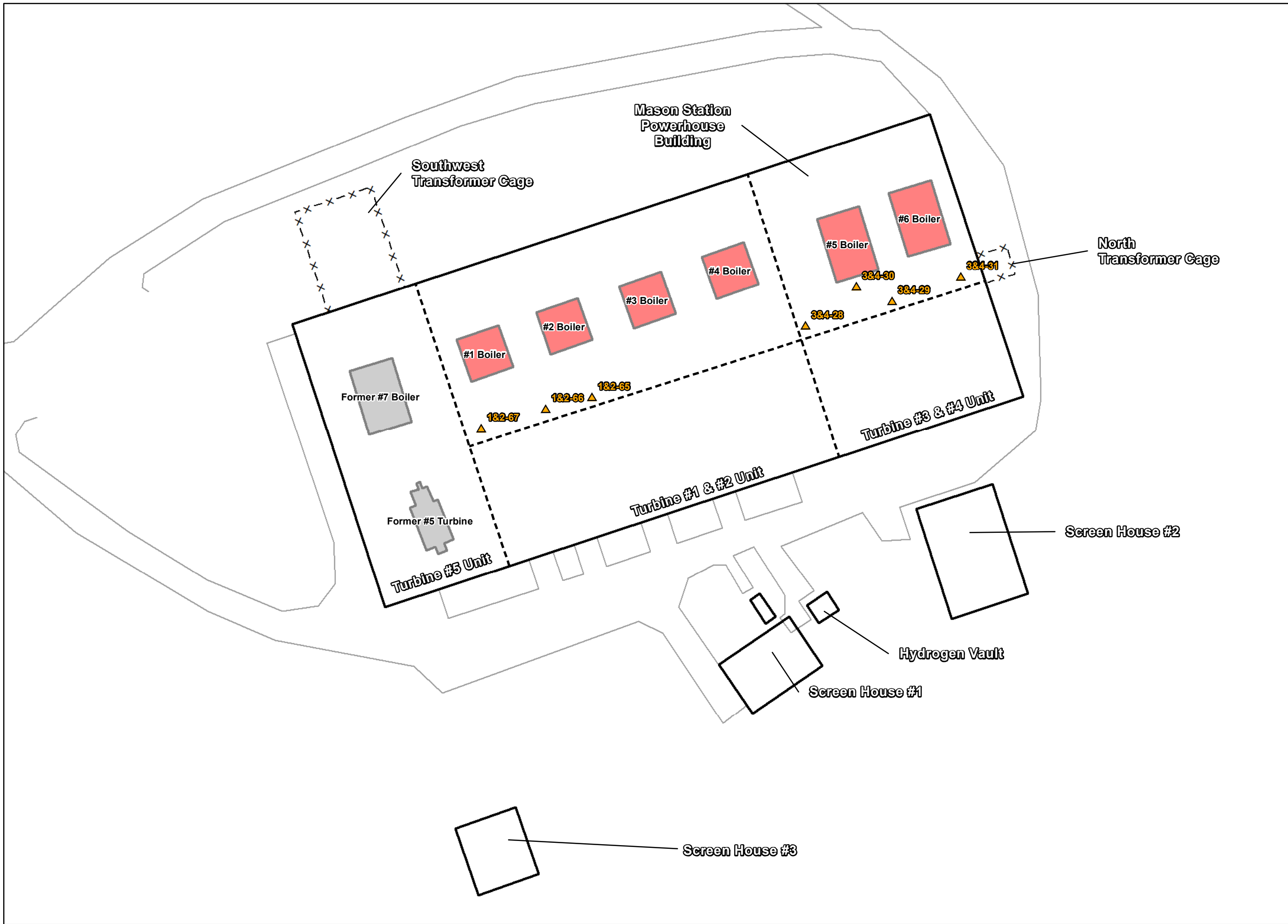
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Site Address

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Figure 4
Fourth Floor



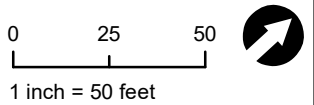
Legend & Notes

- Asbestos-Clad Large-Unit Process Equipment
- Former Features
- ACM Location & ID

Notes

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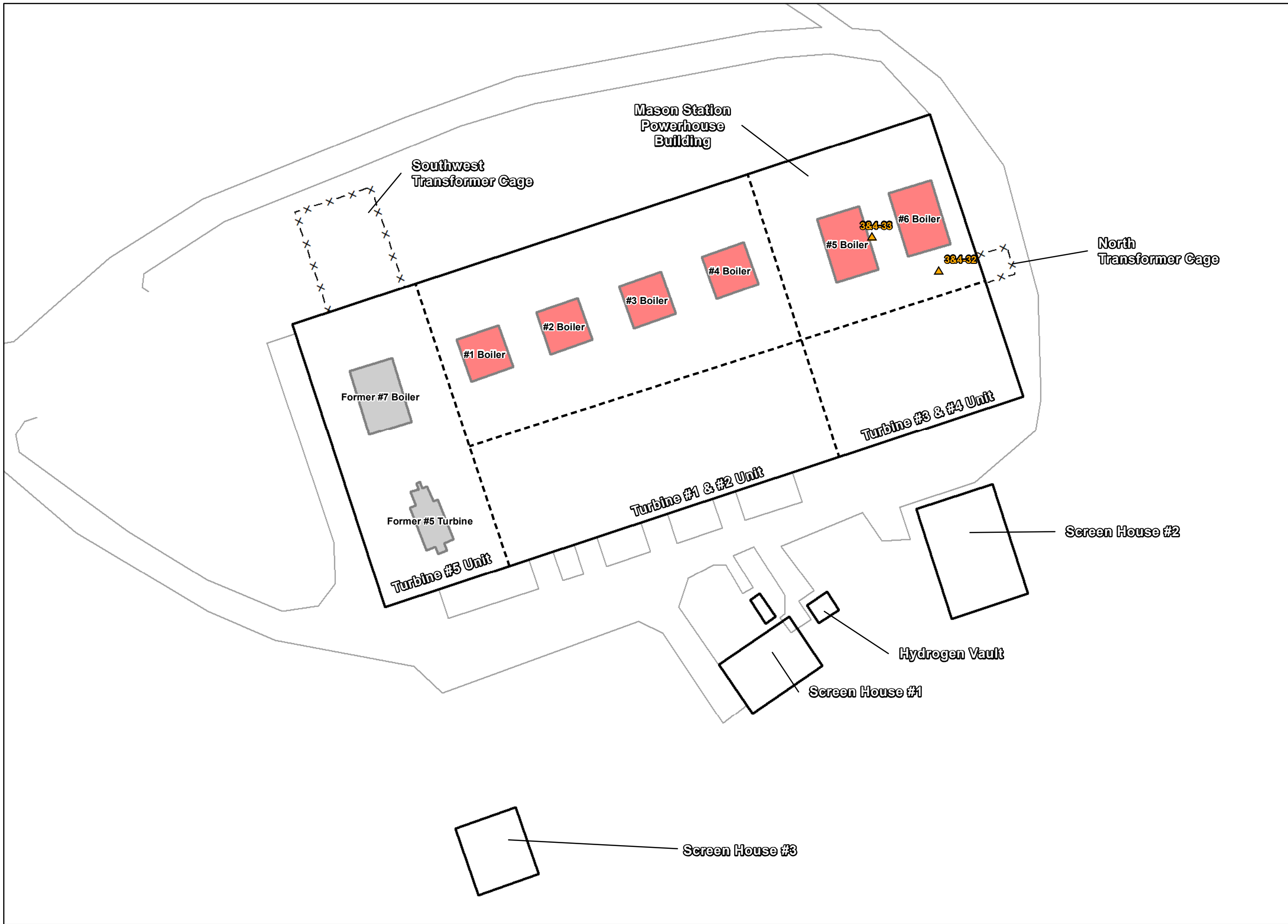
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Figure 5
Seventh Floor



ATTACHMENT A

Photograph Log

Asbestos Conditions Assessment
Mason Station
Wiscasset, Maine



Photo 1&2-01: Non-ACM by analysis



Photo 1&2-02



Photo 1&2-03



Photo 1&2-04

(No Photo)

Photo 1&2-05



Photo 1&2-06:



Photo 1&2-07



Photo 1&2-08



Photo 1&2-09



Photo 1&2-10/11: Non-ACM by Analysis



Photo 1&2-12



Photo 1&2-13



Photo 1&2-14



Photo 1&2-15



Photo 1&2-16



Photo 1&2-17



Photo 1&2-18



Photo 1&2-19



Photo 1&2-20



Photo 1&2-21



Photo 1&2-22



Photo 1&2-23/24



Photo 1&2-25: Non-ACM by Analysis



Photo 1&2-26: Non-ACM by Analysis



Photo 1&2-27: Non-ACM by Analysis



Photo 1&2-28



Photo 1&2-29



Photo 1&2-30



Photo 1&2-31: Non-ACM by Analysis

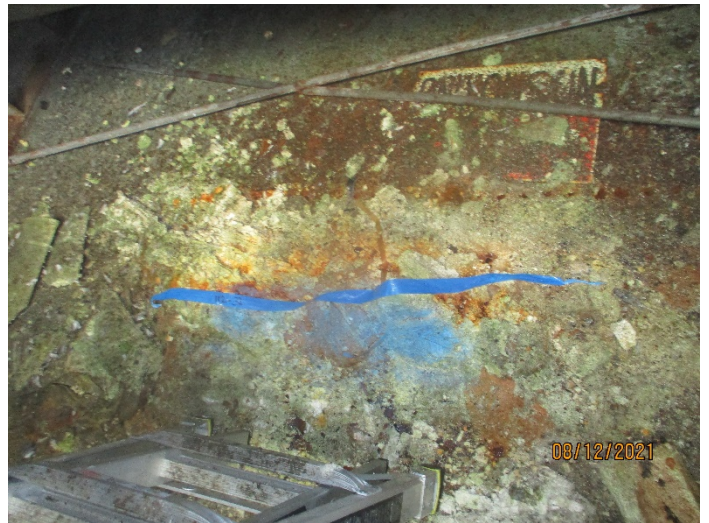


Photo 1&2-32: Non-ACM by Analysis



Photo 1&2-33: Non-ACM by Analysis



Photo 1&2-34



Photo 1&2-35



Photo 1&2-37



Photo 1&2-38



Photo 1&2-39



Photo 1&2-41



Photo 1&2-42



Photo 1&2-43



Photo 1&2-44



Photo 1&2-45



Photo 1&2-46



Photo 1&2-49



Photo 1&2-50



Photo 1&2-51



Photo 1&2-52



Photo 1&2-53



Photo 1&2-54



Photo 1&2-55: Non-ACM by Analysis



Photo 1&2-56



Photo 1&2-57



Photo 1&2-58



Photo 1&2-59



Photo 1&2-60



Photo 1&2-61



Photo 1&2-62



Photo 1&2-65



Photo 1&2-66



Photo 1&2-67



Photo 3&4-01



Photo 3&4-01



Photo 3&4-02



Photo 3&4-02



Photo 3&4-03



Photo 3&4-04



Photo 3&4-05



Photo 3&4-06



Photo 3&4-07



Photo 3&4-08



Photo 3&4-09: Positive ACM by Analysis



Photo 3&4-10



Photo 3&4-11



Photo 3&4-12



Photo 3&4-13



Photo 3&4-14



Photo 3&4-15



Photo 3&4-17



Photo 3&4-18



Photo 3&4-19



Photo 3&4-20



Photo 3&4-21



Photo 3&4-22



Photo 3&4-23



Photo 3&4-24



Photo 3&4-25



Photo 3&4-26



Photo 3&4-27



Photo 3&4-28



Photo 3&4-29



Photo 3&4-30



Photo 3&4-31



Photo 3&4-32



Photo 3&4-33



Photo 5-01



Photo 5-02



Photo 5-03



Photo 5-03

ATTACHMENT B

Laboratory Reports

Asbestos Conditions Assessment
Mason Station
Wiscasset, Maine



Lucas Hathaway
Ransom Environmental Consultants, Inc
400 Commercial St
Portland ME 04101

Project Reference: 171.061080
Laboratory Batch #: 2139266
Date Samples Received: 08/16/2021
Date Samples Analyzed: 08/19/2021
Date of Final Report: 08/19/2021

SAMPLE IDENTIFICATION:

Thirty Three (33) samples from Mason Station, Wiscasset, ME project were submitted by Lucas Hathaway on 08/16/2021

This bulk sample(s) was delivered to Optimum Analytical Consulting, LLC (Optimum) located in Salem, New Hampshire for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials). This report relates only to those samples analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites. Quantification of asbestos content was determined by Calibrated Visual Estimation. Optimum is not responsible for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

In any given material, fibers with a small diameter (<0.25µm) may not be detected by the PLM method. Floor tile and other resinous bound materials may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additionally, there is currently no approved EPA analytical method to reliably confirm vermiculite as non-asbestos containing. Additional analytical methods may be required. Optimum Analytical recommends using Transmission Electron Microscopy (TEM) or other approved methods for a more definitive analysis.

Optimum will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability. This report may not be reproduced except in full, without the written approval of Optimum Analytical and Consulting, LLC.

Use of the NVLAP and AIHA Logo in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology or the American Industrial Hygiene Association.

Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Point Count = .25%, 1000 Point Count = 0.1%; Present or Absent are observations made during a qualitative analysis.

This report is considered preliminary until signed by both the Laboratory Analyst and Laboratory Director or Supervisor. If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director

Kristina Scaviola
Laboratory Supervisor



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

ORDER #: 2139266
PROJECT #: 171.061080
DATE COLLECTED: 08/12/2021
COLLECTED BY: Lucas Hathaway
DATE RECEIVED: 08/16/2021
ANALYSIS DATE: 08/19/2021
REPORT DATE: 08/19/2021
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
2139266-001 1&2-01A	Boilers 1&2 Unit TSI, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 2% Synthetic Fiber 15% Fibrous Glass 5% Binder/Filler 78%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-002 1&2-01B	Boilers 1&2 Unit TSI, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 2% Synthetic Fiber 15% Fibrous Glass 5% Binder/Filler 78%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-003 1&2-01C	Boilers 1&2 Unit TSI, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 2% Synthetic Fiber 15% Fibrous Glass 5% Binder/Filler 78%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-004 1&2-10A	Boilers 1&2 Unit TSI, Beige/Gray	LAYER 1 100%	None Detected	Cellulose Fiber 15% Fibrous Glass 35% Mineral Wool 10% Binder/Filler 40%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-005 1&2-10B	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected	Synthetic Fiber 20% Fibrous Glass 1% Binder/Filler 79%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-006 1&2-10C	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected	Synthetic Fiber 20% Fibrous Glass 1% Binder/Filler 79%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



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BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

ORDER #: 2139266
PROJECT #: 171.061080
DATE COLLECTED: 08/12/2021
COLLECTED BY: Lucas Hathaway
DATE RECEIVED: 08/16/2021
ANALYSIS DATE: 08/19/2021
REPORT DATE: 08/19/2021
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
2139266-007 1&2-25A	Boilers 1&2 Unit TSI, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 5% Fibrous Glass 10% Mineral Wool 5% Binder/Filler 80%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-008 1&2-25B	Boilers 1&2 Unit TSI, Beige	LAYER 1 100%	None Detected	Cellulose Fiber 5% Fibrous Glass 10% Mineral Wool 5% Binder/Filler 80%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-009 1&2-25C	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected	Cellulose Fiber 20% Binder/Filler 80%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-010 1&2-26A	Boilers 1&2 Unit TSI, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 25% Binder/Filler 75%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-011 1&2-26B	Boilers 1&2 Unit TSI, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 25% Binder/Filler 75%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-012 1&2-26C	Boilers 1&2 Unit TSI, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 25% Binder/Filler 75%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-013 1&2-33A	Boilers 1&2 Unit TSI, Brown/Black	LAYER 1 100%	None Detected	Cellulose Fiber 85% Binder/Filler 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



OPTIMUM

Analytical and Consulting, LLC

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CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

ORDER #: 2139266
PROJECT #: 171.061080
DATE COLLECTED: 08/12/2021
COLLECTED BY: Lucas Hathaway
DATE RECEIVED: 08/16/2021
ANALYSIS DATE: 08/19/2021
REPORT DATE: 08/19/2021
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type (%)	Non-Asbestos Components (%)
2139266-014 1&2-33B	Boilers 1&2 Unit TSI, Brown/Black	LAYER 1 100%	None Detected	Cellulose Fiber 70% Wollastonite 15% Binder/Filler 15%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-015 1&2-33C	Boilers 1&2 Unit TSI, Gray	LAYER 1 100%	None Detected	Synthetic Fiber 85% Cellulose Fiber 10% Binder/Filler 5%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-016 1&2-48A	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected	Synthetic Fiber 30% Fibrous Glass 3% Cellulose Fiber 2% Binder/Filler 65%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-017 1&2-48B	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected	Synthetic Fiber 30% Fibrous Glass 3% Cellulose Fiber 2% Binder/Filler 65%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-018 1&2-48C	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected	Synthetic Fiber 30% Fibrous Glass 3% Cellulose Fiber 2% Binder/Filler 65%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%
2139266-019 1&2-55A	Boilers 1&2 Unit TSI, Gray	LAYER 1 100%	None Detected	Cellulose Fiber 5% Mineral Wool 35% Fibrous Glass 10% Binder/Filler 50%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%



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BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

ORDER #: 2139266
PROJECT #: 171.061080
DATE COLLECTED: 08/12/2021
COLLECTED BY: Lucas Hathaway
DATE RECEIVED: 08/16/2021
ANALYSIS DATE: 08/19/2021
REPORT DATE: 08/19/2021
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
2139266-020 1&2-55B	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Binder/Filler	25% 3% 72%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	
2139266-021 1&2-55C	Boilers 1&2 Unit TSI, White	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Binder/Filler	25% 3% 72%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	
2139266-022 3&4-09A	Boilers 3&4 Unit TSI, Pink	LAYER 1 100%	Chrysotile Amosite	40% 8%	Cellulose Fiber Binder/Filler	15% 37%
Total % Asbestos:			48.0%		Total % Non-Asbestos: 52.0%	
2139266-023 3&4-09B	Boilers 3&4 Unit TSI, Pink Note: Positive Stop	LAYER 1 100%				
2139266-024 3&4-09C	Boilers 3&4 Unit TSI, Pink Note: Positive Stop	LAYER 1 100%				
2139266-025 5-01A	Boiler 5 Unit TSI, Brown	LAYER 1 100%	None Detected		Cellulose Fiber Binder/Filler	97% 3%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	
2139266-026 5-01B	Boiler 5 Unit TSI, Gray/Black	LAYER 1 100%	None Detected		Cellulose Fiber Binder/Filler	97% 3%
Total % Asbestos:			No Asbestos Detected		Total % Non-Asbestos: 100.0%	
2139266-027 5-01C	Boiler 5 Unit TSI, Brown	LAYER 1 100%	Amosite	25%	Cellulose Fiber Binder/Filler	55% 20%
Total % Asbestos:			25.0%		Total % Non-Asbestos: 75.0%	



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CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

ORDER #: 2139266
PROJECT #: 171.061080
DATE COLLECTED: 08/12/2021
COLLECTED BY: Lucas Hathaway
DATE RECEIVED: 08/16/2021
ANALYSIS DATE: 08/19/2021
REPORT DATE: 08/19/2021
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
2139266-028 5-02A	Boiler 5 Unit TSI, White	LAYER 1 100%	Chrysotile Amosite	65% 10%	Cellulose Fiber Binder/Filler	15% 10%
Total % Asbestos:				75.0%	Total % Non-Asbestos: 25.0%	
2139266-029 5-02B	Boiler 5 Unit TSI, White Note: Positive Stop	LAYER 1 100%				
2139266-030 5-02C	Boiler 5 Unit TSI, White Note: Positive Stop	LAYER 1 100%				
2139266-031 GB-A	Throughout TSI, Gray	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Binder/Filler	65% 15% 20%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%		
2139266-032 GB-B	Throughout TSI, Gray	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Binder/Filler	65% 15% 20%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%		
2139266-033 GB-C	Throughout TSI, Gray	LAYER 1 100%	None Detected		Cellulose Fiber Fibrous Glass Binder/Filler	65% 15% 20%
Total % Asbestos:			No Asbestos Detected	Total % Non-Asbestos: 100.0%		

Analyst Signatory: 
 Jamie Noel





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CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

ORDER #: 2139266
PROJECT #: 171.061080
DATE COLLECTED: 08/12/2021
COLLECTED BY: Lucas Hathaway
DATE RECEIVED: 08/16/2021
ANALYSIS DATE: 08/19/2021
REPORT DATE: 08/19/2021
ANALYST: Jamie Noel

Client	Ransom Consulting, Inc. 400 Commercial St Portland ME 04101	
Contact	Lucas Hathaway	
Phone	207-772-2891	
Project	Asbestos Conditions Assessment	
Location	Mason Station - Wiscasset, ME	
Ransom Client	Mason Station LLC	
Ransom Project #	171.061080	
Sample Date	8/12-8/13/21	
Analysis	Bulk PLM w/GRM prep for NOB in accordance w/MEDEP	
TAT	48-hour	
Report Results to:	lucas.hathaway@ransomenv.com	
PO	13199	
Notes/Requests	Positive stop.	
Sample ID	Material	Location
1&2-01A	TSI	Boilers 1&2 Unit
1&2-01B	TSI	Boilers 1&2 Unit
1&2-01C	TSI	Boilers 1&2 Unit
1&2-10A	TSI	Boilers 1&2 Unit
1&2-10B	TSI	Boilers 1&2 Unit
1&2-10C	TSI	Boilers 1&2 Unit
1&2-25A	TSI	Boilers 1&2 Unit
1&2-25B	TSI	Boilers 1&2 Unit
1&2-25C	TSI	Boilers 1&2 Unit
1&2-26A	TSI	Boilers 1&2 Unit
1&2-26B	TSI	Boilers 1&2 Unit
1&2-26C	TSI	Boilers 1&2 Unit
1&2-33A	TSI	Boilers 1&2 Unit
1&2-33B	TSI	Boilers 1&2 Unit
1&2-33C	TSI	Boilers 1&2 Unit
1&2-48A	TSI	Boilers 1&2 Unit
1&2-48B	TSI	Boilers 1&2 Unit

OKS 8/16/21 @ 9:20

2139266



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Ransom Environmental Consultants, Inc
ADDRESS: 400 Commercial St
CITY / STATE / ZIP: Portland ME 04101
CONTACT: Lucas Hathaway
DESCRIPTION: PLM Analysis
LOCATION: Mason Station, Wiscasset, ME

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

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ANALYST: Jamie Noel

182-48C	TSI	Boilers 182 Unit
182-55A	TSI	Boilers 182 Unit
182-55B	TSI	Boilers 182 Unit
182-55C	TSI	Boilers 182 Unit
3&4-09A	TSI	Boilers 3&4 Unit
3&4-09B	TSI	Boilers 3&4 Unit
3&4-09C	TSI	Boilers 3&4 Unit
5-01A	TSI	Boiler 5 Unit
5-01B	TSI	Boiler 5 Unit
5-01C	TSI	Boiler 5 Unit
5-02A	TSI	Boiler 5 Unit
5-02B	TSI	Boiler 5 Unit
5-02C	TSI	Boiler 5 Unit
GB-A	TSI	Throughout
GB-B	TSI	Throughout
GB-C	TSI	Throughout

2139266

OK 8/16/21 a g 20