

PURCHASE AND SALE AGREEMENT

Sanborn Regional School District with a principal place of business at 51 Church Street, Kingston, New Hampshire 03848 (“Seller”) agrees to sell to **Chinburg Builders Inc. d/b/a Chinburg Properties**, or its assign to a single purpose LLC managed and controlled by Eric J Chinburg, with an address of 3 Penstock Way, Newmarket, New Hampshire 03857 (“Buyer”) who agrees to buy certain real estate in Kingston on the terms and conditions set forth below:

1. **Premises:** A certain parcel of land with the buildings thereon situated in Kingston, Rockingham County, New Hampshire, being a portion of 178 Main Street, and being a portion of that land designated as Tax Map R34, Lot 17 being shown on Plan D-42003, Exhibit A attached hereto shaded in blue (the “Premises”). The Premises shall include the Seminary, old High School, gym, two outbuildings and parking areas. The Premises shall be conveyed in its current conditions “as-is” with no warranties, express or implied.

2. **Purchase Price:** The purchase price shall be Two Hundred Thousand and 00/100ths (\$200,000.00) payable as follows:

\$100.00 upon signing of this Agreement to be held in escrow by counsel for the seller

\$19,900.00 to be paid by Buyer at closing by wire, attorney’s trust account t check or bank check.

\$180,000.00 payable by a second Note and Mortgage on the property subordinate to construction financing, with interest at 4% per annum to accrue and be paid at maturity (three years from the date of closing) and personally guaranteed by Eric J. Chinburg. In the event of sale of the Premises, this obligation must be paid in full and will not be assumable by the new purchaser.

\$200,000.00 Total

3. **Deed:** Seller shall transfer the Premises to Buyer by quitclaim deed. The deed shall contain a restrictive covenant that the seminary building on the Property shall not be razed without the prior written consent of the Town of Kingston Board of Selectmen.

4. **Possession:** Possession shall be delivered to Buyer at the time of Closing.

5. **Closing:** The Seller shall deliver the deed and the Buyer shall pay the balance of the purchase price within thirty (30) days of Seller delivering all requirements of Article 6. The thirty (30) day period shall start upon the expiration of the last appeals period related to the approvals and agreements to be obtained in accordance with Article 6. The Seller shall deliver the deed at the Rockingham County Registry of Deeds or, at Buyer's election, at the office of the Buyer's attorney or the Buyer's lender's attorney, or at such other time and place as is mutually agreed in writing. In any event, the closing shall take place no later than June 30, 2021 unless an extension is agreed to and signed by both parties hereto.

Notwithstanding the foregoing, Buyer, at Buyer's sole option, may elect to proceed with the closing absent receipt of the requirements of Article 6 by providing written notice to Seller. If Buyer provides said notice to Seller, the closing date shall be either thirty (30) days from Seller's receipt of the notice or as mutually agreed upon by the Parties.

6. **Deliveries Prior to Closing, Inspections, Due Diligence and Conditions to**

Closing:

6.01 Buyer shall have thirty (30) days after the execution of this Agreement to undertake such title examination as he deems appropriate and, if he determines that there is any objection to Seller's title rendering it uninsurable or unmarketable, he shall so notify Seller in writing. If defects or flaws in title are of such character that they may be readily remedied

or removed by Seller at a cost of \$5,000.00 or less, then upon receipt of the notice the Seller shall promptly institute and prosecute procedures to remedy such defects, and upon giving return written notice to Buyer to that effect, Seller shall be entitled to thirty (30) days from Buyer's notice to correct such title defects and, if necessary, the Closing shall be suitably extended. If Seller is unable to remedy title within said thirty (30) day cure period, then Buyer may either: (1) terminate this Agreement, whereupon Buyer shall be entitled to the return of his Deposit and both parties shall be discharged from any further liability under this Agreement, or (2) Buyer may elect to accept such title as Seller can deliver, with no deduction of the Purchase Price. Buyer reserves the right to raise any title matters shown on a survey within the Due Diligence Period outlined below.

6.02 **Environmental & Structural Due Diligence.** At time of execution of this Agreement, Seller shall give Buyer any and all environmental reports including Phase I and Phase II reports, title reports and surveys in Seller's possession. Prior to the Closing, Seller agrees to allow the Buyer and its agents access to the site at reasonable times for the purpose of performing any inspections necessary. Buyer shall indemnify against all injuries and damages incurred or caused during the Due Diligence process by Buyer or his agents. Further, Buyer shall provide its insurance and/or its agents' insurance acceptable to Seller's insurance carrier before entering upon the Property for any reason.

6.03 **Zoning & Permitting.** The Buyer's obligation to close on this sale is conditioned on the Buyer applying for and being granted variances to allow, (among all other uses allowed in the zoning), multi-family residential use with sufficient density to allow up to seventy (70) market-rate residential units and reasonable commercial uses. Seller shall cooperate with the Buyer in all manners as necessary in connection with the Buyer obtaining

all necessary governmental approvals and for a period of twenty-four (24) months such cooperation shall survive the Closing. Seller shall join with the Buyer in requesting that the Town waive all fees so that there will be no impact fees, site plan application fees, building permit fees, utility hookup fees, etc. If said fees exceed \$5,000.00 or more in total, the Buyer may terminate its obligations under this Agreement and be reimbursed any and all deposits made hereunder.

6.04 **Financing Contingency.** The Buyer's performance under this Agreement is not subject to a financing contingency.

6.05 **Tax Relief.** If the 2020 Town of Kingstown Town Warrant Article concerning RSA 79-E receives a positive vote prior to Closing, Seller shall consent as may be necessary to and Buyer shall execute an agreement to maximize use of RSA 79-E providing Buyer with sufficient future tax real estate tax relief.

6.06 **Historic Tax Credits.** At time of execution of this Agreement, Seller shall provide further documentation, if any, from the National Park Service evidencing that the seminary building on the Property is a recognized historic building and Buyer shall be responsible for determining that the development of the property is eligible for Historic Tax Credits. The seminary building is on a list published by the National Park Service / U.S. Department of the Interior entitled "National Register of Historic Places, Sinel Property Listings, New Hampshire". On page 256 of the list, there is a listing for "Sanborn Seminary" with an alternative name of "Sanborn Regional High School." The reference number is 8403233.

7. **Proration of Costs:** At Closing, all taxes and assessments shall be prorated and adjusted equitably; provided, however, that any New Hampshire Real Estate Transfer Tax due shall be paid by Buyer as Seller is exempt from the same.

8. **Broker:** The parties acknowledge and understand that no broker or realtor brought about this sale as agents for the Seller or Buyer and no broker or realtor is entitled to a commission from this transaction. If any claim on behalf of any broker is made or upheld, then the party against whom the claim is made shall defend, indemnify and hold the other harmless in any way attributable to such claim.

9. **Conditions Precedent:** This Purchase and Sale Agreement is contingent upon the following conditions precedent:

- A. Approval of the sale by the voters at the March 2020 Sanborn Regional School District Annual Meeting.
- B. Buyer shall repurpose the buildings on the Premises into upscale apartments (the "Project").
- C. Buyer shall lease the gym building to Seller for \$1.00 a year for five years with renewal options at the sole discretion of the School District with the Lease to be negotiated after the 2020 Annual School District Meeting. The Lease shall contain a provision whereby, in the event that the School District shall no longer wish to lease the gym, it may, at the sole option of the School District, be leased by the Town or a local non-profit organization for gym purposes should the School District cease to lease the same. The lease shall include a provision that the tenant shall be responsible for maintenance, repair and replacement concerning the gym building with a cap of \$40,000 per calendar year and a provision that if any major capital items need to be addressed, the School District, upon

six months prior notice to the Buyer, may terminate the Lease. In no event will Landlord be responsible for any expenses related to the gym. All real estate taxes, if any, shall be paid by the Tenant. Easements for access, utilities and/or parking shall be executed in conjunction with the lease. The lease shall be binding on all future owners of the property and a Notice of Lease shall be recorded at the Rockingham County Registry of Deeds.

- D. Buyer shall lease the maintenance building to Seller for \$1.00 a year for a term of five (5) years with the Lease to be negotiated after the 2020 Annual School District Meeting.
- E. Prior to closing, Buyer and Seller shall negotiate a mutually agreeable easement or license whereby the Buyer may obtain water from the existing well and water storage system located on the portion of Tax Map R34 Lot 17 which is to be retained by the School District. Said easement will include a provision that the School District makes no warranties with respect to either the quantity or quality of the water and that if the Buyer requires more capacity than is produced by the well after the water it provides for School District and Town use, the Buyer shall seek another source of water.
- F. Buyer's obligation to purchase hereunder is expressly contingent upon receiving all necessary approvals and/or affirmative votes from any boards and/or commissions required by New Hampshire law to approve the Project.

10. **Access:** Seller hereby grants Buyer and its agents access to the Premises, at reasonable hours, to conduct tests and surveys required by and contemplated by this Purchase and Sale Agreement. Buyer shall restore the property to its original condition in the event Buyer elects not to proceed with the purchase. Buyer shall provide satisfactory insurance coverage to Seller for all contractors and others who need to enter upon the property prior to closing.

11. **Default:** If, on the Closing Date Seller is unable to give title, make conveyance, or deliver possession of the Premises in the specified condition as required by this Purchase and Sale Agreement, all obligations of each Party shall cease; provided, however, that Buyer may, at its election, require Seller to give such title, make such conveyance, and deliver such possession as Seller is then able to convey.

12. **Binding Nature:** The provisions of this Purchase and Sale Agreement shall inure to the benefit and be binding upon the parties and their respective heirs, legal representatives, successors and assigns.

13. **Governing Law:** This Purchase and Sale Agreement and the rights and obligations of the parties hereunder shall be governed by the laws of the State of New Hampshire.

14. **Notice:** Notices required under this Purchase and Sale Agreement shall be effective when hand delivered or when mailed, by certified mail, return receipt requested, to the following addresses:

If to Seller:

Superintendent of Schools
Sanborn Regional School District
51 Church Street
Kingston, New Hampshire 03848

If to Buyer:

Chinburg Properties
3 Penstock Way
Newmarket, New Hampshire 03857

15. **Assignability:** Buyer shall not assign its rights hereunder, except to a single purpose Limited Liability Company managed and controlled by Eric J. Chinburg.

16. **Integration:** All representations, statements and agreements are merged in this Purchase and Sale Agreement which is the full express of the parties' obligations and rights and

neither party, in entering into this Purchase and Sale Agreement, has relied upon any statement or representation not set forth herein.

17. NOTIFICATION REQUIRED ON RADON GAS, ARSENIC AND LEAD PAINT AS STATED IN NEW HAMPSHIRE R.S.A. 477:4-a, 4-c and 4-d; AND NOTIFICATION WITH RESPECT TO SEPTIC SYSTEM, WATER SUPPLY/SEWAGE DISPOSAL/INSULATION AND METHAMPHETAMINE:

Prior to the execution of any contract for the purchase and sale of any interest in real property which includes a building, the Seller, or Seller's agent, shall provide the following notification to the Buyer. Buyer shall acknowledge receipt of this notification by signing a copy of this Purchase and Sale Agreement.

- A. **Radon Gas:** Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.
- B. **Arsenic:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The Buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

- C. **Lead Paint:** Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paid through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant woman. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.
- D. **Septic System:** Seller shall provide to Buyer upon execution of this Purchase and Sale Agreement information relative to the sewage disposal system including the size of the tank, type of system, its location, malfunction, the age of the system, the date it was most recently serviced and the name of the contractor who services the system.
- E. **Disclosure of Water Supply/Sewage Disposal/Insulation:** In compliance with the requirements of R.S.A. 477:4-c and 4-d, the following information must be provided to the Buyer on a separate document to be signed by all parties prior to the execution of this Agreement water supply, sewage disposal and insulation:
- a. Information relative to the type of private water supply system, its location, malfunctions, date of installation, date of the most recent water test and whether or not Seller has experienced a problem such as an unsatisfactory water test or water test with notations.
 - b. Information relative to the sewage disposal system including the size of the tank, type of system, its location, malfunctions, the age of the system, the date it was most recently serviced, and the name of the contractor who services the system.

c. Information relative to the insulation, including type and location.

F. **Methamphetamine:** Seller by signing this Purchase and Sale Agreement represents that no conduct prohibited under RSA 318-D with respect to Methamphetamine production has occurred on the property.

If the information required under this Section is unknown by the Seller that fact shall be stated in writing on the attached Exhibit B. Also, see Exhibit C attached hereto.

SELLER:

5-19-20
Date

Phyllis A. Kennedy
Witness

By: [Signature]
Thomas Ambrose, Superintendent
Sanborn Regional School District
Duly Authorized

Phyllis Kennedy
Witness

By: [Signature]
James Baker, School Board Chair
Sanborn Regional School District
Duly Authorized

5/13/20
Date

Andr McCune
Witness

BUYER:

By: [Signature]
Eric J. Chinburg, President
Chinburg Builders Inc. d/b/a Chinburg
Properties
Duly Authorized

EXHIBIT B

ADDENDUM TO PURCHASE AND SALE AGREEMENT
WATER SUPPLY, SEWAGE DISPOSAL, INSULATION AND
METHAMPHETAMINE DISCLOSURE

This disclosure is an addendum to a Purchase and Sale Agreement by and between Sanborn Regional School District (Seller) and Chinburg Builders, Inc. d/b/a Chinburg Properties (Buyer), attached hereto, for premises being a portion of 178 Main Street, Kingston, NH (see Exhibit A).

New Hampshire RSA 477:4-c, 477:4-d and 477:4-g require that prior to the execution of any contract for the purchase and sale of any interest in real property which includes a building, the SELLER shall disclose to BUYER the following information (if unknown, please so state):

1) Type of Water Supply System (check one):

Private X

Municipal _____

2) If Water Supply System is Private, please disclose the following:

Location of Water Supply System: The well is located on the corner of Chase Field that is near the property being sold.

Malfunctions: None known.

Date of installation: Unknown

Date of most recent water test: All test results can be found on the NH DES website at <https://www4.des.state.nh.us/DESONestop/BasicList.aspx>. However, the most recent test was performed March 13, 2020.

Results of most recent water test: Coliform and Ecoli were absent.

3) Type of Sewage Disposal System (check one):

Private X

Municipal _____

4) If Sewage Disposal System is Private, please disclose the following:

Type of Sewage Disposal System: Septic

Size of tank in gallons: There is no tank. There is a pump chamber and leach fields.

Location of system: Seminary – It is located between the Seminary Building, Science Building, and Church Street. Swazey Gym – It is located on the north-east side of the property.

Malfunctions: Unknown

Date of installation of system: Unknown, however, our best guess is at least 20 years ago.
Date most recently serviced: Seminary – around 2006. Swazey Gym is pumped as needed.
Name/address of servicing contractor: Bob's Septic

5) Insulation:

Type of Insulation: Unknown
Location: Unknown

6) Methamphetamine:

Seller(s) by execution of this Agreement hereby represents that no conduct prohibited under RSA 318-D with respect to Methamphetamine production has occurred on the property.



WITNESS TO SELLER

SELLER: _____

DATE: May ____, 2020

The undersigned hereby acknowledge receipt of a copy of this Disclosure on this _____
day of May, 2020

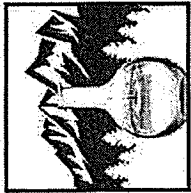

WITNESS TO BUYER

BUYER: 
DATE: May , 2020

WITNESS TO BUYER

BUYER: _____

DATE: May ____, 2020



GRANITE STATE ANALYTICAL SERVICES, LLC.

22 Manchester Road, Unit 2, Derry, NH 03038

Phone: (800) 699-9920 | (603) 432-3044

website: www.granitestateanalytical.com

DATE PRINTED: 03/13/2020
RECEIPT TEMP: ON ICE 3.4° CELSIUS
SAMPLING AGENT: Sheing, Curt
 by GSA QCM App. I
SAMPLE CATEGORY: Routine Sample
SYSTEM NAME: Swasey Gym
SYSTEM TOWN: Kingston
SAMPLE AGENT #: 603-432-3044

LABORATORY SAMPLE LOCATION: 2003-01291-001 003 SWAZEY GYM /MENS BATHROOM SINK
SAMPLE ID #:

DRINKING WATER BACTERIA REPORT
 BACTERIA RESULTS FOR THE MONTH OF March, 2020

Legend	LAB ID#:	DATE & TIME RECEIVED:	PREP TECH:
Passes	1015	03/12/2020 7:19AM	DG-NH
Fails EPA Primary			DG-NH
Fails EPA Secondary			
Fails State Guideline			
Attention			

WATER SYS TYPE: Non-Transient, Non-Community
 EPA ID #: 1275020
 METHOD: SM 9223B
 TEST UNITS: P-A/100mL
 MCL: No Limit MDL (RL): Absent

CLIENT JOB #	COLLECTED DATE/TIME	BACTERIA PREP DATE/TIME	ANALYZED DATE/TIME	TOTAL COLIFORM *	Pass DQ /Fail	ECOLI *	Pass DQ /Fail
	03/11/20 12:05PM	03/12/20 12:36PM	03/13/20 9:05AM	Absent	✓	Absent	✓

The results presented in this report relate to the samples listed above in the condition in which they were received. RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.

Data Qualifier (DQ) Flags: None

* NELAP Accredited Analysis



Donald A. D'Anjou

Donald A. D'Anjou, Ph. D.
Laboratory Director

This analysis meets NELAP requirements except as noted.
 State Certifications: | NH 1015 | MA M-NH003 | ME NH00003 | RI 101513 | VT-VT-101507 |
 This certificate shall not be reproduced, except in full, without the written approval of Granite State Analytical Services, LLC
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EXHIBIT C

LEAD PAINT DISCLOSURE ATTACHMENT

1.0 Lead Warning Statement Pursuant to 42 U.S.C. §4852d.

EVERY PURCHASER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY ON WHICH A RESIDENTIAL DWELLING WAS BUILT PRIOR TO 1978 IS NOTIFIED THAT SUCH PROPERTY MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE, INCLUDING LEARNING DISABILITIES, REDUCED INTELLIGENCE QUOTIENT, BEHAVIORAL PROBLEMS, AND IMPAIRED MEMORY. LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. THE SELLER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY INFORMATION ON LEAD-BASED PAINT HAZARDS FROM RISK ASSESSMENTS OR INSPECTIONS IN THE SELLER'S POSSESSION AND NOTIFY THE BUYER OF ANY KNOWN LEAD-BASED PAINT HAZARDS. A RISK ASSESSMENT OR INSPECTION FOR POSSIBLE LEAD-BASED PAINT HAZARDS IS RECOMMENDED PRIOR TO PURCHASE.

2.0 SELLER's Disclosure (initial where appropriate).

A. Presence of lead-based paint and/or lead-based hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

See RPF Environmental Study of June 20, 2019.

SELLER has no knowledge of lead-based and/or lead-based paint hazards in the housing.

B. Records and reports available to the SELLER (check one below):

SELLER has provided the BUYER with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

RPF Environmental Study of June 20, 2019.

SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3.0 BUYER's Acknowledgment (initial where appropriate).

_____ BUYER has received copies of all information listed above.

_____ BUYER has received the pamphlet *Protect Your Family from Lead In Your Home*.

_____ BUYER has (check one below):

Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4.0 Agent's Acknowledgment (initial where appropriate):

N/A Agent has informed the SELLER of the SELLER's obligations under 42 U.S.C. §4852d and is aware of his/her responsibility to ensure compliance.

5.0 Certificate of Accuracy:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate. Each of the following parties has duly executed and delivered this LPDA prior to the execution and delivery of the above-referenced Agreement.

EXECUTED on the date(s) set forth below.

SELLER:

Date

5/13/20
Date

BUYER:



Date

June 20, 2019

Steve Riley
SAU 17, Sanborn Regional School District
Facilities Manager
17 Danville Road
Kingston, NH 03848

Re: Seminary Main Building
Building Survey Findings
RPF File No. 199233

Dear Mr. Riley:

On May 21, 2019, RPF Environmental, Inc. (RPF) conducted a survey at the Seminary Building located at 178 Main Street in Kingston, New Hampshire. The survey was performed in the building, as designated by you or your site representative, for accessible hazardous building material as indicated herein. Below is a summary of findings, discussion of the results and preliminary recommendations for proper management of the identified hazardous building material. Attached to this report are the survey data tables, laboratory results, survey methodologies and limitations.

This report is not intended to be used as an abatement specification or work plan. To proceed with abatement work, the following important steps are necessary:

1. A work plan or project design documents must be prepared prior to abatement by a certified abatement project designer. The abatement specification or work plan should then be used to solicit bids from qualified abatement contractors. Only properly licensed contractors should be used for asbestos abatement and disposal.
2. A qualified industrial hygiene/testing consultant should conduct sufficient testing and inspections of the work, independent of the abatement contractor. The consultant should also prepare final abatement reports for the work.

Summary of Findings

The Seminary Main Building is a 3-story masonry structure with a basement that was once used as part of the adjacent school building. The building is currently unoccupied and has been for several years. RPF was called in to perform this building survey in preparation of a possible renovation by a potential buyer of the property.

The scope of the survey included accessible asbestos-containing building material in accordance with the initial asbestos inspection requirements prior to renovation or demolition work as stated in the State regulations and applicable federal regulations.

In addition, the survey included screening for lead paint (LP), polychlorinated biphenyls (PCB) light ballasts, mercury switches, refrigerants, PCB caulking, building system hydraulics, and fluorescent light bulbs.

Asbestos

Existing survey and testing information performed previously by RPF and used for this survey includes a building survey dated November 10, 2011, and the last EPA 3-year AHERA Reinspection that included this building dated November 22, 2013. Based on the review of the existing survey records, the following materials are identified as ACBM:

- Wall Panel Mastic
- Transite Panels
- Window Glaze

In addition, several types of additional suspect asbestos-containing building material (ACBM) were observed by RPF, including friable and nonfriable suspect material. Based on the testing performed by RPF, asbestos was detected in the following materials:

- Grey Caulking
- Black Sink Basin Undercoating

Except for the window caulking and glazing, exterior portions of the building were inventoried only. Sampling was not performed of exterior roofing suspect ACBM due to inaccessibility at the time of this survey. When feasible and prior to demolition or disturbance, the roofing should be tested.

Lead Paint

Based on the year of construction and extent of renovation conducted over the years, it is reasonable to assume that some lead paint (LP) is present. As part of the survey performed in 2011, RPF conducted limited spot testing of paint and LP was confirmed to be present on various interior building components. The intent of the lead testing was for potential lead hazardous waste disposal screening purposes only.

Polychlorinated Biphenyls, Mercury, Refrigerants, Building System Hydraulics

Based on the RPF visual observations, polychlorinated biphenyl (PCB) containing light ballasts, mercury containing switches, and fluorescent light bulbs are present through the building. In addition, refrigeration, cooling units, and building system hydraulics were not observed at the time of the survey.

PCB in Caulking

RPF collected two composite samples of exterior caulking for the presence of PCBs. Based on testing, PCBs were not present in the two samples collected.

Depending on the extent of renovation and final construction plans, proper abatement and/or management of the materials will be required in accordance with applicable State and federal regulations. Renovation and demolition plans should be reviewed by a certified industrial hygienist and a licensed project designer for possible asbestos impact issues. Based on the impact assessment and planned usage, technical specifications should be prepared for abatement, as applicable. A management plan should also be prepared to address any asbestos or other hazardous material scheduled to remain after construction.

Discussion of Findings

Asbestos-Containing Building Material

Asbestos is the name for a group of naturally occurring minerals that separate into strong, very fine fibers. The adverse health effects associated with asbestos exposure have been extensively studied for many years. Results of these studies and epidemiological investigations have demonstrated that inhalation of asbestos fibers may lead to increased risk of developing one or more diseases. In all cases, extreme care must be used not to disturb asbestos-containing materials or to create fiber release episodes.

In the accessible locations surveyed, RPF identified thirteen (13) homogeneous groups of accessible suspect asbestos-containing building material. Suspect materials were identified based on current industry standards, EPA, and other guideline listings of potential suspect ACBM.

The following is a summary list of the suspect ACBM identified and sampled during this survey:

- Black Cove Base
- Blue Laminate Countertop
- Brown Cove Base
- Yellow Laminate Countertop
- Grey Marble Laminate Countertop
- Black Sink Basin Undercoating
- Red Glazing
- Grey Caulking
- White Caulking

A total of twenty (20) samples were extracted from the different groups of suspect material in accordance with EPA sampling protocols. Of the samples collected by RPF, asbestos was detected in two (2) groups of suspect ACBM.

Table 1 of Appendix A includes a list of ACBM identified in the building, EPA category listings, and asbestos content. A listing of the different homogenous groups of suspect material identified, samples collected, and analytical results is included in Appendix A. The ACBM identified during this survey consists of nonfriable material which was observed to be in good to fair condition and, left undisturbed and properly managed, is unlikely to cause any major fiber release episodes.

Confirmation testing of previously identified ACBM was not included in the RPF scope of work and, for the purposes of this survey any items previously identified as ACBM are being included as assumed ACBM.

RPF was unable to survey or sample possible suspect materials present on the exterior roofing portions of the Seminary Building due to the area being inaccessible at the time. When feasible, and prior to demolition or disturbance, the built-up roofing should be tested.

Suspect materials encountered at the site subsequent to this survey, which are not included on the enclosed listings of suspect material sampled, should be assumed to be ACBM until proper testing proves otherwise (for example prior to any disturbance due to maintenance, renovation or demolition activity). Please notify RPF in this event to arrange for proper testing and assessments. Please reference the attached methodology and limitations.

Lead Paint Screening

Based on the type and age of building construction, it is reasonable to assume that various painted surfaces contain some lead. It is not uncommon in buildings such as this and that have had various renovation and upgrades to have both lead containing paint and non lead containing paint. Lead is a toxic metal that was used for many years in paint and other products found in and around buildings and homes. Exposure to lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk; however, adults are also susceptible to the effects of lead over exposure.

For the purposes of this survey, RPF reviewed the lead in paint screening results performed by RPF in the report dated November 10, 2011. That survey was performed using a Niton X-Ray Fluorescence (XRF) Meter of various interior and exterior painted surfaces. The results of the lead screening are included at Table 3 of Appendix A. The results of this testing showed lead concentrations in various interior and exterior painted surfaces at ranging from 0.01 to 0.22 milligrams per square centimeter (mg/cm²). The intent of the lead testing was for potential lead hazardous waste disposal screening purposes only.

Based on this limited testing, it should be assumed that other painted surfaces at the site may also contain lead.

Current State of New Hampshire Lead Poisoning regulations consider any paint that contains greater than 1.0 mg/cm² to be lead-based paint. However, the intent of this survey was for construction purposes only and preliminary demolition waste stream implications, not for compliance with NH Lead Poisoning regulations, HUD, or any regulatory abatement order.

Any surfaces with lead present should be managed in accordance with current rules and guidelines, including but not limited to OSHA worker safety rules and State and EPA waste handling and disposal regulations. U.S. Occupational Safety and Health Administration (OSHA) construction rules do not specify any "safe" or acceptable levels of lead within paint for the purposes of occupational exposures. Therefore, construction work involving paint found to contain lead must be completed in accordance with OSHA regulations, not limited to the lead standard, 29 CFR 1926.62. Contractors completing work in areas found to contain lead, or where it is reasonable to assume lead may be present, should be notified of the presence (and potential presence) of lead and proper work protocols should be used.

As lead was found to be present in the screening, proper waste testing with TCLP extraction for lead and potentially other toxic materials should also be completed prior to disposal of any waste generated in accordance with current EPA requirements. Often times it is recommended that pre-demolition TCLP testing be completed such that waste can be segregated as required during demolition activity. Construction/demolition waste that is found to contain lead greater or equal to 5.0 milligrams per liter (mg/L) by TCLP analysis must be handled and treated as hazardous waste.

Please also note that construction and renovation work involving lead paint in housing and child-occupied facilities built before 1978 is also regulated under the EPA Renovation, Repair, and Painting (RRP) rule. Any contractors conducting such work must be properly certified and must use lead safe work methods pursuant to the EPA RRP rule. In addition, pursuant to Title X requirements landlords and sellers are required to disclose the results of lead inspections to tenants and purchasers, and to provide the warning notice and pamphlets in accordance with Title X and State requirements.

PCB Light Ballasts and Fluorescent Lamp Inventory

For this survey, RPF inventoried representative fluorescent lamps throughout the building. Visual spot checks of accessible fixture ballasts were conducted throughout the survey areas. The ballasts inspected were checked for a "No PCBs" label. Unmarked ballasts and ballasts without date stamps are assumed to be PCB containing.

Nine ballasts that were accessed and checked by RPF were labeled as "PCB-Free". Several of the older light units could not be checked during the preliminary survey due to accessibility and it was not feasible to de-energize the systems during the survey. Therefore, the potential exists that some of the units not checked may have PCB ballasts.

During demolition of the lights, additional inspections should be performed as noted above. PCB and non-PCB ballasts should be segregated and packaged for waste disposal in accordance with State and federal requirements. There is a substantial cost difference for disposal of PCB ballasts versus non-PCB ballasts. It is also recommended that prior to proceeding with site work, it be requested that the Client or Building Owner provide documentation of PCB ballasts removed and replaced in the building, if available.

PCBs have been shown to cause chronic toxic effects and are a human carcinogen. PCBs are toxic according to the U.S. EPA and are a regulated material. The two primary federal laws that affect the handling of PCBs are the Toxic Substance Control Act and the Superfund Law (CERCLA). Other regulations include various State requirements, Department of Transportation, U.S. OSHA, and the Resource Conservation and Recovery Act. The regulations establish various requirements for the removal, handling, storage and disposal of PCBs.

With regard to light ballasts, approximately half were manufactured prior to 1979 and nearly all pre-1979 ballasts contain PCBs. Ballasts manufactured after July 1, 1978 and that do not contain PCBs are required to be clearly marked "No PCBs".

Please note that it is possible that post 1979 ballasts may contain some PCBs in the capacitor oils and more information should be requested if needed for applicable State and federal agencies. PCBs may also be present in common household appliances with small capacitors and as dielectric fluids; other electric equipment such as transformers, switches and voltage regulators; and recent studies have shown PCB content in some paints. Documentation of current conditions and in-depth hazard assessments, and laboratory testing for these other PCB usages, is beyond the scope-of-work for this initial survey.

PCB in Caulking

Two (2) composite samples of exterior building caulking were collected and submitted for analysis to determine PCB content. These samples were comprised of discrete caulking materials collected from various exterior window trim and door trim on the exterior of the Seminary building as follows:

Sample Number	Material Description	Location
PCB1	Gray Caulk	North Side Windows
PCB2	White Caulk	North and West Side Windows

The samples were analyzed by Eastern Analytical, Inc. using EPA Method 8082. No detectable concentrations of PCBs were present in any of the caulking samples collected. PCB-containing caulk is considered PCB bulk product waste if the concentration of PCBs in the caulk is greater than or equal to (\geq) 50 ppm pursuant to 40 CFR § 761.3. PCB bulk product waste includes waste derived from manufactured products containing PCBs in a non-liquid state where the concentration at the time of designation for disposal is \geq 50 ppm PCBs. The results of the PCB analysis are included in Table 4 of Appendix A.

Visual Observations for Mercury Switches, Refrigerants, Building System Hydraulics, and Fluorescent Light Bulbs

Based on the spot checks by RPF, RPF did not observe any mercury switches or thermostats in the survey areas. It is possible that additional switches, thermostats or heat detection devices may be encountered during renovation or demolition work and care should be used to properly handle such materials. In addition, fluorescent and high intensity discharge lamps contain a small quantity of mercury that may pose a hazard to human health or the environment if the materials are not managed properly. The lamps may also contain lead solder material. Fluorescent light bulbs were observed in light fixtures on all floors of the structure, for an approximate total of 601 bulbs.

At the time of the survey, RPF did not observe any refrigerants, cooling systems, or building system hydraulics. It is possible that materials could be uncovered during renovation or demolition work. If these materials are uncovered during the course of the activity, they should be handled and disposed of properly.

Conclusions

Based on the survey findings, the building was found to contain ACBM, LP and other hazardous building material.

In accordance with current regulatory requirements, ACBM that may be impacted or disturbed (such that asbestos fiber release occurs) by renovation, demolition or other such activity must be removed by qualified, licensed firms. Although regulations for removal of nonfriable ACBM are somewhat less stringent than the requirements for friable ACBM, it should be noted that nonfriable ACBM that is subjected to grinding, abrasion, and other forces, could be rendered friable. In this event, the nonfriable ACBM would be re-categorized friable ACBM.

ACBM that will not be impacted by renovation or demolition activity may be left in place if managed properly and if the materials are maintained in good condition. ACBM to remain in the building should be included in an asbestos management plan and operations and maintenance (O&M) program detailing the measures to be used to safely occupy the building until the ACBM is fully removed. An accredited Management Planner should prepare the O&M Program in accordance with the guidelines set forth in 40 CFR Part 763 (AHERA).

Work impacting LP, fluorescent light bulbs, mercury (and potential PCB ballasts) must be performed in accordance with current State and federal standards, including but not limited safe work practices, engineering controls, proper waste packaging, and proper disposal. Work involving LP may require notification of tenants, if rented or leased space, prior to start of work.

Sufficiently in advance of the start of renovation and/or remediation work, abatement project design should be completed. As part the initial design steps any planned renovation and demolition activity should be reviewed for potential impact on ACBM. Asbestos removal is highly regulated at the State and federal level, and in some cases, at the local level also. Notification to NH Air Resources is required 10-days prior to the start of interior abatement work and demolition. Only qualified, trained, and licensed firms, as applicable, should be engaged to complete asbestos removal or other abatement activity. Asbestos abatement work must be designed (abatement specifications or work plan prepared) by accredited personnel.


All employees and contractors that may access or otherwise disturb areas with suspect ACBM present should be notified of the presence of ACBM and possible hidden ACBM, and the need to use caution when proceeding with work. Appropriate notifications, labeling and other hazard communications should be completed to all employees, contractors and others in accordance with US OSHA regulations and other applicable requirements (including asbestos labeling in accordance with 29 CFR Part 1926). The scope of RPF services for this survey did not include labeling of ACBM or hazard communications to other employees, building occupants, contractors, or subcontractors.

Documentation of current ACBM conditions and in-depth hazard assessment is beyond the scope-of-work for this initial survey. With the exception of the specific testing and analysis detailed herein, no other samples of materials, oil, water, ground water, air, or other suspect hazardous

materials were collected in the course of this inspection that supports or denies these conclusions. No additional services beyond those explicitly stated herein were performed and none should be inferred or implied. The summary and conclusions are based on reasonably ascertainable information as described in this report. RPF Environmental, Inc. makes no guarantees, warranties, or references regarding this property or the condition of the property after the period of this report.

If you have any questions at this time, or if you would like to discuss the remediation process, please call our office.

Sincerely,
RPF ENVIRONMENTAL, INC.


Brianna Ham, CMI
EH&S Consultant
NH Licensed Inspector

Enclosures:
Appendix A: Data and Analytical Tables
Appendix B: Picture Form
Appendix C: Summary of Methodology and Limitations

199233 Seminary Building 052119 Survey Report

APPENDIX A

TABLE 1
**SAU 17, SANBORN REGIONAL SCHOOL
 Sanborn Seminary Main Building, 178 Main Street, Kingston**
SUMMARY OF ACBM IDENTIFIED

Building Material	Location	Approximate Quantity	EPA Category	Asbestos Results
Wall Panel Mastic	3 rd floor, Attic wall	150 square feet	Category II Nonfriable	Identified ACBM in 2011 survey report
Transite Panels	2 nd floor: room 9, 10, Teacher's room, Activities Directors office, and hall	1,500 square feet	Category II Nonfriable	Identified ACBM in 2011 survey report
Window Glaze	Throughout the building	102 windows	Category II Nonfriable	Identified ACBM in 2011 survey report
Sink Basin Undercoating (black)	3 rd floor, hallway	6 square feet	Category II Nonfriable	3% Chrysotile
Caulking (grey)	Throughout the building, under non-asbestos white caulking	102 window openings, 12 door openings, and 4 hatch openings (1,400 linear feet)	Category II Nonfriable	10% Chrysotile

Notes:

- Please note that Category 1 and Category 2 nonfriable ACM are recategorized as friable and/or RACM under certain conditions. Current State asbestos regulations are more strict and comprehensive than the EPA NESHAPs requirements.
- All quantities are approximate only and should be confirmed during abatement project design and abatement bidding.
- It is possible that some concealed or inaccessible ACBM is present. Care should be used when renovating/demolishing inaccessible building space. Further explorative survey work may be necessary during design and/or in conjunction with demolition.

TABLE 2
**SAU 17, SANBORN REGIONAL SCHOOL
 Sanborn Seminary Main Building, 178 Main Street, Kingston**
Polarized Light Microscopy – EPA 600/R-93/116 Method
Samples Collected: May 21, 2019

Sample ID	Description	Asbestos Content	Asbestos Components	Fibrous Components	Non Fibrous Components
052119-HG1a	Cove base (black) – Basement, Room 2	None Detected		--	100% Other
052119-HG1b	Cove base (black) – Basement, Room 3	None Detected		--	100% Other
052119-HG2a – A	Laminate countertop (blue) – Basement, Men's restroom	None Detected		20% Cellulose	80% Other
052119-HG2a – B	Laminate countertop (blue) – Basement, Men's restroom	None Detected		--	100% Other
052119-HG2b – A	Laminate countertop (blue) – Basement, Women's restroom	None Detected		20% Cellulose	80% Other
052119-HG2b – B	Laminate countertop (blue) – Basement, Women's restroom	None Detected		--	100% Other
052119-HG3a	Cove base (brown) – 1 st floor, Room 5	None Detected		--	100% Other
052119-HG3b	Cove base (brown) – 1 st floor, Hallway/Lobby area	None Detected		--	100% Other
052119-HG4 – A	Laminate countertop (yellow) – 1 st floor, restroom	None Detected		20% Cellulose	80% Other
052119-HG4 – B	Laminate countertop (yellow) – 1 st floor, restroom	None Detected		--	100% Other
052119-HG5 – A	Laminate countertop (grey marble) – 2 nd floor, hallway	None Detected		20% Cellulose	80% Other
052119-HG5 – B	Laminate countertop (grey marble) – 2 nd floor, hallway	None Detected		--	100% Other
052119-HG6a	Sink basin under coating (black) – 3 rd floor, hallway	Positive	3% Chrysotile		97% Other
052119-HG6b	Sink basin under coating (black) – 3 rd floor, hallway	*SFP		--	--
052119-HG7a	Glazing (red) – 2 nd floor, west side room	None Detected		--	100% Other

Notes:

- SFP Means analysis was terminated because asbestos was detected on a previous homogenous sample during the survey work. Please reference the "HG" group number.
- Please reference the full report for discussions and additional information and limitations pertaining to these results.

TABLE 2
(continued)
SAU 17, SANBORN REGIONAL SCHOOL
Sanborn Seminary Main Building, 178 Main Street, Kingston
Polarized Light Microscopy – EPA 600/R-93/116 Method
Samples Collected: May 21, 2019

Sample ID	Description	Asbestos Content	Asbestos Components	Fibrous Components	Non Fibrous Components
052119-HG7b	Glazing (red) – 3 rd floor, east side room by stairs	None Detected		--	100% Other
052119-HG8a	Caulking (grey) – Exterior, 2 nd floor, north side	Positive	10% Chrysotile	--	90% Other
052119-HG8b	Caulking (grey) – Exterior, 1 st floor, north side	*SFP		--	--
052119-HG9a	Caulking (white) – Exterior, Basement, west side	None Detected		--	100% Other
052119-HG9b	Caulking (white) – Exterior, 1 st floor, north side	None Detected		--	100% Other

199233

Notes:

- SFP Means analysis was terminated because asbestos was detected on a previous homogenous sample during the survey work. Please reference the "HG" group number.
- Please reference the full report for discussions and additional information and limitations pertaining to these results.

TABLE 3
**SAU 17-SANBORN REGIONAL SCHOOL DISTRICT
 DJ Bakie Elementary School**
XRF SURVEY RESULTS

Sample Collected: October 4, 2011

Reading No.	Component	Substrate	Color	Location	Result (mg/cm ²)
2375	Wall	Plaster/Concrete	White	Room 309, exterior wall, white	0.0
2376	Wall	Plaster/Concrete	White	Room 309, exterior wall, white	0.0
2377	Wall	Plaster/Concrete	White	Room 309, exterior wall trim board	0.0
2378	Wall	Plaster/Concrete	Blue	Room 309, exterior wall, blue	0.22
2379	Wall	Plaster/Concrete	Blue	Room 309, exterior wall, blue	0.0
2368	Wall	Plaster/Concrete	Blue	Office, exterior wall, blue	0.0
2369	Wall	Plaster/Concrete	Blue	Office, exterior wall, blue	0.0
2370	Window sill	Wood	White	Office, window sill, white	0.02
2371	Window sill	Wood	White	Office, window sill white	0.07
2372	Window frame	Wood	White	Office, window vertical trim	0.05
2373	Interior wall	Cinder block	Blue	Office, interior office wall	0.0
2374	Interior wall	Cinder block	White	Office, interior office wall	0.0
2380	Wall	Plaster/Concrete	Yellow	Office, Principal office, wall	0.0

114501

Notes:

- Lead based paint as defined by current state of NH lead poisoning prevention regulations, is any paint that contains in excess of 1.0 mg/cm² of lead.
- OSHA does not currently establish a percent lead for lead paint.
- mg/cm² milligrams per centimeter square
- cps means hertz measurement
- Please reference the full report for discussions and additional information and limitations pertaining to these results.



Eastern Analytical, Inc.

professional laboratory and drilling services

Brianna Ham
RPF Environmental, Inc.
320 First NH Turnpike
Northwood, NH 03261



Subject: Laboratory Report

Eastern Analytical, Inc. ID: 195807
Client Identification: 199233 / SAU17 Seminary
Date Received: 5/23/2019

Dear Ms. Ham:

Enclosed please find the laboratory report for the above identified project. All analyses were performed in accordance with our QA/QC Program. Unless otherwise stated, holding times, preservation techniques, container types, and sample conditions adhered to EPA Protocol. Samples which were collected by Eastern Analytical, Inc. (EAI) were collected in accordance with approved EPA procedures. Eastern Analytical, Inc. certifies that the enclosed test results meet all requirements of NELAP and other applicable state certifications. Please refer to our website at www.easternanalytical.com for a copy of our NELAP certificate and accredited parameters.

The following standard abbreviations and conventions apply to all EAI reports:

- Solid samples are reported on a dry weight basis, unless otherwise noted
- < : "less than" followed by the reporting limit
- > : "greater than" followed by the reporting limit
- %R : % Recovery

Eastern Analytical Inc. maintains certification in the following states: Connecticut (PH-0492), Maine (NH005), Massachusetts (M-NH005), New Hampshire/NELAP (1012), Rhode Island (269), Vermont (VT1012) and New York (12072).

The following information is contained within this report: Sample Conditions summary, Analytical Results/Data, Quality Control data (if requested) and copies of the Chain of Custody. This report may not be reproduced except in full, without the the written approval of the laboratory.

If you have any questions regarding the results contained within, please feel free to directly contact me or the chemist(s) who performed the testing in question. Unless otherwise requested, we will dispose of the sample (s) 30 days from the sample receipt date.

We appreciate this opportunity to be of service and look forward to your continued patronage.

Sincerely,

Lorraine Olashaw, Lab Director

5.31.19
Date

4
of pages (excluding cover letter)



SAMPLE CONDITIONS PAGE

EAI ID#: 195807

Client: RPF Environmental, Inc.

Client Designation: 199233 / SAU17 Seminary

Temperature upon receipt (°C): 1.2

Received on ice or cold packs (Yes/No): Y

Acceptable temperature range (°C): 0-6

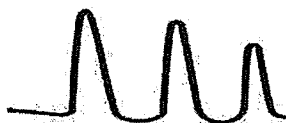
Lab ID	Sample ID	Date Received	Date Sampled	Sample Matrix	% Dry Weight	Exceptions/Comments (other than thermal preservation)
195807.01	052119-PCB1	5/23/19	5/21/19	solid	94.4	Adheres to Sample Acceptance Policy
195807.02	052119-PCB2	5/23/19	5/21/19	solid	98.6	Adheres to Sample Acceptance Policy

Samples were properly preserved and the pH measured when applicable unless otherwise noted. Analysis of solids for pH, Flashpoint, Ignitability, Paint Filter, Corrosivity, Conductivity and Specific Gravity are reported on an "as received" basis. Immediate analyses, pH, Total Residual Chlorine, Dissolved Oxygen and Sulfite, performed at the laboratory were run outside of the recommended 15 minute hold time.

Results contained in this report relate only to the above listed samples.

References include:

- 1) EPA 600/4-79-020, 1983
- 2) Standard Methods for Examination of Water and Wastewater, 20th, 21st, 22nd & 23rd Edition or noted Revision year.
- 3) Test Methods for Evaluating Solid Waste SW 846 3rd Edition including updates IVA and IVB
- 4) Hach Water Analysis Handbook, 4th edition, 1992



LABORATORY REPORT

EAI ID#: 195807

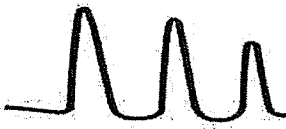
Client: RPF Environmental, Inc.

Client Designation: 199233 / SAU17 Seminary

Sample ID:	052119-PCB1	052119-PCB2
Lab Sample ID:	195807.01	195807.02
Matrix:	solid	solid
Date Sampled:	5/21/19	5/21/19
Date Received:	5/23/19	5/23/19
% Solid:	94.4	98.6
Units:	mg/kg	mg/kg
Date of Extraction/Prep:	5/28/19	5/28/19
Date of Analysis:	5/29/19	5/29/19
Analyst:	SG	SG
Extraction Method:	3540C	3540C
Analysis Method:	8082A	8082A
Dilution Factor:	14	15

PCB-1016	< 0.2	< 0.3
PCB-1221	< 0.2	< 0.3
PCB-1232	< 0.2	< 0.3
PCB-1242	< 0.2	< 0.3
PCB-1248	< 0.2	< 0.3
PCB-1254	< 0.2	< 0.3
PCB-1260	< 0.2	< 0.3
PCB-1262	< 0.2	< 0.3
PCB-1268	< 0.2	< 0.3
TMX (surr)	86 %R	77 %R
DCB (surr)	84 %R	88 %R

Acid clean-up was performed on the samples and associated batch QC.
Detection limits elevated in response to the lower initial mass used for analysis.



QC REPORT

EAI ID#: 195807

Client: RPF Environmental, Inc.

Batch ID: 636946-27403/S052819PCB1

Client Designation: 199233 / SAU17 Seminary

Parameter Name	Blank	LCS	LCSD	Analysis Date	Units	Limits	RPD	Method
PCB-1016	< 0.02	0.13 (100 %R)	0.14 (101 %R) (1 RPD)	5/29/2019	mg/kg	40 - 140	30	8082A
PCB-1221	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
PCB-1232	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
PCB-1242	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
PCB-1248	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
PCB-1254	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
PCB-1260	< 0.02	0.13 (98 %R)	0.13 (100 %R) (2 RPD)	5/29/2019	mg/kg	40 - 140	30	8082A
PCB-1262	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
PCB-1268	< 0.02	< 0.02 (%R N/A)	< 0.02 (%R N/A) (RPD N/A)	5/29/2019	mg/kg			8082A
TMX (surr)	89 %R	90 %R	89 %R	5/29/2019	% Rec	30 - 150	30	8082A
DCB (surr)	95 %R	96 %R	98 %R	5/29/2019	% Rec	30 - 150	30	8082A

Samples were extracted and analyzed within holding time limits.

Instrumentation was calibrated in accordance with the method requirements.

The method blanks were free of contamination at the reporting limits.

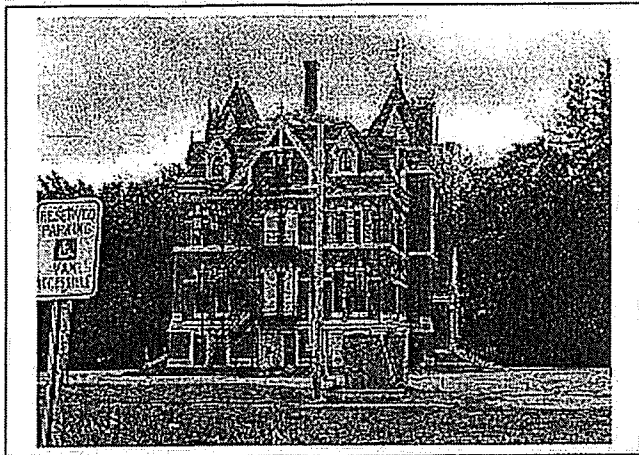
Sample surrogate recoveries met the above stated criteria.

The associated matrix spikes and/or Laboratory Control Samples met acceptance criteria.

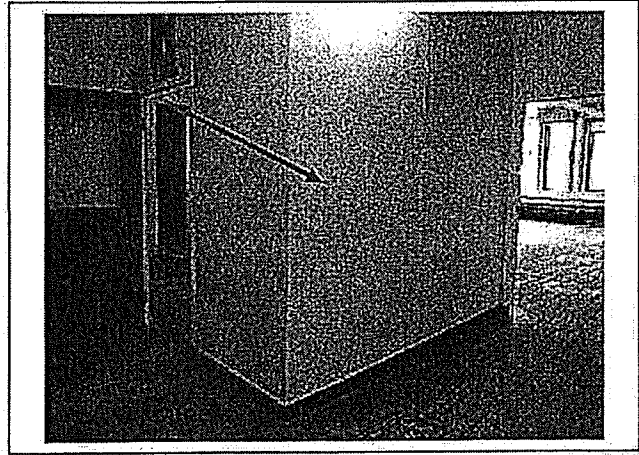
There were no exceptions in the analyses, unless noted.

*! Flagged analyte recoveries deviated from the QA/QC limits. Unless noted below, flagged analytes that exceed acceptance limits in the Quality Control sample were not detected in the field samples.

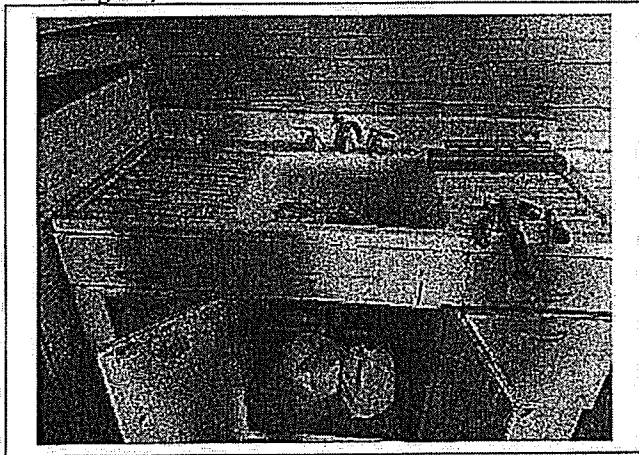
APPENDIX B



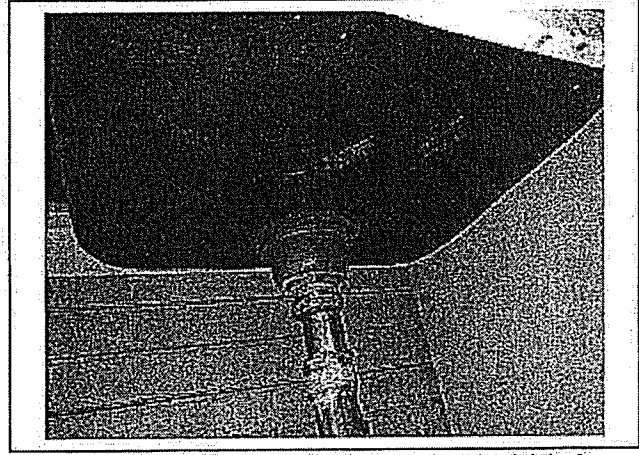
1. Seminary Main Building located at 178 Main Street in Kingston, NH.



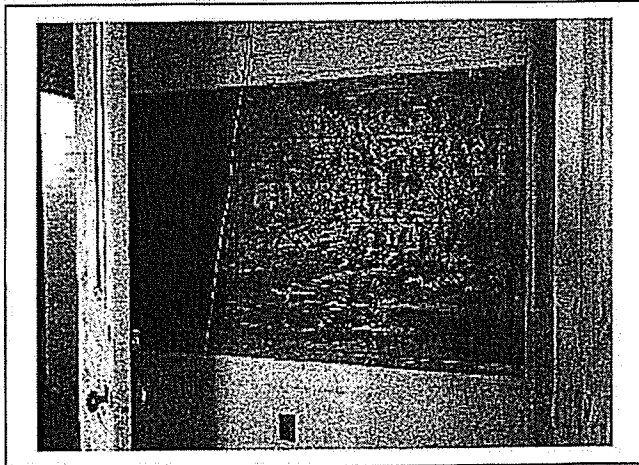
2. ACBM transite panels present on the 2nd floor.



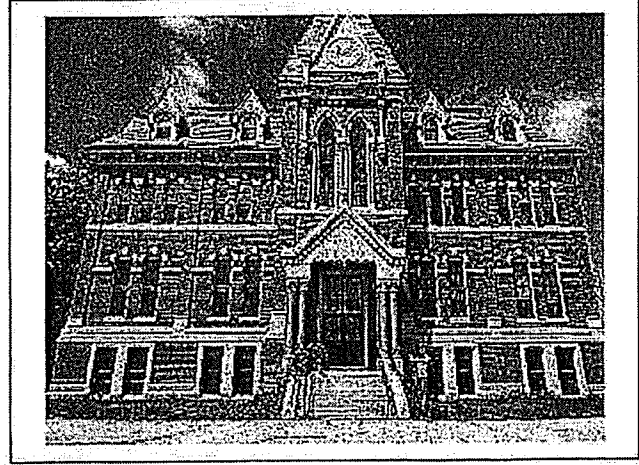
3. 3rd floor, hallway sink.



4. ACBM sink basin undercoating located on the sink in the 3rd floor hallway.



5. ACBM wall panel mastic in the 3rd floor attic area.



6. ACBM caulking and glazing are present on each of the exterior window, door, and hatch opening.

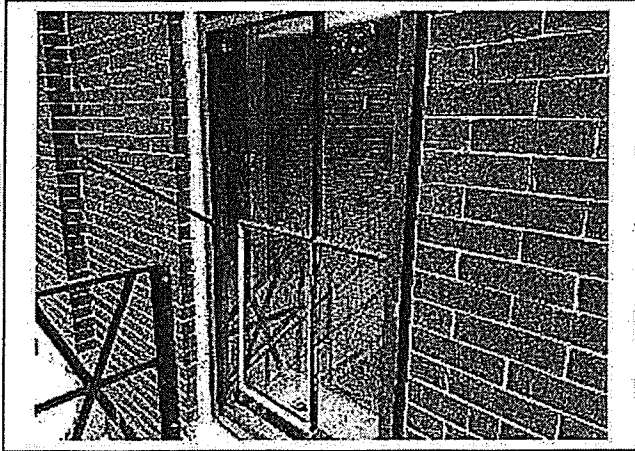
EXAMPLE PICTURES

Site Address: Seminary Main Building
178 Main Street
Kingston, NH

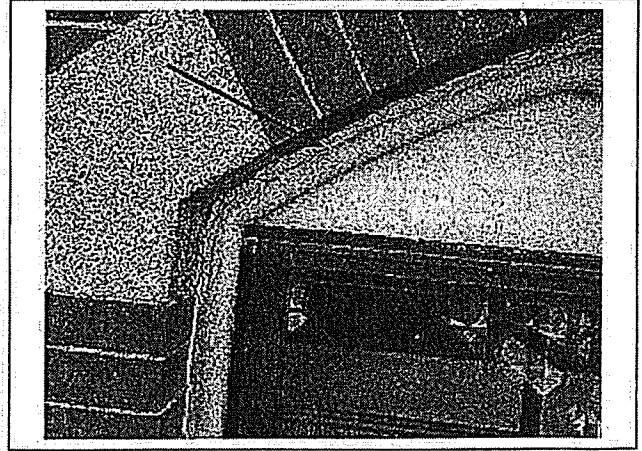
 **RPF Environmental**
TESTING & CONSULTING SERVICES

www.airpf.com
888-SAFE AIR

File No. 199233



7. ACBM glazing present on the exterior window.



8. ACBM grey caulking present under non-asbestos white caulking around each window and door opening.

EXAMPLE PICTURES

Site Address: Seminary Main Building
178 Main Street
Kingston, NH



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File No. 199233

APPENDIX C

Summary of Methodology: Asbestos-Containing Building Materials Survey

EPA accredited inspector(s) surveyed accessible space in the building or site areas included within the RPF Scope of Work (SOW) to identify suspect asbestos-containing building material (ACBM). Suspect ACBM was inventoried and categorized into homogeneous groups of materials. To the extent indicated in the report, samples were then extracted from the different groups of homogeneous materials in accordance with applicable State and federal rules and regulations. For surveys in which the SOW included full inspections of the affect space, sampling methodologies were based on the requirements set forth in 40 CFR Part 763 (EPA) and 29 CFR Part 1926.1101 (OSHA). For preliminary or limited surveys, findings apply to only the affected material or space as indicated in the RPF SOW and Report and additional inspection and testing will be required to satisfy regulatory obligations associated with renovation, demolition, maintenance and other occupational safety and health requirements. Sampling methodologies used are as set forth in 40 CFR Part 763 (EPA):

- Surfacing Material: 3 bulk samples from each homogenous area and/or material that is 1,000 square feet or less. 5 bulk samples from each homogenous area that is greater than 1,000 square feet but less than or equal to 5000 square feet. 7 bulk samples from each homogenous area that is greater than 5,000 square feet.
- Thermal System Insulation: 3 bulk samples from each homogenous area. 1 bulk sample from each homogenous area of patched thermal system insulation if the patched section is less than 6 linear or square feet. Samples sufficient to determine whether the material is ACM from each insulated mechanical system where cement is utilized on tees, elbows, or valves.
- Miscellaneous ACM: 3 samples from each miscellaneous material. 1 sample if the amount of miscellaneous material is less than 6 square or linear feet.

Collected samples were individually placed into sealed containers, labeled, and submitted with proper chain of custody forms to the RPF NVLAP-accredited vendor laboratory. Sample containers and tools were cleaned after each sample was collected. Samples were analyzed for asbestos content using polarized light microscopy (PLM). Although PLM is the method currently recognized in State and federal regulations for asbestos identification in bulk samples, PLM may not be sensitive enough to detect all of the asbestos fibers in certain types of materials, such as floor tile and other nonfriable ACBM. In the event that more definitive results are requested in cases of with negative or trace results of asbestos are detected, RPF recommends that confirmation testing be completed using transmission electron microscopy.

For each homogeneous group of suspect material, a "stop at first positive" (SFP) method may have been employed during the analysis. The SFP method is based on current EPA sampling protocols and means that if one sample within a homogeneous group of suspect material is found to contain >1% asbestos, then further analysis of that specific homogenous group samples is terminated and the entire homogeneous group of material is considered to be ACBM regardless of the other sample results. This is based on the potential for inconsistent mix of asbestos in the product yielding varying findings across the different individual samples collected from the same homogeneous group. Unless otherwise noted in the report, sample groups found to have 1% to <10% asbestos content are assumed to be ACBM; to rebut this assumption further analysis with point count methods are required.

Inaccessible and hidden areas, including but not limited to wall/floor/ceiling cavity space, space with obstructed access (such as fiberglass insulation above suspended ceilings), sub floors, interiors of mechanical and process equipment, and similar spaces were not included in the inspection and care should be used when accessing these areas in the future. Unless otherwise noted in the RPF Report, destructive survey techniques were not employed during this survey.

In the event that additional suspect materials are encountered that are not addressed in this report, the materials should be properly tested by an accredited inspector. For example, during renovation and demolition it is likely that additional suspect material will be encountered and such suspect materials should be assumed to be hazardous until proper inspection and testing occurs.

RPF followed applicable industry standards; however, various assumptions and limitations of the methods can result in missed materials or misidentification of materials due several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to fully inspection, assumptions regarding the determination of homogenous groups of suspect material, assumptions regarding attempts to conduct representative sampling, and potential for varying mixtures and layers of material sampled not being representative of all areas of similar material. Also reference the Limitations document attached to the report.

Summary of Methodology: Lead in Paint Survey

Screening for lead in paint (LP) was performed using bulk sampling of paint or using an X-Ray Fluorescence (XRF) meter for in situ measurements of various painted surfaces. For bulk sampling, samples for determinations were collected by scraping lead paint chips from the substrate. The surveyor attempted to sample layers of paint down to the substrate surface at each sample location. Samples were placed into proper sample containers, the containers were then sealed, labeled and shipped with chain of custody to the RPF AIHA accredited vendor laboratory. The samples were analyzed for total lead content using SW 846 3050B - NIOSH Method 7420. For XRF screening, the device was used and calibrated in accordance with the equipment and industry guidelines applicable for the specific testing performed.

Unless specific TCLP waste characterizations were included in the RPF Scope of Work (SOW), further analysis of waste streams for toxicity characteristics including, but not necessarily limited to lead, may be required prior to disposal of the waste stream. Other toxics may also be present including other heavy metals and PCBs and it may also be necessary to conduct waste characterization for these materials.

Sampling was limited to the specific components as listed in the RPF Report and testing and survey was not completed on every different surface in every room or area in the building. In addition unless otherwise noted in the RPF Report, surface dust, air and soil testing were not conducted during this survey. In order to conduct thorough hazard assessments for lead exposures, representative surface dust testing and air monitoring throughout the building, LBP testing of all surfaces in the building, and representative soil testing in the exterior areas should be completed. This type of testing and analysis was beyond the SOW for the initial survey

The intent of this survey is for lead in construction purposes, not for lead abatement, lead inspections, or lead hazard assessments in residential situations. Specific survey and inspection protocols are required for residential lead-based paint inspections that were not included in the RPF SOW.

RPF followed applicable industry standards for construction related identification in nonresidential settings; however, RPF does not warrant or certify that all lead or other hazardous materials in or on the building has been identified and included in this report. Various assumptions and limitations of the methods can result in missed materials or misidentification of materials due several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to inspect or sample, assumptions regarding the determination of homogenous or like types of paint, assumptions regarding attempts to conduct representative sampling, and potential for varying mixtures and layers of material sampled not being representative of all areas of similar appearing material. Also reference the Limitations document attached to the report.

Summary of Methodology: Polychlorinated Biphenyls, Mercury and Refrigerants

Various, accessible fluorescent light fixtures were inspected to determine if the ballasts contain a "No PCBs" label. Ballasts that do not have the "No PCBs" label are assumed to contain PCB.

Only limited fixtures were checked based on accessibility and safety concerns. Further inspection will be required during the course of construction, maintenance, renovation and demolition.

Various equipment and machinery within the building may also contain PCB oils. Specific findings relating to such equipment and machinery were not included in the RPF SOW.

It is common to find fluorescent light bulbs, thermostats and switches are present in buildings. RPF performed a visual inspection of specific areas included in the RPF SOW in an attempt to identify such materials. Findings are limited to the specific accessible space accessed by RPF.

Various compressor and refrigerant equipment may be present and is should be assumed that such equipment contains Freon or other chlorofluorocarbons unless otherwise tested or documented. Although general comment may be provided in the RPF Report, the specific identification of all potential Freon and CFCs is not included in the RPF SOW.

The findings may or may not be fully representative of all of the entire building. Confirmation testing and analysis of PCB, refrigerants and mercury was not included in the RPF SOW.

RPF followed applicable industry standards; however, RPF does not warrant or certify that all hazardous material in or on the building has been identified and included in this report. Various assumptions and limitations of the methods can result in missed materials or misidentification of materials due several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to fully inspection, electrical safety considerations, and assumptions relating to areas or material being representative of other locations which in fact may not be representative. Also reference the Limitations document attached to the report.

LIMITATIONS

1. The observations and conclusions presented in the Report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the RPF Environmental, Inc. Scope of Work (SOW) as discussed in the proposal and/or agreement. The conclusions and recommendations are based on visual observations and testing, limited as indicated in the Report, and were arrived at in accordance with generally accepted standards of industrial hygiene practice and asbestos professionals. The nature of this survey or monitoring service was limited as indicated herein and in the report or letter of findings. Further testing, survey, and analysis is required to provide more definitive results and findings.
2. For site survey work, observations were made of the designated accessible areas of the site as indicated in the Report. While it was the intent of RPF to conduct a survey to the degree indicated, it is important to note that not all suspect ACM material in the designated areas were specifically assessed and visibility was limited, as indicated, due to the presence of furnishings, equipment, solid walls and solid or suspended ceilings throughout the facility and/or other site conditions. Asbestos or hazardous material may have been used and may be present in areas where detection and assessment is difficult until renovation and/or demolition proceeds. Access and observations relating to electrical and mechanical systems within the building were restricted or not feasible to prevent damage to the systems and minimize safety hazards to the survey team.
3. Although assumptions may have been stated regarding the potential presence of inaccessible or concealed asbestos and other hazardous material, full inspection findings for all asbestos and other hazardous material requires the use of full destructive survey methods to identify possible inaccessible suspect material and this level of survey was not included in the SOW for this project. For preliminary survey work, sampling and analysis as applicable was limited and a full survey throughout the site was not performed. Only the specific areas and /or materials indicated in the report were included in the SOW. This inspection did not include a full hazard assessment survey, full testing or bulk material, or testing to determine current dust concentrations of asbestos in and around the building. Inspection results should not be used for compliance with current EPA and State asbestos in renovation/demolition requirements unless specifically stated as intended for this use in the RPF report and considering the limitations as stated therein and within this limitations document.
4. Where access to portions of the surveyed area was unavailable or limited, RPF renders no opinion of the condition and assessment of these areas. The survey results only apply to areas specifically accessed by RPF during the survey. Interiors of mechanical equipment and other building or process equipment may also have asbestos and other hazardous material present and were not included in this inspection. For renovation and demolition work, further inspection by qualified personnel will be required during the course of construction activity to identify suspect material not previously documented at the site or in this survey report. Bordering properties were not investigated and comprehensive file review and research was not performed.
5. For lead in paint, observations were made of the designated accessible areas of the site as indicated in the Report. Limited testing may have been performed to the extent indicated in the text of the report. In order to conduct thorough hazard assessments for lead exposures, representative surface dust testing, air monitoring and other related testing throughout the building, should be completed. This type of in depth testing and analysis was beyond the scope of services for the initial inspection. For lead surveys with XRF readings, it is recommended that surfaces found to have LBP or trace amount of lead detected with readings of less than 4 mg/cm² be confirmed using laboratory analysis if more definitive results are required. Substrate corrections involving destructive sampling or damage to existing surfaces (to minimize XRF read-through) were not completed. In some instances, destructive testing may be required for more accurate results. In addition, depending on the specific thickness of the paint films on different areas of a building component, differing amounts of wear, and other factors, XRF readings can vary slightly, even on the same building component. Unless otherwise specifically stated in the scope of services and final report, lead testing performed is not intended to comply with other state and federal regulations pertaining to childhood lead poisoning regulations.

RPF Service Limitations (cont.)

6. Air testing is to be considered a "snap shot" of conditions present on the day of the survey with the understanding that conditions may differ at other times or dates or operational conditions for the facility. Results are also limited based on the specific analytical methods utilized. For phase contrast microscopy (PCM) total airborne fiber testing, more sensitive asbestos-specific analysis using transmission electron microscopy (TEM) can be performed upon request.
7. For asbestos bulk and dust testing, although polarize light microscopy (PLM) is the method currently recognized in State and federal regulations for asbestos identification in bulk samples, some industry studies have found that PLM may not be sensitive enough to detect all of the asbestos fibers in certain nonfriable material, vermiculate type insulation, soils, surface dust, and other materials requiring more sensitive analysis to identify possible asbestos fibers. In the event that more definitive results are requested, RPF recommends that confirmation testing be completed using TEM methods or other analytical methods as may be applicable to the material. Detection of possible asbestos fibers may be made more difficult by the presence of other non-asbestos fibrous components such as cellulose, fiber glass, etc., by binder/matrix materials which may mask or obscure fibrous components, and/or by exposure to conditions capable of altering or transforming asbestos. PLM can show significant bias leading to false negatives and false positives for certain types of materials. PLM is limited by the visibility of the asbestos fibers. In some samples the fibers may be reduced to a diameter so small or masked by coatings to such an extent that they cannot be reliably observed or identified using PLM.
8. For hazardous building material inspection or survey work, RPF followed applicable industry standards; however, RPF does not warrant or certify that all asbestos or other hazardous materials in or on the building has been identified and included in this report. Various assumptions and limitations of the methods can result in missed materials or misidentification of materials due to several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to fully inspect, assumptions regarding the determination of homogenous groups of suspect material, assumptions regarding attempts to conduct representative sampling, and potential for varying mixtures and layers of material sampled not being representative of all areas of similar material.
9. Full assessments often requires multiple rounds of sampling over a period of time for air, bulk material, surface dust and water. Such comprehensive testing was beyond the scope of RPF services. In addition clearance testing for abatement, as applicable, was based on the visual observations and limited ambient area air testing as indicated in the report and in accordance with applicable state and federal regulations. The potential exists that microscopic surface dust remains with contaminant present even in the event that the clearance testing meets the state and federal requirements. Likewise for building surveys, visual observations are not sufficient alone to detect possible contaminant in settled dust. Unless otherwise specifically indicated in the report, surface dust testing was not included in the scope of the RPF services.
10. For abatement or remediation monitoring services: RPF is not responsible for observations and test for specific periods of work that RPF did not perform full shift monitoring of construction, abatement or remediation activity. In the event that problems occurred or concerns arouse regarding contamination, safety or health hazards during periods RPF was not onsite, RPF is not responsible to provide documentation or assurances regarding conditions, safety, air testing results and other compliance issues. RPF may have provided recommendations to the Client, as needed, pertaining to the Client's Contractor compliance with the technical specifications, schedules, and other project related issues as agreed and based on results of RPF monitoring work. However, actual enforcement, or waiving of, contract provisions and requirements as well as regulatory liabilities shall be the responsibility of Client and Client's Contractor(s). Off-site abatement activities, such as waste transportation and disposal, were not monitored or inspected by RPF.
11. For services limited to clearance testing following abatement or remediation work by other parties: The testing was limited to clearance testing only and as indicated in the report and a site assessment for possible environmental health and safety hazards was not performed as part of the scope of this testing. Client, or Client's abatement contractor as applicable, was responsible for performing visual inspections

RPF Service Limitations (cont.)

of the work area to determine completeness of work prior to air clearance testing by RPF.

12. For site work, including but not limited to air clearance testing services, in which RPF did not provide full site safety and health oversight, abatement design, full shift monitoring of all site activity, RPF expresses no warranties, guarantees or certifications of the abatement work conducted by the Client or other employers at the job site(s), conditions during the work, or regulatory compliance, with the exception of the specific airborne concentrations as indicated by the air clearance test performed by RPF during the conditions present for the clearance testing. Unless otherwise specifically noted in the RPF Report, visual inspections and air clearance testing results apply only to the specific work area and conditions present during the testing. RPF did not perform visual inspections of surfaces not accessible in the work area due to the presence of containment barriers or other obstructions. In these instances, some contamination may be present following RPF clearance testing and such contamination may be exposed during and after removal of the containment barriers or other obstructions following RPF testing services. Client or Client's Contractor is responsible for using appropriate care and inspection to identify potential hazards and to remediate such hazards as necessary to ensure compliance and a safe environment.
13. The survey was limited to the material and/or areas as specifically designated in the report and a site assessment for other possible environmental health and safety hazards or subsurface pollution was not performed as part of the scope of this site inspection. Typically, hazardous building materials such as asbestos, lead paint, PCBs, mercury, refrigerants, hydraulic fluids and other hazardous product and materials may be present in buildings. The survey performed by RPF only addresses the specific items as indicated in the Report.
14. For mold and moisture survey services, RPF services did not include design or remediation of moisture intrusion. Some level of mold will remain at the site regardless of RPF testing and Contractor or Client cleaning efforts. RPF testing associated with mold remediation and assessments is limited and may or may not be representative of other surfaces and locations at the site. Mold growth will occur if moisture intrusion deficiencies have not been fully remedied and if the site or work areas are not maintained in a sufficiently dry state. Porous surfaces in mold contaminated areas which are not removed and disposed of will likely result in future spore release, allergen sources, or mold contamination.
15. Existing reports, drawings, and analytical results provided by the Client to RPF, as applicable, were not verified and, as such, RPF has relied upon the data provided as indicated, and has not conducted an independent evaluation of the reliability of these data.
16. Where sample analyses were conducted by an outside laboratory, RPF has relied upon the data provided, and has not conducted an independent evaluation of the reliability of this data.
17. All hazard communication and notification requirements, as required by U.S. OSHA regulation 29 CFR Part 1926, 29 CFR Part 1910, and other applicable rules and regulations, by and between the Client, general contractors, subcontractors, building occupants, employees and other affected persons were the responsibility of the Client and are not part of the RPF SOW.
18. The applicability of the observations and recommendations presented in this report to other portions of the site was not determined. Many accidents, injuries and exposures and environmental conditions are a result of individual employee/employer actions and behaviors, which will vary from day to day, and with operations being conducted. Changes to the site and work conditions that occur subsequent to the RPF inspection may result in conditions which differ from those present during the survey and presented in the findings of the report.