

DEAL ENTERPRISES INC.
asbestos/lead consulting

P.O. Box 3065
Lake Jackson, TX 77566

ASBESTOS INSPECTION REPORT

BP

James Wayne Properties

PROPERTY LOCATION

3701 Rio Grande
Victoria, Texas

INSPECTION DATE
INSPECTOR

March 21, 2005
Albert O. Mayo Jr. TDH # 10-5167

PROPERTY DESCRIPTION

one story commercial

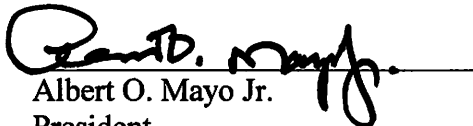
SUSPECT MATERIALS TESTED (MIN. 3 SAMPLES EACH)

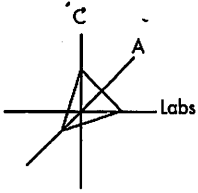
Rear space	01-03	floor tile/mastic
Front space	04-06	joint compound on concrete panels
	07-09	linoleum (2 small rooms next to rear lease)
	10-12	2x4 ceiling tile (same 2 rooms)
	13-15	floor tile/mastic (lab 2)
	16-18	sheetrock panels (labs 1 & 3)

ASBESTOS-CONTAINING MATERIALS IDENTIFIED

NONE

This inspection was conducted in compliance with TAHPR 295.34(c) and 40 CFR 61.145


Albert O. Mayo Jr.
President

**Crisp Analytical Laboratories, L.L.C.**

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Crisp Analytical Laboratories, L.L.C. at Houston

5829 West Sam Houston Parkway North, Suite 803
Houston, TX 77041
PH: (713) 983-6336
Fax: (713) 983-6776

Polarized Light Microscopy Bulk Asbestos Analysis Laboratory Analysis Report

Deal Enterprises**Fax 979-848-7965**Reference Number: **CAH0503729****LABORATORY ANALYSIS METHOD:**

Summary of polarizing light microscopy (PLM / stereomicroscopy bulk asbestos analysis) using the methods described in 40CFR Part 763 Appendix E to Subpart E (Interim) and EPA /600/R-93/116 (Improved). All analysts have received the necessary in-house and extramural training (McCrone Research and/or University Degree in Geology, Biology, Environmental and Material Science) to perform analysis of bulk samples for the presence or absence of asbestos. Greater than one percent are re-examined by a second analyst for intralaboratory quality control. Greater than one percent are re-examined by the same analyst for quality control. All analysts are required to participate in quality control analysis rounds. Microscopic calibrations are performed on a daily, weekly and monthly basis.

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. All asbestos qualification is traceable to NIST standards for regulated asbestos types. Analysts' calibrated visual estimated percentages are susceptible to variance. All quantifications fall within a range of acceptable percentages, depending on the actual concentration of asbestos:

% Area Asbestos	Acceptable Variance	% Area Asbestos	Acceptable Variance
<1 - 1%	+/- 1%	7 - 10%	+/- 5%
2 - 3%	+/- 2%	11 - 19%	+/- 8%
4 - 6%	+/- 4%	20 - 100%	+/- 10%

These results are submitted pursuant to CA Labs' current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, CA Labs will store the samples for a period of ninety days before discarding. A shipping and handling fee may be assessed for the return of any samples.

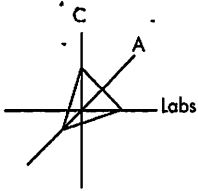
*Analysis performed at Crisp Analytical Labs, L.L.C 5829 W. Sam Houston Parkway N Suite 803
Houston, TX 77041. We can be reached after hours by cellular at (281) 850-4892.*

Dallas NVLAP 200349-0 TEM / PLM
Baton Rouge NVLAP 200452-0 PLM
Houston NVLAP 200592-0 PLM

EPA H₂O TX 01402

TDH 30-0235
TDH 30-0256/LDEQ
TDH 30-0298

AIHA EMPAT enrollment



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Polarized Light Microscopy Report

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116)
 Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.

Client Information:
 Deal Enterprises
 P.O. Box 3065
 Lake Jackson, Texas 77566
 Phone: 979-848-1965
 Fax: 979-848-1965

Client Project:
 05-36
 3701 Rio Grande

CA Labs Project #:
 CAH0503729
Date: 4/4/2005

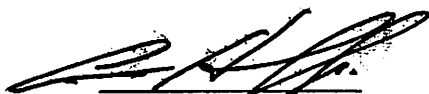
Turnaround Time: 3 day
Attn: Al Mayo

Samples Received: 3/29@1330
Purchase Order #:

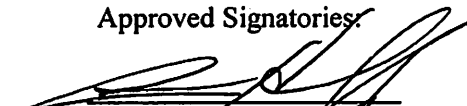
Sample#	Layer #	Analysts Physical Description of Subsample	Homo-Geneous (Y/N)	Asbestos type / Calibrated visual estimate percent (None Detected = Absent/ asb. And visual%=present)	Non-asbestos fiber type / percent	Non-fibrous type / percent
BPV-032105-01	1	White Floor Tile	Y	None Detected		100% Other
	2	Yellow Mastic	Y	None Detected	2%Cellulose	98% Other
BPV-032105-02	1	White Floor Tile	Y	None Detected		100% Other
	2	Yellow Mastic	Y	None Detected	2%Cellulose	98% Other
BPV-032105-03	1	White Floor Tile	Y	None Detected		100% Other
	2	Yellow Mastic	Y	None Detected	2%Cellulose	98% Other
BPV-032105-04	1	Tan Texture	Y	None Detected	2% Cellulose	98% Other
	1	Tan Texture	Y	None Detected	2% Cellulose	98% Other

NVLAP # 200592-0

Approved Signatories:


 Arthur Hernandez
 Analyst

TDH # 30-0298

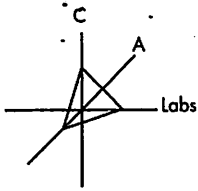

 Arthur Hernandez
 Laboratory Director

Page 1 of 3

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detected by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. CA Labs is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for selected test methods for bulk asbestos fiber analysis (PLM) and airborne fiber analysis (TEM). This test report relates only to the items tested. CA labs participates in the AIHA EMPAT proficiency program. This test reports relates only to the items tested. Neither NVLAP nor EPA accreditation implies endorsement by any US Government agency. This report may not be reproduced except in full without written permission from CA Labs.

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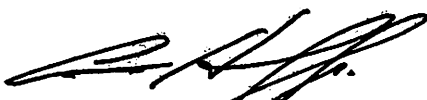
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BPV-032105-06	1	Tan Texture	Y	None Detected	2% Cellulose	98% Other
BPV-032105-07	1	Tan Linoleum	Y	None Detected	30% Cellulose 10% Fiberglass	60% Other
BPV-032105-08	1	Tan Linoleum	Y	None Detected	30% Cellulose 10% Fiberglass	60% Other
BPV-032105-09	1	Tan Linoleum	Y	None Detected	30% Cellulose 10% Fiberglass	60% Other
BPV-032105-10	1	White and Tan Ceiling Tile	Y	None Detected	40% Cellulose 40% Fiberglass	20% Other
BPV-032105-11	1	White and Tan Ceiling Tile	Y	None Detected	40% Cellulose 40% Fiberglass	20% Other
BPV-032105-12	1	White and Tan Ceiling Tile	Y	None Detected	40% Cellulose 40% Fiberglass	20% Other
BPV-032105-13	1	Tan Floor Tile	Y	None Detected		100% Other

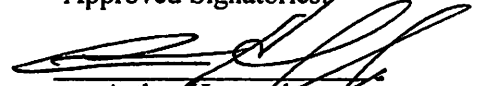

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NVLAP # 200592-0

TDH # 30-0298

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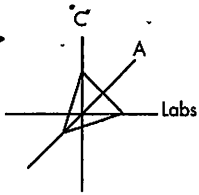
Approved Signatories:


 Arthur Hernandez
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	2	Yellow Mastic	Y	None Detected	2%Cellulose	98% Other
BPV-032105-15	1	Tan Floor Tile	Y	None Detected		100% Other
	2	Yellow Mastic	Y	None Detected	2%Cellulose	98% Other
BPV-032105-16	1	White and Brown Sheetrock	Y	None Detected	30% Cellulose	70% Other
BPV-032105-17	1	White and Brown Sheetrock	Y	None Detected	30% Cellulose	70% Other
BPV-032105-18	1	White and Brown Sheetrock	Y	None Detected	30% Cellulose	70% Other

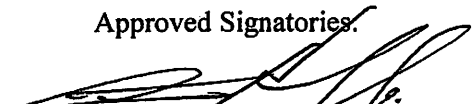

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at Houston, LLC.
5829 W. Sam Houston Pkwy N., Ste 803
Houston, Tx 77041

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Fax: 713-983-6776
Mobile: 281-850-4892
Nextel: 142*36*32494

Chain of Custody

Client Name:	Deal Enterprises, Inc.	CA Labs Job #	CA Lab # 0505729
Client Address:	P.O. Box 3065 Lake Jackson, Texas 77566	Billing Address:	SAME (if different)
Phone Number:	979-848-1965		
Fax Number:	979-848-1965	Send Reports to:	Mr. Albert Mayo
Project Number:	05-36	Project Name:	3701 Rio Grande

Total # Samples Submitted:	Total # Samples to be Analyzed:	Material Matrix:
12	12	Air Bulk Water

Asbestos: Please call ahead for availability of all rush and/or after hours samples.

FEM	TA Time	PLM	TA Time	Optical / IAQ	TA Time
<i>Circle analysis and TA time</i>		<i>Circle analysis and TA time</i>	2 Hour	Tape/Bulk/Swab	2 Hour
AHERA	4 Hour	Improved-EPA 600	4 Hour	CyClex Impactor	4 Hour
EPA Level II	8 Hour	Interim	8 Hour	CyClex-D-Cassettes	8 Hour
Drinking Water	16 Hour		16 Hour	Air-O-Cell Cassettes	16 Hour
Wipe	24 Hour	AHERA	24 Hour	Anderson Cultures	24 Hour
Micro-Vac	2 Day		2 Day	Bulk/Swab Cultures	2 Day
NIOSH 7402	3 Day	Point Count -	3 Day	Bacteria Cultures	3 Day
Chatfield Bulk	5 Day	(NESHAPS)	5 Day	PCM: NIOSH 7400	5-10 Day

Lead: *Circle analysis and TA time*

Matrix:	Paint Chips	Soil	Air	Wipes	Wastewater	TCLP
TA Time:	8 Hour	1 Day	2 Day	3 Day	5 Day	6-10 Day

Sample Information:

Sample Number:	Sample Location:	Sample Date/Time:	Sample Volume (L)
BRV032105-01	Stairwell/metric		
5-02			

Custody Information:

Samples Relinquished: Am 03/29/05
Signature / Date / Time

Samples Received: [Signature] 3/29/05 1330
Signature / Date / Time

Samples Relinquished: _____
Signature / Date / Time

Samples Received: _____
Signature / Date / Time

