



Brighton Historic Preservation Commission

Meeting Agenda

Date: February 19, 2026 - 6:00 P.M.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2072
abesch@brightonco.gov

Chairperson:
Valerie Cooper

Vice-Chair:
Mardita Murphy

Commissioners:
ToniJean Kile
Barbara Heumann
Sophia Imperioli

City Council Representatives:
Christopher Fiedler
Ann Taddeo - Alternate

Youth Commission Representative:
Ellie Larsen

City Staff:
Emma Lane
Bill Armstrong – Museum
Amanda Besch

- I. Call to Order and the Pledge of Allegiance Chair
- II. Roll Call Amanda Besch
- III. Seating of Alternates Chair
- IV. Approval of Agenda Chair
- V. Approval of Minutes from January 15, 2026
- VI. Consent Agenda
 - Event Committee Minutes from January 26, 2026
- VII. Executive Session
 - A motion to recess for an executive session pursuant to Colorado Revised Statutes Section 24-6-402(4)(b) and Charter Section 5.4(C)(3) for matters of attorney-client privilege and to receive legal advice regarding the quasi-judicial role of the Historic Preservation Commission.
- VIII. Public Comment
 - Public invited to be heard on matters not on the agenda (limited to 5 minutes)
- IX. Interview Jonathan Travis
- X. Public Hearing
 - COA for 575 Bush St.
- XI. Reports and Presentations
- Committees:
- Staff:
 - Grants & Surveys Emma Lane
 - Historic Properties & Referrals
 - Other Business
- Museum:
 - Museum and Committee Updates
- XII. Unfinished Business
- XIII. New Business
- XIV. HPC to Identify Items for Next Meeting
- XV. Additional Comments
- XVI. Announcements
 - Federal Preservation Priorities for 2026
 - February 25, 2026 at 2:00 PM
 - [Federal Preservation Priorities Registration Link](#)
 - Saving Places on the Road – Buena Vista
 - June 12-14, 2026
 - [On the Road 2025 - Colorado Preservation, Inc.](#)
- XVII. Adjournment

Next Meeting
March 19, 2026

Notice of Non-Discrimination

It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or interpretation, please contact the City's Coordinator at ADACoordinator@brightonco.gov or 303-655-2096. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA) or will arrange for an interpreter in accordance with Title VI of the Civil Rights Act. Any request for an interpreter must be made by 9:00 a.m. on the Thursday prior to the Historic Preservation Commission meeting.

Si desea traducción o acomodaciones de acuerdo con la Ley de Derechos de Discapacitados ("ADA" en inglés) o Título VI, por favor comuníquese por correo electrónico a ADACoordinator@brightonco.gov o 303-655-2096. Cualquier petición para un intérprete debe ser pedido antes de las 9 a.m. el jueves anterior de la sesión del consejo.



MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado, held in Council Chambers on the 1st Floor at City Hall, 500 South 4th Avenue, Brighton, Colorado.

DATE: January 15, 2026

- I. Call to Order and the Pledge of Allegiance:** Chair Cooper called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Vice Chair Murphy.
- II. Roll Call**
Commissioners Present: Barbara Heumann, Mardita Murphy, Sophia Imperioli, Valerie Cooper, ToniJean Kile (arrived at 6:13 p.m.), Christopher Fiedler
Commissioners Absent: Ellie Larson, Ann Taddeo
Staff Present: Amanda Besch, Emma Lane, James Gallagher
Others Present: Laura Davis, Jonathan Travis
- III. Seating of Alternates**
None.
- IV. Approval of Agenda**
Motion by Commissioner Imperioli to approve the agenda for the December 18, 2025 Historic Preservation Commission as presented.
Second by Commissioner Heumann.
Voting Aye: All Present
Motion passes: 4-0
- V. Approval of Minutes from December 18, 2025**
Motion by Vice Chair Murphy to approve minutes from the December 18, 2025 Historic Preservation Commission meeting with amendments.
Second by Commissioner Heumann.
Voting Aye: All Present
Motion passes: 4-0
- VI. Consent Agenda**
Motion by Commissioner Imperioli to approve the consent agenda.
Second by Vice Chair Murphy.
Voting Aye: All Present
Motion passes: 4-0
- VII. Public Comment**
None.
- VIII. Reports and Presentations**
Committees:
None.

Staff:

E. Lane briefly overviewed current projects. There is no update on the HSA grant for the 1886 Church which will house the Brighton City Museum. Inquiries for appropriate headstone replacements for the Pioneer Cemetery have had no response to date. There is one Certificate of Appropriateness which will have a public hearing at the February 19th, 2026

meeting. Updates from the Brighton City Museum are located in the agenda packet's Staff Report with overall good numbers.

IX. Unfinished Business

- Follow up on America 250-Colordo 150 Project with BCAC
Commissioners Imperioli and Heumann will continue working with BCAC. As the grant specifies a project with a lasting nature instead of a singular event, the Commissioners discussed publication of a walking tour of historic properties and/or downtown art with a published pamphlet in addition to guided tours.

X. New Business

- a. Commissioners discussed goals for the Commission overall and in particular for the 2026 year. Committee membership was reviewed and updated, the donation budget was reviewed, and E. Lane discussed grant matching in order to fund projects. Potential designation properties were reviewed from the existing Preservation Plan; updating the Preservation Plan was discussed as a possible goal.
- b. E. Lane distributed information on downtown signs for review by the Commissioners; this information will be posted on the City website.
- c. E. Lane reviewed the Certified Local Government requirements as 2026 is the City's evaluation year.
- d. E. Lane reviewed the steps for a public hearing in preparation for the COA public hearing at February's meeting.
- e. Possible projects and events for Historic Preservation Month in May were discussed, particularly working with "This Place Matters" and local historic properties.
- f. E. Lane brought forward a proposal for interpretive historic signage to be placed at the new Hugh's Jeweler's location with funding from the Historic Preservation Commission. This project is supported by the Commission and is pending a cost estimate.

XI. HPC to Identify Items for Next Meeting

The February agenda will prioritize the COA public hearing as well as ongoing planning for Historic Preservation Month in May.

XII. Additional Comments

None.

XIII. Announcements

Information on the upcoming Saving Places Conferences and CLG webinars was referenced from the Agenda.

XIV. Adjournment

Motion to adjourn at 8:04 p.m. by Commissioner Imperioli.
Second by Commissioner Kile.
Voting Aye: All Present
Motion passes: 5-0

Next Meeting:

February 19, 2026 at 6:00 PM

Submitted by: A. Besch

Department of Community Development

Reference: Brighton Town Hall Certificate of Appropriateness for Total Demolition

To:	Chair Valerie Cooper and Members of the Historic Preservation Commission
Through:	Shannon McDowell, Assistant Community Development Director
Prepared By:	Emma Lane, AICP, Senior Planner - Historic Preservation
Date Prepared:	February 13, 2026

PURPOSE

The Certificate of Appropriateness (the “COA”) before the Historic Preservation Commission (the “HPC”) is for total demolition of the Brighton Town Hall, also known as the Old Senior Center, located at 575 Bush Street. The Brighton Town Hall is owned by the City of Brighton (the “Owner”) who is also the applicant for this COA request.

PROCESS

Once a structure has been designated as a historic landmark, any type of work occurring on that landmark requires a COA prior to submitting a land use application or permit. The *Land Use & Development Code* (the “LUDC”) allows for an applicant to request the COA to be scheduled for a public hearing and omit administrative and COA/Demolition Review Committee review processes. The Owner has requested to be scheduled for a public hearing, so the COA is now before the Historic Preservation Commission.

The HPC shall review the application for a COA, conduct a public hearing, evaluate all relevant evidence, hear from all interested parties, and make a determination regarding the application via a resolution. The HPC acts in a quasi-judicial manner and is the decision-making body regarding COAs.

CRITERIA BY WHICH THE COMMISSION MUST CONSIDER THE ITEM

Section 10.03 D. 2. e. states the following:

A COA shall only be issued if the Historic Preservation Administrator, COA/Demolition Review Committee, or Historic Preservation Commission, as applicable, finds that the proposed alterations will not have significant impact to a historic landmark or historic district. Findings of insignificant impact shall demonstrate that the proposed work will not detrimentally alter, destroy, or adversely affect any architectural or site feature that contributes to the historic landmark or historic district, and that the proposed work is visually compatible with existing historic cultural resources. A finding of insignificant impact must meet all of the following criteria:

- (1) The effect upon the character of the historic landmark and/or the historic district does not detract from the categories under which the landmark was designated;

- (2) The architectural style, arrangement, texture, and material used on the historic landmark and their relation to and compatibility with one another is historically appropriate and consistent with the surrounding cultural resources;
- (3) The size of the proposed structure, if applicable, the setbacks, location, and the appropriateness thereof, when compared to the existing historic landmark and site do not adversely affect the scale of surrounding cultural resources;
- (4) The proposed work does not significantly change, destroy, or otherwise impact the character defining features of the structure upon which work is proposed;
- (5) The condition of existing improvements is not a hazard to public health and safety;
- (6) The proposed work will protect, preserve, enhance, and perpetuate the use of the historic landmark or historic district;
- (7) The proposed alterations are in compliance with the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior's Standards for Historic Preservation Projects, of the Department of the Interior Regulations (36 C.F.R. Part 67, Historic Preservation Certifications), as may be amended from time to time; and
- (8) The proposed alterations are in compliance with other rules and guidelines as may be recommended by the Historic Preservation Commission and approved by the City Council for alterations to a historic landmark or historic district.

In considering COA applications proposing demolition of a designated resource, the HPC shall also use the criteria as laid out in Section 10.03 D. 6. a. (1) as follows:

Prior to receiving a permit to demolish any designated historic landmark, the applicant shall obtain a COA from the Historic Preservation Commission for the proposed work.

- a. Demolition criteria. In addition to the COA criteria in this subsection, the Historic Preservation Commission shall use the following criteria in considering an application for a COA for demolition of a historic landmark or a contributing resource in a historic district:

- (1) Total demolition criteria. The following criteria shall be used when determining the appropriateness of total demolition of a cultural resource:

- i. The historic landmark proposed for demolition is not structurally sound despite documented evidence of the owner's efforts to properly maintain the structure;
- ii. The historic landmark cannot be rehabilitated or reused on the site to provide for any reasonable beneficial use of the property;
- iii. The historic landmark cannot be practically moved to another site in the community; and,
- iv. The applicant can demonstrate that the proposal mitigates, to the greatest extent possible, the following:
 - A. Any impacts that occur to the visual character of the neighborhood where the demolition is proposed to occur;
 - B. Any impact on the historic importance of other cultural resources located on the property and adjacent properties; and
 - C. Any impact to the architectural integrity of other cultural

resources located on the property and adjacent properties.

BACKGROUND AND HISTORY

The structure at 575 Bush Street was nominated for historic designation by the Historic Preservation Commission and the designation was approved by the City Council on October 7, 2014. See the attached City Council and Historic Preservation Commission public hearing packets from the initial designation proceedings, including a questionnaire used to prove eligibility for designation, for a history of the site and reasons for designation.

STAFF ANALYSIS

The HPC in making its decision shall use the criteria outlined in Sections 10.03 D. 2. e. and 10.03 D. 6. a. (1). Below, Staff analyzes how the Application does or does not meet the criteria.

(1) The effect upon the character of the historic landmark, and/or the historic district does not detract from the categories under which the landmark was designated;

The landmark was originally designated in 2014 under several categories and criteria, many of which will be affected by total demolition of the structure. The analysis provided in this subsection is based upon the original categories under which the building was designated and the qualities referenced in the designation materials (Ordinance 2177 – Designation Ordinance and March 13, 2014, Designation Hearing Public Hearing Packet), which are attachments to this staff report.

- Architectural Category:
 - (2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - As mentioned in the original designation materials, the building was designed by renowned architect William Redding, whose firm also constructed the Hotel Boulderado in Boulder. While the demolition would not reverse that fact, the loss of the structure would prevent in person viewing and appreciation of this architect's work and diminish the legacy of the architect.
- Social and Historic Category:
 - (2) Exemplifies cultural, political, economic or social heritage of the community
 - As described in the original designation materials, because the site was used for many municipal purposes throughout the years, such as the first Brighton Town Hall, the water facility, the City's library, and Senior Center, its status as a community center has been well established over the last 107 years. By removing the building, the heritage of the structure as a

community center where the people of Brighton could gather will be negatively affected.

- (3) Represents a built environment of a group of people in an era of history
 - Referenced in the original designation materials, the construction of the building on this site was a pivotal moment for the City's founders who were building their first municipal building. The removal of the structure on the site will diminish the physical representation of the founders of Brighton, who were an important group of people in that particular era of Brighton's history.
- (4) Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State, or Nation
 - As mentioned in the original designation documents, the site was the home of the Brighton Water and Electric Company. In 1891, the company was founded by Daniel Carmichael, one of the original founders of Brighton. The wells and water tower for this organization were located onsite. While this is an important part of the history, the water tower has been removed from the Property.
- (5) Has an association with a notable person or the work of a notable person
 - The founder of Brighton, Daniel Carmichael, and the renowned architect, William Redding, are both associated with this structure. In addition, as this was the first Brighton Town Hall, the structure is associated with several of Brighton's first mayors and other staff who founded and grew the town in its beginnings. While the history will remain as part of Brighton's heritage, the visual representation of that site as well as the association with the structure will disappear if the building were to be demolished.
- Geographical Category:
 - (1) Enhances a sense of identity of the community
 - The building has created a sense of identity for the community for over 100 years through its variety of civic uses, mostly open as a community space for residents to gather. The structure is visible on multiple avenues through town and has served a variety of community groups through the several phases of Brighton's growth throughout the 20th and 21st centuries. Removing this structure would sever the association that residents have with the structure and the site as a gathering place, central to the City's downtown core.
 - (3) Is unique in its location of singular physical characteristics
 - The building has a classical revival style, which was a popular style for government buildings in the early 20th century and

was originally designated with character defining features common with that architectural style. As this was the first municipal building for Brighton, the character of this building is unique when compared to others in the City. All physical characteristics will disappear from this site with total demolition.

(5) Is an established and familiar mutual setting or visual feature of the community

- Because the building has been in existence since 1919, it has become a visual feature in the community. Its proximity to other iconic structures vital to Brighton's history contribute to the community's tight-knit nature. While the structure may be in moderate disrepair, the total demolition of the structure would completely hinder any chance of the Property's revitalization and return to a vibrant community asset.

(2) The architectural style, arrangement, texture, and material used on the historic landmark and their relation to and compatibility with one another is historically appropriate and consistent with the surrounding cultural resources;

There is no new construction proposed, therefore, this criterion is not applicable.

(3) The size of the proposed structure, if applicable, the setbacks, location, and the appropriateness thereof, when compared to the existing historic landmark and site do not adversely affect the scale of surrounding cultural resources;

There is no new construction proposed, therefore, this criterion is not applicable.

(4) The proposed work does not significantly change, destroy, or otherwise impact the character defining features of the structure upon which work is proposed;

As the application is for total demolition, all character defining features of the primary structure, particularly, the red brick construction with ornamentation, stepped parapet, and original windows and doors would be lost.

(5) The condition of existing improvements is not a hazard to public health and safety;

The site does not present a structural hazard at this time. The structural integrity of the site has been analyzed twice through Historic Structural Assessments. Historic Structure Assessments ("HSA" or "HSAs") are detailed investigations of historic structures that evaluate the condition of building systems, provide a prioritized list of corrections/improvements, and provide cost estimates for that work. Per the 2025 HSA, there are no indications of significant deterioration to the primary structural elements. A

total demolition of the structure leaves no opportunity to fill the vacant building to remedy the non-structural hazardous conditions currently present.

Based on documents submitted by the applicant, there have been several instances where first responders have been called to the area generally surrounding the Property in the past years. The first responder call summary that was provided covers an area bordered on the north by Bridge Street, on the west by South 4th Avenue, on the south by Egbert Street, and on the east by South 7th Avenue. No information on calls or type of calls for this specific address was provided, so it is difficult to determine whether the current building condition is contributing to a public health or safety hazard.

(6) The proposed work will protect, preserve, enhance, and perpetuate the use of the historic landmark or historic district;

The total demolition of the structure will not protect, preserve, enhance, or perpetuate the use, because the building will have been removed from the site completely.

(7) The proposed alterations are in compliance with the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior's Standards for Historic Preservation Projects, of the Department of the Interior Regulations (36 C.F.R. Part 67, Historic Preservation Certifications), as may be amended from time to time; and

The Secretary of the Interior's Standards (SOI Standards) do not specifically reference total demolition of historic structures as this is not a preferred method of preserving a historic structure. The SOI Standards reference partial demolition, mothballing buildings, and moving the structure as alternatives to demolition. All of these are preferable methods that are in compliance with the SOI Standards.

(8) The proposed alterations are in compliance with other rules and guidelines as may be recommended by the Historic Preservation Commission and approved by the City Council for alterations to a historic landmark or historic district.

No other rules and guidelines have been developed for an application for total demolition.

10.03 D. 6. a. (1) Total demolition criteria. In addition to the criteria above, the following criteria shall be used when determining the appropriateness of total demolition of a cultural resource:

- i. The historic landmark proposed for demolition is not structurally sound despite documented evidence of the owner's efforts to properly maintain the structure;**

HSA's were conducted for this structure in 2013 (prior to designation) and 2025. The table below summarizes key condition ratings and attempts to correct identified issues in the time between the two assessments.

Item	2013 HSA Condition Rating	2025 HSA Condition Rating	Permits Issued 2013-2026	Notes from HSAs
Foundation System (Original Building)	Fair	Fair	None	Any deterioration comes from moisture from drainage
Foundation System (Addition – Enclosed Balcony)	Not Rated	Poor	None	None
Building Structural System	Fair	Fair	None	None
Perimeter Foundation Drainage	Poor	Poor	None	None
Exterior Wall Construction	Poor to Fair	Poor to Fair	None	Much of the poor condition is on the 1986 addition
Exterior Appendages	Poor to Good	Poor to Good	2015 – stairs fully replaced	Stairs recommended to be patched
Roofing	Poor to Good	Poor to Good	2013 – reroofed addition 2015 – patched original roof	Recommended replacement of 1986 roof
Drainage System, Gutters, Downspouts	Fair to Poor	Not Rated	None	None
Windows	Poor	Poor	None	None

As seen in the chart above, while improvements should be made to the structure, it is generally considered structurally sound. Per the 2025 HSA, there were no indications of significant deterioration to the primary structural elements since 2013. Additionally, there are no signs of movement in the foundation walls. The floor is made from cast-in-place concrete, which has a few small cracks, but these are likely due to the normal shrinkage of the concrete over time.

The building unquestionably has issues that must be prioritized, as identified in the 2025 HSA; however, most of these issues were identified in 2013 and do not appear to have been addressed in the past 12 years.

ii. The historic landmark cannot be rehabilitated or reused on the site to provide for any reasonable beneficial use of the property;

The applicant has included information regarding the City's attempts to sell or give away the structure, without any success. More information regarding those attempts is included in the packet as an attachment.

iii. The historic landmark cannot be practically moved to another site in the community; and,

The applicant has not explored this option. As stated in LUDC Section 10.3 E. 6., there are acceptable alternatives to demolition or moving of the structure:

- Soliciting cooperation from the owner to find solutions or alternatives to demolition or moving;
- Consult with the Historic Preservation Commission, civic groups, public or private agencies, interested citizens, City staff, the City Council or any other interested parties, in order to find alternative solutions to demolition or moving of the structure;
- Recommend and/or facilitate acquisition of the property by another interested party;
- Explore the potential for moving the structure to another location;
- Explore the potential for salvaging significant features of the property; and
- Seek any other acceptable alternative to prevent demolition or removal of the structure.

iv. The applicant can demonstrate that the proposal mitigates, to the greatest extent possible, the following:

A. Any impacts that occur to the visual character of the neighborhood where the demolition is proposed to occur;

The proposal for total demolition may mitigate the current visual character of the neighborhood, as the building sits vacant. The overall site, as a vacant lot, would also have to be maintained in order to improve the visual character as opposed to how it sits today. Additionally, demolishing the building removes any opportunity for the visual character of the structure itself to be remedied and improved. Based on the context of the site, if the structure and surrounding site were restored, the visual character of the area could be improved to a greater extent than if the building was fully demolished.

B. Any impact on the historic importance of other cultural resources located on the property and adjacent properties; and

After demolition of the proposed structures, no additional cultural resources on the Property would remain. The importance of the surrounding resources would not be diminished by the demolition of the structures on the Property.

C. Any impact to the architectural integrity of other cultural resources located on the property and adjacent properties.

After demolition of the proposed structures, no additional cultural resources on the Property would remain. Architectural integrity of surrounding cultural resources would not be affected by the demolition of these structures.

Summary of COA and Demolition Review Criteria Analysis:

Staff finds the COA does not meet the applicable criteria as outlined in LUDC Section 10.03 D. Because the COA application does not meet the applicable criteria, the Owner has requested a Certificate of Exemption from the COA requirements as noted in 10.03 D. 7. The burden of proof for an exemption rests on the Owner. The Owner may provide additional documentation and testimony at the hearing.

Exemption Request:

The following is an excerpt from the code regarding exemptions from a COA denial and/or the requirements with information specific to this application in bold.

- 7. Exemptions.** If a COA has been denied, or the application for a COA does not conform to the applicable criteria, an applicant may request demolition pursuant to a Certificate of Exemption from the denial and/or requirements, provided that the intent and purpose of this Section is not significantly compromised, and provided that adequate documentation is submitted to the Historic Preservation Commission, either in writing or by testimony, to establish qualification for one of the exemptions below:

a. Exemptions:

(1) Economic hardship exemption. An economic hardship exemption may be granted if:

- a. For investment or income-producing properties, the owner is unable to obtain a reasonable return on investment in the present condition of the historic landmark;**
- b. For non-income-producing properties, the owner is unable to resell the property in its current condition; or,**
- c. The economic hardship claimed is not self-imposed.**

For the economic hardship exemption, the Owner has submitted documentation surrounding attempts to sell the property. The Owner may also submit additional testimony at the time of the hearing.

(2) Health/safety hardship exemption. An applicant requesting an exemption based on health/safety hardship must show that the application of the Certificate of Appropriateness criteria creates a situation substantially inadequate to meet the applicant's needs because of specific health and/or safety issues.

For the health/safety hardship exemption, the Owner has submitted documentation regarding asbestos testing, the interior condition of the property, calls for service in the

vicinity of the structure, and HSAs that detail the structural condition of the Property. The Owner may also submit additional testimony at the time of the hearing.

- (3) *Inability to use.* Three years after denial of a demolition permit, if no feasible use or ownership is found for the structure, the owner may request a waiver of all or a part of the restraint of demolition.**

As there has been no action taken on a demolition permit, this exemption does not apply.

- b. The applicant must provide adequate documentation and/or testimony to establish, to the satisfaction of the Historic Preservation Commission, qualification for one of the listed exemptions:**
- (1) The data provided by the applicant must be substantiated by either professionals in an applicable field or by thorough documentation of how the information was obtained.**
 - (2) The Historic Preservation Commission may request additional information from the applicant as necessary to make informed decisions.**
- c. The Historic Preservation Commission shall include the following factors in its consideration of the request:**
- (1) Documented evidence of applications and written correspondence, including written consultations, illustrating efforts made by the property owner to comply with this Section and/or make the necessary repairs;**
 - (2) Efforts of the applicant to find an appropriate user or to find a purchaser for the property; and,**
 - (3) The adequacy of the applicant's efforts to locate available assistance for complying with this Section and/or making the property functional without demolition.**

The applicant has submitted the following documents to establish qualification of the above exemption:

- COA Checklist
- Calls for Service around 575 Bush Street
- Results from Asbestos Testing
- Efforts to Sell
- Interior Conditions
- 2013 Historic Structure Assessment
- 2025 Historic Structure Assessment

PUBLIC NOTICE AND INQUIRY

On January 30, 2026, two signs were posted on the Property. While not required under the LUDC, a courtesy public hearing notice was sent to adjacent properties on January 29, 2026, however this mailer had the incorrect time listed. A new mailer with the corrected time was sent to the same adjacent properties addressing the incorrect information. As of the posting of this memorandum, staff has not received any formal comment regarding the application in anticipation of the public hearing.

OPTIONS FOR COMMISSION CONSIDERATION

The HPC has four options when reviewing this Certificate of Appropriateness application. The HPC may:

- 1.) Approve the Certificate of Appropriateness using the Draft HPC Resolution for Approval;
- 2.) Approve the Certificate of Appropriateness with changes to the Draft HPC Resolution for Approval;
- 3.) Deny the Certificate of Appropriateness using the Draft HPC Resolution for Denial; or
- 4.) Continue the item to be heard at a later, specified date no more than 30 days from the hearing date if the Commission feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.

ATTACHMENTS

- Draft HPC Resolution for Approval
- Draft HPC Resolution for Denial
- Site Map and Demolition Plan
- COA Checklist
- Affidavit of Sign Posting
- Public Hearing Mailer and Website Notice
- Map of Adjacent Properties
- City Staff Draft Presentation
- Ordinance 2177 – Designation Ordinance
- March 13, 2014 Designation Public Hearing Packet (HPC)
- October 7, 2014 Designation Public Hearing Packet (City Council)
- Architectural Inventory Form 5AM.23
- Calls for Service around 575 Bush Street
- Results from Asbestos Testing
- Efforts to Sell (Senior Center Interactions)
- Interior Conditions
- 2013 Historic Structure Assessment
- 2025 Historic Structure Assessment

RESOLUTION NO.: _____

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE TOTAL DEMOLITION OF A DESIGNATED STRUCTURE LOCATED AT 575 BUSH STREET

WHEREAS, an application for a Certificate of Appropriateness (the "Application") was filed by a representative of the City of Brighton (the "Owner") with the City of Brighton, Colorado (the "City") concerning the Old Senior Center, also known as the Brighton Town Hall, located at 575 Bush Street (the "Property"); and

WHEREAS, the Application requests approval for the total demolition of the principal structure located on the Property; and

WHEREAS, the City Council designated the principal structure on the Property as a historic landmark on October 7, 2014; and

WHEREAS, on February 19, 2026, the City Historic Preservation Commission (the "HPC") held a duly noticed public hearing to consider the Application; and

WHEREAS, after submitting the Application, the Owner requested a Certificate of Exemption; and

WHEREAS, following the public hearing, the HPC determined that the Application meets the applicable criteria for a Certificate of Appropriateness under the Land Use and Development Code ("LUDC") or determined the Application qualifies for one or more categories for a Certificate of Exemption.

NOW THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the City of Brighton, Colorado, as follows:

Section 1. The Historic Preservation Commission finds and determines that the application for total demolition of the principal structure at 575 Bush Street meets the required criteria for a Certificate of Appropriateness, or qualifies for one or more categories for a Certificate of Exemption for the reasons as set forth at the hearing.

Section 2. The Historic Preservation Commission hereby approves the application for total demolition of the principal structure at 575 Bush Street.

RESOLVED this 19th day of February 2026.

CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION

Valerie Cooper, Chairperson

ATTEST:

AMANDA BESCH, Secretary

APPROVED AS TO FORM:

JAMES GALLAGHER, Assistant City Attorney

RESOLUTION NO.: _____

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WHEREAS, the Application requests approval for the total demolition of the principal structure located on the Property; and

WHEREAS, the City Council designated the principal structure on the Property as a historic landmark on October 7, 2014; and

WHEREAS, on February 19, 2026, the City Historic Preservation Commission (the "HPC") held a duly noticed public hearing to consider the Application; and

WHEREAS, following the public hearing, the HPC determined that the Application does not meet the applicable criteria for a Certificate of Appropriateness under the Land Use and Development Code ("LUDC"); and

WHEREAS, after submittal of the Application, the Owner requested a Certificate of Exemption; and

WHEREAS, the HPC also finds and determines that the Application does not qualify for any category of Certificate of Exemption.

NOW THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the City of Brighton, Colorado, as follows:

Section 1. The Historic Preservation Commission finds and determines that the application for total demolition of the principal structure at 575 Bush Street does not meet the required criteria for a Certificate of Appropriateness or a Certificate of Exemption for the reasons set forth at the hearing.

Section 2. The Historic Preservation Commission hereby denies the application for total demolition of the principal structure at 575 Bush Street.

RESOLVED this 19th day of February 2026.

CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION

Valerie Cooper, Chairperson

ATTEST:

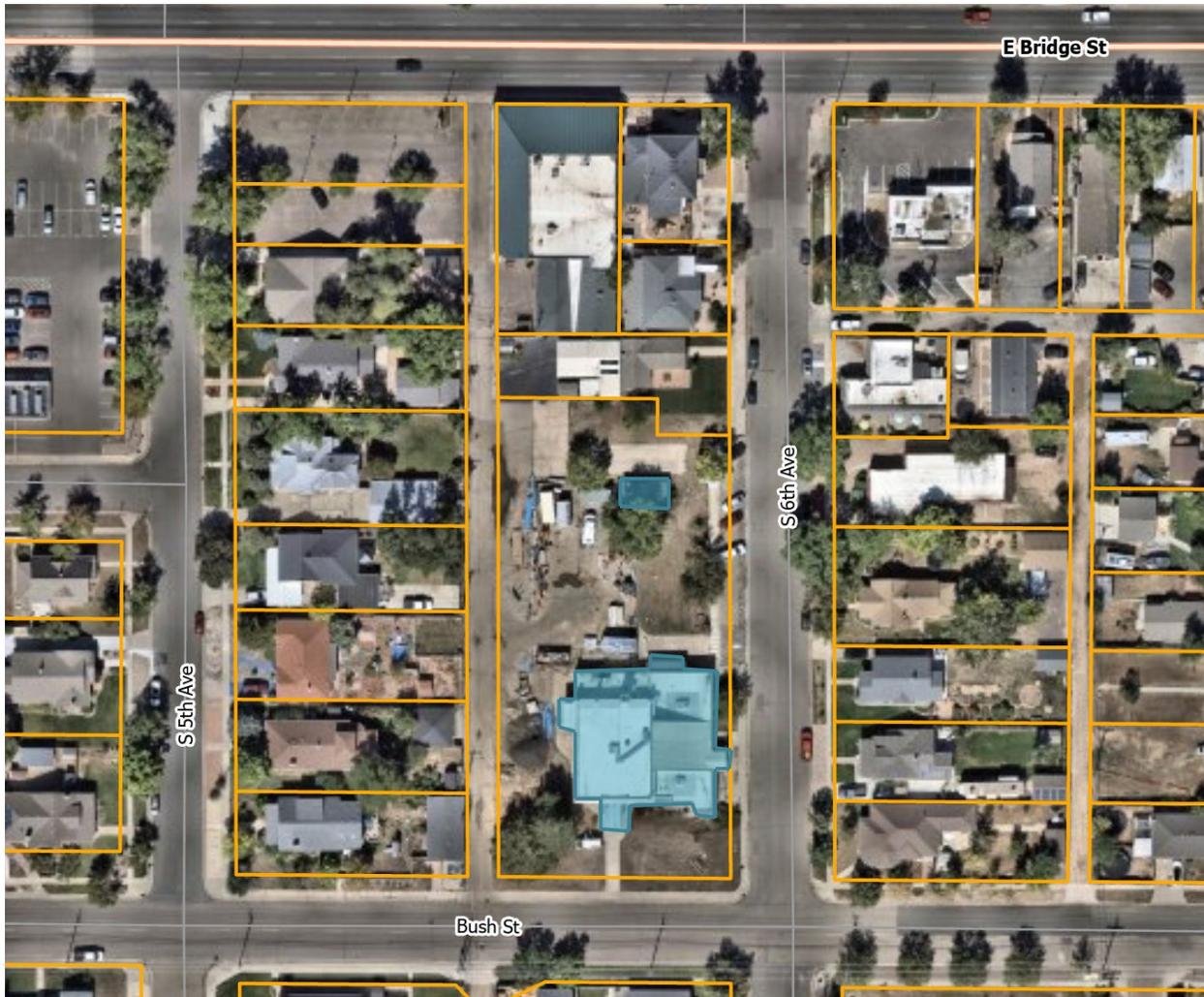
AMANDA BESCH, Secretary

APPROVED AS TO FORM:

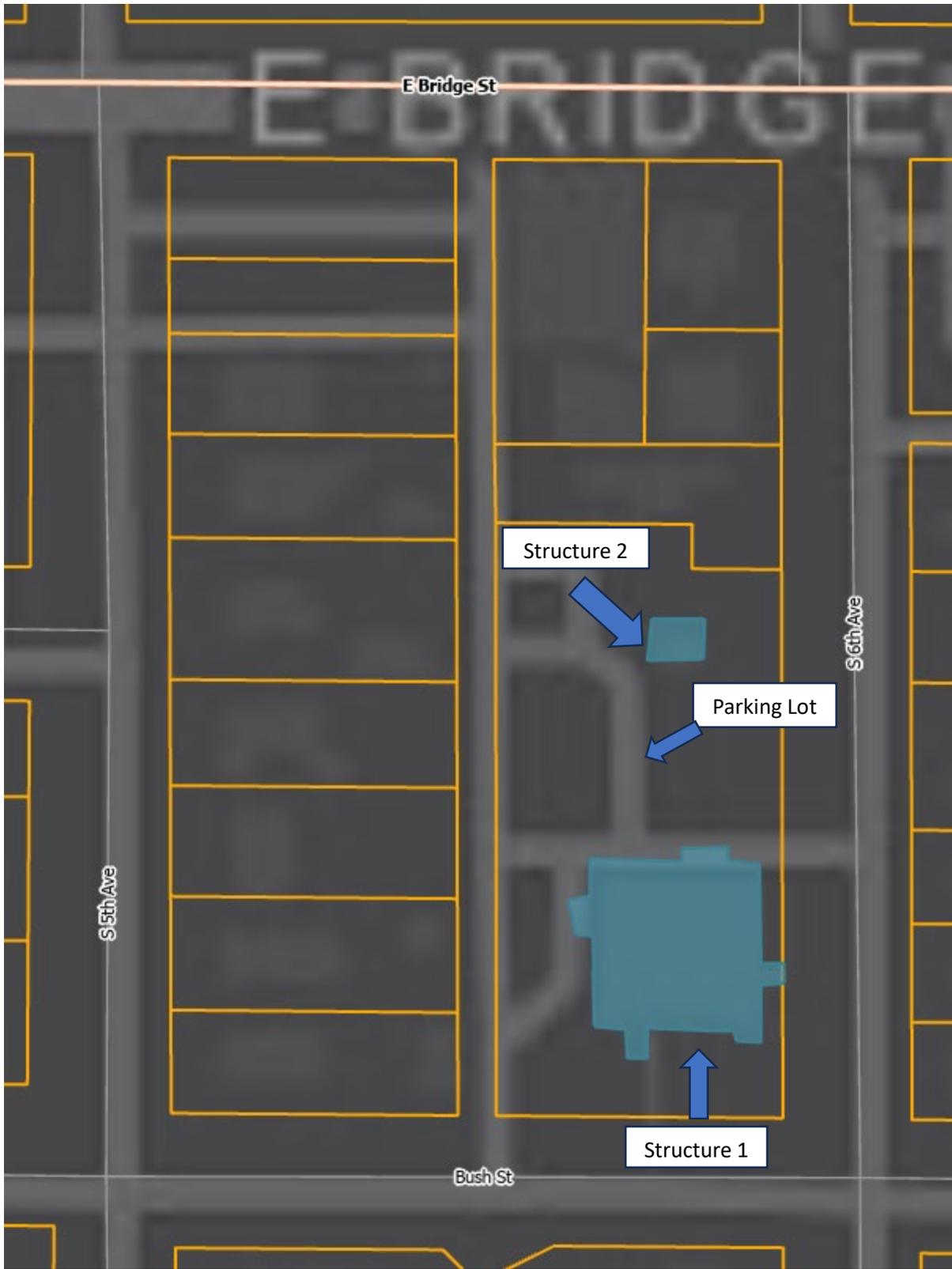
JAMES GALLAGHER, Assistant City Attorney

Certificate of Appropriateness – Demolition

575 Bush Street, Brighton, CO 80216



SUB:WALNUT GROVE SECOND ADD BLK:26 DESC: LOTS 21 TO 32 AND S 286/5 FT OF LOT 33 ALSO DESC AS SECT, TWN, RNG 7-1-66 DESC: A PIECE OF LAND SITUATED IN THE N4 OF THE NE4 OF SEC 7 MORE PARTICULARLYDESC AS FOLS BEG AT A PT WHICH IS 223/5 FT S AND 629 FT 8/50 INCHES E OF THE Q4 STONE AT THE NW COR OF NE4 OF SD SEC 7 IN ABOVE NAMED TWN AND RNG AND WHICH PT IS IN THE E LN OF AN ALLEYDEDICATED TO THE PUBLIC BYROSWELL SKEEL JR TH E // WITH THE S LN OF BRIDGE ST 106 FT TH S // WITH THE E LN OF FIFTH ST 311/50 FT TO A PT IN THE N LN OF BUSH ST TH W ALG SD N LN OF BUSH ST 106 FT TH N ALG THE E LN OF THE ALLEY ABOVE MENTIONED 311/50 FT TO PT OF COMMENCEMENT TOG WITH THE S 140 FT OF LOT 33 BLK 26 WALNUT GROVE SECOND ADDITION TO BRIGHTON TOG WITH THE S 146/50 FT OF THE N 171/50 FT OF LOT 33 IN BLK 26 WALNUT GROVE SECOND ADDITION TO BRIGHTON



Certificate of Appropriateness Checklist



Please read the following Checklist and ensure that all required items have been submitted. Please note that uploaded plans and documents not following the naming conventions established in the Checklist and Plan Template Instructions may be considered incomplete applications and returned for corrections.

- Certificate of Appropriateness Plan: A site development plan shall include all relevant details of the proposed development
 - Document Name: COA Plan

I verify that I have reviewed the City of Brighton's technical requirements for Certificate of Appropriateness Plan submittals and that my plans meet said requirements.

A copy of the requirements for the City of Brighton concerning Certificate of Appropriateness Plan submittals can be found here:

- [Certificate of Appropriateness Plan Template Instructions](#)

- Legal Description: A description of the land recognized by law, based on surveys, spelling out the exact boundaries of the entire parcel of land. It should so thoroughly identify a parcel of land that it cannot be confused with any other.
 - Document Name: Legal Description

Comments

Pearce Miller
City of Brighton
12/17/25 05:24 AM

SUB:WALNUT GROVE SECOND ADD BLK:26 DESC: LOTS 21 TO 32 AND S 286/5 FT OF LOT 33 ALSO DESC AS SECT, TWN, RNG 7-1-66 DESC: A PIECE OF LAND SITUATED IN THE N4 OF THE NE4 OF SEC 7 MORE PARTICULARLYDESC AS FOLS BEG AT A PT WHICH IS 223/5 FT S AND 629 FT 8/50 INCHES E OF THE Q4 STONE AT THE NW COR OF NE4 OF SD SEC 7 IN ABOVE NAMED TWN AND RNG AND WHICH PT IS IN THE E LN OF AN ALLEYDEDICATED TO THE PUBLIC BYROSWELL SKEEL JR TH E // WITH THE S LN OF BRIDGE ST 106 FT TH S // WITH THE E LN OF FIFTH ST 311/50 FT TO A PT IN THE N LN OF BUSH ST TH W ALG SD N LN OF BUSH ST 106 FT TH N ALG THE E LN OF THE ALLEY ABOVE MENTIONED 311/50 FT TO PT OF COMMENCEMENT TOG WITH THE S 140 FT OF LOT 33 BLK 26 WALNUT GROVE SECOND ADDITION TO BRIGHTON TOG WITH THE S 146/50 FT OF THE N 171/50 FT OF LOT 33 IN BLK 26 WALNUT GROVE SECOND ADDITION TO BRIGHTON

Created By: Pearce Miller on 12/17/25 05:24 AM

- Proof of Ownership: Please upload the title, deed or other legal instrument which provides evidence of the ownership consent. Property reports from County agencies will not be accepted as proof of ownership. The entity listed as the owner of the property should match with the ownership information entered on the application.
 - Document Name: Proof of Ownership

- Statement of Owner and Consent of Authorized Representative: Please download and fill out the below linked document. The entity or persons listed as the "Owner" in the Statement of Owner and Consent of Authorized Representative must be the same entity or persons as is provided in the Proof of Ownership. Furthermore, staff will require a new Statement of Owner and Consent of Authorized Representative if the "Authorized Representative" is to change throughout the processing of the specific land use application.

Link: [Statement of Owner and Consent of Authorized Representative](#)

-
- Vicinity Map: A vicinity map should be to-scale and include all existing rights-of-way, neighboring properties, and city boundaries. The scale depends on the overall size of the project, but should include areas within two miles of the proposed development or, at a minimum, the vicinity map should extend out from the subject property to two main, intersecting arterial streets.
- Document Name: Vicinity Map

-
- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Please provide a general summary of your proposal.

Comments

Pearce Miller
City of Brighton
12/30/25 01:11 PM

The applicant requests approval of a Certificate of Appropriateness (COA) for demolition pursuant to Article 10.03 (Historic Preservation) of the City of Brighton Land Use and Development Code (LUDC). The request is based on findings that the subject structure cannot be rehabilitated for reasonable beneficial use, cannot be practically relocated, and that demolition impacts can be appropriately mitigated, consistent with the criteria established in 10.03.

While the Old Senior Center (575 Bush Street) holds historic significance, its continued preservation in a vacant and deteriorated condition does not serve the public interest. Approval of demolition would eliminate a deteriorated structure that poses ongoing safety, maintenance, and liability concerns.

Accordingly, the applicant requests approval of the COA for demolition.
[\[ver. 5\]](#) Edited By: [Pearce Miller](#) on 12/30/25 01:11 PM

-
- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Describe the effect of your proposal upon the general historic and/or architectural character of the cultural resource, historic landmark, and or historic district.

Comments

Pearce Miller
City of Brighton
12/30/25 01:12 PM

This proposal would fully demolish the entire structure located at 575 Bush Street. This proposal would also demolish the small utility building located in the back of the parking lot.

[\[ver. 4\]](#) Edited By: [Pearce Miller](#) on 12/30/25 01:12 PM

-
- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** How is the architectural style, arrangement, texture, and material in your proposal compatible with and relate to the existing cultural resource(s)?

Comments

Pearce Miller
City of Brighton
12/17/25 05:19 AM

This proposal would fully demolish the building. Thus, eliminating all of the material located in the interior of the building and on the exterior of the building.

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: How does the size, setbacks, and location of the proposal compare with that of the existing cultural resource?

Comments

Pearce Miller
City of Brighton
12/17/25 05:26 AM

The proposal includes a full demolition of the historic building. The location would not change.

[ver. 3] Edited By: Pearce Miller on 12/17/25 05:26 AM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: Does the proposal construct any new accessory structures or fencing? If so, how are they compatible with the existing structure?

Comments

Pearce Miller
City of Brighton
12/17/25 05:26 AM

No, the proposal would be a full demolition of the historic structure.

[ver. 2] Edited By: Pearce Miller on 12/17/25 05:26 AM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: Does the current condition of the designated cultural resource pose a hazard or create any type of health or safety concerns? If so, how does this proposal address those concerns?

Comments

Pearce Miller
City of Brighton
12/30/25 04:01 PM

Yes, since being vacant, the building has been a hot bed for crime in the neighborhood. The building has been broken into multiple times, and it's interior has been subject to moderate to heavy damage. There has been a portion of the homeless population in Brighton that has taken advantage of the building being vacant. This has led to multiple reports of individuals sleeping outside and possibly inside the building. Since 2022, the Brighton Police Department has reported 89 total suspicious incident types in reference to the Historic Building located at 575 Bush Street. A spreadsheet containing all calls that were made to the police department regarding potential criminal activity at this building since 2022 is included in this application.

Additionally, photo documentation that has been submitted with this application that shows the current state of the interior of the building. A break-in, which occurred within the past year, lead to significant damages to the walls and ceiling of the interior of the building. Additionally, multiple windows were broken. Asbestos has been confirmed by experts in the interior of the building as well. This adds to the unsafe nature of the interior. The photos show a current state of an unsafe and unsanitary conditions of the interior.

A full demolition of the structure would mean the building would no longer attract crime or other unsafe activities. Thus, this proposal does address safety concerns.

[ver. 1] Edited By: Pearce Miller on 12/30/25 04:01 PM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** How does the proposal work upon the protection, preservation, enhancement, perpetuation, and the use of the cultural resource, historic landmark, and/or historic district?

Comments

Pearce Miller
City of Brighton
12/29/25 03:23 PM

Should demolition be approved, the applicant proposes the following mitigation measures to document and commemorate the structure's historic significance:

- Comprehensive photographic documentation of the exterior;
- Preparation of a written historical narrative for City archives;
- Salvage of significant architectural elements where feasible;
- Installation of on-site or nearby interpretive signage for describing the site's history;
- Submission of documentation to the City of Brighton Museum.

These measures are intended to ensure the historic record of the property is preserved despite physical removal of the structure.

[\[ver. 3\]](#) Edited By: [Pearce Miller](#) on 12/29/25 03:23 PM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Does the proposal comply with the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior's Standards for Historic Preservation Projects, of the Department of the Interior Regulations?

Comments

Pearce Miller
City of Brighton
12/17/25 05:27 AM

No. The proposal is demolition of the historic building, which is not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, [\[ver. 2\]](#) Edited By: [Pearce Miller](#) on 12/17/25 05:27 AM

- Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box:** Are you proposing to demolish the entire structure? If so, has an assessment been performed to determine if the structure can be moved to another location? If so, please summarize the results below and include any written documentation with the other application submittal items.

Comments

Pearce Miller
City of Brighton
12/30/25 03:59 PM

Yes, this proposal includes demolishing the entire site. An assessment has not been completed to see if the structure can be relocated.

However, early research indicates the cost to relocate the building would be north of \$850,000. Relocating the building would only add to the full cost burden that it would take to make this building in good condition. It is not out of the realm of possibility this process could exceed the cost of one million dollars.

Additionally, due to the age of the building, it can be reasonably assumed that this action would only compromise the integrity of the building. The basement is under the ground surface but has a large ceiling. It also contains old utility pipes which may contain asbestos. Therefore, it can reasonably be assumed moving the structure to a different location would not be a financially

[\[ver. 6\]](#) Edited By: [Pearce Miller](#) on 12/30/25 03:59 PM

Please answer this question by clicking the "Add A Comment" button in the bottom right corner of this box: Are you proposing to demolish the entire structure? If so, has the owner attempted to sell the property in order to preserve the structure? If so, please describe the efforts made and and resulting response.

Comments

Pearce Miller
City of Brighton
12/30/25 04:02 PM

Yes, the City has attempted to sell this property multiple times. Since 2013, the building located at 575 Bush Street, known as the "Old Senior Center" has been inquired by a number of organizations for purchase. The City's position has always been it would sell the property for way below market value. However, the full cost to rehabilitate the building has been a consistent deterrent for potential buyers. According to the latest Historical Structure Assessment completed on the Old Senior Center in 2024, the cost to fully renovate the building would be \$2 million dollars. Steps that were made to try to sell the property included hosting representatives of groups and organizations to the site of the Old Senior Center, meetings at City Hall to discuss the current condition and the most recent historic structure assessment on the building, and assessments and appraisals completed in order to fully communicate the current cost of the land and existing building. Proof of completed appraisals and structure assessments are included in the submitted files of this application.

After the Old Senior Center went vacant in 2013, the City sold the property to the Brighton Housing Authority. The initial plan of the Housing Authority was to repurpose the building to into an estimated 74 unit senior affordable housing complex. Unfortunately, the Housing Authority was unable to secure enough funding to complete this project. In 2020, the Housing Authority sold back the Old Senior Center to the City for \$75,000. This displays the difficulty that outside entities have experienced when it comes to coming up with financial resources that would match the cost to fully rehabilitate this structure. Proof of both transfers of ownership from the City and the Housing Authority are included in the application files.

Additionally, email conversations with non-profits and local business owners that reached out to the City regarding their interest in the Old Senior Center are included in the document section of this application. Since 2023, a total of 8 businesses or non-profits reached out regarding the availability of this building structure. A list of emails of conversations with those non-profits/business owners is included in the application.

-
- I understand that by submitting all electronic files to the City of Brighton Community Development Department by 5:00 PM (MT) on Tuesday, my application will meet the required deadline. Any application submitted after the deadline will be officially accepted by the City of Brighton the following Tuesday.

AFFIDAVIT OF POSTING

I, Emma Lane, representative for the Applicant of the 575 Bush Street Certificate of Appropriateness, certify that on January 30, 2026, I posted two signs, one on the north side of Bush Street, and one on the west side of South 6th Avenue for the historic Preservation Commission Public Hearing on February 19th, 2026. I also certify that these signs will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows: Located in the northwest quarter of the northeast quarter of Section 7, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

Photograph of the property with this posting was taken and is attached hereto as Exhibit A.

Emma Lane
Name

2/3/26
Date

STATE OF COLORADO)

)SS.

ADAMS COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of February, 2026, by Emma Lane (name), Senior Planner (title)

Witness my hand and official seal.

My commission expires: 03/26/2029.

(SEAL)

Veronyka T. Navarro
Notary Public

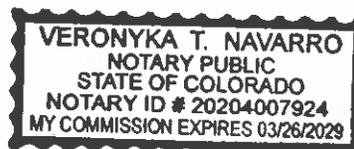


Exhibit A





City of Brighton

NOTICE

PUBLIC HEARING

Date: Feb. 19 Time: 6PM

Historic Preservation Commission

Please visit www.brightonco.gov or call
(503) 655-2072 for more information.



Community Development
500 South 4th Avenue
Brighton, CO 80601
303-655-2072
www.brightonco.gov

February 10, 2026

Dear Interested Party:

Please note that this notice is being sent as an update to the time of the meeting. I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides an opportunity for interested parties to voice their opinion on the proposed demolition to the Historic Preservation Commission. The input and opinions of residents and neighboring property owners provides valuable feedback to the Historic Preservation Commission, City staff, and the applicant. The following is some basic information that pertains to the project.

Application Type: **Certificate of Appropriateness (COA):** A request to alter the exterior of a designated historic landmark.

Summary: The request is for approval of the total demolition of structures on a property located at 575 Bush Street (the "Property"). The Property, approximately 1.12 acres in size, contains a locally designated structure which was formally designated in 2013. The applicant requests total demolition of the primary structure on the Property as well as an outbuilding onsite.

Location/Site Plan: The Property is generally located to the south of East Bridge Street, to the north of Bush Street, to the west of South 6th Avenue, and to the east of South 5th Avenue.

The abbreviated legal description is as follows: The northwest quarter of the northeast quarter of Section 7, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado. **See the reverse side for a vicinity map.**

Reviewing Bodies: The Historic Preservation Commission makes a final decision on the application after a public hearing (details below).

Public Hearings: **Historic Preservation Commission**
Thursday, February 19, 2026, at 6:00 p.m.
Meeting held in Council Chambers on the first floor of City Hall
500 S 4th Avenue, Brighton, CO 80601

PLEASE NOTE THE TIME ABOVE HAS CHANGED

Official Notice
Publication: February 10, 2026, posted on the City's Website.

**City Staff Project
Manager:**

Emma Lane
Senior Planner – Historic Preservation
(303) 655-2051
elane@brightonco.gov

Project Contact:

Pearce Miller
City of Brighton

Property Owner:

City of Brighton

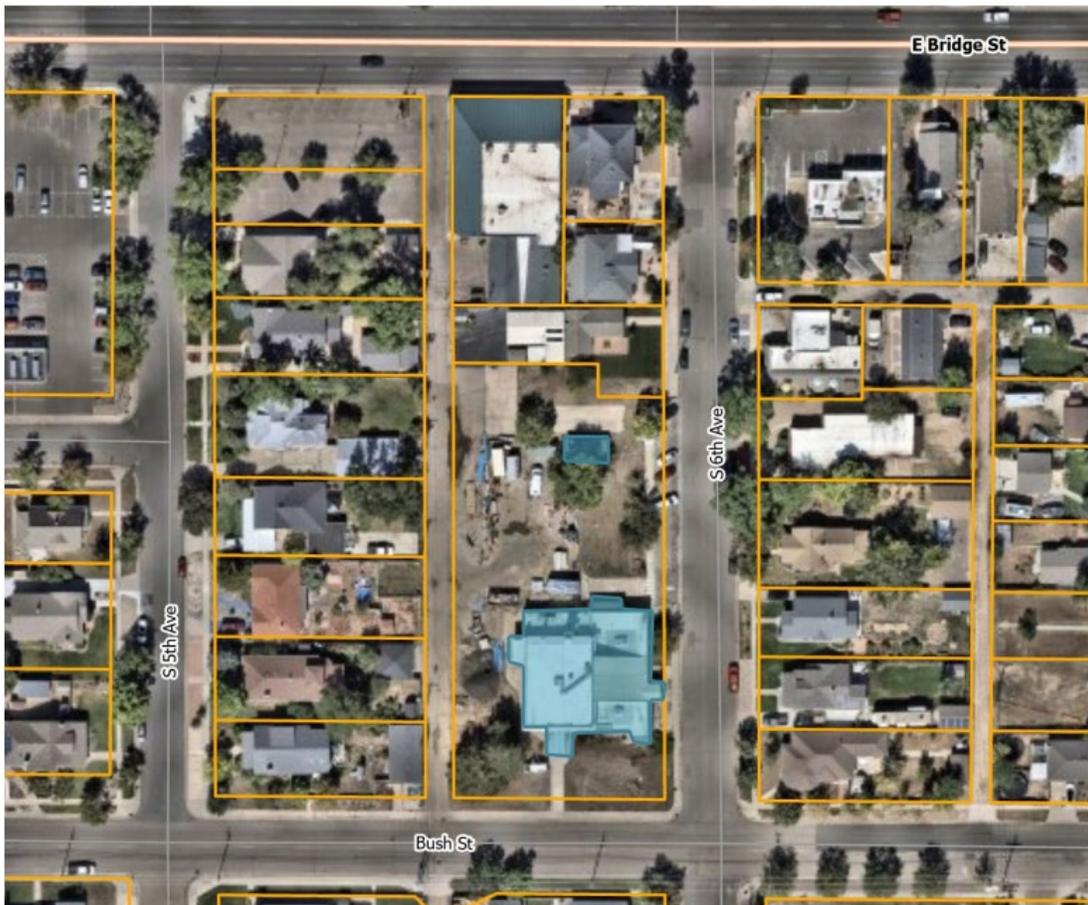
Additional Info:

The review process allows the Historic Preservation Commission to determine the completeness of the application and the application's adherence to City Codes and policies. The Historic Preservation Commission is the governing body that will make the final decision on the application.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend the hearing but would like to submit a comment into the record. **Public comments must be received at least 24 hours prior to the meeting time.** Thank you for your time.

Best regards,
Emma Lane, AICP
Senior Planner – Historic Preservation

575 Bush Street, Brighton, CO 80216





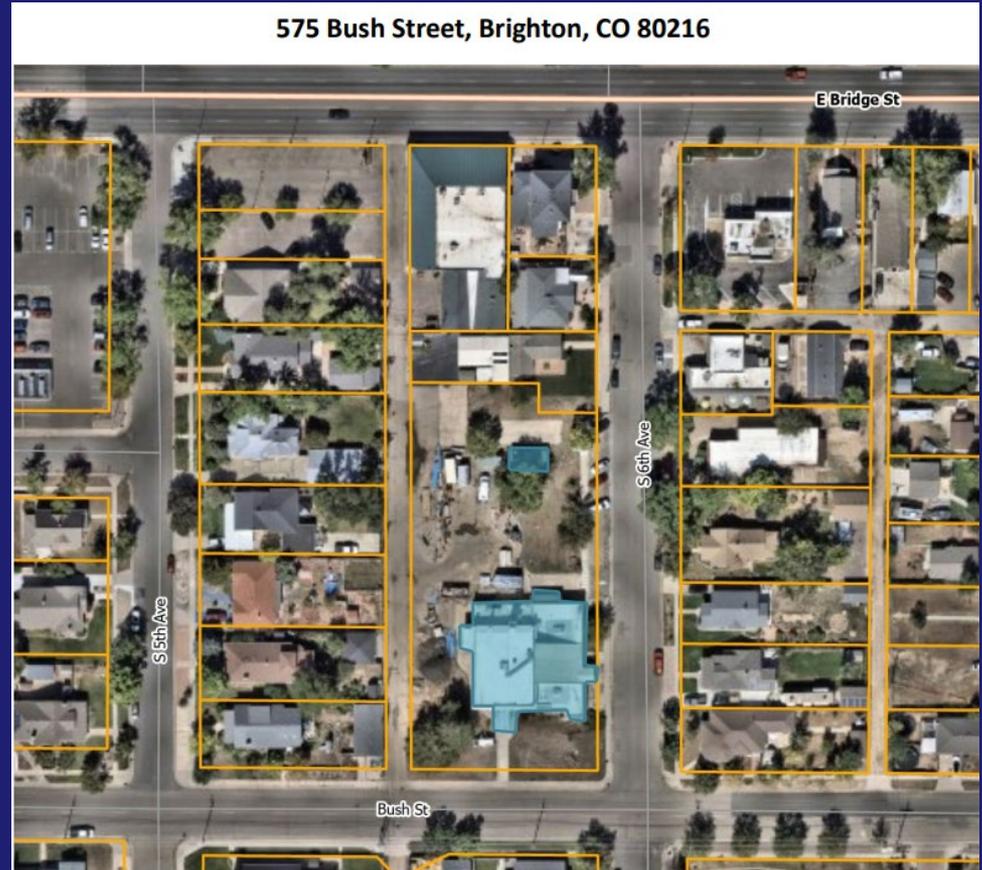
575 Bush Street – Brighton Town Hall Certificate of Appropriateness

Historic Preservation Commission –
February 19, 2026

Applicant:	Pearce Miller, City of Brighton
Property Owner:	City of Brighton
City Staff Representative:	Emma Lane, AICP, Senior Planner – Historic Preservation

Subject Property Location

- The Property is generally located to the south of East Bridge Street, to the north of Bush Street, to the west of South 6th Avenue, and to the east of South 5th Avenue.



Aerial Map

Purpose

- The request is to approve a Certificate of Appropriateness for the Total Demolition of the principal structure on the site of the first Brighton Town Hall.

Process

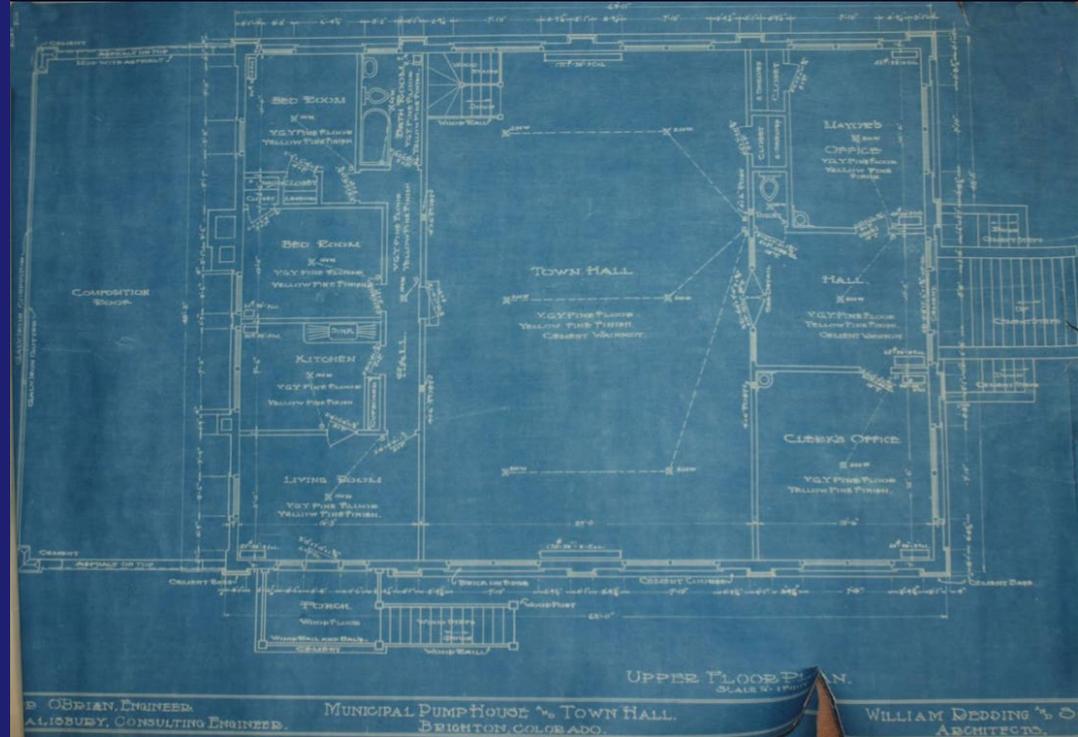
- Applicant has requested to be scheduled for a public hearing and omit the administrative and Demolition/COA Review Committee reviews
- Staff used the review criteria outlined in the *Land Use & Development Code* Section 10.03. D. to review the proposal.



Historic View –
Before 1939

Background

- The Brighton Town Hall was built in 1919 and was the first building built specifically for municipal purposes in Brighton.
- Housed the mayor and clerk's offices, the Council Chambers which doubled as a community room, the pump house, and several wells dedicated by Daniel Carmichael.
- Several uses, including the City's library and the City's first Senior Center, were housed in the structure.
- Property was nominated for designation in 2014 by the HPC.



Original Blueprints

Land Use & Development Code

COA Criteria 1-4

In making its decision, the Historic Preservation Commission shall use the following criteria from Section 10.03 D. 2. e. (COA Criteria):

1. The effect upon the character of the historic landmark, and/or the historic district does not detract from the categories under which the landmark was designated;
2. The architectural style, arrangement, texture, and material used on the historic landmark and their relation to and compatibility with one another is historically appropriate and consistent with the surrounding cultural resources;
3. The size of the proposed structure, if applicable, the setbacks, location, and the appropriateness thereof, when compared to the existing historic landmark and site do not adversely affect the scale of surrounding cultural resources;
4. The proposed work does not significantly change, destroy, or otherwise impact the character defining features of the structure upon which work is proposed;

Land Use & Development Code

COA Criteria 1 – Original Designation Criteria

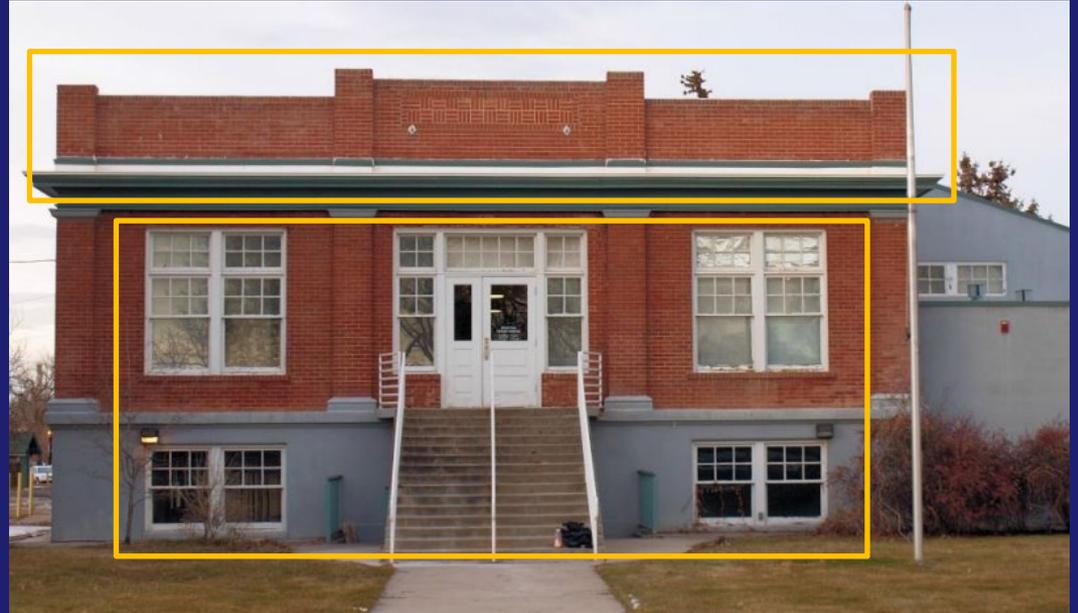
- **Architectural Category:**
 2. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
- **Social and Historic Category:**
 2. Exemplifies cultural, political, economic or social heritage of the community
 3. Represents a built environment of a group of people in an era of history
 4. Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State, or Nation
 5. Has an association with a notable person or the work of a notable person
- **Geographical Category:**
 1. Enhances a sense of identity of the community
 3. Is unique in its location of singular physical characteristics
 5. Is an established and familiar mutual setting or visual feature of the community

Land Use & Development Code

COA Criteria 2-5 Analysis



Hotel Boulderado – Designed
by William Redding



Front View – Character-Defining Features

Land Use & Development Code

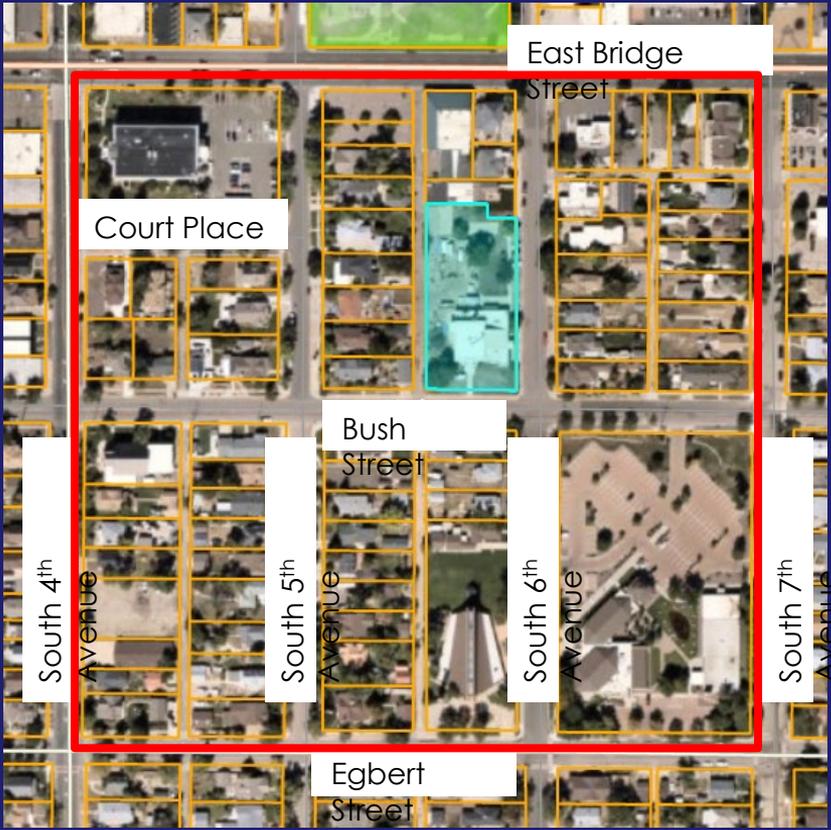
COA Criteria 5-8

In making its decision, the Historic Preservation Commission shall use the following criteria from Section 10.03 D. 2. e. (COA Criteria):

5. The condition of existing improvements is not a hazard to public health and safety;
6. The proposed work will protect, preserve, enhance, and perpetuate the use of the historic landmark or historic district;
7. The proposed alterations are in compliance with the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines of Rehabilitating Historic Buildings, a section of the Secretary of the Interior's Standards for Historic Preservation Projects, of the Department of the Interior Regulations (36 C.F.R. Part 67, Historic Preservation Certifications), as may be amended from time to time; and
8. The proposed alterations are in compliance with other rules and guidelines as may be recommended by the Historic Preservation Commission and approved by the City Council for alterations to a historic landmark or historic district.

Land Use & Development Code

COA Criteria 5-8 Analysis



THE SECRETARY OF THE INTERIOR'S **STANDARDS** FOR THE TREATMENT OF HISTORIC PROPERTIES
WITH **GUIDELINES** FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS

Secretary of the Interior's Standards

Calls for Service Area

Land Use & Development Code

Demolition Criteria i-iv

In making its decision, the Historic Preservation Commission shall also use the following criteria from Section 10.03 D. 6. a. (1) (Demolition Criteria):

- i. The historic landmark proposed for demolition is not structurally sound despite documented evidence of the owner's efforts to properly maintain the structure;
- ii. The historic landmark cannot be rehabilitated or reused on the site to provide for any reasonable beneficial use of the property;
- iii. The historic landmark cannot be practically moved to another site in the community; and,
- iv. The applicant can demonstrate that the proposal mitigates, to the greatest extent possible, the following:
 - a. Any impacts that occur to the visual character of the neighborhood where the demolition is proposed to occur;
 - b. Any impact on the historic importance of other cultural resources located on the property and adjacent properties; and
 - c. Any impact to the architectural integrity of other cultural resources located on the property and adjacent properties.

Land Use & Development Code

Demolition Criteria i-iv Analysis



Roof of Addition –
Replaced in 2013
(left photo)



West Area Well –
No area drain
(right photo)



Extent of structural
deterioration on
original building
(bottom two photos)

Land Use & Development Code

Exemptions (LUDC Section 10.03 D. 7.)

- Staff finds that the request for total demolition does not conform to the applicable COA criteria in Sections 10.03 D. 2. e. (COA Criteria) and 10.03 D. 6. a. (1) (Demolition Criteria)
- As such, the applicant has requested an exemption from the COA requirements:

If a COA has been denied, or the application for a COA does not conform to the applicable criteria, an applicant may request demolition pursuant to a Certificate of Exemption from the denial and/or requirements, provided that the intent and purpose of this Section is not significantly compromised, and provided that adequate documentation is submitted to the Historic Preservation Commission, either in writing or by testimony, to establish qualification for one of the exemptions:

Land Use & Development Code

Exemptions

- (1) Economic hardship exemption. An economic hardship exemption may be granted if:
 - a. For investment or income-producing properties, the owner is unable to obtain a reasonable return on investment in the present condition of the historic landmark;
 - b. For non-income-producing properties, the owner is unable to resell the property in its current condition; or,
 - c. The economic hardship claimed is not self-imposed.
- (2) Health/safety hardship exemption. An applicant requesting an exemption based on health/safety hardship must show that the application of the Certificate of Appropriateness criteria creates a situation substantially inadequate to meet the applicant's needs because of specific health and/or safety issues.
- (3) Inability to use. Three years after denial of a demolition permit, if no feasible use or ownership is found for the structure, the owner may request a waiver of all or a part of the restraint of demolition.

Land Use & Development Code

Exemption Documentation and Testimony

- b. The applicant must provide adequate documentation and/or testimony to establish, to the satisfaction of the Historic Preservation Commission, qualification for one of the listed exemptions:
 - (1) The data provided by the applicant must be substantiated by either professionals in an applicable field or by thorough documentation of how the information was obtained.
 - (2) The Historic Preservation Commission may request additional information from the applicant as necessary to make informed decisions.

Land Use & Development Code

Exemption Factors to Consider

- c. The Historic Preservation Commission shall include the following factors in its consideration of the request:
 - (1) Documented evidence of applications and written correspondence, including written consultations, illustrating efforts made by the property owner to comply with this Section and/or make the necessary repairs;
 - (2) Efforts of the applicant to find an appropriate user or to find a purchaser for the property; and,
 - (3) The adequacy of the applicant's efforts to locate available assistance for complying with this Section and/or making the property functional without demolition.

Public Notice and Comment

- On January 29
 - ✓ While not required under the LUDC, courtesy mailed notice was sent to adjacent properties
- On January 30
 - ✓ Signage was posted on the Property
- On February 10
 - ✓ Corrected mailed notice was sent to adjacent properties
- City staff posted information for the public hearing on Facebook and NextDoor
- Staff has not received any formal comments in advance of this hearing

Summary of Findings

- ✓ Staff has reviewed this project and finds the application does not conform to the applicable COA criteria.
- ✓ The Historic Preservation Commission shall determine if the request for an exemption from the COA requirements is warranted.

Options for the Historic Preservation Commission

- Approve the Certificate of Appropriateness via the resolution drafted for approval;
- Approve the Certificate of Appropriateness with changes to the resolution drafted for approval;
- Deny the Certificate of Appropriateness via the resolution drafted for denial; or
- Continue the item to be heard at a later specified date no more than 30 days from today if the Commission feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.

CITY COUNCIL ORDINANCE

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL APPROVING THE DESIGNATION OF THE FORMER SENIOR CENTER (575 BUSH STREET) AS A LOCAL HISTORIC LANDMARK; SETTING FORTH CERTAIN FINDINGS IN SUPPORT OF SAID DESIGNATION; AUTHORIZING THE INCLUSION OF THE PROPERTY IN THE BRIGHTON REGISTER OF LOCALLY AND DESIGNATED HISTORIC LANDMARKS AND DISTRICTS; INSTRUCTING THE CITY MANAGER OR HIS DESIGNEE TO NOTIFY THE OWNER OF THE PROPERTY OF ITS OBLIGATIONS AND RESTRICTIONS ASSOCIATED WITH THE DESIGNATION; AND SETTING FORTH OTHER DETAILS RELATED THERETO.

ORDINANCE NO.: 2177

INTRODUCED BY: Martinez

WHEREAS, pursuant to Section 16-22-40A of the Brighton Municipal Code, designation of a Historic Landmark may be initiated by the City Council, City Manager, Historic Preservation Commission or the owner of the cultural resource to be designated; and

WHEREAS, pursuant to Section 16-22-40B of the Brighton Municipal Code, nominations for Historic Landmark designation shall be filed with the Historic Preservation Administrator on forms prescribed by the Historic Preservation Commission and shall include a description of the location of the cultural resource or historic district sufficient to advise the owner and public of the location thereof, the characteristics of the cultural resource or historic district that justifies its designation as a historic landmark or historic district, a description of the particular physical features to be preserved, the names and addresses of all owners (including owners of undivided interests), the applicable fee adopted in the Annual Fee Resolution of the City Council, and such other data required by the City Manager; and

WHEREAS, on or about December 13, 2013, and pursuant to the requirements of Section 16-22-40 of the Brighton Municipal Code, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the "Application"), by the Brighton Historic Preservation Commission (the "Applicant"), to designate, as a historic landmark, the former senior center addressed as 575 Bush Street, located on Lots 21-32 and the Southern 286.5 feet of Lot 33, Block 26 of the Walnut Grove, 2nd Addition Subdivision (the "Property"); and

WHEREAS, on March 13, 2014, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark and at that meeting found that the Property is at least fifty (50) years old and satisfies all three (3) Eligibility Categories (Architectural; Social and Historic; and Geographic and Environmental), as delineated in Section 16-22-30, *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

Return to: City of Brighton
City Clerk's Office
500 South 4th Avenue
Brighton, Colorado 80601

WHEREAS, on March 13, 2014, the Historic Preservation Commission passed a resolution, recommending to the City Council, that the Property be designated as a historic landmark; and

WHEREAS, on April 15, 2014, the City Council held a public hearing to consider the nomination of the Property for designation as a historic landmark and at that meeting found that the Property is at least fifty (50) years old; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies one of the five criteria of the Architectural Category of Eligibility as delineated in Section 16-22-30 (a) (1), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies four of the five criteria of the Social and Historic Category of Eligibility as delineated in Section 16-22-30 (a) (2), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies three of the five criteria of the Geographic and Environmental Category of Eligibility as delineated in Section 16-22-30 (a) (3), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, the City Council has reviewed the Application to nominate the former senior center at 575 Bush Street as a historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the former senior center, the City of Brighton (the "Owner"); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, the City Council finds that the designation of the former senior center at 575 Bush Street as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:

Section 1. The Property, addressed as 575 Bush Street, is hereby designated as a Local Historic Landmark.

Section 2. A certified copy of this Ordinance shall be recorded in the office of the Adams County Clerk and Recorder, designating the Property as a historic landmark.

Section 3. The Property shall be included on the City of Brighton Register of Locally and Designated Historic Landmarks and Districts.

Section 4. The City Manager, or his designee, shall provide to the Owner of the subject Property a copy of this Ordinance and a letter, which contains an explanation of the Owner's obligations and restrictions created by the historic designation and advising the Owner of the Owner's responsibility to apply for a Certificate of Appropriateness prior to construction, reconstruction, remodeling, alteration, repair, restoration, rehabilitation, relocation or demolition of improvements on the Property.

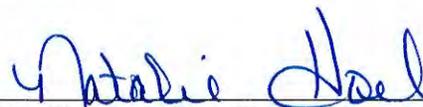
INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED

THIS 15th DAY OF APRIL, 2014.

CITY OF BRIGHTON, COLORADO

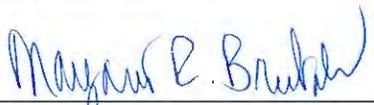

Richard N. McLean, Mayor

ATTEST:


Natalie Hoel, City Clerk

Published in the *Standard Blade*
First Publication: April 23, 2014

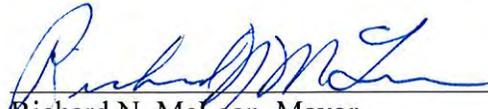
APPROVED AS TO FORM:


Margaret Brubaker, Esq., City Attorney

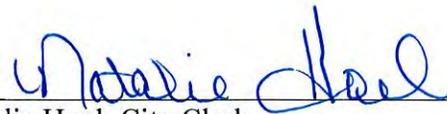
PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED

BY TITLE ONLY THIS 7TH DAY OF OCTOBER, 2014.

CITY OF BRIGHTON, COLORADO


Richard N. McLean, Mayor

ATTEST:


Natalie Hoel, City Clerk

Published in the *Standard Blade*
Last Publication: October 15, 2014

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Council Chambers
Brighton, CO 80601

Agenda

Date: March 13, 2014

6:00 p.m.



**BRIGHTON HISTORIC
PRESERVATION
COMMISSION**
500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042
sjohnson@brightonco.gov

Chairperson:
Joseph Burt

Vice –Chair:
Kevin Dunham

Treasurer/Secretary:
Allison Lockwood

Commissioners:
*Danielle Henninger
Patricia Reither
Albin Wagner*

City Council
Representatives:
*Ken Kreutzer
Kirby Wallin – Alternate*

Emeritus

Youth Commission
Representative:
Austin Bargmann

Alternate:
*Ken Mitchell
Lynette Marrs*

City Admin. Assistant:
Sheryl Johnson

City Staff:
Aja Tibbs

- | | |
|--|---|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR FEBRUARY 13, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT
Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VII. PUBLIC HEARING
Old Senior Center | Joseph Burt |
| VIII. REPORTS / PRESENTATIONS
Downtown Partnership | Gary Montoya |
| <u>Staff:</u>
Report from Aja | Aja Tibbs |
| <u>Committees:</u> | |
| IX. UNFINISHED BUSINESS
Event Planning
2014 Finances | Danielle Henninger
Allison Lockwood |
| X. NEW BUSINESS
Goal Setting Session
Letter of Support – Bromley Farm Phase 1 Interior
Japanese American Newspaper Archival | Aja Tibbs
Joseph Burt
Joseph Burt |
| XI. ADDITIONAL COMMENTS | |
| XII. ADJOURNMENT | |
| XIII. ANNOUNCEMENTS | |

NEXT MEETING
April 10, 2014

PLANNING DIVISION STAFF REPORT

To: Historic Preservation Commission

Reviewed By: Jason Bradford, AICP, Planning Division Manager

Prepared By: Aja Tibbs, Long Range & Historic Preservation Planner

Date Prepared: February 27, 2014

Requested Action: Review at a public hearing and make a recommendation to the City Council for the nomination of the 575 Bush Street as a Historic Landmark.

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution.

BACKGROUND:

The BHPC submitted a nomination application for the former senior center, addressed as 575 Bush Street, as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark.

This application was originally scheduled and published for review on February 13, 2014. At said hearing, the Commission was made aware that the sign posted on the property indicated that the hearing would be held at another location. Upon receiving this information the Commission continued the hearing to March 13, 2014, and requested that staff send additional written notice to the adjacent property owners in addition to correcting the property notice posting. Therefore, staff has revised the property posting (with the new date and correct address), published the second hearing date in the Brighton Standard Blade, and mailed a letter to the adjacent property owners describing the continuation and project review. A copy of the letter and mailing addresses has been attached for reference.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:

- a. exemplifies specific distinguishing characteristics of an architectural period or style; or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - d. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 - e. evidences a style particularly associated with the Brighton area.
- 2) Social and Historic Category: In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
- a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or
 - d. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 - e. has an association with a notable person(s) or the work of a notable person(s).
- 3) Geographic and Environmental Category: In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:
- a. enhances a sense of identity of the community; or
 - b. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
 - c. is unique in its location of singular physical characteristics; or
 - d. possesses unique and notable historic, cultural or architectural motifs; or
 - e. is an established and familiar mutual setting or visual feature of the community.

ARCHITECTURAL SUMMARY:

The building at 575 Bush Street was built in 1919. It was a south-facing, 1-story, 50' x 85' building, with the basement that was 1/2 underground and 1/2 above ground, and a lower level 19' x 50' section to the rear (north elevation). The building was constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least two different parapet styles throughout the years (demonstrated in various historic photographs). The earliest style had a varied upper line giving the building a mission style appearance popular in Colorado between 1900-1930. The later version flattens out the roof in a more commercial style design. Other exterior ornamentation includes upper transom windows for all main floor windows, and upper and side transom windows along the front (south) door. All window frames are double hung 6/1 windows, have 6 sash transoms above, and a brick corbel base along each window frame. Also, a distinct projecting entablature wraps around the building at the roof line (below the parapet), and masonry ornamentation can be found in the parapet above the main entrance (south). A flight of cement steps led to the south entrance, and an outside entrance to the basement was located under the cement steps. The architect of the building was William Redding, who is a local architect from Denver known for his design of other buildings throughout Colorado and Wyoming. His firm, WM Redding & Son,

also designed the Hotel Boulderado, a mission style building in Boulder Colorado. Overall, design elements lead toward a classical revival style for commercial buildings, which was a popular for government buildings in the early 20th century. The original parapet lends to mission style influences which were perhaps a signature of Mr. Redding at the time.

The interior of the structure was created for many purposes. The front entrance contained public offices for the Mayor and City Clerk. The top half of the walls were painted white and the bottom half was painted pale green, with a rail board splitting the two shades. The woodwork throughout the building had a natural wood finish. In back of the offices was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and matched to the buildings trim work. Behind the assembly hall space, four rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Avenue provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement. The roof of the building was made with composition roofing, and the grounds of the building were completed as soon as the building was finished. Several wells on the property provided water pumped into the water tank and connected to the water line infrastructure that served early residents. The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

Over the years, additions and renovations have been made to the original site to address the shifted uses and needs of the property. An addition was added to the east side of the building in 1986. However, the style and size of the addition still allows visibility of the original structure shape, and the east wall is visible from the interior of the addition. The concrete stairs have been replaced, and the handrails have changed in style and shape over the years. The boiler system and the roof have also been replaced or repaired. Lastly, the water tower was demolished in 1989 for safety concerns and to install a parking lot.

CULTURAL SUMMARY:

The structure was originally built as the first City Hall of Brighton. As previously mentioned it housed some of the first mayors and clerks offices, and had a large room for assemblies where dance permits were issued for the youth for \$15 each, and the rear addition housed and stored Fire equipment for the Fire Department. For many years, the building was also known as the City Water Department. The water wells on site were dedicated by Mr. Carmichael who is one of the founding fathers of Brighton. At the time he organized the Brighton water and electric company in 1891, and the water wells, pump and water tower helped to provide much needed water to the residents of Brighton for many years. By 1946, the library moved into the building, and in 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave. So, in 1976, the building was leased by the city and designated to be used as a Senior Center, when a federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. During the 1980's it became tradition for some members of the senior high school

class to climb the water tower and paint the year of their graduation on the tower. When the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot to address parking needs. In 1986, another federal grant was issued to construct a kitchen and cafeteria, and was completed the summer of 1986. Over the years, the building housed many senior and community events. Most recently, a new senior center was constructed in the spring of 2011, which prompted the vacancy of the structure. It is currently being used on a temporary basis for city storage and occasional youth events.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

With almost 100 years of use as a public and community building, the structure at 575 Bush Street has historic ties to Brighton residents of all ages. This building relates to geographic heritage by being Brighton's original town hall located in close proximity to other historic structures such as the Adam's County Courthouse and Brighton Armory. It also relates to the cultural and social heritage of Brighton with links to significant persons in Brighton's history such as Daniel Carmichael, William Redding, early government officials, and historic businesses such as Leffingwell and BIL&P Company. Perhaps most importantly, this building has been iconic to the Brighton community for many years as others have memories of the building and its many different uses.

Given the substantial position that the former senior center has held throughout Brighton's history, the building seems an obvious choice for designation as a historic landmark. Staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that 575 Bush Street meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of the Brighton Armory, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource or district is found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation

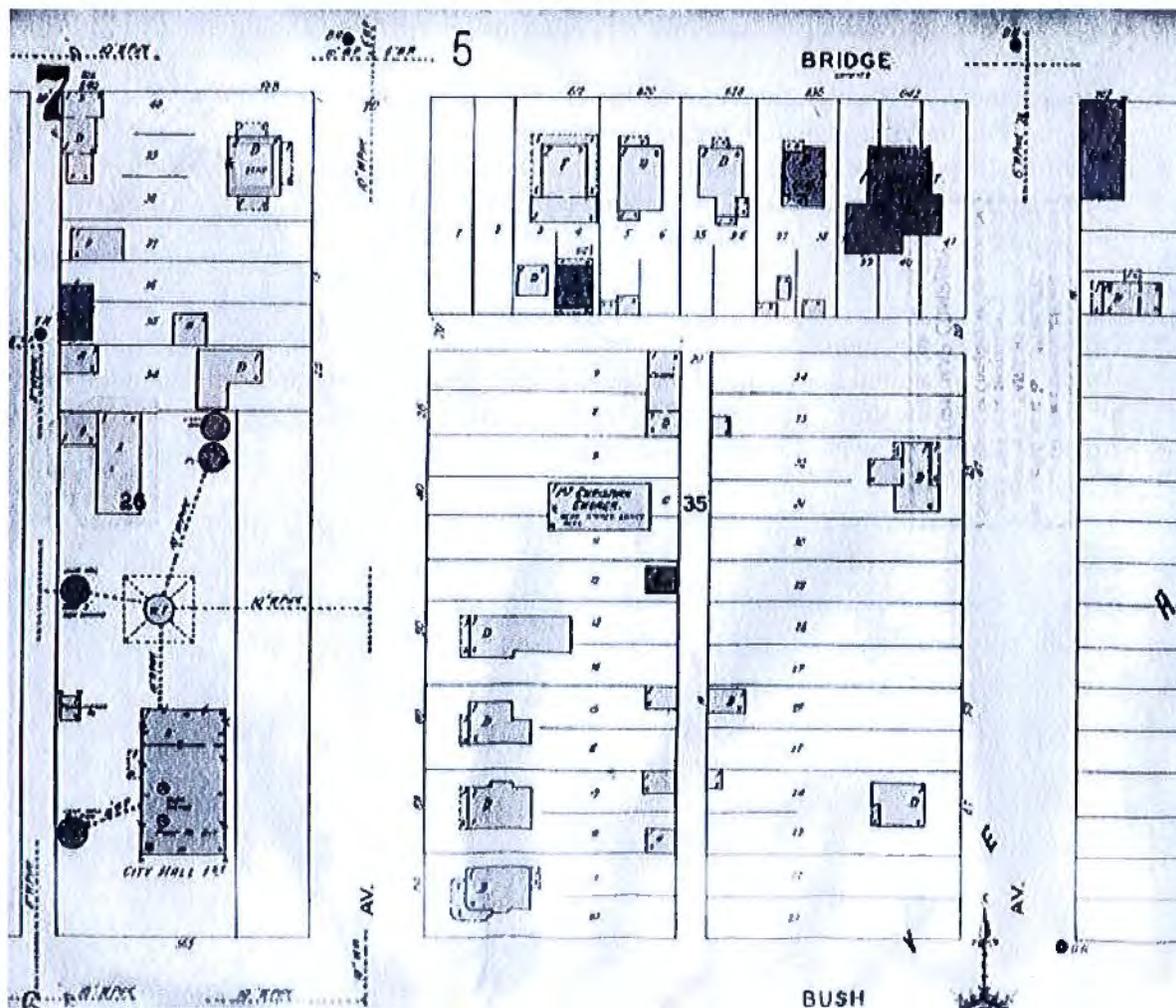
of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.

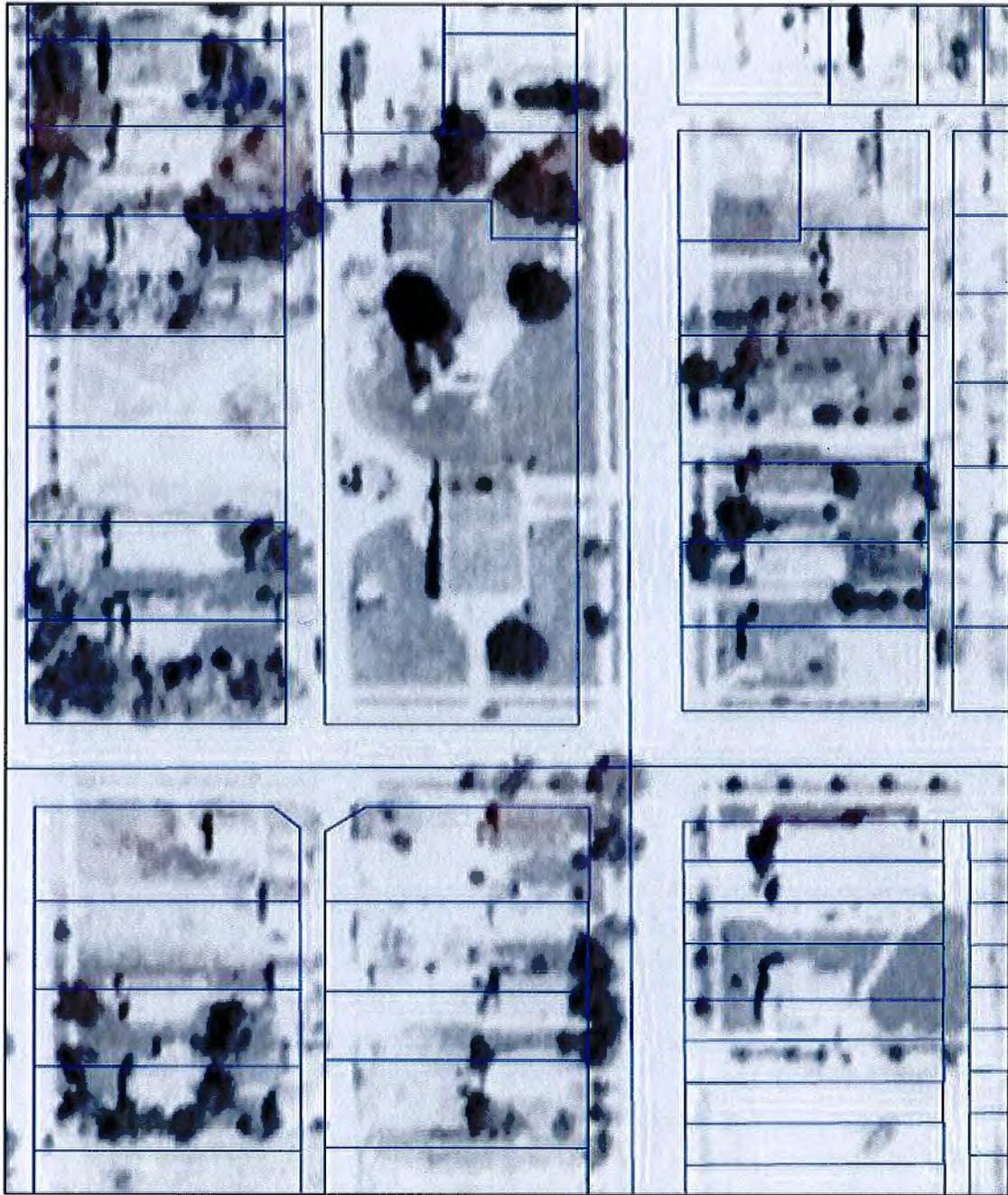
ATTACHMENTS:

- Nomination Application
- Application Submittal Items: aerial photographs and maps, photographs related to the site, and the application questionnaire (specific criteria analysis).
- Adjacent Property Owner Letter & Addresses
- Resolution (draft)

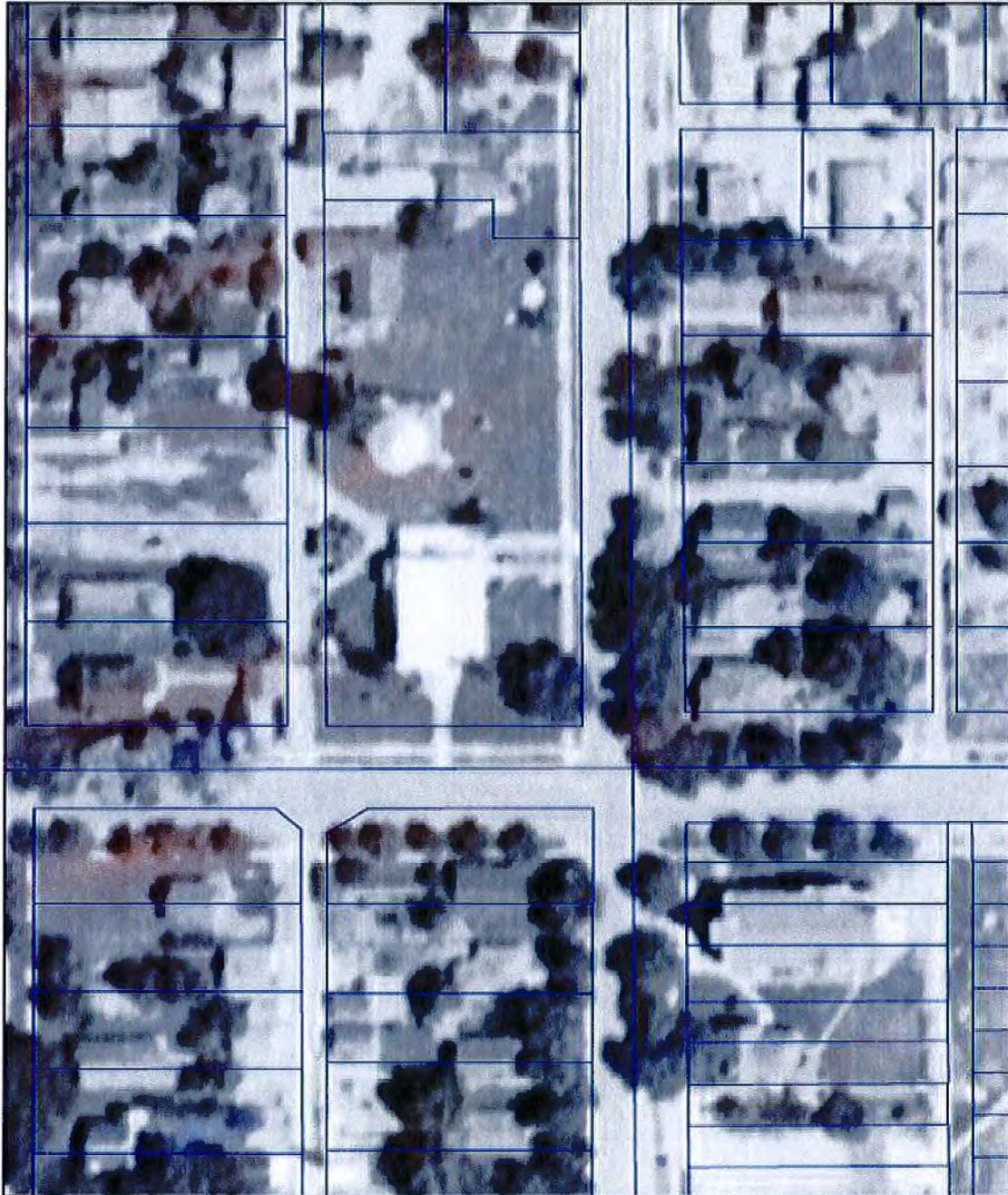
Maps, Aerial Photographs, and Plans Related to the History of 575 Bush Street



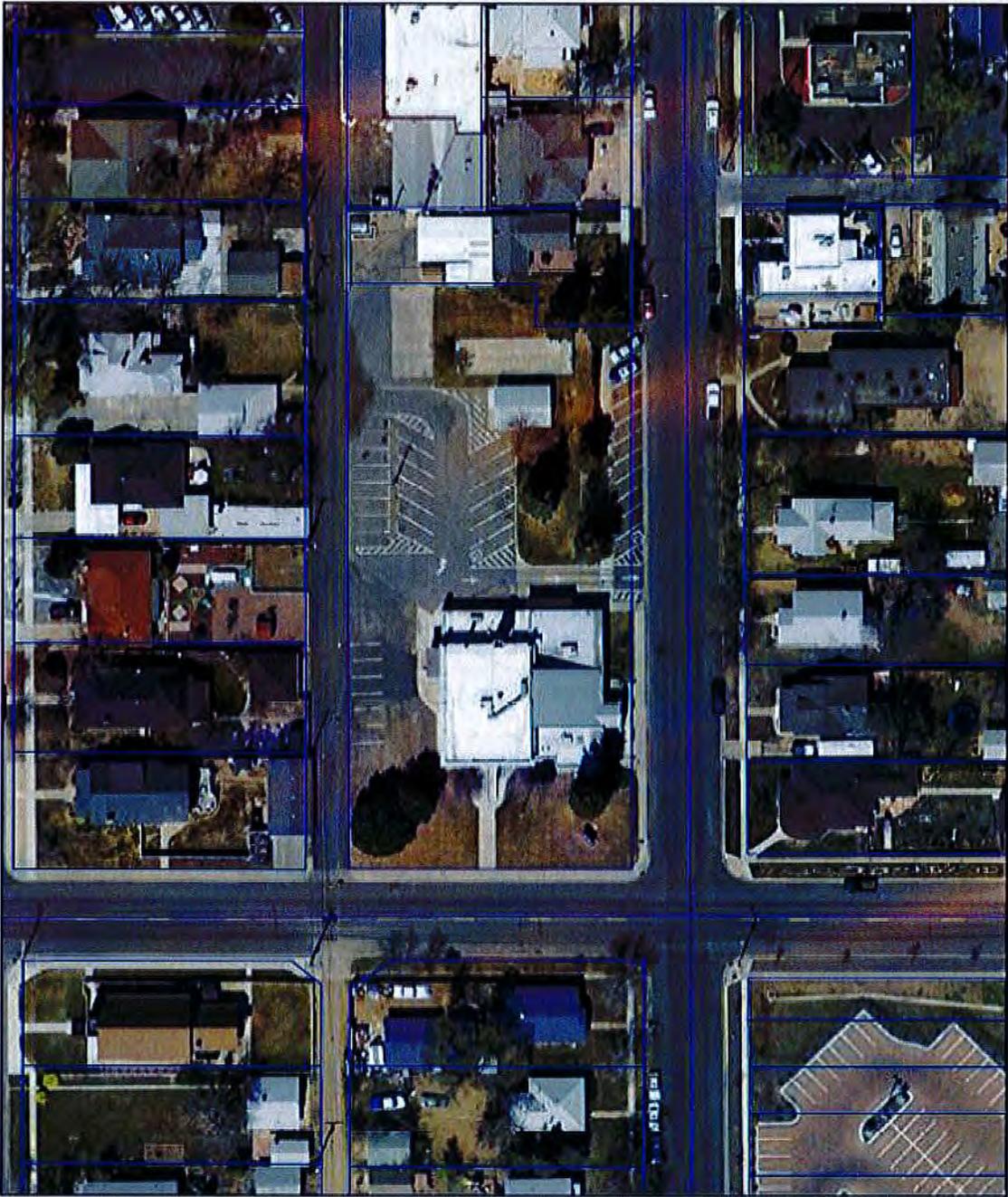
This 1928 map demonstrates the wells and water tower in relationship with structure. Note: The existing meter shop is an extension of the original well house in the NE corner of the site. The pump station in the basement of city hall filled the tank from the wells and the 10" pipe from water tower to the pipe in 5th Ave delivered the water at pressure to the city mains. (Email copy provided by Pat Reither from Jim Landeck, Utilities Director for the City of Brighton.)



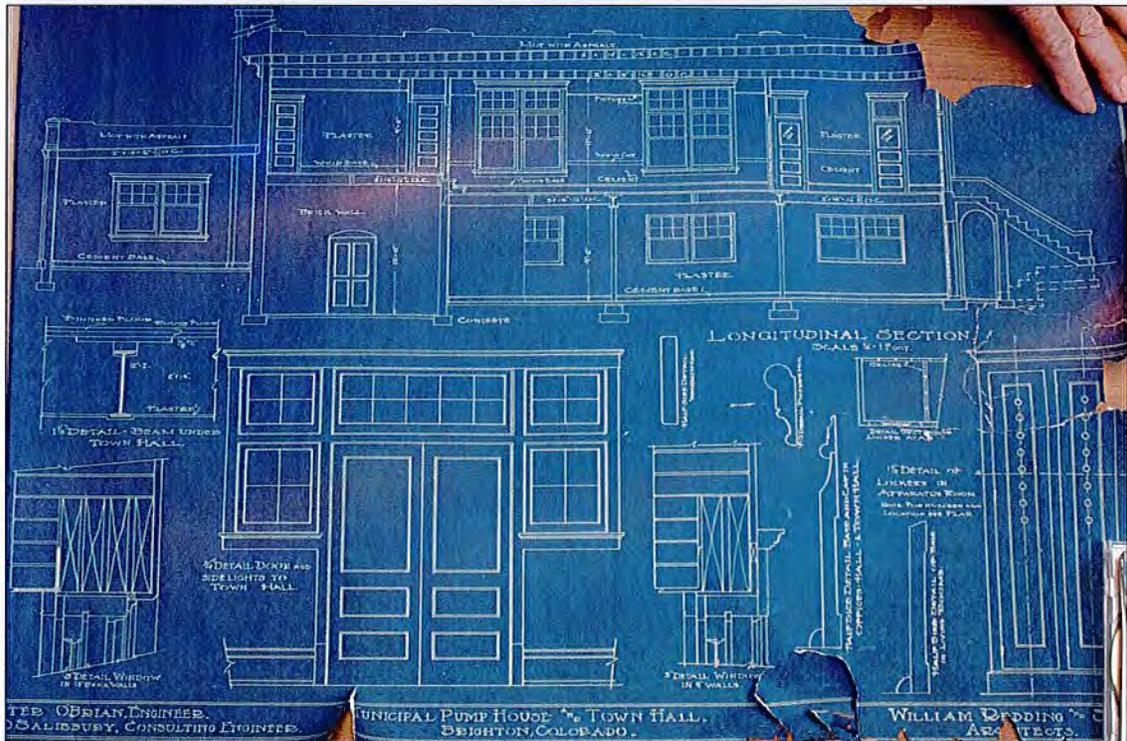
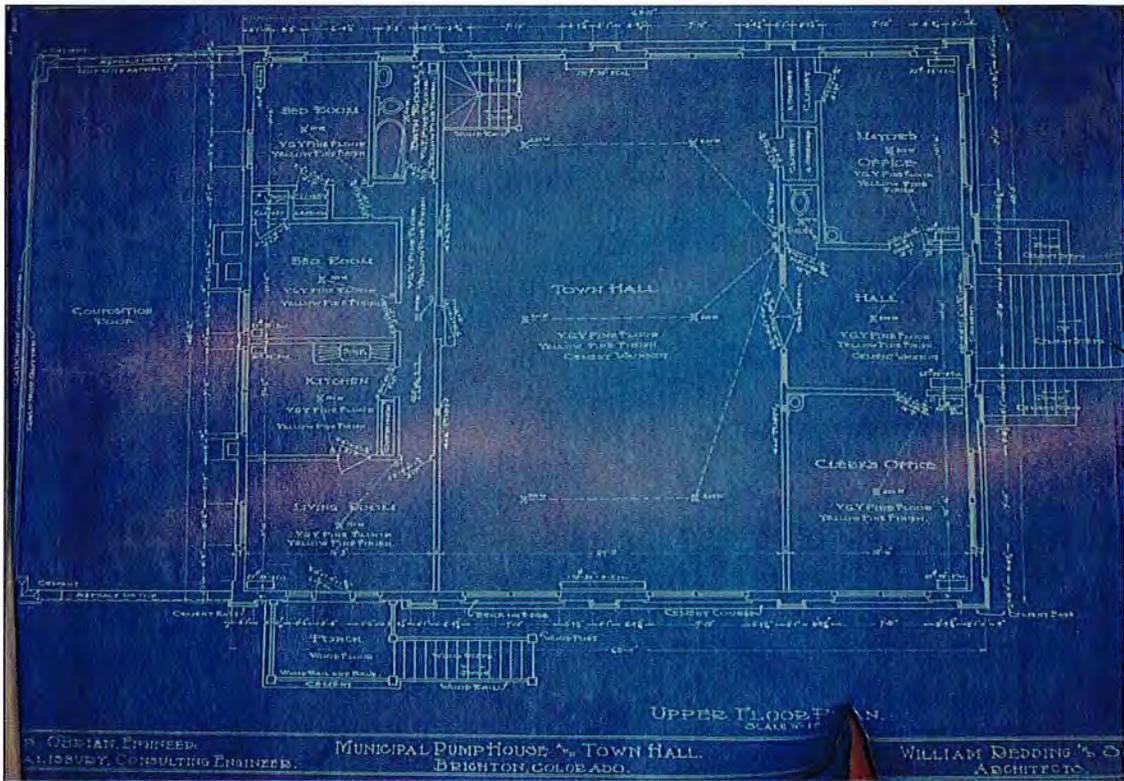
1937 Aerial Photograph



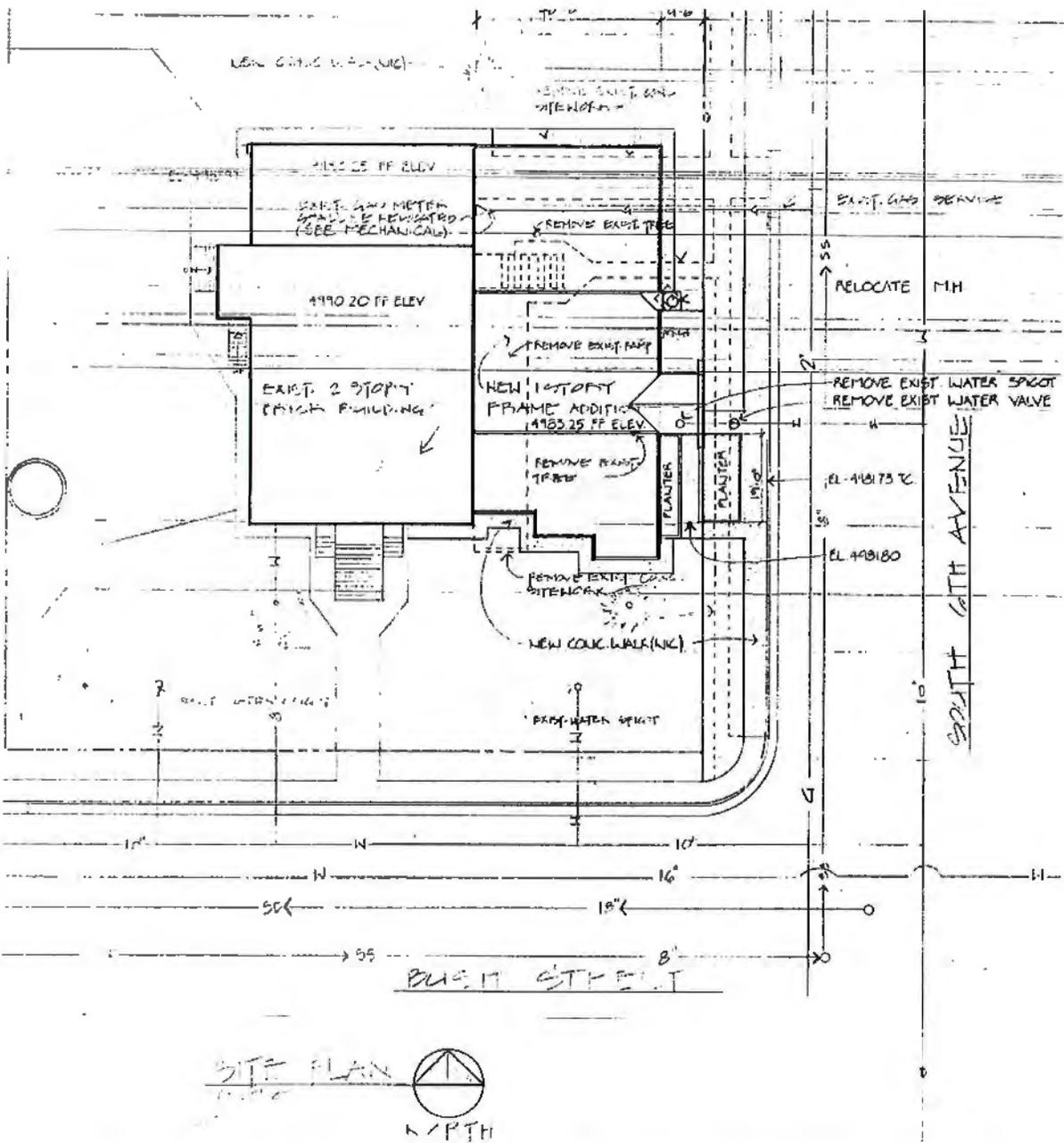
1950 Aerial Photograph



2012 Aerial Photograph



Original Building Blueprints



Site Plan demonstrates the 1986 Kitchen and Cafeteria addition in relationship to the original structure and site.

Photographs Related to the History of 575 Bush Street



Earliest photo of the original structure on file. Dated between 1919 and 1939 (when the cupola was removed from the County Courthouse - visible on the left side of the property).



Demonstrates parapet renovations and the water tower on site. Dated between 1939 - 1986



Government officials in front of the structure _ date??



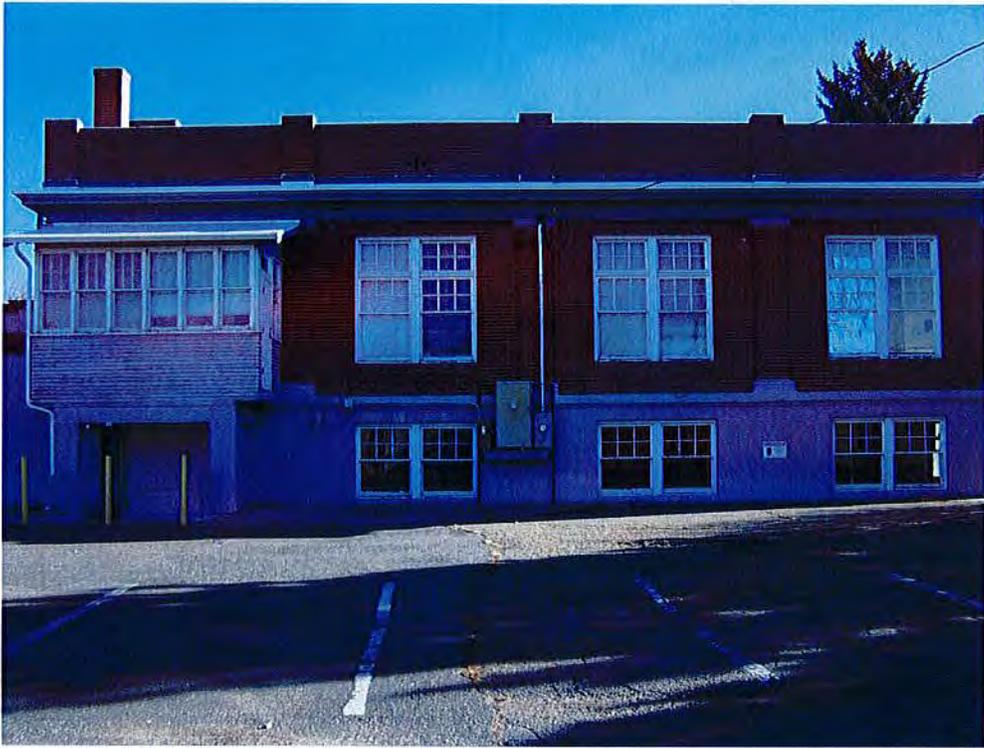
1986 photos of the structure during and after the senior center addition



South Elevation – Present Day



East Elevation – Present Day



West Elevation – Present Day



North Elevation – Present Day

1. Provide a history of the property requesting nomination.

The building at 575 Bush Street was built in 1919 as the first Brighton Town Hall. The building was built from red pressed brick laid in black mortar and trimmed in white terra cotta. The building was 50' x 85' and had a basement that was 1/2 underground and 1/2 above ground. The building was 1 story and faced south.

The architect of the building was William Redding, a local architect from Denver whose is known for other buildings throughout the Colorado and Wyoming. His firm, WM Redding & Son also designed the Hotel Boulderado, a mission revival style building in Boulder Colorado.

The Mayor's and clerk's offices were located in the front of the building facing Bush Street. The walls were painted white and had a rail board. The wall below the rail board was painted pale green. The woodwork throughout the building had a natural wood finish. In back of these 2 rooms was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and perfectly matched the buildings trim work.

Behind the assembly hall space, 4 airy rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Ave. provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement.

The roof of the building was made with best quality composition roofing of the time and was guaranteed for 10 years. The grounds of the building were completed as soon as the building was finished and they were beautiful. A flight of cement steps led to the south entrance. An outside entrance to the basement was located under the cement steps. At the rear of the building, on the north side, an addition was constructed to house the fire apparatus.

The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

On Feb. 13, 1919, a request was presented to the City Council to allow Brighton's young people to have dancing parties in the assembly room of the new building. It was granted as long as a dance



BrightonSM

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Questionnaire
Use-By-Right (UBR)

permit was obtained from the town clerk. A \$15 rental fee was charged per dance.

For years the building was known as the City Water Department. In 1946, the library moved into the building. In 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave.

During the 1980's it became tradition for some members of the senior class to climb the water tower and paint the year of their graduation on the tower. Since the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot replaced the tower.

In 1976, the building was leased by the city and designated to be used as a Senior Center. A federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. In 1986, another federal grant was issued to expand the facility and was completed the summer of 1986. A kitchen and cafeteria were added along with a community room.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

1) Architectural category

Exemplifies specific distinguishing characteristics of an architectural period of style.

Insert Response:

Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.

The architect for this building was Mr. Michael Redding and his RM Redding & Son Firm based in Denver. Mr. Redding was the architect for the nationally registered Boulderado Hotel in Boulder, Colorado.

Demonstrates superior craftsmanship or high artistic value.

Insert Response:

Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.

Insert Response:

Evidences a style particularly associated with the Brighton area.

Insert Response:

2) Social and historic category

Is the site of an historic event that had an effect upon society.

This is the site of Brighton's original historic city hall



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Questionnaire
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<input checked="" type="checkbox"/> Exemplifies cultural, political, economic or social heritage of the community.
<i>This building was originally built as Brighton's first city hall, it has also contributed to Brighton's history as the water facility, city library, and senior center in years past. It has historically been a community structure throughout Brighton's history.</i>
<input type="checkbox"/> Represents a built environment of a group of people in an era of history.
<i>Insert Response:</i>
<input checked="" type="checkbox"/> Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.
<i>The wells on the land were dedicated by Daniel Carmichael, a founding father of Brighton. Among many other important contributions to the development of the City, he initiated the Brighton Water and Electric Company Co in 1891 and the wells and water tower on site where a large part of the first public water source for Brighton.</i>
<input checked="" type="checkbox"/> Has an association with a notable person or the work of a notable person.
<i>Refer to previous descriptions of Mr. Carmichael and Mr. Redding. In addition, this building housed the offices of Brighton's City Hall. The work of many Mayors, City Councils and Clerks, and other City staff took place here.</i>
<input checked="" type="checkbox"/> 3) Geographic and environmental category
<input checked="" type="checkbox"/> Enhances a sense of identity of the community
<i>This building has been considered a central community building for many years. First, serving as the town hall of Brighton, secondly as the water treatment plant (the adjacent water tower has been demolished but was iconic to Brighton's history), as a public library, and lastly with the senior center as the gathering point of Brighton's senior community for many years.</i>
<input type="checkbox"/> By being a part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif.
<i>Insert Response:</i>
<input type="checkbox"/> Is unique in its location of singular physical characteristics.
<i>Insert Response:</i>
<input type="checkbox"/> Possesses unique and notable historic, cultural or architectural motifs



BrightonSM

500 South 4th Avenue Brighton, CO 80601
www.brightonco.gov 303.655.2017

Questionnaire
Use-By-Right (UBR)

Insert Response:

Is an established and familiar mutual setting or visual feature of the community

As previously mentioned this building has been central to the community of Brighton. The proximity of the structure to other iconic Brighton structures, such as the Adams County Courthouse, also contribute to the historical contribution of this structure.

3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.

Addition – 1986; Kitchen and Cafeteria were added to the east side of the building. The building permit was approved 3/18/86, and the CO was issued 8/11/86. Files indicate that the work was valued at \$321,900 at the time of construction. A variance was also issued by the City to waive the side setback requirement, and allow the addition to be built to the property line (along the East Side).

The concrete stairs were removed and replaced in the 1989, and the boiler system was replaced in 1991 for a baseboard radiation system with new piping.

Water Tower – Permit to demolish the tower was approved in December of 1993. Correspondence from the City regarding concern for the safety of the structure, and possible danger to surrounding residences. An estimate to reinforce the structure is also included in the files.

The main building was re-roofed in September 2013 with membrane roofing. No indication of previous material type found on permit. The parapets surrounding the roof hide the material type, so there is no visible impact to the structure.

4. If this application is for the nomination of a district, please additionally answer the following questions below:

a) How is the boundary of the proposed district defined? In other words, how was the proposed boundary determined to be appropriate?

Insert Response:

b) Provide a list below (or attached) indicating the properties within the district, and their contribution to the district as a: noncontributing; contributing; historically significant; or an exceptionally significant resource. Note: this should also be demonstrated visually on the Boundary Description Map submittal item.

Insert Response:

c) Have you had any communication with the district property owners whom have NOT



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consented to the nomination? If so, please provide a list of those persons, their property, and a general summary of the communication exchange.

Insert Response:

5. Provide a bibliography referencing all materials used in this document to justify the designation. Please include all books, articles, web sites, and other sources used in responding to this questionnaire.

A majority of the information contained in this questionnaire was received from and compiled by Pat Reither, Historic Preservation Commissioner, Professional. Additional information was found from the City of Brighton, 575 Bush Street building permit file.

6. Is there any additional information regarding the nomination that you would like to communicate? If so, please provide it in the space below.

Insert Response:



February 24, 2014

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. This application was originally scheduled for a public hearing with the Historic Preservation Commission on February 13, 2014. However, the Commission was notified that the sign posting on the property posted the incorrect location of the Hearing. In response to this information the Commission continued their decision in order to properly notify the public of the hearing. The following is some basic information which pertains to the project and the future hearing.

- Application Type:** **Historic Landmark:** Enacts certain physical design guidelines in order to protect the existing structure as a significant cultural resource.
- Summary:** The existing structure was built in 1919, and was the first building built specifically for the City of Brighton. It has 95 years of public use for the City and connections to various persons significant to Brighton and Colorado's past.
- Location/Site Plan:** 575 Bush Street – Generally located on the northwest side of Bush Street and 6th Avenue.
- Reviewing Body:** The Historic Preservation Commission makes a recommendation to the City Council after the Public Hearing (details below) has been held.
- Public Hearing:** **March 13, 2014 at 6:00 pm**
Hearing Chambers (3rd Floor of Historic City Hall)
22 South 4th Avenue, Brighton CO 80601
- Official Notice Publication:** February 26, 2014 edition of the [Brighton Standard Blade](#)
- City Staff Project Manager:** Aja Tibbs, Long Range & Historic Preservation Planner
(303) 655-2015
atibbs@brightonco.gov
- Additional Info:** A City Council public hearing will also be held following the Commission's recommendation, but the date and time of the hearing is to be determined following the Commission's review. A sign will be posted on the property prior to the City Council hearing should you wish to attend. Also note that these hearings have no impact on the proposed or existing use of the structure: they are strictly to provide an evaluation of the historic resources on the property.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Sincerely,

Aja Tibbs
Long Range & Historic Preservation Planner

Property Owners	Mailing Address			Property Address
HAGEL LAURON F AND HAGEL BONNIE F	26 S 5TH AVE	Brighton	80601	
MILLER MICHAEL A AND KRING ROBIN ANN	34 S 5TH AVE	Brighton	80601	
GRAVES DIANA AND OSTER STANLEY G AND CAROL S	26 S 6TH AVE	Brighton	80601	
OCKER TIMOTHY W AND WENDY R	50 S 6TH AVE	Brighton	80601	
GRAVES DIANE AND OSTER CAROL	25 S 6TH AVE	Brighton	80601	
QUINN RICHARD H	40 S 6TH AVE	Brighton	80601	
KINZIE HAROLD L AND KINZIE VIRGINIA LEE	60 S 6TH AVE	Brighton	80601	
KITZMAN DEENAN R	4201 E 94TH AVE APT A	THORNTON	80229	68 S 6TH AVE
WELSH BILLIE JEAN AND WELSH ROSS A	52 S 5TH AVE	Brighton	80601	
YOUNG GERALD G AND YOUNG JANICE A	68 S 5TH AVE	Brighton	80601	
BROGDEN STEVEN AND BROGDEN SARAH	38 S 5TH AVE	Brighton	80601	
ANDERSON MARK D AND ANDERSON REBECCA A	76 S 6TH AVE	Brighton	80601	
REDEEMER BIBLE CHURCH INC.	992 S 4TH AVE UNIT 100	Brighton	80601	102 S 5TH AVE
THE ARCHDIOCESE OF DENVER AS TRUSTEE FOR ST AUGUSTINE	1300 S STEELE STREET	DENVER	80601	101 S 6TH AVE
CARROLL LAWRENCE L K JR	76 S 5TH AVE	Brighton	80601	
ST AUGUSTINE PARISH C/O DONNA M BARR	1300 S STEELE STREET	DENVER	80210	102 S 6TH AVE

**RESOLUTION
HISTORIC PRESERVATION COMMISSION**

**A RESOLUTION OF THE CITY OF BRIGHTON HISTORIC PRESERVATION
COMMISSION RECOMMENDING APPROVAL OF A NOMINATION TO
DESIGNATE 575 BUSH STREET (FORMER SENIOR CENTER) AS A HISTORIC
LANDMARK.**

RESOLUTION NO. _____

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the "Application"), by the Brighton Historic Preservation Commission (the "Applicant"), to designate, as a historic landmark, 575 Bush Street (Former Senior Center), located on lots 21 through the southern 286 feet of lot 33, Block 26, of the Walnut Grove Second Addition Subdivision, (the "Property"); and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the Property, the City of Brighton (the "Owner"); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade*, and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, on March 13, 2014, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the Property is at least fifty (50) years old and satisfies at least one (1) criterion from each of the Eligibility Categories, as delineated in Section 16-22-30, Eligibility for Designation of a Historic Landmark or Historic District, of the *Brighton Municipal Code*; and

WHEREAS, the Historic Preservation Commission has reviewed the Application to nominate 575 Bush Street (Former Senior Center) as a historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Historic Preservation Commission finds that the designation of 575 Bush Street (Former Senior Center) as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED that the Brighton Historic Preservation Commission does hereby find that 575 Bush Street (Former Senior Center) possesses historic significance and recommends, to the City Council, approval of the nomination to designate the 575 Bush Street as a historic landmark.

RESOLVED, this 13th day of March, 2014.

**CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION**

Joseph Burt, Chairperson

ATTEST:

Sheryl Johnson, Senior Administrative Assistant

***THERE IS A 5-MINUTE
LIMIT TO ADDRESS
COUNCIL.**

**MAYOR
MAYOR PRO-TEM

COUNCIL MEMBERS**

- RICHARD N MCLEAN
- KIRBY WALLIN
- LYNN BACA
- REX BELL
- JW EDWARDS
- MARK HUMBERT
- JOAN KNISS
- KEN KREUTZER
- CYNTHIA A MARTINEZ

1. CALL TO ORDER

- A. Pledge of Allegiance to the American Flag.
- B. Roll Call.

2. CONSENT AGENDA

- A. Approval of the September 2, 2014 City Council Minutes.

3. APPROVAL OF REGULAR AGENDA (Council may take a short break between 8:30–9:00 p.m.)

4. CEREMONIES

- A. Recognition of Eagle Scout Ryan Mellin.
- B. Recognition of Brian Arnold, Ninja Warrior.
- C. Community Planning Month Proclamation.
- D. Introduction of New Employees by Human Resources Director Karen Borkowski and Chief of Police Clint Blackhurst.

5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to five minutes)

6. PUBLIC HEARINGS

- A. American Pride PUD.

- 1. An Ordinance of the City Council of the City of Brighton, Approving a Zone Change Request from C-2 (Restricted Retail and Services) to PUD (Planned Unit Development) for the Approximately 1.4233 Acre Property known as Lots 1 and 2, Block 1, of the American Pride Subdivision, and more Particularly Described as being Located within the Southwest Quarter of Section 7, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

2. A Resolution of the City Council of the City of Brighton, Colorado, Approving the Site Specific Development Plan Vested Property Right for the American Pride PUD (Planned Unit Development) for a Period of Three (3) Years, to Expire on October 7, 2017. The Approximately 1.4233 Acre Property is Generally Located North of Bromley Lane, South of Cherry Place, and Adjacent to the Fulton Avenue Alignment, and is Further Described as Lots 1 and 2, Block 1 of the American Pride Subdivision and being Located within the Southwest Quarter of Section 7, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

B. Resolution of the City Council of the City of Brighton, Colorado, Approving the Organization of the Village at Southgate Metropolitan District Pursuant to the Statutory Requirements of Title 32, Article 1 of the Colorado Revised Statutes; Setting Forth Certain Findings in Relation Thereto; Authorizing the Mayor to Execute this Resolution on Behalf of the City and the City Clerk to Attest Thereto; and Approving an Intergovernmental Agreement, and Setting Forth Other Details Related Thereto.

7. **ORDINANCES FOR INITIAL CONSIDERATION**

A. An Ordinance of the City Council of the City of Brighton, Colorado, Amending Article 2-8 Administration and Personnel of Chapter 2 of the Brighton Municipal Code Regarding Changes to the City Manager's Administrative Plan for the City; Recognizing the New Positions of Assistant City Manager for Development and Redevelopment and Assistant City Manager for Operations; Defining the General Duties and Oversight Responsibilities Thereof; and Setting Forth Other Details Related Thereto.

8. **ORDINANCES FOR FINAL CONSIDERATION**

A. An Ordinance of the City of Brighton City Council Approving the Designation of the Former Senior Center (575 Bush Street) as a Local Historic Landmark; Setting Forth Certain Findings in Support of said Designation; Authorizing the Inclusion of the Property in the Brighton Register of Locally and Designated Historic Landmarks and Districts; Instructing the City Manager or his Designee to Notify the Owner of the Property of its Obligations and Restrictions associated with the Designation; and Setting Forth Other Details Related Thereto.

9. **RESOLUTIONS**

A. A Resolution Providing Funds for a 2014 Supplemental Budget Appropriation in the Amount of Eight Hundred Twenty Five Thousand and no/100 Dollars (\$825,000.00) for Tower Road and Southern Street Road Construction Project.

B. A Resolution of the City Council of the City of Brighton, Colorado, Accepting the Bid of Asphalt Specialties Company, Inc and Awarding the Contract for the Tower Road and Southern Street Road Construction Project, Bid #14-034, in an Amount not to Exceed One Million Seven Hundred Ten Thousand Four Hundred Thirty-Two and 40/100 Dollars (\$1,710,432.40), and Authorizing the Mayor to Sign the Contract on Behalf of the City and the City Clerk to Attest Thereto.

C. A Resolution Providing Funds for a 2014 Supplemental Budget Appropriation in the Amount of Thirty Seven Thousand and no/100 Dollars (\$37,000.00) for the Design and Replacement of the South Steps and Landing at the Former Senior Center for the Purposes of Selling the Property.

10. **UTILITIES BUSINESS ITEMS**

Ordinances

Resolutions

**City Council
Agenda Item
8A**

..Body

Department of Community Development

Reference:

To:	Mayor Richard N. McLean and Members of City Council
Through:	Manuel Esquibel, City Manager
Prepared By:	Aja Tibbs, Long Range & Historic Preservation Planner
Date Prepared:	August 7, 2014

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the City Council must approve the ordinance at a second reading.

BACKGROUND:

The Brighton Historic Preservation Commission (BHPC) approved a Resolution on March 13, 2014 making a recommendation to the City Council for the designation of the former senior center at 575 Bush Street as a historic landmark. The City Council held a public hearing on April 15, 2014 and approved the Ordinance at first reading. Following the public hearing, some discussion was held regarding financial requirements and potential costs to the City to rehabilitate the building. Therefore, the Council continued the second reading of the Ordinance in order to further consider all issues related to the property. Now that the Council has had some time to consider their options, staff is bringing the second reading back for review. A copy of the Historic Preservation Commission memo has been attached for reference to the property history and significance.

CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM:

- Municipal Code
- Comprehensive Plan

STAFF ANALYSIS AND RECOMMENDATION:

Historic designation requires that the proposed nomination meet one criteria out of fifteen possible criteria (under three different categories). Staff finds that the proposed nomination meets eight criteria under all three separate categories. Demonstrating exceptional significance above and beyond the required regulation, staff has attached the Ordinance as originally drafted and approved by Council at the first reading.

OPTIONS FOR COUNCIL'S CONSIDERATION:

- Approve the Ordinance as drafted
- Not approve the Ordinance, with specific findings to justify the denial
- Approve the Ordinance, with changes or conditions

ATTACHMENTS:

- Ordinance (draft)
- Brighton Historic Preservation Commission Memorandum

CITY COUNCIL ORDINANCE

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL APPROVING THE DESIGNATION OF THE FORMER SENIOR CENTER (575 BUSH STREET) AS A LOCAL HISTORIC LANDMARK; SETTING FORTH CERTAIN FINDINGS IN SUPPORT OF SAID DESIGNATION; AUTHORIZING THE INCLUSION OF THE PROPERTY IN THE BRIGHTON REGISTER OF LOCALLY AND DESIGNATED HISTORIC LANDMARKS AND DISTRICTS; INSTRUCTING THE CITY MANAGER OR HIS DESIGNEE TO NOTIFY THE OWNER OF THE PROPERTY OF ITS OBLIGATIONS AND RESTRICTIONS ASSOCIATED WITH THE DESIGNATION; AND SETTING FORTH OTHER DETAILS RELATED THERETO.

ORDINANCE NO.: _____

INTRODUCED BY: Martinez

WHEREAS, pursuant to Section 16-22-40A of the Brighton Municipal Code, designation of a Historic Landmark may be initiated by the City Council, City Manager, Historic Preservation Commission or the owner of the cultural resource to be designated; and

WHEREAS, pursuant to Section 16-22-40B of the Brighton Municipal Code, nominations for Historic Landmark designation shall be filed with the Historic Preservation Administrator on forms prescribed by the Historic Preservation Commission and shall include a description of the location of the cultural resource or historic district sufficient to advise the owner and public of the location thereof, the characteristics of the cultural resource or historic district that justifies its designation as a historic landmark or historic district, a description of the particular physical features to be preserved, the names and addresses of all owners (including owners of undivided interests), the applicable fee adopted in the Annual Fee Resolution of the City Council, and such other data required by the City Manager; and

WHEREAS, on or about December 13, 2013, and pursuant to the requirements of Section 16-22-40 of the Brighton Municipal Code, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the "Application"), by the Brighton Historic Preservation Commission (the "Applicant"), to designate, as a historic landmark, the former senior center addressed as 575 Bush Street, located on Lots 21-32 and the Southern 286.5 feet of Lot 33, Block 26 of the Walnut Grove, 2nd Addition Subdivision (the "Property"); and

WHEREAS, on March 13, 2014, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark and at that meeting found that the Property is at least fifty (50) years old and satisfies all three (3) Eligibility Categories (Architectural; Social and Historic; and Geographic and Environmental), as delineated in Section 16-22-30, *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, on March 13, 2014, the Historic Preservation Commission passed a resolution, recommending to the City Council, that the Property be designated as a historic landmark; and

WHEREAS, on April 15, 2014, the City Council held a public hearing to consider the nomination of the Property for designation as a historic landmark and at that meeting found that the Property is at least fifty (50) years old; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies one of the five criteria of the Architectural Category of Eligibility as delineated in Section 16-22-30 (a) (1), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies four of the five criteria of the Social and Historic Category of Eligibility as delineated in Section 16-22-30 (a) (2), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, at the April 15, 2014 public hearing, the City Council found that the Property satisfies three of the five criteria of the Geographic and Environmental Category of Eligibility as delineated in Section 16-22-30 (a) (3), *Eligibility for Designation of a Historic Landmark or Historic District*, of the Brighton Municipal Code; and

WHEREAS, the City Council has reviewed the Application to nominate the former senior center at 575 Bush Street as a historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the former senior center, the City of Brighton (the "Owner"); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, the City Council finds that the designation of the former senior center at 575 Bush Street as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:

Section 1. The Property, addressed as 575 Bush Street, is hereby designated as a Local Historic Landmark.

Section 2. A certified copy of this Ordinance shall be recorded in the office of the Adams County Clerk and Recorder, designating the Property as a historic landmark.

Section 3. The Property shall be included on the City of Brighton Register of Locally and Designated Historic Landmarks and Districts.

Section 4. The City Manager, or his designee, shall provide to the Owner of the subject Property a copy of this Ordinance and a letter, which contains an explanation of the Owner's obligations and restrictions created by the historic designation and advising the Owner of the Owner's responsibility to apply for a Certificate of Appropriateness prior to construction, reconstruction, remodeling, alteration, repair, restoration, rehabilitation, relocation or demolition of improvements on the Property.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED

THIS 15th DAY OF APRIL, 2014.

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Standard Blade*
First Publication: April 23, 2014

APPROVED AS TO FORM:

Margaret Brubaker, Esq., City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED
BY TITLE ONLY THIS 7TH DAY OF OCTOBER, 2014.**

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Standard Blade*
Last Publication: October 15, 2014

PLANNING DIVISION STAFF REPORT

To: Historic Preservation Commission,
Through Manuel Esquibel, City Manager

Reviewed By: Jason Bradford, AICP, Planning Division Manager

Prepared By: Aja Tibbs, Long Range & Historic Preservation Planner

Date Prepared: January 27, 2014

Requested Action: Review at a public hearing and make a recommendation to the City Council for the nomination of the 575 Bush Street as a Historic Landmark.

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution.

BACKGROUND:

The BHPC submitted a nomination application for the former senior center, addressed as 575 Bush Street, as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:
 - a. exemplifies specific distinguishing characteristics of an architectural period or style;
or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - d. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 - e. evidences a style particularly associated with the Brighton area.

- 2) **Social and Historic Category:** In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
 - a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or
 - d. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 - e. has an association with a notable person(s) or the work of a notable person(s).

- 3) **Geographic and Environmental Category:** In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:
 - a. enhances a sense of identity of the community; or
 - b. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
 - c. is unique in its location of singular physical characteristics; or
 - d. possesses unique and notable historic, cultural or architectural motifs; or
 - e. is an established and familiar mutual setting or visual feature of the community.

ARCHITECTURAL SUMMARY:

The building at 575 Bush Street was built in 1919. It was a south-facing, 1-story, 50' x 85' building, with the basement that was 1/2 underground and 1/2 above ground, and a lower level 19' x 50' section to the rear (north elevation). The building was constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least two different parapet styles throughout the years (demonstrated in various historic photographs). The earliest style had a varied upper line giving the building a mission style appearance popular in Colorado between 1900-1930. The later version flattens out the roof in a more commercial style design. Other exterior ornamentation includes upper transom windows for all main floor windows, and upper and side transom windows along the front (south) door. All window frames are double hung 6/1 windows, have 6 sash transoms above, and a brick corbel base along each window frame. Also, a distinct projecting entablature wraps around the building at the roof line (below the parapet), and masonry ornamentation can be found in the parapet above the main entrance (south). A flight of cement steps led to the south entrance, and an outside entrance to the basement was located under the cement steps. The architect of the building was William Redding, who is a local architect from Denver known for his design of other buildings throughout Colorado and Wyoming. His firm, WM Redding & Son, also designed the Hotel Boulderado, a mission style building in Boulder Colorado. Overall, design elements lead toward a classical revival style for commercial buildings, which was a popular for government buildings in the early 20th century. The original parapet lends to mission style influences which were perhaps a signature of Mr. Redding at the time.

The interior of the structure was created for many purposes. The front entrance contained public offices for the Mayor and City Clerk. The top half of the walls were painted white and the bottom half was painted pale green, with a rail board splitting the two shades. The woodwork throughout the building had a natural wood finish. In back of the offices was a 20' x 44' room

that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and matched to the buildings trim work. Behind the assembly hall space, four rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Avenue provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement. The roof of the building was made with composition roofing, and the grounds of the building were completed as soon as the building was finished. Several wells on the property provided water pumped into the water tank and connected to the water line infrastructure that served early residents. The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

Over the years, additions and renovations have been made to the original site to address the shifted uses and needs of the property. An addition was added to the east side of the building in 1986. However, the style and size of the addition still allows visibility of the original structure shape, and the east wall is visible from the interior of the addition. The concrete stairs have been replaced, and the handrails have changed in style and shape over the years. The boiler system and the roof have also been replaced or repaired. Lastly, the water tower was demolished in 1989 for safety concerns and to install a parking lot.

CULTURAL SUMMARY:

The structure was originally built as the first City Hall of Brighton. As previously mentioned it housed some of the first mayors and clerks offices, and had a large room for assemblies where dance permits were issued for the youth for \$15 each, and the rear addition housed and stored Fire equipment for the Fire Department. For many years, the building was also known as the City Water Department. The water wells on site were dedicated by Mr. Carmichael who is one of the founding fathers of Brighton. At the time he organized the Brighton water and electric company in 1891, and the water wells, pump and water tower helped to provide much needed water to the residents of Brighton for many years. By 1946, the library moved into the building, and in 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave. So, in 1976, the building was leased by the city and designated to be used as a Senior Center, when a federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. During the 1980's it became tradition for some members of the senior high school class to climb the water tower and paint the year of their graduation on the tower. When the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot to address parking needs. In 1986, another federal grant was issued to construct a kitchen and cafeteria, and was completed the summer of 1986. Over the years, the building housed many senior and community events. Most recently, a new senior center was constructed in the spring of 2011, which prompted the vacancy of the structure. It is currently being used on a temporary basis for city storage and occasional youth events.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

With almost 100 years of use as a public and community building, the structure at 575 Bush Street has historic ties to Brighton residents of all ages. This building relates to geographic heritage by being Brighton's original town hall located in close proximity to other historic structures such as the Adam's County Courthouse and Brighton Armory. It also relates to the cultural and social heritage of Brighton with links to significant persons in Brighton's history such as Daniel Carmichael, William Redding, early government officials, and historic businesses such as Leffingwell and BIL&P Company. Perhaps most importantly, this building has been iconic to the Brighton community for many years as others have memories of the building and its many different uses.

Given the substantial position that the former senior center has held throughout Brighton's history, the building seems an obvious choice for designation as a historic landmark. Staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that 575 Bush Street meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of the Brighton Armory, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource or district is found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.

ATTACHMENTS:

- Nomination Application
- Application Submittal Items: aerial photographs and maps, photographs related to the site, and the application questionnaire (specific criteria analysis).
- Resolution (draft)

Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5AM.23
2. Temporary resource number: N/A
Parcel Number: 0156907106011
3. County: Adams
4. City: Brighton
5. Historic building name:
Brighton Municipal Building/Town Hall;
Brighton Water Utility Building
Brighton Senior Center
6. Current building name:
Old Brighton Senior Center
7. Building address: 575 Bush Street
8. Owner name and address:
City of Brighton
500 S. 4th Ave.; Brighton, CO 80601



II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1S Range 66W
SE ¼ of SW ¼ of SW ¼ of SW ¼ of section 7
10. UTM reference
Zone 13; 515733 mE 4426189 mN (NAD83)
11. USGS quad name: Brighton, Co.
Year: 2013 Map scale: 7.5 Attach photo copy of appropriate map section.
12. Lot(s): 21-32 & S 286.5' of lot 33 Block: 26
Addition: Walnut Grove Second Add. Year of Addition: 1906
13. Boundary Description and Justification: The legal description includes all the land currently associated with the brick building. The original lot was slightly larger, but the northern section of that lot was subdivided and a residence constructed; this residence is not historically associated with the building and is not included.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 97' x Width 88'
16. Number of stories: 1
17. Primary external wall material(s): Brick; stucco

Resource Number: 5AM.23

Temporary Resource Number: N/A Parcel Number: 0156907106011

18. Roof configuration: Flat; shed
19. Primary external roof material: Asphalt
20. Special features: Roof treatment/crenellation, decorative cornice; porch; chimney
21. General architectural description: The original 1919 portion of the building is a one-story, flat roofed, 85' x 50' rectangular plan building comprised of an approximate 66' x 50' front portion set on a high foundation, and a lower 19' x 50' section at the rear that originally housed the fire department. The front portion is clad in brick, with stucco covering the high foundation. A widely projecting entablature at the roofline encircles the building. Above, a raised parapet with crenellations formed by engaged columns extends on the front and side elevations. A 1986 stucco addition with both flat and shed roofs is on the east elevation.

South elevation: The brick façade is divided into three large bays separated by engaged brick columns with concrete bases and capitols. The columns extend above the roof parapet and form crenellations. The central parapet contains a panel of herringbone brick. The end bays have paired 6/1 wood windows with 6 sash transoms above. The central bay has an entry door flanked by 4/1 double-hung sidelights, with 4-sash transoms above the sidelights and a 10-sash transom above the door. The door has lower panels and a single sash above; also set within the door surround is a matching sidelight on the west side. The door is reached by concrete stairs with round metal pipe handrails. On either side of the entry stairs is an arched entry leading to a basement door. The end bays of the basement have paired 6/1 double-hung wood windows. There is a pair of 1/1 windows on the 1986 addition.

West elevation: The west elevation is divided into four bays separated by engaged brick columns, also with concrete bases and capitols. All bays except the northernmost have paired windows – 6/1 double-hung sash, with the upper level also featuring 6-sash transoms. The northern bay has an upper story frame enclosed porch set on brick piers. It has a shed roof, lower clapboard siding, and an upper band of 6/1 double-hung windows. There is also a door on the south elevation of this porch; the stairs that formerly led to this entry have been removed. Finally, the lower rear portion that formerly contained the fire department is clad in stucco, with a decorative brick cornice and parapet edge. There is a single slab door on the west side.

North elevation: The upper story of the rear addition is clad in painted brick, and has 6/1 double-hung wood windows. There are also two brick exterior chimneys on the outside wall of the main historic building. Extending further north is the one-story addition that formerly housed the fire department. This stucco addition has a shed roof porch at the east end (not original), two central paired historic 6/1 windows in the center, a single slab door to the west, and an enclosed area under the porch with an entry door and non-historic metal double-sash windows.

East elevation: A one-story stucco addition (1986) is on the east elevation. It has a combination shed and flat roof, an entry with gabled roof near the south end, and a row of 1/1 double-hung metal windows. The wide, projecting cornice and brick parapet roof of the 1919 building are visible above the addition.

22. Architectural style/building type: Late 19th & 20th Century Revivals/Classical Revival
23. Landscaping or special setting features: The large level lot is located on the northwest corner of the intersection of Bush Street & S. 6th Avenue. It has a grass lawn in front of the building, with a concrete sidewalk leading to the front door. There are two drives leading to paved parking in the rear: one each off of Bush Street and S. 6th Avenue. There is an L-shaped grass lawn on the northeast corner of the lot, and diagonal parking is along S. 6th Avenue.
24. Associated buildings, features, or objects: A small rectangular plan brick building is located on the northeast corner of the lot. It has a low-pitched gable roof with asphalt shingles. Windows are small, two sash, with projecting brick header sills. There is a solid door on the west elevation. The outbuilding was constructed sometime after 1948 (exact construction date unknown).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: 1919

Resource Number: 5AM.23

Temporary Resource Number: N/A Parcel Number: 0156907106011

Source of information: *Brighton Blade* newspaper; "Senior Center Research," (Pat Reither, October 2011); Pat Reither, "Senior Center has served well," *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

26. Architect: William Redding & Son

Source of information: Original blueprints, source: City of Brighton, Historic Preservation Commission

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: City of Brighton, Colorado

Source of information: *Brighton Blade* newspaper;); Pat Reither, "Senior Center has served well," *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

29. Construction history (include description and dates of major additions, alterations, or demolitions): The original brick portion was completed in 1919. In 1920, the rear addition for the fire department was shown on the Sanborn map, so it was likely included in the original construction. An interior remodel was undertaken in 1976 when the building's use was changed to a Senior Center. The east addition was added in 1986, and included a kitchen, cafeteria, and community room. Accessible doors were installed in 1995, and in 1999, the kitchen was remodeled, an interior wall removed, and a drop ceiling installed. A brick outbuilding was built sometime after 1948.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Government/city hall, public works

32. Intermediate use(s): Social/meeting hall; Education/library

33. Current use(s): Vacant/not in use

34. Site type(s): City hall, waterworks; Senior Center

35. Historical background: The building was designed by the architectural firm of William Redding & Son. The plans refer to the building as the "Municipal Pump House & Town Hall." The engineer for the pump house was Peter O'Brien, and the consulting engineer was R. D. Salisbury. The building cost \$16,922 to construct. It was the first building designed and built solely for the growing municipality of Brighton. As such, it was designed to serve multiple purposes. The mayor's and clerk's offices were located in the front (south end) of the building. Behind these offices was a 20' x 44' room that was used for council meetings and assembly hall. The assembly hall could be rented for youth dances for a \$15 rental fee. At the rear were four rooms and a bath that served as living quarters for the pump man that was required to be on-call for 24 hours a day. The basement contained the boiler, pump, coal rooms and machinery necessary for the water works. To adequately house the machinery, the basement had 18' tall ceilings. The lower rear addition housed the fire equipment for Brighton. In 1946, the city's public library moved into the building; they remained in these quarters until 1972. In 1976, the building was converted to a Senior Center with a federal grant. Another federal grant in 1985 was used to build an addition on the east side, adding a kitchen, cafeteria and community room. The architects for this addition were Ron Abo Architects. Historically, the site also contained a water tower, but this was removed in 1993 and replaced with a parking lot.

36. Sources of information: *Brighton Blade* newspaper; "Senior Center Research," (Pat Reither, October 2011); Sanborn maps (1928, 1948);); Pat Reither, "Senior Center has served well," *Brighton Local Color*, Vol. 7, No. 1 (January 2010) 3-4).

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: N/A

Designating authority: N/A

Local Landmark Designation Field Eligibility Assessment: Eligible

Resource Number: 5AM.23

Temporary Resource Number: N/A Parcel Number: 0156907106011

Applicable State Register Criteria:

- A. Associated with events that have made a significant contribution to history;
- B. Associated with persons significant in history;
- C. Has distinctive characteristics of a type, period, or method of construction, or artisan;
- D. Has geographic importance;
- E. Contains the possibility of important discoveries related to history or prehistory.
- Does not meet any of the above State Register criteria

State Register Field Eligibility Assessment: Eligible (historic footprint)

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance: Politics/Government; Social History

40. Period of significance: 1919 – 1946 (Politics/government); 1946-1972 (Social History)

41. Level of significance: National State Local

42. Statement of significance: The Brighton Municipal Building and Waterworks building is significant under Criterion A for its historic associations with municipal government. Designed as a multi-purpose building for the small town, it was the first building constructed solely for the purpose of housing various municipal departments. The building served as a town hall, waterworks, fire department, local assembly hall, and public library for several decades. Its later use as a municipal Senior Center carried on the associations as a city-sponsored community center.

43. Assessment of historic physical integrity related to significance: While the building has historic significance, the historic physical integrity relating to National Register designation has been impacted by a large new addition on the east elevation. The addition does not have historical associations dating to the buildings period of significance. Located on a corner lot, this addition is also highly visible on the east and south public right-of-ways. However, the 1919 brick portion of the building is relatively intact on its south and west elevation (including its historic wood windows), and the new addition is clearly distinguishable from the old; the historic portion of the building retains enough integrity for listing in the State Register under Criterion A for Politics/Government and Social History.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

Resource Number: 5AM.23

Temporary Resource Number: N/A Parcel Number: 0156907106011

45. Is there National Register district potential? Yes ___ No
 Discuss: This survey was part of a selective inventory, and did not evaluate adjoining properties. Future survey may determine a potential district in the adjoining neighborhood.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___ N/A

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___ N/A

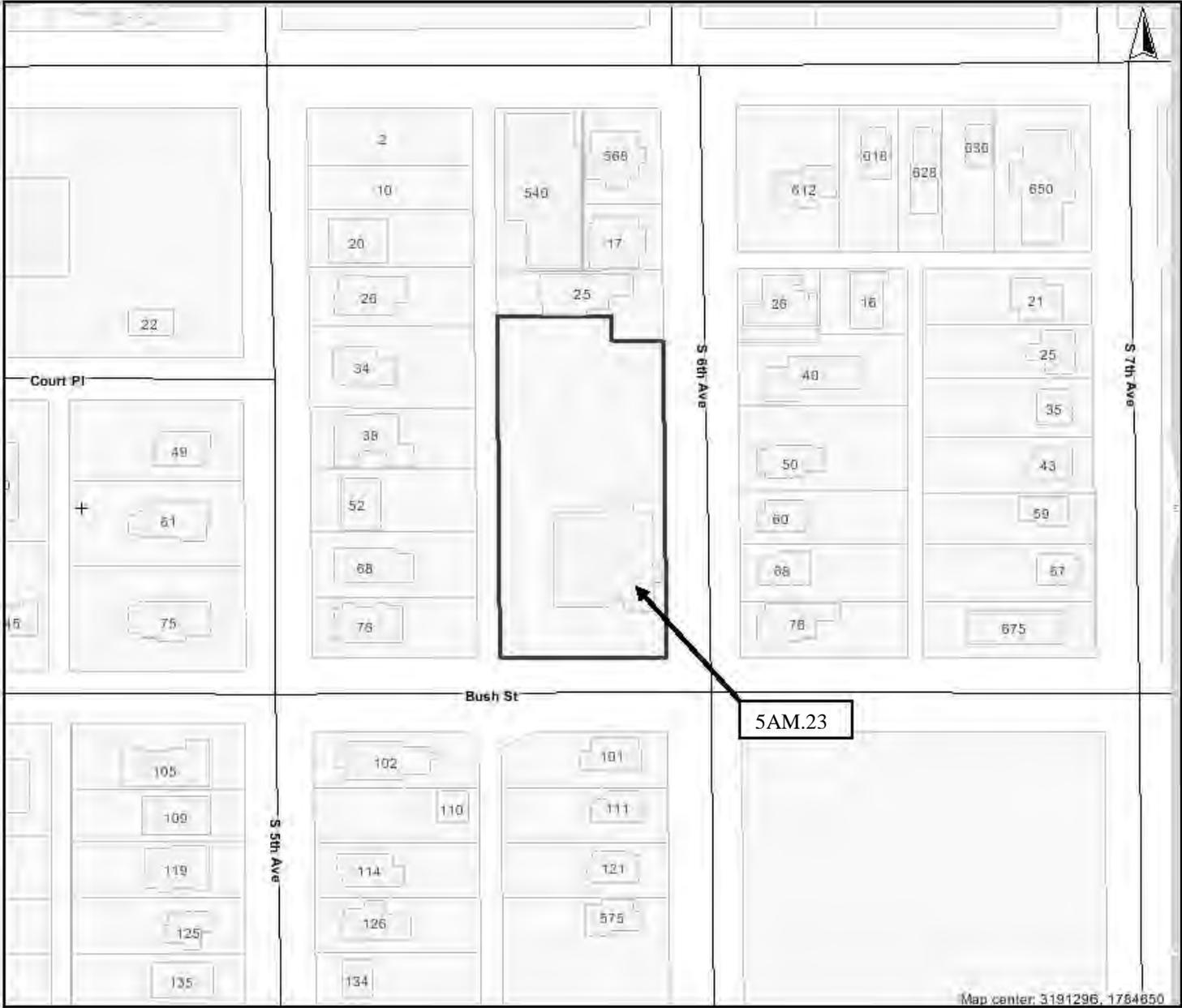
VIII. RECORDING INFORMATION

47. Photograph numbers: 5AM23-01 through 5AM23-05
Negatives filed at: City of Brighton, 500 S. 4th Ave., Brighton, CO 80601
48. Report title: Brighton Historic Resources Survey: Phase 1 (Certified Local Grant # CO-13-012)
49. Date(s): January 2014
50. Recorder(s): Deon Wolfenbarger
51. Organization: Three Gables Preservation
52. Address: 320 Pine Glade Road; Nederland, CO 80466
53. Phone number(s): 303-258-3136

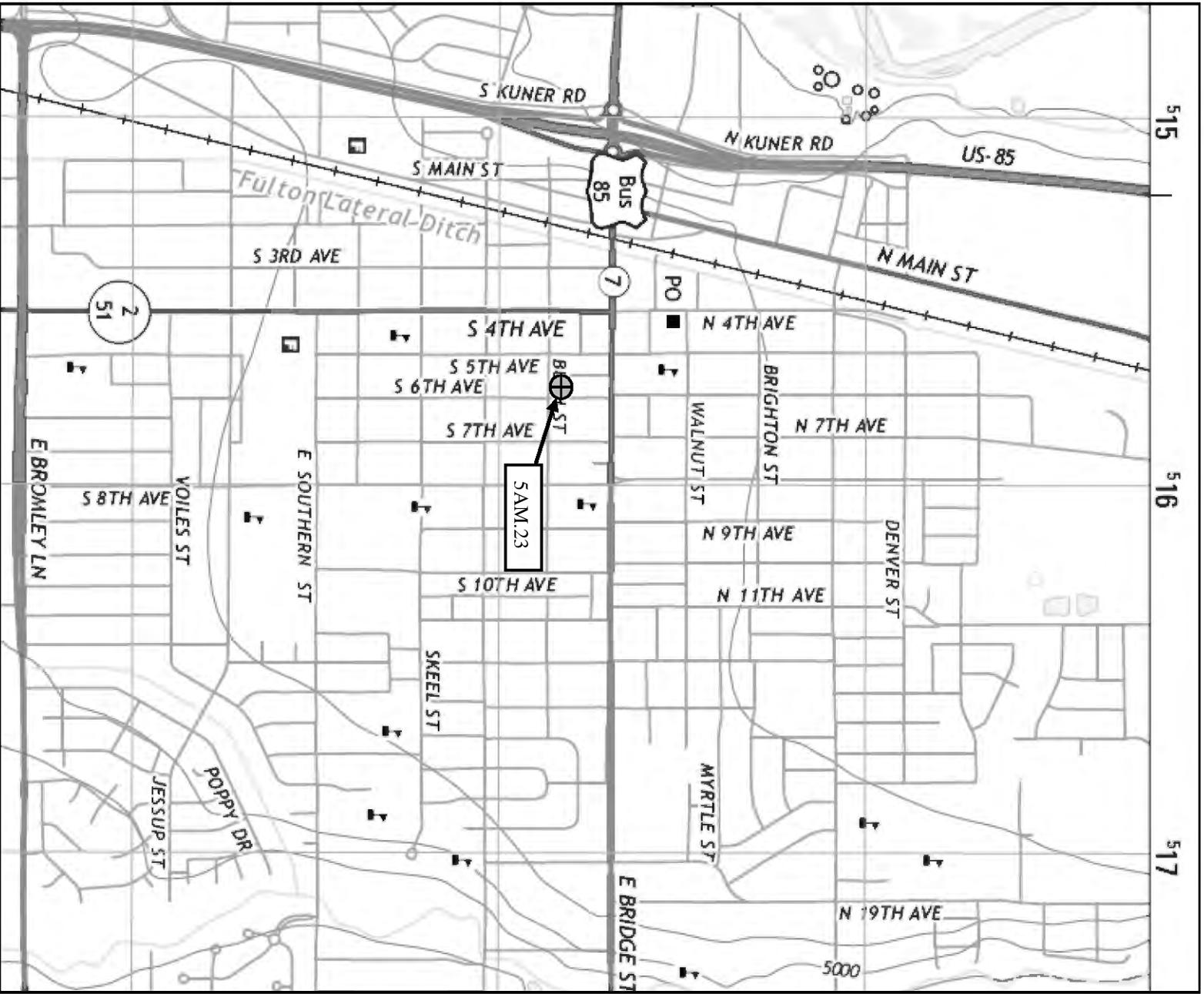
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011



Sketch Map. The parcel boundary is outlined in a heavy black line. The building is annotated with its state identification number and an arrow. *Source:* Adams County Assessor, GIS Interactive Map.



Location/USGS map. Portion of Brighton, Colorado, 7.5 minute USGS topographic map, Revision 1, 2013. The property is marked by the circle, and is annotated with its state identification number and an arrow.

Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011



5AM23-01



5AM23-02

Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011



5AM23-03



5AM23-04

Resource Number: 5AM.23
Temporary Resource Number: N/A Parcel Number: 0156907106011



AM23-05

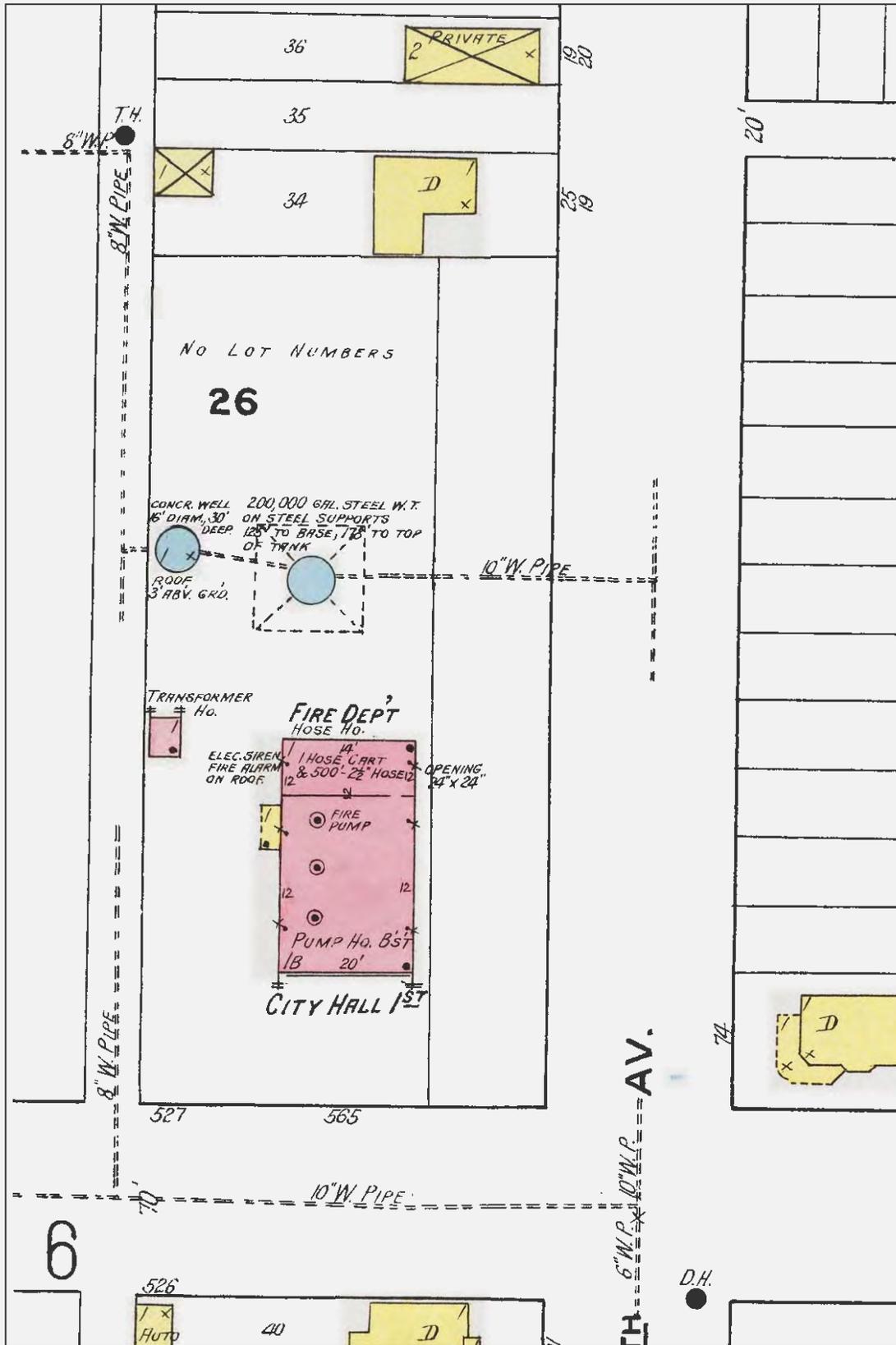


Figure 1. The 1920 Sanborn map reveals that the building served several municipal functions: City Hall on the first floor, fire department on the rear, and as the waterworks building.

Resource Number: 5AM.23

Temporary Resource Number: N/A Parcel Number: 0156907106011



Figure 4. Historic view of Brighton City Hall/waterworks building, with water tower at the rear (no longer extant).
Source: Pat Reither collection.

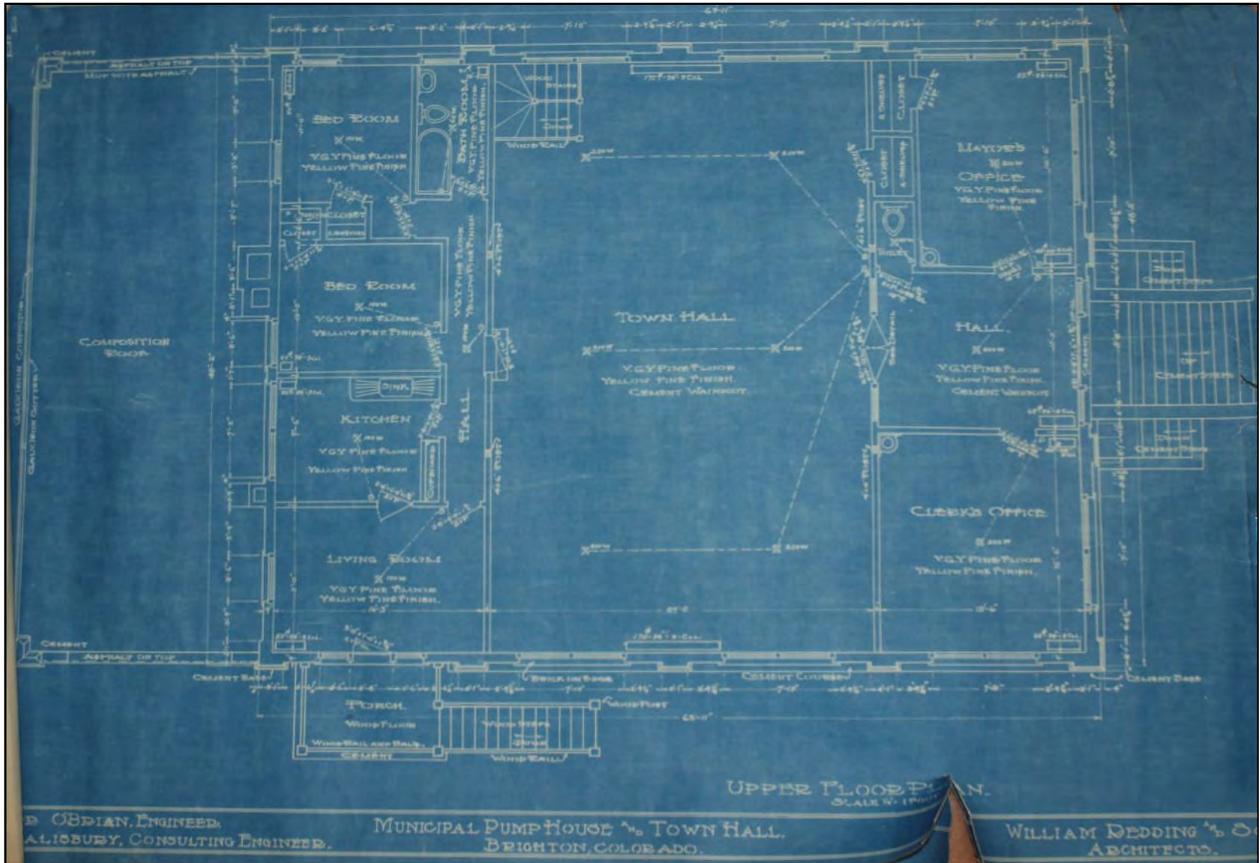


Figure 5. "Upper Floor Plan," 1918 blueprints, William Redding & Son, Architects. Source: City of Brighton, Historic Preservation Commission.

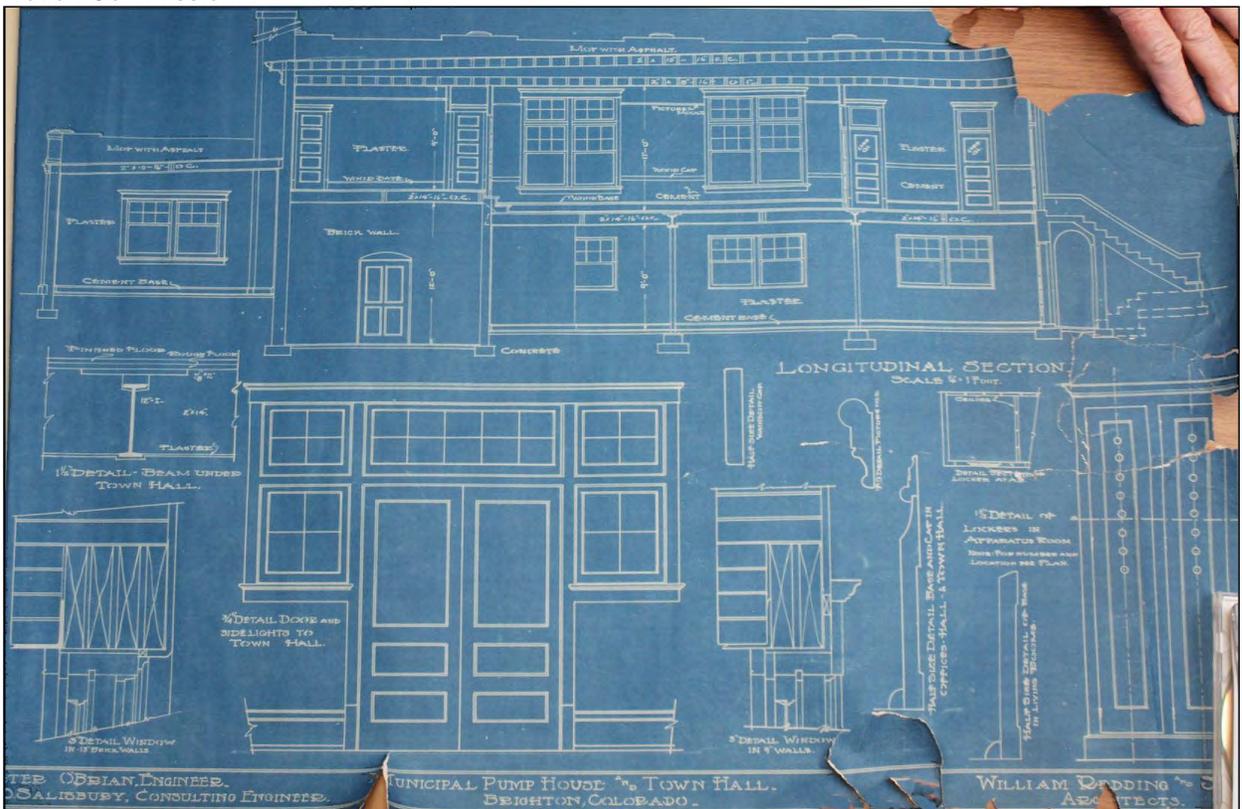


Figure 5. Elevation and details, 1918 blueprints, William Redding & Son, Architects. Source: City of Brighton, Historic Preservation Commission



BRIGHTON POLICE DEPARTMENT

REQUEST FOR: All Calls for Service near 575 Bush St
(Radius search E Bridge St south to E Egbert St
and S 4th Ave to S 7th Ave)

01/01/2022 @ 0000 - 11/25/2025 @ 0000

REQUESTED BY: Chief Domenico

Row Labels	2022	2023	2024	2025	Grand Total
SUSPICIOUS INCIDENT ALL TYPES	18	20	33	18	89
FOLLOW UP	24	17	13	17	71
CODE COMPLIANCE	20	18	12	16	66
DIRECTED PATROL	4	16	24	18	62
MEDICAL CALL GENERAL	11	16	16	14	57
CODE VIOLATION	2	14	17	18	51
TXMSG	9	9	12	21	51
CWB - CHECK WELL BEING	11	11	10	14	46
TRAFFIC STOP	16	8	8	4	36
ANIMAL COMPLAINT GENERAL	9	8	11	6	34
SUSPICIOUS PERSON / CONTACT	11	5	11	5	32
INFORMATION ALL TYPES	9	5	5	12	31
TRANSIENT PROBLEM	2	7	13	5	27
CIVIL ISSUE	4	5	4	13	26
THEFT COLD	7	3	10	4	24
PARKING VIOLATION	6	6	8	1	21
ALARM BUSINESS	7	12	1		20
UNWANTED PARTY	4	3	7	6	20
FIRE GENERAL	7	5	5	2	19
EXTRA PATROL ALL TYPES	4	5	9		18
ATC - ATTEMPT TO CONTACT	4	2	3	7	16
FRAUD/FORGERY COLD	2	1	9	3	15
FOOT PATROL	1	3	8	1	13
MEDICAL CALL PRIORITY	3	4	3	1	11
TRESPASS I / J		2	5	2	9
ANIMAL AT LARGE - BPD		3	5	1	9
NOISE COMPLAINT			3	5	8
ABANDONED VEHICLE	2	4	2		8
ALARM RESIDENCE	4	2	1		7
CWB MENTAL/SUICIDAL PARTY	3	3	1		7
DISTURBANCE I / J	5	2			7
DISTURBANCE I/P			3	4	7
BURGLARY I / J	2	1		3	6
CA CITIZEN ASSIST	2		3	1	6
BURGLARY COLD		1	2	3	6
TRAFFIC COMPLAINT ALL TYPES	1		4		5
OFF DUTY ASSIGNMENT	2	1	2		5
PROTECTION ORDER VIO ALL TYPES	3		1		4
STAND BY TO PREVENT	3	1			4
REPOSSESSION	1	1	2		4
CWB 911 HANGUP		1		3	4
CRIMINAL MISCHIEF COLD	2			2	4
THEFT OF VEHICLE COLD		2	2		4

ALARM HOLD UP / PANIC	2		2		4
DRUG / NARC VIOLATION I / J	1	2			3
BURGLARY COLD	3				3
COVER		1	1	1	3
GRAFFITI ALLTYPES	3				3
PROWLER I / J	1		1	1	3
HARASSMENT COLD	1		1	1	3
ACC HIT AND RUN	1		1	1	3
ATS - ATTEMPT TO SERVE		1	2		3
FOUND PROPERTY		1	1	1	3
CHILD ABUSE / NEGLECT / FOUND		1		1	2
DV I/P			1	1	2
DRUNK INDIVIDUAL	1	1			2
ASSAULT I / J		2			2
ANIMAL ATTK/IN TRFFC/VICIOUS	1		1		2
CWB 911 CELL PHONE HANGUP		2			2
ASSAULT COLD				2	2
CRIMINAL MISCHIEF I / J		1	1		2
BUSINESS CHECK		2			2
HARASSMENT I / J		1	1		2
THREATS COLD	1			1	2
DISTURBANCE J/O			1	1	2
JUVENILE PROBLEM I / J	1		1		2
SEX ASSAULT ALL TYPES	1		1		2
TRESPASS COLD			1	1	2
SHOTS FIRED I / J ALL TYPES			1	1	2
UNKNOWN PROBLEM	1		1		2
LOST PROPERTY		2			2
DOA - MEDICAL CALL				2	2
FWC ON SITE ACTION	1				1
ACC PROPERTY DAMAGE		1			1
MISSING PERSON ADULT	1				1
THEFT I / J			1		1
ACC UNK INJURIES	1				1
RUNAWAY / MISSING			1		1
SEX OFFENDER REGIS CHECK	1				1
THEFT OF VEHICLE I / J		1			1
DISTURBANCE COLD				1	1
988 INFO			1		1
TRESPASS TO VEHICLE ALL TYPES				1	1
THREATS I / J		1			1
RECOVERED VEHICLE				1	1
TRAFFIC COMP HAZARD			1		1
FWC FIRE WORKS COMPLAINT	1				1
SCHOOL RESOURCE OFFICER INFO	1				1
Grand Total	251	245	311	248	1055



Pre-Demolition Asbestos Building Inspection

575 Bush St.

Brighton, CO 80601

Prepared for The City of Brighton

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

White Hat Services LLC

Asbestos Inspection Report

Job Name: 575 Bush St
Property Address: 575 Bush St, Brighton, CO 80601
Building Owner Name:

Inspection Completed By: Jakob Olds: Colorado Certified Building Inspector

Certification Number: 28460 Exp. December 16, 2025
And

Christopher Johnson: Colorado Certified Building Inspector
Certification Number: 26473 Exp. November 7, 2026

Report Completed by: Jakob Olds: Colorado Certified Building Inspector
Christopher Johnson: Colorado Certified Building Inspector

Certification Number: 28460 Exp. December 16, 2025
And
Christopher Johnson: Colorado Certified Building Inspector

Certification Number: 26473 Exp. November 7, 2026

Dates of Inspection: 12-3-2025, 12-5-2025, 12-12-2025
Date of Report: 01-05-2026

Asbestos Consulting Firm (ACF): White Hat Services LLC
ACF Registration Number: ACF-26591
ACF Mailing Address: 7853 E. Arapahoe Ct. STE 3100, Centennial, CO 80112

ACF Telephone Number: 720-765-0899
Building Inspector Signatures Below:

Jakob Olds



White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

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1. Job Specific Notes

White Hat Services LLC was contracted to complete the asbestos building inspection at the above listed address due the building being set to be demolished. Following the lab analysis it was determined that **THERE IS ASBESTOS PRESENT** in some of the materials that were sampled. There was significant damage to walls and windows at the time of the inspection due to vandalism that had occurred a couple of months prior.

2. Introduction to Asbestos Inspection Report

Guidelines used for the inspection were established by the Environmental Protection Agency (EPA) in the Guidance for Controlling Asbestos Containing Materials in Buildings 40 CFR Part 763 and Colorado Department of Public Health and Environment (CDPHE) Regulation Number 8 Section III.A.3.

Field information was organized as per CDPHE Regulation Number 8 Section III.A.3 concept of Homogeneous Area (HA). A HA is defined as a suspect material of similar age, appearance, function and texture. Each material was grouped together as a specific HA, sampled and then assessed for condition. Bulk samples of suspect Asbestos Containing Material (ACM) were analyzed by Polarized Light Microscopy (PLM) with dispersion staining, as described in 40 CFR Part 763 and the National Emissions Standard for Hazardous Air Pollutants (NESHAP). This analysis was completed by a third party laboratory which is accredited with National Voluntary Laboratory Accreditation Program (NAVLAP) and CDPHE

The summary, opinions, guidelines or recommendations made within this report take precedence over all verbal statements made at the time of the survey or any subsequent consultation. In areas where the data is inconclusive, the summary may be based on reasonable opinion relying on industry experience. Additional sampling at additional cost is recommended in such cases. In the event of a disagreement with the findings of this report, additional sampling at additional cost is recommended. In the event that contradictory data results from the samples taken, additional sampling at additional cost is recommended.

In the case that one of the random samples test negative while the others test positive, it is recommended that the entire work area be remediated for the presence of Asbestos.

3. Scope of Work

Inspectors completed a visual inspection of the property that will undergo the demolition. During the visual inspection the inspector identified, quantified and categorized all homogeneous areas of suspect ACM. Inspectors determined the friability of suspect ACM by touching the material and used this determination to categorize each homogeneous material. Some materials may not seem to be non-friable but are categorized as friable due to state law categorizing the material as friable, for example drywall is categorized as friable regardless of the present condition. Bulk samples of suspect ACM were collected in a statistically random manner using a random number diagram representative of the homogeneous area. While according to CDPHE Reg. #8

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

it is recommended that 9 samples be taken in each homogeneous area the 3,5,7 rule may be used where at minimum of at least 3 bulk samples must be collected from each homogeneous area that is 1,000 square feet or less, based on the quantity of the surfacing material; at least 5 bulk samples must be collected from each homogeneous area that is greater than 1,000 square feet but less than or equal to 5,000 square feet, based on the quantity of the surfacing material; and at least 7 bulk samples must be collected from each homogeneous area that is greater than 5,000 square feet based on the quantity of the surfacing material. In accordance with CDPHE Reg. Number 8 samples of drywall joint compound must be sampled and analyzed separately from the surfacing material samples that are taken from the drywall. If any Thermal Systems Insulation (TSI) or Miscellaneous materials were present that would be affected by the renovation or demolition, the inspector collected bulk samples in accordance with CDPHE Reg. Number 8.

The inspectors created diagrams of the areas of the property where bulk samples were collected and labeled the areas with the corresponding sample number. The diagrams are included as part of this report.

The inspector created a diagram of the areas of the property where bulk samples were collected and labeled the areas with the corresponding sample number. This diagram is included as part of this report.

4. Homogeneous Area

This is an inventory of the location of the homogeneous area of the suspect ACM that was sampled or assumed

1. HA1 -approx. 55 sq ft of Vinyl Floor Tile located in North Entrance. Samples 01-02
2. HA2 -approx. 800 sq ft of Tan Vinyl Floor Tile located in the cafeteria. Samples 03-04
3. HA3 -approx. 600 sq ft of Green Vinyl Floor Tile located in the cafeteria. Samples 05-06
4. HA4 -approx. 20 sq ft of Vinyl Cove Base located in North Entrance. Samples 07-08
5. HA5 -approx. 1500 sq ft of Ceiling Tile Located on the ceiling of the main floor of the 1970's addition. Samples 09-10
6. HA6 -approx. 1800 sq ft of Glue Down Carpet, located on the floor of the open area of the 1970's addition. Samples 11-12
7. HA7 -approx. 5 sq ft of Window Glaze, Located on "new" windows in 1970's addition. Samples 13-14
8. HA8 -approx. 5 sq ft of Mirror Adhesive located behind mirrors in bathrooms in 1970's addition. Samples 15-16
9. HA9 -approx. 50 sq ft of Vinyl Cove Base located in bathrooms in 1970's addition. Samples 17-18
10. HA10 -approx. 5 sq ft of Caulk located in bathrooms in 1970's addition. Samples 19-20

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11. HA11 -approx. 200 sq ft of Plaster Brick Coating on the brick wall in the cafeteria.
Samples 21-25
12. HA12 -approx. 500 sq ft of Sheet Vinyl Flooring located in bathrooms in 1970's addition.
Samples 26-27
13. HA13 -approx. 450 sq ft of Ceiling Tile located on the ceiling in the kitchen. Samples
28-29
14. HA14 -approx. 3 sq ft of Caulk located around the perimeter of the vent hood in the
kitchen. Samples 30-31
15. HA15 -approx. 175 sq ft of Shelf Liner located on the shelves in the kitchen. Samples
32-33
16. HA16 -approx. 60 sq ft of Plaster Brick Coating located on the wall in the kitchen.
Samples 34-38
17. HA17 -approx. 5 sq ft of Window Glaze located on the "old" window on the north wall
near the kitchen. Samples 39-40
18. HA18 -approx. 2 sq ft of Window Rope, "old" window on the north wall near the kitchen.
Samples 43-44
19. HA19 -approx. 30 sq ft of Pipe Wrap located in the mechanical room. Samples 41-42
20. HA20 -approx. 5 sq ft of Duct Tape located on the ducts in the mechanical room.
Samples 45-46
21. HA21 -approx. 20 sq ft of Duct Wrap/Paint, located on the HVAC Ducts in the 1970's
addition above the drop ceiling. Samples 47-48
22. HA22 -approx. 1250 sq ft of Drywall Ceiling(Texture) located in the east entry and open
area of the 1970's addition. Samples 49-55
23. HA23 -approx. 1250 sq ft of Drywall Ceiling(Core) located in the east entry and open
area of the 1970's addition. Samples 56-57
24. HA24 -approx. 35 sq ft of Ceramic Tile Located on the floor of the East entrance in the
1970's addition and under sheet flooring in the maintenance room. Samples 58-59
25. HA25 -approx. 5 sq ft of Door Window Glaze located on the entry door in East Entrance
in the 1970's addition. Samples 60-61
26. HA26 -approx. 5 sq ft of Door Window Glaze located on the entry doors in North
Entrance in the 1970's addition. Samples 62-63
27. HA27 -approx. 500 sq ft of Drywall Wall(Texture) Located on North wall of Cafeteria.
Samples 64-66
28. HA28 -approx. 500 sq ft of Drywall Wall(Core) Located on North wall of Cafeteria.
Samples 67-68
29. HA29 -approx. 400 sq ft of Drywall Wall(Texture) Located on the walls of the utility room.
Samples 69-71
30. HA30 -approx. 400 sq ft of Drywall Wall(Core) Located on the walls of the utility room.
Samples 72-73
31. HA31 -approx. 60 sq ft of Drywall Wall(Texture) Located on the ceiling of the utility room.
Samples 74-76

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32. HA32 -approx. 60 sq ft of Drywall Wall(Core) Located on the ceiling of the utility room. Samples 77-78
33. HA33 -approx. 56 sq ft of Sheet Vinyl Flooring located on the floor of the storage room. Samples 79-80
34. HA34 -approx. 4000 sq ft of Drywall Wall/Ceiling (Lite Knockdown Texture) located on the walls throughout the 1970's addition. Samples 81-87
35. HA35 -approx. 4000 sq ft of Drywall Wall/Ceiling(Core) located on the walls throughout the 1970's addition. Samples 88-89
36. HA36 -approx. 375 sq ft of Drywall Wall/Ceiling (Knock down Texture) located on the walls and ceiling of the north entrance. Samples 90-92
37. HA37 -approx. 375 sq ft of Drywall Wall/Ceiling(Core) located on the walls and ceiling of the north entrance. Samples 93-94
38. HA38 -approx. 2000 sq ft of Paper Insulation Backing located above the drop ceiling in the 1970's addition. Samples 95-96
39. HA39 -approx. 15 sq ft of Silver Mesh Insulation located around the HVAC connections and ducts in the 1970's addition. Samples 97-98
40. HA40 -approx. 4620 sq ft of Stamped Plaster Wall/Ceiling located on exterior walls and ceiling of 1910 building. Samples 99-106
41. HA41 -approx. 5000 sq ft of Drywall Wall(Stamped Texture) located on interior walls of the 1910 building. Samples 107-113
42. HA42 -approx. 5000 sq ft of Drywall Wall(Core) located on interior walls of the 1910 building. Samples 114-115
43. HA43 -approx. 2730 sq ft of Ceiling Tile. Samples 116-117
44. HA44 -approx. 1495 sq ft of Glue Down Carpet located in the rooms and hallways of the 1910 building. Samples 118-119
45. HA45 -approx. 293 sq ft of Vinyl Floor Tile located in Rooms 4-4D of the 1910 building. Samples 120-121
46. HA46 -approx. 105 sq ft of Floor Leveler located under the floor in Room 4 of the 1910 building. Samples 122-123
47. HA47 -approx. 809 sq ft of Vinyl Floor Tile located in Rooms 6, 6B, 7 and Patio of 1910 building. Samples 124-125
48. HA48 -approx. 914 sq ft of Sheet Vinyl Flooring located in Rooms 6, 7, Maintenance room and 2nd Floor Restroom of the 1910 building. Samples 126-127
49. HA49 -approx. 88 sq ft of Sheet Vinyl Flooring located under vinyl tile flooring in the patio of the 1910 building. Samples 128-129
50. HA50 -approx. 15 sq ft of lite brown Vinyl Covebase located on walls of room 6 and 6b of the 1910 building. Samples 130-131
51. HA51 -approx. 37 sq ft of lite gray Vinyl Covebase located on walls of room 6 and 7 of the 1910 building. Samples 132-133
52. HA52 -approx. 35 sq ft of green Vinyl Covebase located in room 4-4D of the 1910 building. Samples 134-135

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53. HA53 -approx. 24 sq ft of black Vinyl Covebase located in the maintenance room and second floor bathroom of the 1910 building. Samples 136-137
54. HA54 -approx. 5 sq ft of Ceramic Tile located in the maintenance room of the 1910 building. Samples 138-139
55. HA55 -approx. 15 sq ft of Vinyl Wall Cover located in the maintenance room of the 1910 building. Samples 140-141
56. HA56 -approx. 3 sq ft of Caulk. Samples 142-143
57. HA57 -approx. 15 sq ft of Window glaze located on windows in the patio of the 1910 building. Samples 144-145
58. HA58 -approx. 30 sq ft of Duct Tape located on the HVAC ducts above the ceiling grid in the 1910 building. Samples 146-147
59. HA59 -approx. 1800 sq ft of Plaster Wall located on walls and pillars of the basement of the building. Samples 148-154
60. HA60 -approx. 450 sq ft of Drywall Wall(Lite Texture) located on the interior walls of the basement. Samples 155-157
61. HA61 -approx. 450 sq ft of Drywall Wall(Core) located on the interior walls of the basement. Samples 158-159
62. HA62 -approx. 112 sq ft of Drywall Wall(Rough Texture) Located in the South room of the basement. Samples 160-162
63. HA63 -approx. 112 sq ft of Drywall Wall(Core) Located in the South room of the basement. Samples 163-164
64. HA64 -approx. 200 sq ft of Drywall Wall (Semi RoughTexture) located on walls near North stairway of the basement. Samples 165-167
65. HA65 -approx. 200 sq ft of Drywall Wall(Core) located on walls near North stairway of the basement. Samples 168-169
66. HA66 -approx. 415 sq ft of Plaster Wall/Ceiling located in the vault and restroom in the basement. Samples 170-172
67. HA67 -approx. 2700 sq ft of Plaster Ceiling located on the ceiling throughout the basement. Samples 173-177
68. HA68 -approx. 640 sq ft of Ceiling Tile located on the ceilings in the south room and east room of the basement. Samples 178-179
69. HA69 -approx. 300 sq ft of Floor Tile located on the floor of the room at the entrance to the basement at the top of the North stairway of the basement. Samples 180-181
70. HA70 -approx. 500 sq ft of Glue Down Carpet located in the south room of the basement. Samples 182-183
71. HA71 -approx. 10 sq ft of Pipe Wrap/Sealant located on the water heater in the basement. Samples 184-185
72. HA72 -approx. 50 sq ft of Lightweight Concrete under the boiler in the basement. Samples 186-187
73. HA73 -approx. 10 sq ft of Pipe Intrusion Sealant located on the exterior wall of the basement. Samples 188-189

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74. HA74 -approx. 10 sq ft of Vinyl Baseboard located on the north wall near the north stairway of the basement. Samples 190-191
75. HA75 -approx. 320 sq ft of Untextured Drywall located on the wall above ceiling of the east room, south room and restroom in the basement. Samples 192-193
76. HA76 -approx. 30 sq ft of Mirror Adhesive located on the north wall of the Room 5 in the 1910 building. Samples 194-195
77. HA77 -approx. 1070 sq ft of Stucco over brick located on the walls of the exterior of the 1910 building . Samples 196-200
78. HA78 -approx. 2500 sq ft of Stucco over foam located on the walls of the exterior of the 1970 addition. Samples 201-205
79. HA79 -approx. 2500 sq ft of Brick and Mortar located on the exterior walls of the 1910 building. Samples 206-207
80. HA80 -approx. 150 sq ft of Caulk located around the perimeter of windows and doors of the 1970 addition. Samples 208-209
81. HA81 -approx. 15 sq ft of Adhesive/Sealant located around the lights on the ramp on the east side of the building. Samples 210-211
82. HA82 -approx. 460 sq ft of Roof Flashing located around the perimeter of the roof. Samples 212-213
83. HA83 -approx. 90 sq ft of Drywall Wall/Ceiling(Texture) located under the exterior overhang on the north entrance. Samples 214-216
84. HA84 -approx. 90 sq ft of Drywall Wall/Ceiling(Core) located under the exterior overhang on the north entrance.. Samples 217-218
85. HA85 -approx. 3700 sq ft of Flat Roof Core located on the Flat Roof West portion of the building roof. Samples 219-220
86. HA86 -approx. 1370 sq ft of Metal Roof Coating located on the slanted metal roof on the east side of the building. Samples 221-222
87. HA87 -approx. 30 sq ft of Flat Roof Patch found on the roof of the Flat Roof West portion of the roof on the 1970's addition. Samples 223-224
88. HA88 -approx. 20 sq ft of HVAC Pipe Wrap located on the rooftop HVAC unit on the South East corner of the 1970's addition. Samples 225-226
89. HA89 -approx. 30 sq ft of HVAC Caulk located on the rooftop HVAC systems on the 1970's addition. Samples 227-228
90. HA90 -approx. 20 sq ft of Gutter Caulk located on the Rain Gutters and Downspouts on the east side of the 1970's addition. Samples 229-230
91. HA91 -approx. 25 sq ft of Swamp Cooler/Duct Sealant located on the 1970's addition on the Flat Roof West. Samples 231-232
92. HA92 -approx. 25 sq ft of Kitchen Exhaust Caulk/Sealant located on the 1970's addition on the Flat Roof West. Samples 233-234
93. HA93 -approx. 50 sq ft of HVAC Gray Sealant located on the Roof Top HVAC Unit Duct on the 1910 building and the Roof Top HVAC system on the 1970's addition on the Flat Roof West. Samples 235-236

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- 94. HA94 -approx. 230 sq ft of Plaster Brick Cap Covering located on the perimeter of the roof of the 1910 building. Samples 237-239
- 95. HA95 -approx. 1934 sq ft of East Flat Roof Core located on the Flat Roof East on the roof of the 1970's addition. Samples 240-241
- 96. HA96 -approx. 100 sq ft of Gasket Roof Sheathing located on the north entrance roof and the perimeter of the Flat Roof West. Samples 242-243
- 97. HA97 - approx. 50 sq ft of water pipe gaskets located in the pipes of the basement. No samples taken Assumed positive for Asbestos.
- 98. HA98 - approx 20 sq ft of heat shield located on the back of the lights located on the ceiling of the basement. No samples taken Assumed positive for Asbestos.
- 99. HA 99- approx 20 sqft of electrical fuse board components located in the basement on the electrical fuse board. No samples taken Assumed positive for Asbestos.
- 100. HA100 - approx 150 sqft of knob and tube wiring located in the walls of the 1910 building and on the exterior of the building near the patio on the west side of the building. No samples taken Assumed positive for Asbestos.

5. Friable or Non-Friable

As stated above each material is assessed during the inspection as to whether the suspect ACM is Friable or Non-Friable as determined by touch. A material is nonfriable that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure. (CDPHE Reg.8 Section I.B.26.) Some materials may not seem to be non-friable but are categorized as friable due to state law categorizing the material as friable, for example drywall is categorized as friable regardless of the present condition.

6. Lab Results: Sample Description, Location, Test Results, Friability

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
01		1	Vinyl Floor Tile	Sample was taken from the floor in the North entrance way	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
02		1	Vinyl Floor Tile	Sample was taken from the floor in the North entrance way	Non-Detect	N/A
03		2	Vinyl Floor Tile	Sample was taken from the cafeteria floor	Non-Detect	N/A
04		2	Vinyl Floor Tile	Sample was taken from the cafeteria floor	Non-Detect	N/A
05		3	Vinyl Floor Tile	Sample was taken from the cafeteria floor	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
06		3	Vinyl Floor Tile	Sample was taken from the cafeteria floor	Non-Detect	N/A
07		4	Vinyl Covebase	Sample was taken from the wall in the North entrance way	Non-Detect	N/A
08		4	Vinyl Covebase	Sample was taken from the wall in the North entrance way	Non-Detect	N/A
09		5	Ceiling Tile	Sample was taken from the cafeteria ceiling	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
10		5	Ceiling Tile	Sample was taken from the cafeteria ceiling	Non-Detect	N/A
11		6	Glue Down Carpet	Sample was taken from the floor in the main area on the East side of the building	Non-Detect	N/A
12		6	Glue Down Carpet	Sample was taken from the floor in the main area on the East side of the building	Non-Detect	N/A
13		7	Window Glaze	Sample was taken from a window in the cafeteria	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
14		7	Window Glaze	Sample was taken from a window in the cafeteria	Non-Detect	N/A
15		8	Mirror Adhesive	Sample was taken from the mirror in the men's bathroom on the East side of the building	Non-Detect	N/A
16		8	Mirror Adhesive	Sample was taken from the mirror in the women's bathroom on the East side of the building	Non-Detect	N/A
17		9	Vinyl Covebase	Sample was taken from the wall in the women's bathroom on the East side of the building	Non-Detect	N/A

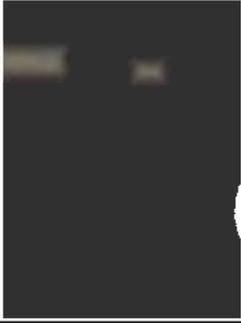
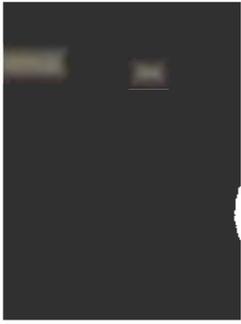
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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
18		9	Vinyl Covebase	Sample was taken from the wall in the men's bathroom on the East side of the building	Non-Detect	N/A
19		10	Caulk	Sample was taken from the sink in the women's bathroom on the East side of the building	Non-Detect	N/A
20		10	Caulk	Sample was taken from the sink in the men's bathroom on the East side of the building	Non-Detect	N/A
21		11	Plaster Brick Coating	Sample was taken from the West wall of the cafeteria	Non-Detect	N/A

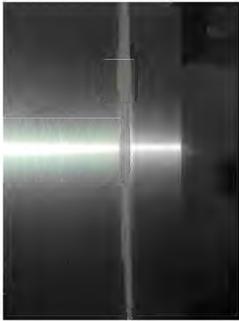
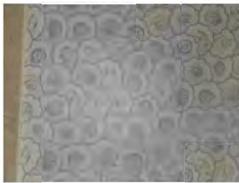
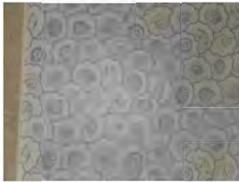
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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
22		11	Plaster Brick Coating	Sample was taken from the West wall of the cafeteria	Non-Detect	N/A
23		11	Plaster Brick Coating	Sample was taken from the West wall of the cafeteria	Non-Detect	N/A
24		11	Plaster Brick Coating	Sample was taken from the West wall of the cafeteria	Non-Detect	N/A
25		11	Plaster Brick Coating	Sample was taken from the West wall of the cafeteria	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
26		12	Sheet Vinyl Flooring	Sample was taken from the floor in the women's bathroom on the East side of the building	Non-Detect	N/A
27		12	Sheet Vinyl Flooring	Sample was taken from the floor in the men's bathroom on the East side of the building	Non-Detect	N/A
28		13	Ceiling Tile	Sample was taken from the ceiling in the kitchen	Non-Detect	N/A
29		13	Ceiling Tile	Sample was taken from the ceiling in the kitchen	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
30		14	Caulk	Sample was taken from the exhaust hood in the kitchen	Non-Detect	N/A
31		14	Caulk	Sample was taken from the exhaust hood in the kitchen	Non-Detect	N/A
32		15	Shelf/Drawer Liner	Sample was taken from a shelf in the counter in the kitchen	Non-Detect	N/A
33		15	Shelf/Drawer Liner	Sample was taken from a shelf in the counter in the kitchen	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
34		16	Plaster Brick Coating	Sample was taken from South wall next to the exhaust hood in the kitchen	Non-Detect	N/A
35		16	Plaster Brick Coating	Sample was taken from South wall next to the exhaust hood in the kitchen	Non-Detect	N/A
36		16	Plaster Brick Coating	Sample was taken from South wall next to the exhaust hood in the kitchen	Non-Detect	N/A
37		16	Plaster Brick Coating	Sample was taken from South wall next to the exhaust hood in the kitchen	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
38		16	Plaster Brick Coating	Sample was taken from South wall next to the exhaust hood in the kitchen	Non-Detect	N/A
39		17	Window Glaze	Sample was taken from the kitchen window	2% Chrysotile	No
40		17	Window Glaze	Sample was taken from the kitchen window	2% Chrysotile	No
41		19	Pipe Wrap	Sample was taken from a pipe in the mechanical room	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
42		19	Pipe Wrap	Sample was taken from a pipe in the mechanical room	Non-Detect	N/A
43		18	Window Rope	Sample was taken from the kitchen window	Non-Detect	N/A
44		18	Window Rope	Sample was taken from the kitchen window	Non-Detect	N/A
45		20	Duct Tape	Sample was taken from a pipe in the mechanical room	Non-Detect	N/A

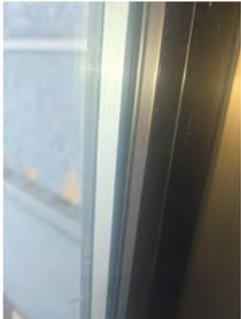
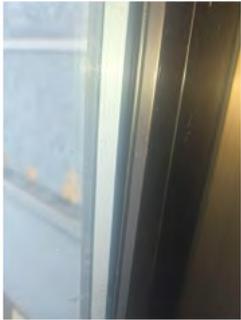
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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
46		20	Duct Tape	Sample was taken from a pipe in the mechanical room	Non-Detect	N/A
47		21	Duct Wrap/Paint	Sample was taken from a duct in the mechanical room	Non-Detect	N/A
48		21	Duct Wrap/Paint	Sample was taken from a duct in the mechanical room	Non-Detect	N/A
49		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
50		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
51		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
52		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
53		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
54		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
55		22	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
56		23	Drywall Ceiling(Core)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
57		23	Drywall Ceiling(Core)	Sample was taken from the ceiling in the main area on the East side of the building.	Non-Detect	N/A
58		24	Ceramic Tile	Sample was taken from the floor in the East entrance way	Non-Detect	N/A
59		24	Ceramic Tile	Sample was taken from the floor in the East entrance way	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
60		25	Door Window Glaze	Sample was taken from the door in the East entrance way	Non-Detect	N/A
61		25	Door Window Glaze	Sample was taken from the door in the East entrance way	Non-Detect	N/A
62		26	Door Window Glaze	Sample was taken from the door in the North entrance way	Non-Detect	N/A
63		26	Door Window Glaze	Sample was taken from the door in the North entrance way	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
64		27	Drywall Wall(Texture)	Sample was taken from the North wall in the cafeteria	Non-Detect	N/A
65		27	Drywall Wall(Texture)	Sample was taken from the North wall in the cafeteria	Non-Detect	N/A
66		27	Drywall Wall(Texture)	Sample was taken from the North wall in the cafeteria	Non-Detect	N/A
67		28	Drywall Wall(Core)	Sample was taken from the North wall in the cafeteria	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
68		28	Drywall Wall(Core)	Sample was taken from the North wall in the cafeteria	Non-Detect	N/A
69		29	Drywall Wall(Texture)	Sample was taken from the wall in the mechanical room	Non-Detect	N/A
70		29	Drywall Wall(Texture)	Sample was taken from the wall in the mechanical room	Non-Detect	N/A
71		29	Drywall Wall(Texture)	Sample was taken from the wall in the mechanical room	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
72		30	Drywall Wall(Core)	Sample was taken from the wall in the mechanical room	Non-Detect	N/A
73		30	Drywall Wall(Core)	Sample was taken from the wall in the mechanical room	Non-Detect	N/A
74		31	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the mechanical room	Non-Detect	N/A
75		31	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the mechanical room	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
76		31	Drywall Ceiling(Texture)	Sample was taken from the ceiling in the mechanical room	Non-Detect	N/A
77		32	Drywall Ceiling(Core)	Sample was taken from the ceiling in the mechanical room	Non-Detect	N/A
78		32	Drywall Ceiling(Core)	Sample was taken from the ceiling in the mechanical room	Non-Detect	N/A
79		33	Sheet Vinyl Flooring	Sample was taken from the floor in the NW corner storage room	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
80		33	Sheet Vinyl Flooring	Sample was taken from the floor in the NW corner storage room	Non-Detect	N/A
81		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the SE most room	Non-Detect	N/A
82		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall between the East bathroom doors	Non-Detect	N/A
83		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the open area	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
84		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the SE most room	Non-Detect	N/A
85		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall behind the front desk	Non-Detect	N/A
86		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the open area	Non-Detect	N/A
87		34	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the cafeteria	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
88		35	Drywall Wall/Ceiling(Corner)	Sample was taken from the wall in the SE most room	Non-Detect	N/A
89		35	Drywall Wall/Ceiling(Corner)	Sample was taken from the wall in the cafeteria	Non-Detect	N/A
90		36	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the North entrance way	Non-Detect	N/A
91		36	Drywall Wall/Ceiling(Texture)	Sample was taken from the wall in the North entrance way	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
92		36	Drywall Wall/Ceiling(Texture)	Sample was taken from the ceiling in the North entrance way	Non-Detect	N/A
93		37	Drywall Wall/Ceiling(Cor e)	Sample was taken from the wall in the North entrance way	Non-Detect	N/A
94		37	Drywall Wall/Ceiling(Cor e)	Sample was taken from the wall in the North entrance way	Non-Detect	N/A
95		38	Paper Backing on Ceiling Insulation	Sample was taken above the grid ceiling in the cafeteria	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
96		38	Paper Backing on Ceiling Insulation	Sample was taken above the grid ceiling in the kitchen	Non-Detect	N/A
97		39	Silver Mesh HVAC Insulation	Sample was taken above the grid ceiling in the cafeteria	Non-Detect	N/A
98		39	Silver Mesh HVAC Insulation	Sample was taken above the grid ceiling in the cafeteria	Non-Detect	N/A
99		40	Plaster Walls/Ceiling	Sample was taken from the wall in room 7	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
100		40	Plaster Walls/Ceiling	Sample was taken from the ceiling in the hallway	Non-Detect	N/A
101		40	Plaster Walls/Ceiling	Sample was taken from the wall in room 4	Non-Detect	N/A
102		40	Plaster Walls/Ceiling	Sample was taken from the wall in hall 1	Non-Detect	N/A
103		40	Plaster Walls/Ceiling	Sample was taken from the ceiling in room 3	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
104		40	Plaster Walls/Ceiling	Sample was taken from the wall in room 1	Non-Detect	N/A
105		40	Plaster Walls/Ceiling	Sample was taken from the wall in room 6	Non-Detect	N/A
106		40	Plaster Walls/Ceiling	Sample was taken from the wall in room 5	Non-Detect	N/A
107		41	Drywall Walls(Texture)	Sample was taken from the wall in room 4	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
108		41	Drywall Walls(Texture)	Sample was taken from the wall in room 6	Non-Detect	N/A
109		41	Drywall Walls(Texture)	Sample was taken from the wall in room 4	Non-Detect	N/A
110		41	Drywall Walls(Texture)	Sample was taken from the wall in room 5	Non-Detect	N/A
111		41	Drywall Walls(Texture)	Sample was taken from the wall in hall 1	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
112		41	Drywall Walls(Texture)	Sample was taken from the wall in room 3	Non-Detect	N/A
113		41	Drywall Walls(Texture)	Sample was taken from the wall in the custodial closet	Non-Detect	N/A
114		42	Drywall Walls(Core)	Sample was taken from the wall in room 5	Non-Detect	N/A
115		42	Drywall Walls(Core)	Sample was taken from the wall in hall 2	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
116		43	Ceiling Tile	Sample was taken from the ceiling in hall 1	Non-Detect	N/A
117		43	Ceiling Tile	Sample was taken from the ceiling in room 5	Non-Detect	N/A
118		44	Gluedown Carpet	Sample was taken from the floor in hall 2	Non-Detect	N/A
119		44	Gluedown Carpet	Sample was taken from the floor in room 2	Non-Detect	N/A
120		45	Vinyl Floor Tile	Sample was taken from the floor in the patio	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
121		45	Vinyl Floor Tile	Sample was taken from the floor in room 4C	Non-Detect	N/A
122		46	Floor Filler/Light Concrete	Sample was taken from the floor in room 4	Non-Detect	N/A
123		46	Floor Filler/Light Concrete	Sample was taken from the floor in room 4	Non-Detect	N/A
124		47	Vinyl Floor Tile	Sample was taken from the floor in room 6B	Non-Detect	N/A
125		47	Vinyl Floor Tile	Sample was taken from the floor in the patio	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
126		48	Sheet Vinyl Flooring	Sample was taken from the floor in the restroom	Non-Detect	N/A
127		48	Sheet Vinyl Flooring	Sample was taken from the floor in room 6	Non-Detect	N/A
128		49	Sheet Vinyl Flooring	Sample was taken from the floor in the patio	Non-Detect	N/A
129		49	Sheet Vinyl Flooring	Sample was taken from the floor in the patio	Non-Detect	N/A
130		50	Vinyl Covebase	Sample was taken from the wall in room 6B	Non-Detect	N/A
131		50	Vinyl Covebase	Sample was taken from the wall in room 6	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
132		51	Vinyl Covebase	Sample was taken from the wall in room 7	Non-Detect	N/A
133		51	Vinyl Covebase	Sample was taken from the wall in room 6	Non-Detect	N/A
134		52	Vinyl Covebase	Sample was taken from the wall in room 4B	Non-Detect	N/A
135		52	Vinyl Covebase	Sample was taken from the wall in room 4	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
136		53	Vinyl Covebase	Sample was taken from the wall in the custodial closet	Non-Detect	N/A
137		53	Vinyl Covebase	Sample was taken from the wall in the restroom	Non-Detect	N/A
138		54	Ceramic Tile	Sample was taken from the tub in the custodial closet	Non-Detect	N/A
139		54	Ceramic Tile	Sample was taken from the tub in the custodial closet	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
140		55	Vinyl Wall Cover	Sample was taken from the wall in the custodial closet	Non-Detect	N/A
141		55	Vinyl Wall Cover	Sample was taken from the wall in the custodial closet	Non-Detect	N/A
142		56	Caulk	Sample was taken from the tub in the custodial closet	Non-Detect	N/A
143		56	Caulk	Sample was taken from the tub in the custodial closet	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
144		57	Patio Siding	Sample was taken from the wall in the patio	Non-Detect	N/A
145		57	Patio Siding	Sample was taken from the wall in the patio	Non-Detect	N/A
146		58	Duct Tape	Sample was taken from the HVAC duct in hall 1	Non-Detect	N/A
147		58	Duct Tape	Sample was taken from the HVAC duct in hall 2	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
148		59	Plaster Walls	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A
149		59	Plaster Walls	Sample was taken from a pillar in the main area of the basement	Non-Detect	N/A
150		59	Plaster Walls	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A
151		59	Plaster Walls	Sample was taken from the wall outside of the bathroom in the basement	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
152		59	Plaster Walls	Sample was taken from the wall outside of the bathroom in the basement	Non-Detect	N/A
153		59	Plaster Walls	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A
154		59	Plaster Walls	Sample was taken from a pillar in the main area of the basement	Non-Detect	N/A
155		60	Drywall Wall(Texture)	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
156		60	Drywall Wall(Texture)	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A
157		60	Drywall Wall(Texture)	Sample was taken from the South wall in the hallway	Non-Detect	N/A
158		61	Drywall Wall(Core)	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A
159		61	Drywall Wall(Core)	Sample was taken from the wall in the main area of the basement	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
160		62	Drywall Wall(Texture)	Sample was taken from the wall in the Southmost room before the stairs in the basement	Non-Detect	N/A
161		62	Drywall Wall(Texture)	Sample was taken from the wall in the Southmost room before the stairs in the basement	Non-Detect	N/A
162		62	Drywall Wall(Texture)	Sample was taken from the wall in the Southmost room before the stairs in the basement	Non-Detect	N/A
163		63	Drywall Wall(Core)	Sample was taken from the wall in the Southmost room before the stairs in the basement	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
164		63	Drywall Wall(Core)	Sample was taken from the wall in the Southmost room before the stairs in the basement	Non-Detect	N/A
165		64	Drywall Wall(Texture)	Sample was taken from the Wall near the north stair well	Non-Detect	N/A
166		64	Drywall Wall(Texture)	Sample was taken from the Wall near the north stair well	Non-Detect	N/A
167		64	Drywall Wall(Texture)	Sample was taken from the wall in the storage room	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
168		65	Drywall Wall(Core)	Sample was taken from the wall near the boiler	Non-Detect	N/A
169		65	Drywall Wall(Core)	Sample was taken from the wall under the 2nd floor storage room	Non-Detect	N/A
170		66	Plaster Wall/Ceiling	Sample was taken from the wall in the vault	Non-Detect	N/A
171		66	Plaster Wall/Ceiling	Sample was taken from the wall in the vault	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
172		66	Plaster Wall/Ceiling	Sample was taken from the wall in the basement bathroom	Non-Detect	N/A
173		67	Plaster Ceiling	Sample was taken from the main ceiling in the basement	Non-Detect	N/A
174		67	Plaster Ceiling	Sample was taken from the main ceiling in the basement	Non-Detect	N/A
175		67	Plaster Ceiling	Sample was taken from the main ceiling in the basement	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
176		67	Plaster Ceiling	Sample was taken from the main ceiling in the basement	Non-Detect	N/A
177		67	Plaster Ceiling	Sample was taken from the main ceiling in the basement	Non-Detect	N/A
178		68	Ceiling Tile	Sample was taken from the ceiling in the Southmost room before the stairs in the basement.	Non-Detect	N/A
179		68	Ceiling Tile	Sample was taken from the ceiling in the Southmost room before the stairs in the basement.	Non-Detect	N/A

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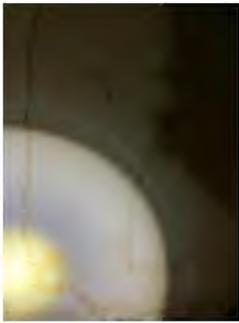
Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
180		69	Floor Tile	Sample was taken from the floor in the room atop the North basement stairs.	5% Chrysotile	No
181		69	Floor Tile	Sample was taken from the floor in the room atop the North basement stairs.	5% Chrysotile	No
182		70	Glue Down Carpet	Sample was taken from the steps of the South basement stairs	Non-Detect	N/A
183		70	Glue Down Carpet	Sample was taken from the steps of the South basement stairs	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
184		71	Pipe Wrap	Sample was taken from the water heater in the basement	Non-Detect	N/A
185		71	Pipe Wrap	Sample was taken from the water heater in the basement	Non-Detect	N/A
186		72	Lite Concrete	Sample was taken under the furnace in the basement	Non-Detect	N/A
187		72	Lite Concrete	Sample was taken under the furnace in the basement	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
188		73	Pipe Intrusion Sealant	Sample was taken from a pipe intrusion in the Northwest most room in the basement	Non-Detect	N/A
189		73	Pipe Intrusion Sealant	Sample was taken from a pipe intrusion in the Northwest most room in the basement	Non-Detect	N/A
190		74	Vinyl Baseboard	Sample was taken from a wall at the bottom of the North stairs	Non-Detect	N/A
191		74	Vinyl Baseboard	Sample was taken from a wall at the bottom of the North stairs	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
192		75	Untextured Drywall Wall/Ceiling	Sample was taken from the main ceiling in the basement	Non-Detect	N/A
193		75	Untextured Drywall Wall/Ceiling	Sample was taken from the a wall in the area above the bathroom	Non-Detect	N/A
194		76	Mirror Adhesive	Sample was taken from the North wall in room 5	55% Chrysotile	No
195		76	Mirror Adhesive	Sample was taken from the North wall in room 5	55% Chrysotile	No

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
196		77	Stucco	Sample was taken from the West exterior wall near the patio	Non-Detect	N/A
197		77	Stucco	Sample was taken from the West exterior wall near the patio	Non-Detect	N/A
198		77	Stucco	Sample was taken from the South exterior wall near the door	Non-Detect	N/A
199		77	Stucco	Sample was taken from the West exterior wall near the patio	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
200		77	Stucco	Sample was taken from the West exterior wall near the SW corner	Non-Detect	N/A
201		78	Stucco	Sample was taken from the East exterior wall near the entrance	Non-Detect	N/A
202		78	Stucco	Sample was taken from the South exterior wall near the entrance	Non-Detect	N/A
203		78	Stucco	Sample was taken from the East exterior wall near the entrance	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
204		78	Stucco	Sample was taken from the West exterior wall near the NW corner	Non-Detect	N/A
205		78	Stucco	Sample was taken from the North exterior wall near the NE entrance	Non-Detect	N/A
206		79	Brick&Mortar	Sample was taken from the South exterior wall near the entrance	Non-Detect	N/A
207		79	Brick&Mortar	Sample was taken from the north wall of the 1910 building from above the roof of the 1970's addition	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
208		80	Window Caulk	Sample was taken from the exterior window East side of the building, near the entrance	Non-Detect	N/A
209		80	Window Caulk	Sample was taken from the exterior window North side of the building, near the entrance	Non-Detect	N/A
210		81	Adhesive on Light	Sample was taken from the light near ramp outside the East side of the building	Non-Detect	N/A
211		81	Adhesive on Light	Sample was taken from the light near ramp outside the East side of the building	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
212		82	Roof Flashing	Sample was taken from the edge of the roof under the metal perimeter between the 1910 and 1970 portions of the building	Non-Detect	No
213		82	Roof Flashing	Sample was taken from the edge of the roof under the metal perimeter on the North side of the building, near the entrance.	10% Chrysotile	No
214		83	Drywall Wall/Ceiling(Texture)	Sample was taken from the overhang on the north entrance on the west side of the entrance	Non-Detect	N/A
215		83	Drywall Wall/Ceiling(Texture)	Sample was taken from the overhang on the north entrance on the west side of the entrance	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
216		83	Drywall Wall/Ceiling(Texture)	Sample was taken from the overhang on the north entrance east side of the entrance	Non-Detect	N/A
217		84	Drywall Wall/Ceiling(Cor e)	Sample was taken from the overhang on the north entrance northwest side of the overhang	Non-Detect	N/A
218		84	Drywall Wall/Ceiling(Cor e)	Sample was taken from the overhang on the north entrance on the north east side of the overhang	Non-Detect	N/A
219		85	West Side Flat Roof Core	Sample was taken from the West Flat roof on the 1970 portion of the building	Non-Detect	No

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
220		85	West Side Flat Roof Core	Sample was taken from the West Flat roof on the 1910 portion of the building	15% Chrysotile	No
221		86	Metal Roof Coating	Sample was taken from the Slanted Metal roof near the East entrance	Non-Detect	N/A
222		86	Metal Roof Coating	Sample was taken from the Slanted Metal roof near the East entrance	Non-Detect	N/A
223		87	Flat Roof Patch	Sample was taken from a roof patch on the NW corner of the roof on the 1970s addition of the West Flat Roof	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
224		87	Flat Roof Patch	Sample was taken from a roof patch on the 1970s addition of the West Flat Roof near the kitchen vent	Non-Detect	N/A
225		88	HVAC Unit Pipe Wrap	Sample was taken from the HVAC on the SE end of the roof	Non-Detect	N/A
226		88	HVAC Unit Pipe Wrap	Sample was taken from the HVAC on the SE end of the roof	Non-Detect	N/A
227		89	HVAC Unit Pipe Caulk	Sample was taken from the HVAC on the SE end of the roof	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
228		89	HVAC Unit Pipe Caulk	Sample was taken from the HVAC on the NE end of the roof	Non-Detect	N/A
229		90	Caulk Gutter	Sample was taken from the gutter on the east wall of the building near the east entrance	Non-Detect	N/A
230		90	Caulk Gutter	Sample was taken from the gutter at the NE corner of the building	Non-Detect	N/A
231		91	Swap Cooler Sealant	Sample was taken from the swamp cooler on the North side of the roof	Non-Detect	N/A

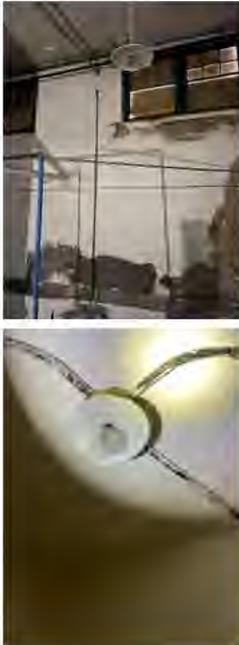
Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
232		91	Swap Cooler Sealant	Sample was taken from the duct coming out of the swamp cooler on the North side of the roof	Non-Detect	N/A
233		92	Kitchen Exhaust Caulk	Sample was taken from the kitchen exhaust on the roof	Non-Detect	N/A
234		92	Kitchen Exhaust Caulk	Sample was taken from the kitchen exhaust on the roof	Non-Detect	N/A
235		93	Hvac Gray Sealant	Sample was taken from the HVAC unit on the SW end of the building	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
236		93	Hvac Gray Sealant	Sample was taken from the HVAC ducting on the roof of the 1910 building	Non-Detect	N/A
237		94	Plaster Over Brick	Sample was taken from the edge of the roof on the SW side	Non-Detect	N/A
238		94	Plaster Over Brick	Sample was taken from the edge of the roof on the South side close to the entrance	Non-Detect	N/A
239		94	Plaster Over Brick	Sample was taken from the edge of the roof on the North side close to the NE entrance	Non-Detect	N/A

Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
240		95	East Side Flat Roof Core	Sample was taken from the roof on the NE corner	Non-Detect	N/A
241		95	East Side Flat Roof Core	Sample was taken from the roof on the SE corner	Non-Detect	N/A
242		96	Gasket Roof Sheathing	Sample was taken from the roof near the NE entrance	Non-Detect	N/A
243		96	Gasket Roof Sheathing	Sample was taken from the roof edge on the NW corner	Non-Detect	N/A

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
-		97	Gasket in Pipe and Valve	No Sample- Located in basement	Assumed ACM	No
-		98	Light heat shield	No sample - located in basement lights on ceiling	Assumed ACM	No
-		99	Electrical Fuse Board	No Samples- Basement electrical fuse switch board	Assumed ACM	No

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Sample #	Picture	HA	Material	Sample Location	Asbestos Lab Results	Friable
-		100	Knob and Tube Wiring	No Sample - located in on the exterior of the 1910 building and interior of 1910 building walls	Assumed ACM	No

7. Material Condition Classification

Each sample that is asbestos containing is classified into one of the following seven categories:

1. Damaged or Significantly damaged thermal system insulation ACM.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. ACM with potential for damage.
6. ACM with potential for significant damage.
7. Any remaining friable ACM or friable suspected ACM.

HA #	Classification # (See Above)	Description of Reason for Classification
1	N/A	Non-Detect
2	N/A	Non-Detect
3	N/A	Non-Detect
4	N/A	Non-Detect
5	N/A	Non-Detect
6	N/A	Non-Detect
7	N/A	Non-Detect
8	N/A	Non-Detect
9	N/A	Non-Detect

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10	N/A	Non-Detect
11	N/A	Non-Detect
12	N/A	Non-Detect
13	N/A	Non-Detect
14	N/A	Non-Detect
15	N/A	Non-Detect
16	N/A	Non-Detect
17	6	Will be damaged during demolition
18	N/A	Non-Detect
19	N/A	Non-Detect
20	N/A	Non-Detect
21	N/A	Non-Detect
22	N/A	Non-Detect
23	N/A	Non-Detect
24	N/A	Non-Detect
25	N/A	Non-Detect
26	N/A	Non-Detect
27	N/A	Non-Detect
28	N/A	Non-Detect
29	N/A	Non-Detect
30	N/A	Non-Detect
31	N/A	Non-Detect
32	N/A	Non-Detect
33	N/A	Non-Detect
34	N/A	Non-Detect

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

35	N/A	Non-Detect
36	N/A	Non-Detect
37	N/A	Non-Detect
38	N/A	Non-Detect
39	N/A	Non-Detect
40	N/A	Non-Detect
41	N/A	Non-Detect
42	N/A	Non-Detect
43	N/A	Non-Detect
44	N/A	Non-Detect
45	N/A	Non-Detect
46	N/A	Non-Detect
47	N/A	Non-Detect
48	N/A	Non-Detect
49	N/A	Non-Detect
50	N/A	Non-Detect
51	N/A	Non-Detect
52	N/A	Non-Detect
53	N/A	Non-Detect
54	N/A	Non-Detect
55	N/A	Non-Detect
56	N/A	Non-Detect
57	N/A	Non-Detect
58	N/A	Non-Detect
59	N/A	Non-Detect

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

60	N/A	Non-Detect
61	N/A	Non-Detect
62	N/A	Non-Detect
63	N/A	Non-Detect
64	N/A	Non-Detect
65	N/A	Non-Detect
66	N/A	Non-Detect
67	N/A	Non-Detect
68	N/A	Non-Detect
69	6	Will be damaged during demolition
70	N/A	Non-Detect
71	N/A	Non-Detect
72	N/A	Non-Detect
73	N/A	Non-Detect
74	N/A	Non-Detect
75	N/A	Non-Detect
76	6	Will be damaged during demolition
77	N/A	Non-Detect
78	N/A	Non-Detect
79	N/A	Non-Detect
80	N/A	Non-Detect
81	N/A	Non-Detect
82	6	Will be damaged during demolition
83	N/A	Non-Detect
84	N/A	Non-Detect

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

85	6	Will be disturbed during demolition
86	N/A	Non-Detect
87	N/A	Non-Detect
88	N/A	Non-Detect
89	N/A	Non-Detect
90	N/A	Non-Detect
91	N/A	Non-Detect
92	N/A	Non-Detect
93	N/A	Non-Detect
94	N/A	Non-Detect
95	N/A	Non-Detect
96	N/A	Non-Detect
97	6	Will be disturbed during demolition
98	6	Will be disturbed during demolition
99	6	Will be disturbed during demolition
100	6	Will be disturbed during demolition

8. Colorado certified building inspector's Conclusion

Upon completion of above inspection and laboratory analysis of bulk samples taken from the property it has been determined that there is **asbestos present** in the building materials that will be disturbed during the demolition of the property. The materials that were found to contain asbestos are the window glaze in the kitchen, the floor tile in the room atop the basement stairs, the mirror adhesive in room 5, the roof flashing, and a roof core. All areas indicated on the drawings.

There were four materials that were assumed to be asbestos containing which were the gaskets in the pipes and valves located in the basement, the heat shield on the lights on the ceiling in

White Hat Services LLC
7853 E. Arapahoe Ct. STE 3100
Centennial, CO 80112
720-765-0899

the basement, the knob and tube wiring in the walls of the 1910 building and on the exterior of the building and the electrical fuse board located in the basement.

It is recommended that the asbestos containing materials that have been identified during this asbestos building inspection be removed by a licensed asbestos abatement contractor prior to the demolition of the building.

If during the demolition activities building materials are discovered that are not listed in this report further samples would be required to be taken at that time or the material would need to be assumed to be positive for asbestos and abated as such.

Appendix

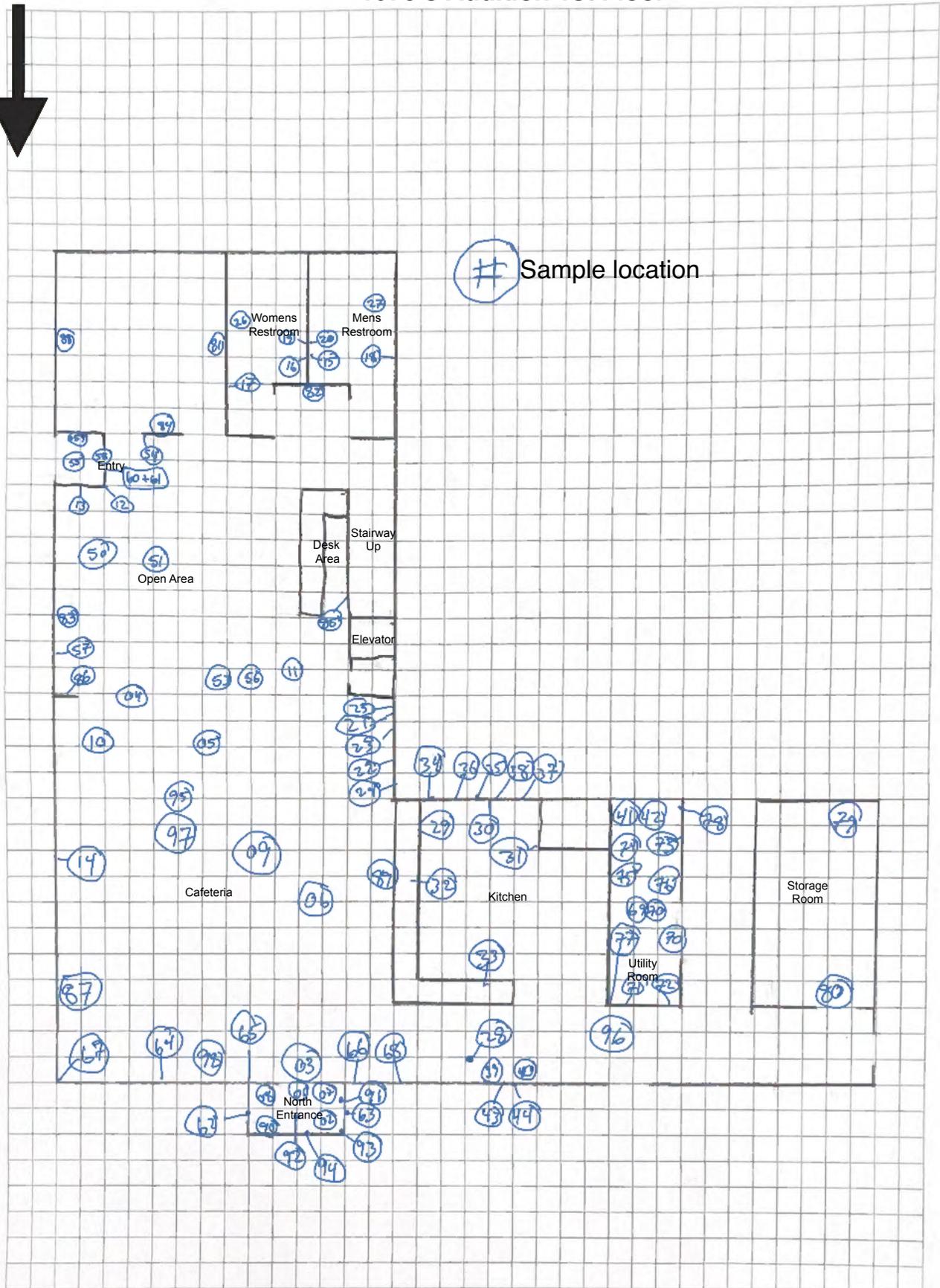
A. Diagrams

- Sample Locations
- Homogenous Area Locations (HA's) (*Must be printed in color)

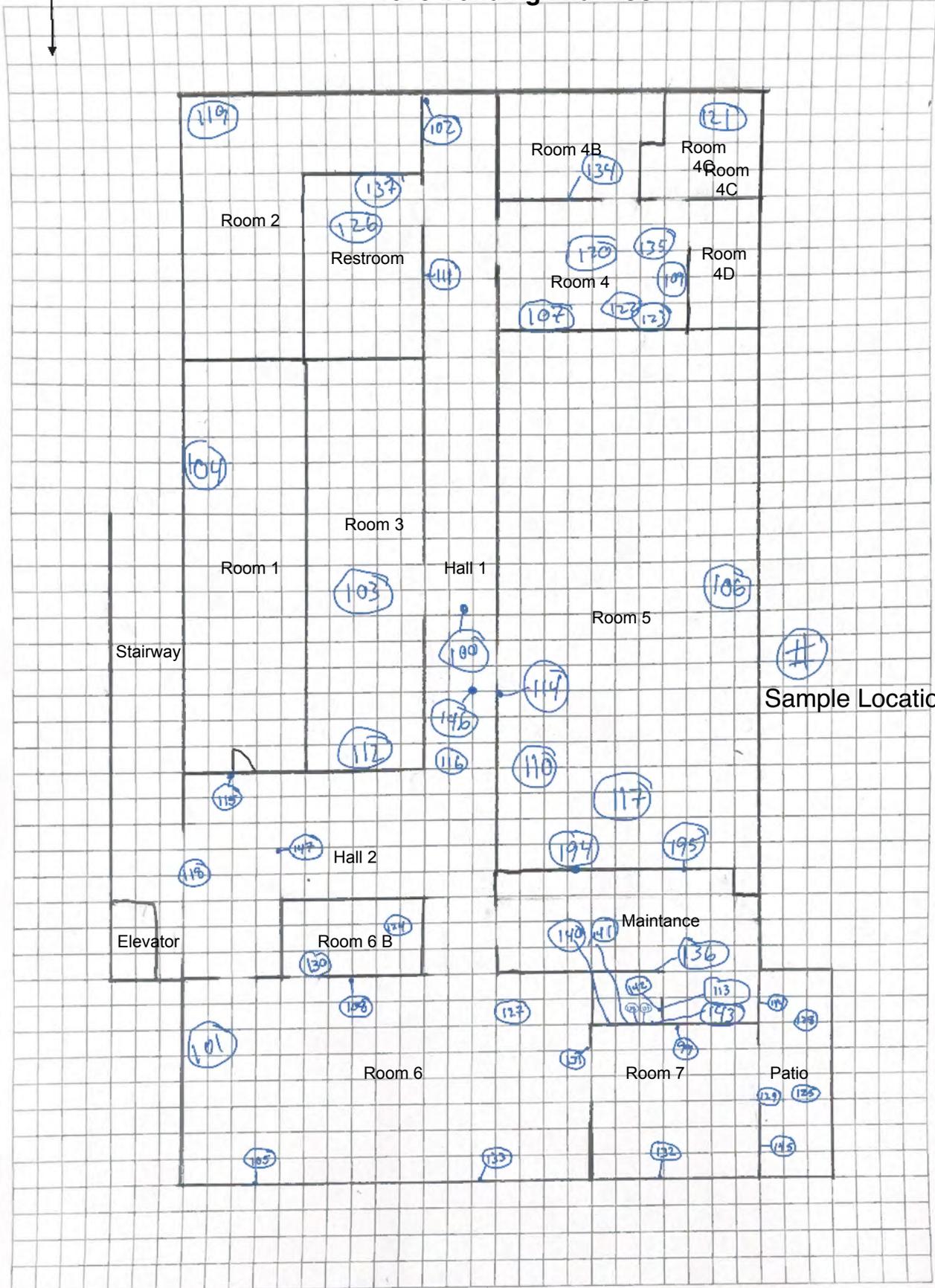
B. Lab Report and Chain of Custody - Attached Below

C. Certifications - Attached Below

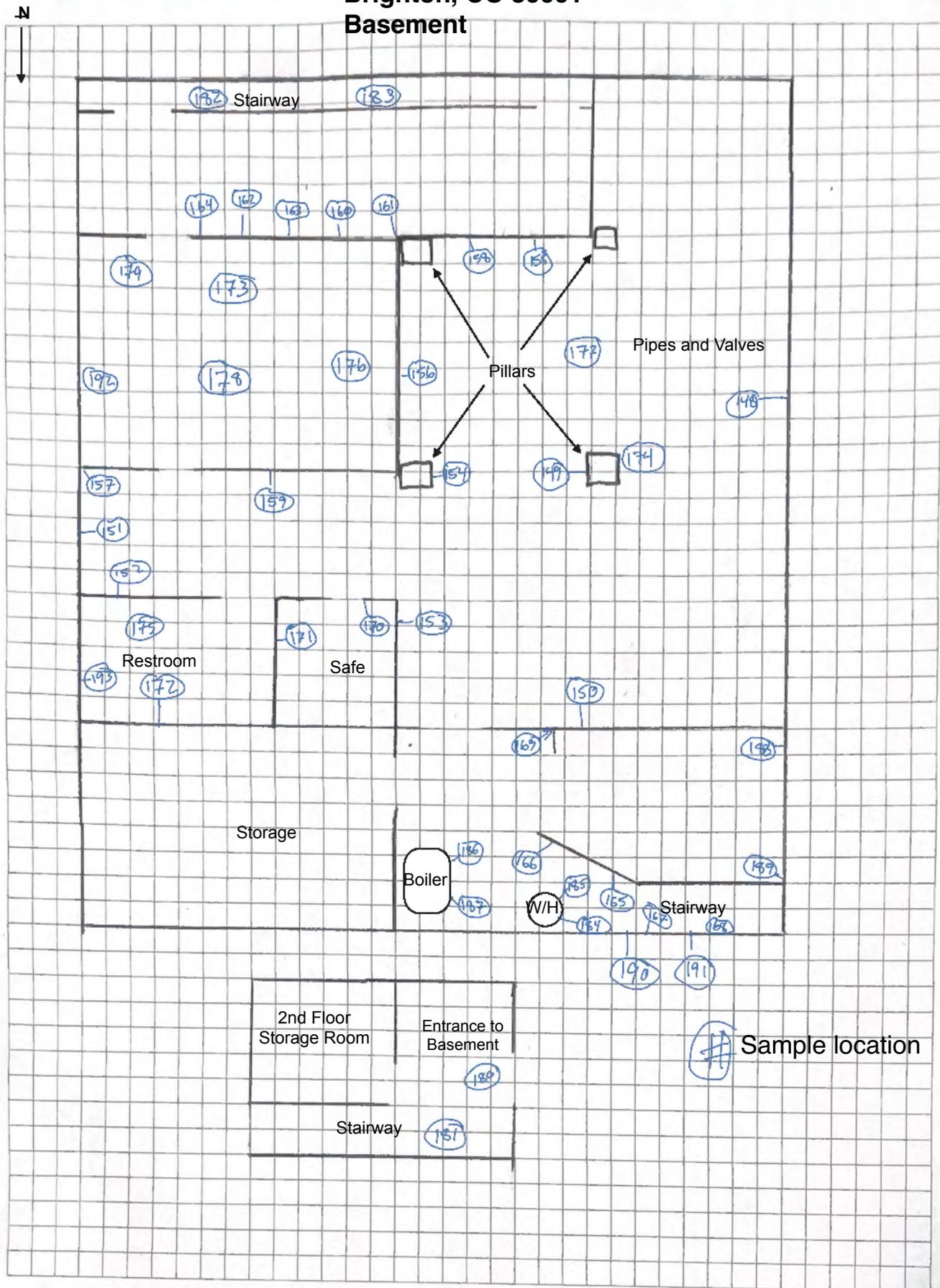
575 Bush St.
Brighton, CO 80601
1970's Addition 1st Floor



575 Bush St
Brighton, CO 80601
1910 Building 2nd Floor

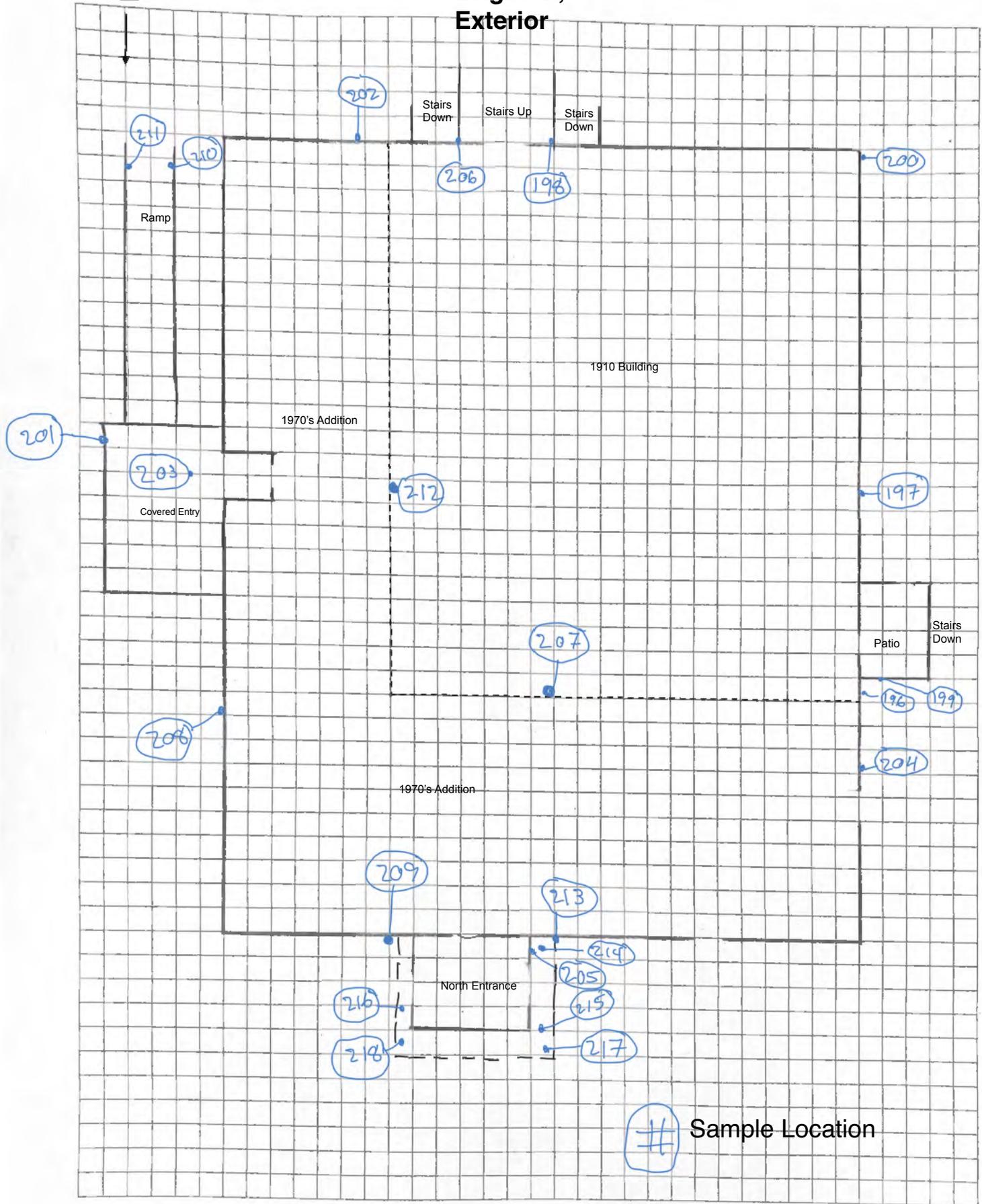


575 Bush St
Brighton, CO 80601
Basement

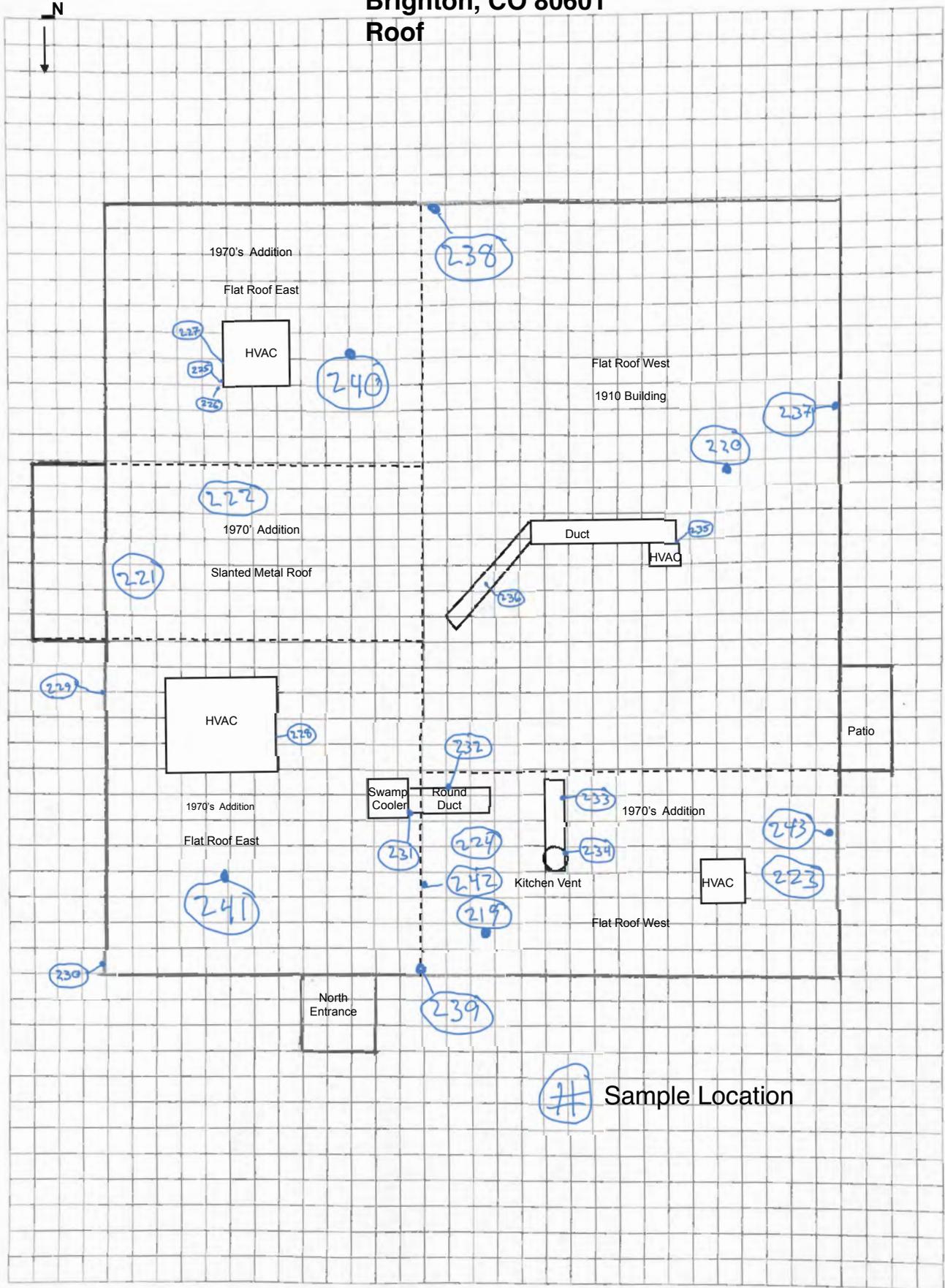


575 Bush St.
Brighton, CO 80601
Exterior

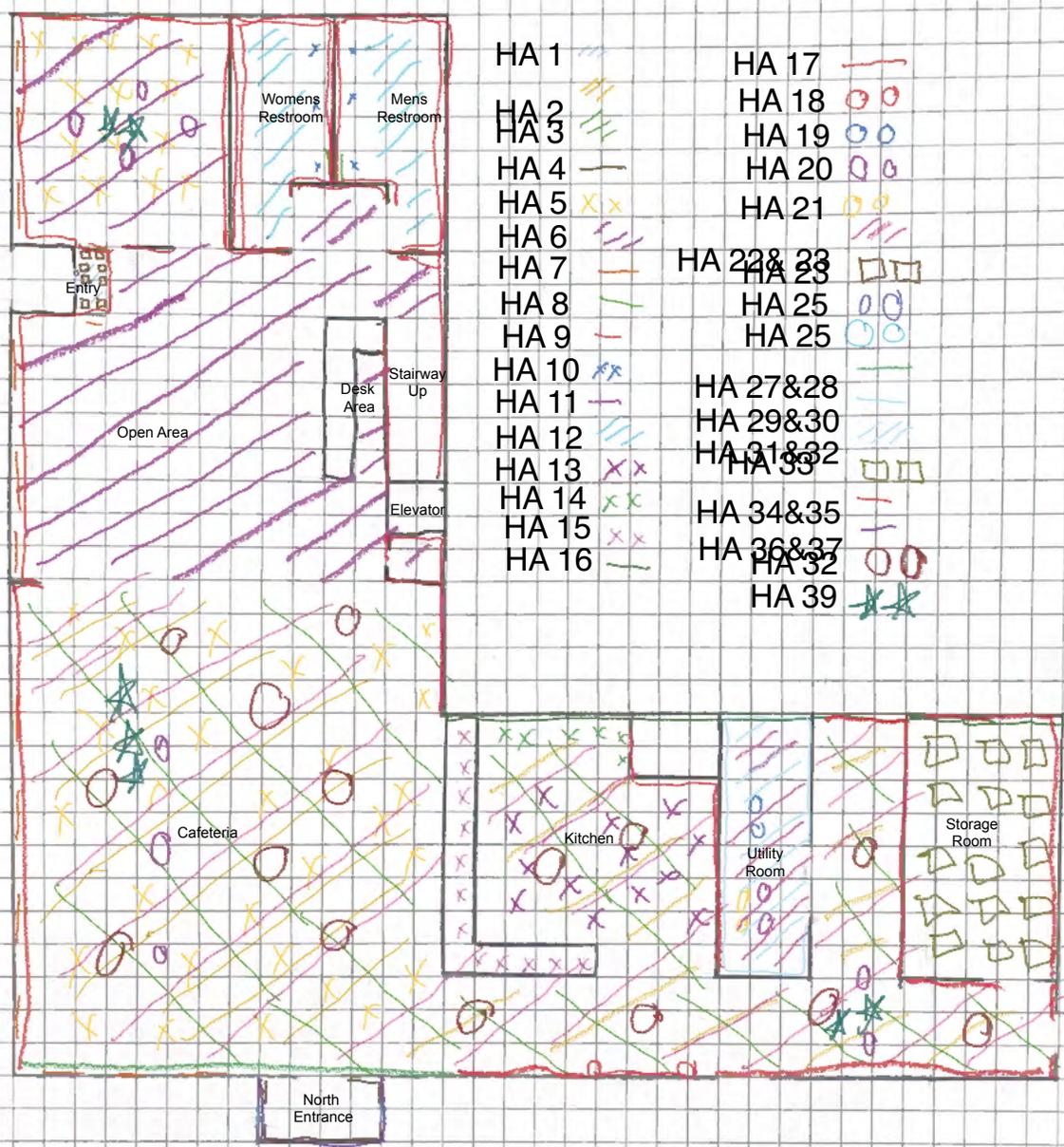
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575 Bush St.
Brighton, CO 80601
Roof

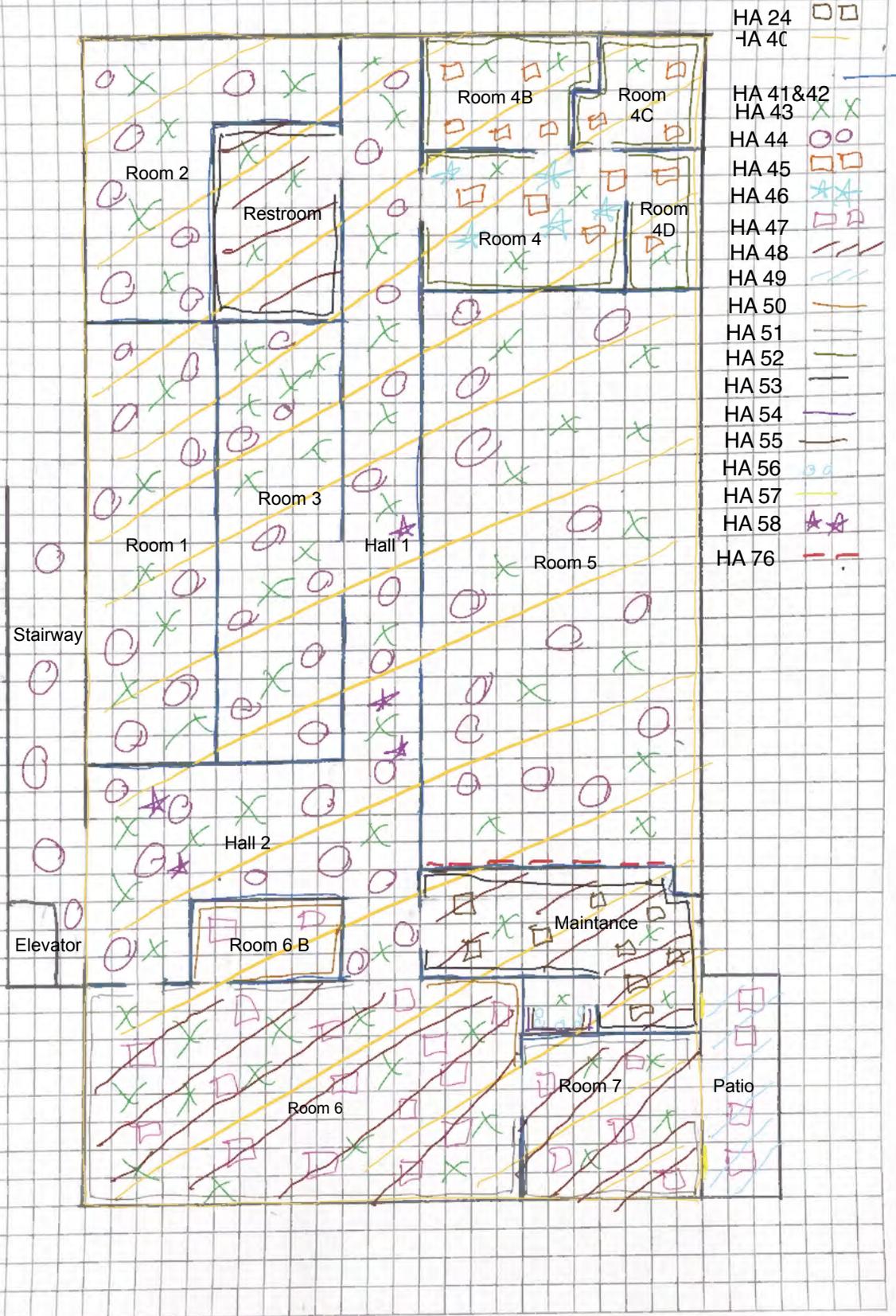


575 Bush St.
 Brighton, CO 80601
 1970's Addition 1st Floor

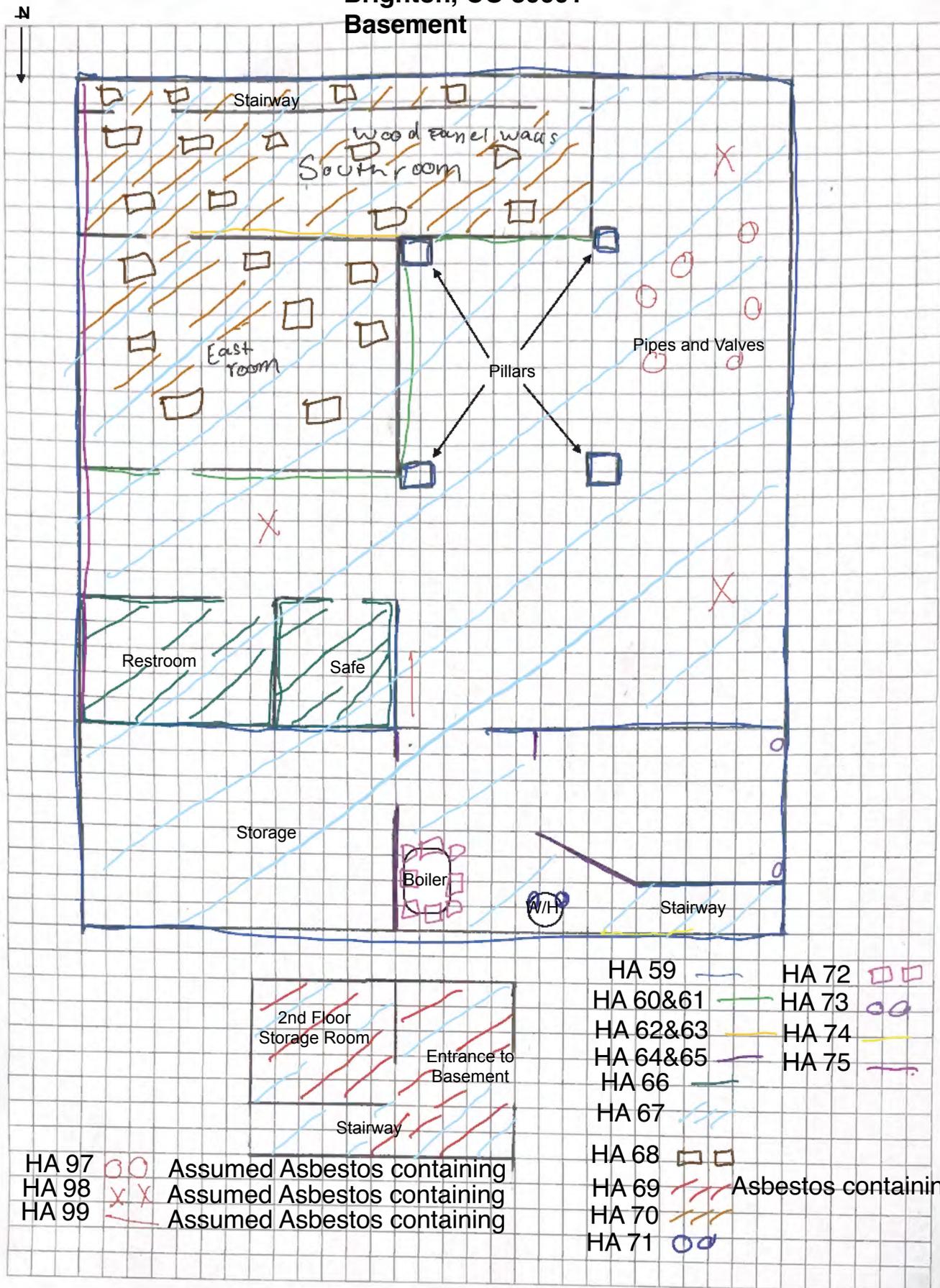


- | | | | |
|-------|-----|------------|-----|
| HA 1 | — | HA 17 | — |
| HA 2 | — | HA 18 | ○ ○ |
| HA 3 | — | HA 19 | ○ ○ |
| HA 4 | — | HA 20 | ○ ○ |
| HA 5 | x x | HA 21 | ○ ○ |
| HA 6 | — | HA 22 & 23 | □ □ |
| HA 7 | — | HA 23 | □ □ |
| HA 8 | — | HA 25 | ○ ○ |
| HA 9 | — | HA 25 | ○ ○ |
| HA 10 | x x | HA 27 & 28 | — |
| HA 11 | — | HA 29 & 30 | — |
| HA 12 | — | HA 31 & 32 | — |
| HA 13 | x x | HA 33 | □ □ |
| HA 14 | x x | HA 34 & 35 | — |
| HA 15 | x x | HA 36 & 37 | ○ ○ |
| HA 16 | — | HA 37 | ○ ○ |
| | | HA 38 | ○ ○ |
| | | HA 39 | x x |

575 Bush St
 Brighton, CO 80601
 1910 Building 2nd Floor



575 Bush St
Brighton, CO 80601
Basement

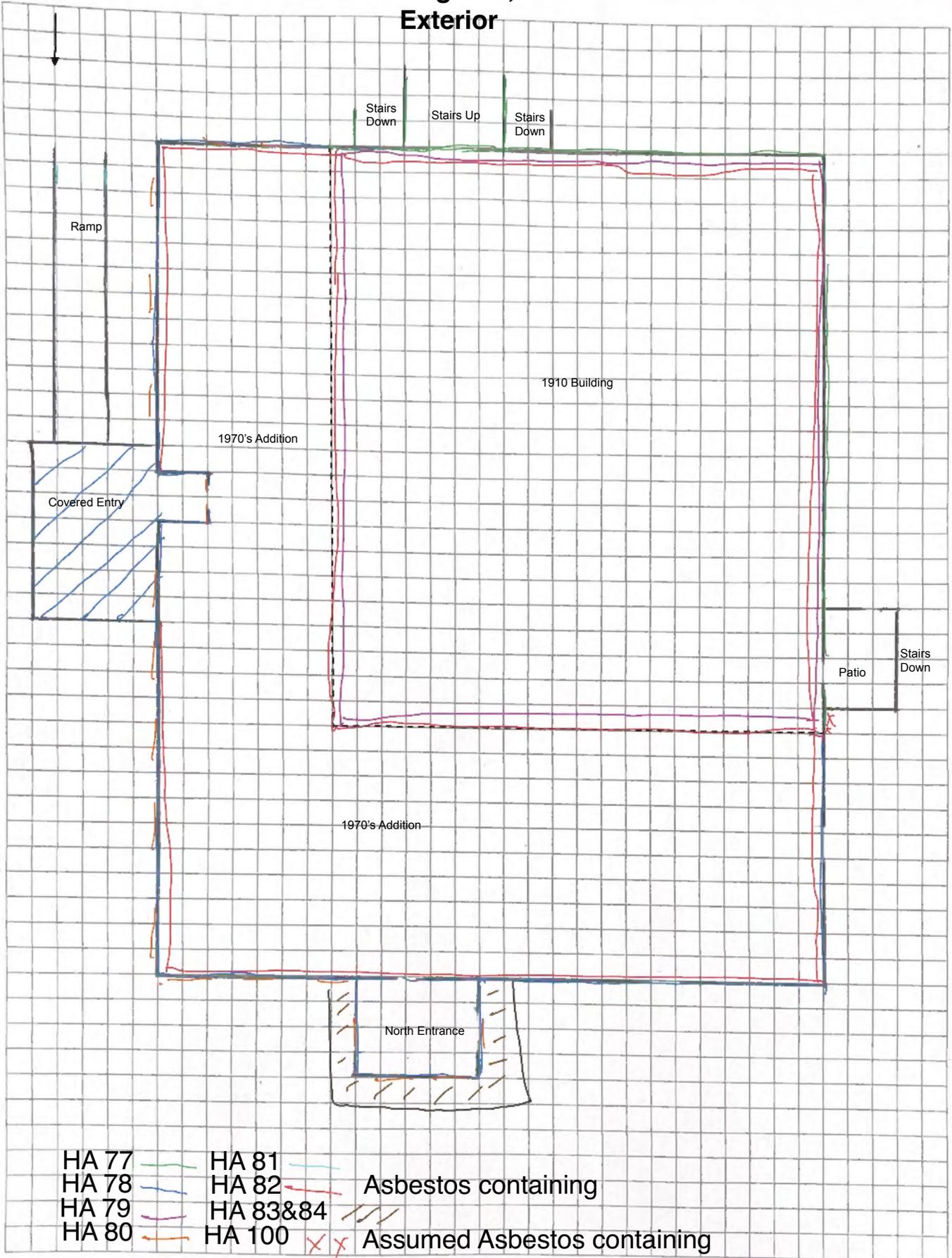


HA 97 Assumed Asbestos containing
 HA 98 Assumed Asbestos containing
 HA 99 Assumed Asbestos containing

- HA 59
- HA 60&61
- HA 62&63
- HA 64&65
- HA 66
- HA 67
- HA 68
- HA 69 Asbestos containing
- HA 70
- HA 71
- HA 72
- HA 73
- HA 74
- HA 75

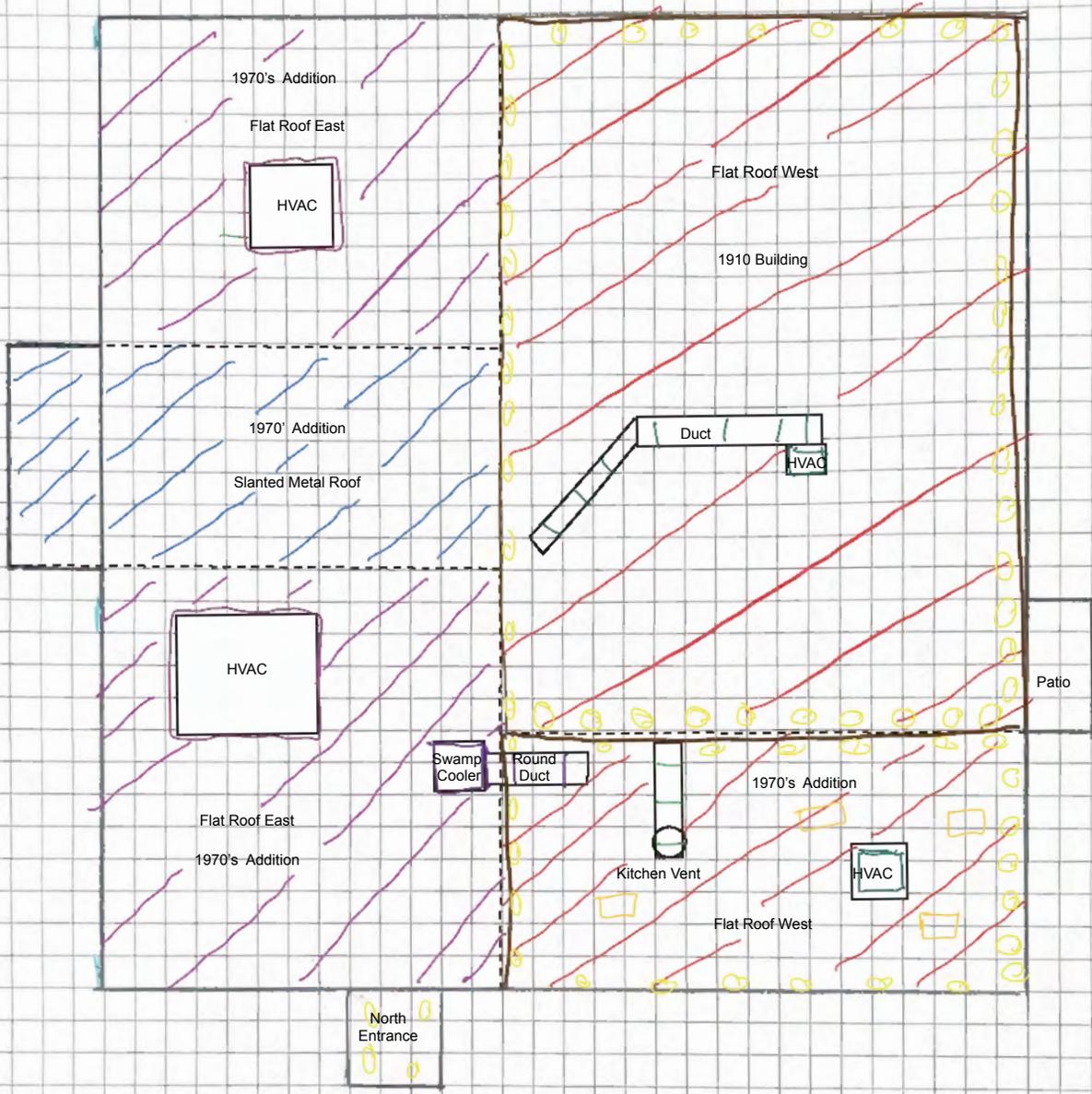
575 Bush St.
Brighton, CO 80601
Exterior

N



- | | | | | |
|-------|---|----------|---|-----------------------------|
| HA 77 | — | HA 81 | — | |
| HA 78 | — | HA 82 | — | Asbestos containing |
| HA 79 | — | HA 83&84 | — | |
| HA 80 | — | HA 100 | — | Assumed Asbestos containing |

575 Bush St.
Brighton, CO 80601
Roof



- HA 85 Asbestos containing
- HA 86
- HA 87
- HA 88
- HA 89
- HA 90
- HA 91

- HA 92
- HA 93
- HA 94
- HA 95
- HA 96



Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Christopher Johnson

Certification No.: 26473

has met the requirements of 25-7-507, C.R.S. and Air Quality Control
Commission Regulation No. 8, Part B, and is hereby certified by the
state of Colorado in the following discipline:

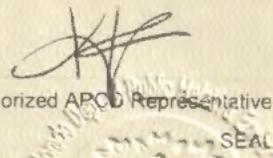
Inspector/Management Planner*

Issued: November 07, 2025

Expires: November 07, 2026

** This certificate is valid only with the possession of a
current Division-approved training course certification
in the discipline specified above.*

Authorized APCD Representative





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acclaim-enviro@comcast.net

CERTIFIES THAT

CHRISTOPHER JOHNSON

Has successfully completed

The **EPA-Approved AHERA Annual Refresher Course** for
INSPECTOR

This course is EPA-approved under Section 206 of the Toxic Substances Control Act (TSCA), Title II, and meets the requirements of Colorado Regulation No. 8.

Course Date: 09/04/2025
Exam Date: N/A
Certificate No.: AE25-050-BI-R-03
Expiration Date: 09/04/2026
Course Hours: 4

Colorado-Approved Live-Remote Course

EPA NDAAC Provider No. 1339

K. Jay Gale

K. Jay Gale, President

Acclaim Environmental is committed to providing high quality asbestos training and to provide industry insight, driven by experience and delivered with trust.



Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Jakob Olds

Certification No.: 28460

has met the requirements of 25-7-507, C.R.S. and Air Quality Control
Commission Regulation No. 8, Part B, and is hereby certified by the
state of Colorado in the following discipline:

Building Inspector*

Issued: December 13, 2024

Expires: December 16, 2025

** This certificate is valid only with the possession of a
current Division-approved training course certification
in the discipline specified above.*

Authorized APCD Representative

SEAL





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855.60.CERTIFY

Missouri State Approval MO-136

1775 West 55th Avenue
Denver, Colorado 80221
United States of America

Certificate of Achievement

This certificate is awarded to:

Jakob Olds

In recognition of satisfactory completion of the EPA-approved annual asbestos refresher training (Live-Remote (Synchronous)) provided in accordance with the Model Accreditation Plan (MAP) (40 CFR Part 763, Subpart E, Appendix C) and AHERA (Subchapter II) of the Toxic Substances Control Act (TSCA) entitled:

Building Inspector

Course Date(s): November 24, 2025
Examination Date: November 24, 2025

Expiration Date: November 24, 2026
Course Hours: 4.0



Verify Credential

Danaya N. Wilson

CEO & Training Program Manager

Credential License ID:
167457959



Aaron I. Hix

Instructor

Certificate No.:
R25-1501-AI-LR-MO



Renew Credential



ANALYTICAL REPORT

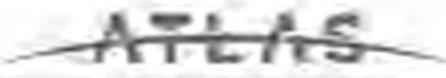
Prepared for:

White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Project: 575 Bush St

Order No.: 0046908

Report Date: 12/15/2025



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

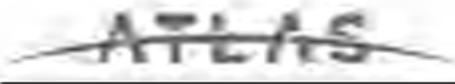
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
1	0046908-001	LAYER 1 Vinyl Floor Tile, Lt. Gray/ Off White, 24°C N. Entrance 1970's Bldg	None Detected
1	0046908-001	LAYER 2 Mastic, Tan/ Yellow N. Entrance 1970's Bldg	None Detected
2	0046908-002	LAYER 1 Vinyl Floor Tile, Lt. Gray/ Off White, 24°C N. Entrance 1970's Bldg	None Detected
2	0046908-002	LAYER 2 Mastic, Tan/ Yellow N. Entrance 1970's Bldg	None Detected
3	0046908-003	LAYER 1 Vinyl Floor Tile, Tan, 24°C Cafeteria 1970's Bldg	None Detected
3	0046908-003	LAYER 2 Mastic, Yellow/ Black Cafeteria 1970's Bldg	None Detected
4	0046908-004	LAYER 1 Vinyl Floor Tile, Tan, 24°C Cafeteria 1970's Bldg	None Detected
4	0046908-004	LAYER 2 Mastic, Yellow/ Black Cafeteria 1970's Bldg	None Detected
5	0046908-005	LAYER 1 Vinyl Floor Tile, Green, 24°C Cafeteria 1970's Bldg	None Detected
5	0046908-005	LAYER 2 Mastic, Tan/ Yellow Cafeteria 1970's Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
6	0046908-006	LAYER 1 Vinyl Floor Tile, Green, 24°C Cafeteria 1970's Bldg	None Detected
6	0046908-006	LAYER 2 Mastic, Tan/ Yellow Cafeteria 1970's Bldg	None Detected
7	0046908-007	LAYER 1 Cove Base, Gray, 23°C N. Entrance 1970's Bldg	None Detected
7	0046908-007	LAYER 2 Cove Base Mastic, Cream N. Entrance 1970's Bldg	None Detected
8	0046908-008	LAYER 1 Cove Base, Gray, 23°C N. Entrance 1970's Bldg	None Detected
8	0046908-008	LAYER 2 Cove Base Mastic, Cream N. Entrance 1970's Bldg	None Detected
9	0046908-009	Ceiling Tile, White/ Beige, 24°C Main Area 1970's Bldg	None Detected
10	0046908-010	Ceiling Tile, White/ Beige, 24°C Main Area 1970's Bldg	None Detected
11	0046908-011	LAYER 1 Carpet, Green/ Multi-colored, 24°C Main Area 1970's Bldg	None Detected
11	0046908-011	LAYER 2 Carpet Mastic, Yellow Main Area 1970's Bldg	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:

Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

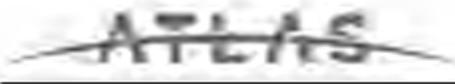
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
12	0046908-012	LAYER 1 Carpet, Green/ Multi-colored, 24°C Main Area 1970's Bldg	None Detected
12	0046908-012	LAYER 2 Carpet Mastic, Yellow Main Area 1970's Bldg	None Detected
13	0046908-013	Window Glazing, Gray, 24°C Main Area 1970's Bldg	None Detected
14	0046908-014	Window Glazing, Gray, 24°C Cafeteria 1970's Bldg	None Detected
15	0046908-015	Adhesive, Yellow, 23°C Behind Mirror Restrooms 1970's Bldg	None Detected
16	0046908-016	Adhesive, Yellow, 23°C Behind Mirror Restrooms 1970's Bldg	None Detected
17	0046908-017	Cove Base, Black, 24°C Note: No Mastic Present Restrooms 1970's Bldg	None Detected
18	0046908-018	LAYER 1 Cove Base, Black, 24°C Restrooms 1970's Bldg	None Detected
18	0046908-018	LAYER 2 Cove Base Mastic, Cream Restrooms 1970's Bldg	None Detected
19	0046908-019	Caulk, White, 24°C Restrooms 1970's Bldg	None Detected
20	0046908-020	Caulk, White, 24°C Restrooms 1970's Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
21	0046908-021	LAYER 1 Paint/Coating, White, 24°C Over Brick Wall in Cafeteria 1970's Bldg	None Detected
21	0046908-021	LAYER 2 Plaster, Gray Over Brick Wall in Cafeteria 1970's Bldg	None Detected
22	0046908-022	LAYER 1 Paint/Coating, White, 24°C Over Brick Wall in Cafeteria 1970's Bldg	None Detected
22	0046908-022	LAYER 2 Plaster, Gray Over Brick Wall in Cafeteria 1970's Bldg	None Detected
23	0046908-023	LAYER 1 Paint/Coating, White, 24°C Over Brick Wall in Cafeteria 1970's Bldg	None Detected
23	0046908-023	LAYER 2 Plaster, Gray Over Brick Wall in Cafeteria 1970's Bldg	None Detected
24	0046908-024	Paint/Coating, White, 24°C Note: No Plaster present Over Brick in Cafeteria	None Detected
25	0046908-025	LAYER 1 Paint/Coating, White, 24°C Over Brick in Cafeteria	None Detected
25	0046908-025	LAYER 2 Plaster, Gray Over Brick in Cafeteria	None Detected
26	0046908-026	LAYER 1 Vinyl Sheet Flooring, Off White/ Lt. Gray, 24°C Restrooms 1970's Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
26	0046908-026	LAYER 2 Mastic, Yellow Restrooms 1970's Bldg	None Detected
27	0046908-027	LAYER 1 Vinyl Sheet Flooring, Off White/ Lt. Gray, 24°C Restrooms 1970's Bldg	None Detected
27	0046908-027	LAYER 2 Mastic, Yellow Restrooms 1970's Bldg	None Detected
28	0046908-028	Ceiling Tile, White/ Brown, 24°C Kitchen 1970's Bldg	None Detected
29	0046908-029	Ceiling Tile, White/ Brown, 24°C Kitchen 1970's Bldg	None Detected
30	0046908-030	Caulk, Lt. Gray, 24°C Around Kitchen Hood Vent 1970's Bldg	None Detected
31	0046908-031	Caulk, Lt. Gray, 24°C Around Kitchen Hood Vent 1970's Bldg	None Detected
32	0046908-032	LAYER 1 Shelf Lining, White/ Multi-colored, 24°C Kitchen Cabinet Shelves 1970's Bldg	None Detected
32	0046908-032	LAYER 2 Adhesive, Yellow Kitchen Cabinet Shelves 1970's Bldg	None Detected
33	0046908-033	LAYER 1 Shelf Lining, White/ Multi-colored, 24°C Kitchen Cabinet Shelves 1970's Bldg	None Detected
33	0046908-033	LAYER 2 Adhesive, Yellow Kitchen Cabinet Shelves 1970's Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
34	0046908-034	Plaster/Skim Coat, Off White, 24°C Over Brick in Kitchen 1970's Bldg	None Detected
35	0046908-035	Paint/Plaster/Skim Coat, Green/ Off White, 24°C Over Brick in Kitchen 1970's Bldg	None Detected
36	0046908-036	Paint/Plaster/Skim Coat, White/ Off White, 24°C Over Brick in Kitchen 1970's Bldg	None Detected
37	0046908-037	Paint/Plaster/Skim Coat, White/ Off White, 24°C Over Brick in Kitchen 1970's Bldg	None Detected
38	0046908-038	Paint/Plaster/Skim Coat, White/ Off White, 24°C Over Brick in Kitchen 1970's Bldg	None Detected
39	0046908-039	Window Glazing, Off White, 24°C Kitchen 1970's Bldg	Chrysotile 2%
40	0046908-040	Window Glazing, Off White, 24°C Kitchen 1970's Bldg	Chrysotile 2%
41	0046908-041	Pipe Insulation Wrap, Lt. Gray/ Silver, 24°C Mechanical Room 1970's Bldg	None Detected
42	0046908-042	Pipe Insulation Wrap, Lt. Gray/ Silver, 24°C Mechanical Room 1970's Bldg	None Detected
43	0046908-043	Window Rope, Beige, 24°C Kitchen 1970's Bldg	None Detected
44	0046908-044	Window Rope, Beige, 24°C Kitchen 1970's Bldg	None Detected
45	0046908-045	Duct Tape, Gray, 24°C Mechanical Room 1970's Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

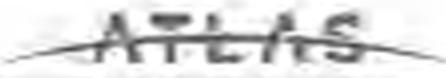
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
46	0046908-046	Duct Tape, Gray, 24°C Mechanical Room 1970's Bldg	None Detected
47	0046908-047	HVAC Duct Insulation, Gray/ White, 24°C Note: Layer is mainly Paint Mechanical Room 1970's Bldg	None Detected
48	0046908-048	HVAC Duct Insulation, Silver/ White, 24°C Note: Layer is mainly Paint Mechanical Room 1970's Bldg	None Detected
49	0046908-049	Paint/Ceiling Texture, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
50	0046908-050	Paint/Ceiling Texture, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
51	0046908-051	Paint/Ceiling Texture, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
52	0046908-052	Paint/Ceiling Texture, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
53	0046908-053	Paint/Ceiling Texture, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
54	0046908-054	Paint/Ceiling Texture, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
55	0046908-055	LAYER 1 Paint/Joint Compound, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
55	0046908-055	LAYER 2 Drywall, Brown/ Off White 1970's Bldg Ceiling	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
56	0046908-056	LAYER 1 Paint/Joint Compound, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
56	0046908-056	LAYER 2 Drywall Tape, Beige 1970's Bldg Ceiling	None Detected
56	0046908-056	LAYER 3 Joint Compound, Off White 1970's Bldg Ceiling	None Detected
56	0046908-056	LAYER 4 Drywall, Brown/ Off White 1970's Bldg Ceiling	None Detected
57	0046908-057	LAYER 1 Paint/Joint Compound, Beige/ White, 24°C 1970's Bldg Ceiling	None Detected
57	0046908-057	LAYER 2 Drywall Tape, Beige 1970's Bldg Ceiling	None Detected
57	0046908-057	LAYER 3 Joint Compound, Off White 1970's Bldg Ceiling	None Detected
57	0046908-057	LAYER 4 Drywall, Brown/ Off White 1970's Bldg Ceiling	None Detected
58	0046908-058	LAYER 1 Vinyl Floor Tile, Lt. Gray, 24°C E. Entrance 1970's Bldg	None Detected
58	0046908-058	LAYER 2 Mastic, Yellow/ Tan E. Entrance 1970's Bldg	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
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Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

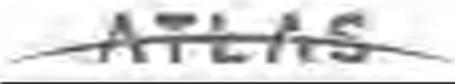
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
59	0046908-059	LAYER 1 Vinyl Floor Tile, Lt. Gray, 24°C E. Entrance 1970's Bldg	None Detected
59	0046908-059	LAYER 2 Mastic, Yellow/ Tan E. Entrance 1970's Bldg	None Detected
60	0046908-060	Door Window Glazing, Dk. Gray, 24°C E. Entrance 1970's Bldg	None Detected
61	0046908-061	Window Glazing, Dk. Gray, 24°C E. Entrance 1970's Bldg	None Detected
62	0046908-062	Window Glazing, Dk. Gray, 24°C N. Entrance 1970's Bldg	None Detected
63	0046908-063	Window Glazing, Dk. Gray, 24°C N. Entrance 1970's Bldg	None Detected
64	0046908-064	LAYER 1 Paint/Texture, Green/ White, 24°C Cafeteria N. Wall 1970's Bldg	None Detected
64	0046908-064	LAYER 2 Drywall, Brown/ White Cafeteria N. Wall 1970's Bldg	None Detected
65	0046908-065	LAYER 1 Paint/Texture, Green/ White, 24°C Cafeteria N. Wall 1970's Bldg	None Detected
65	0046908-065	LAYER 2 Drywall, Brown/ White Cafeteria N. Wall 1970's Bldg	None Detected
66	0046908-066	LAYER 1 Paint/Texture, Green/ White, 24°C Cafeteria N. Wall 1970's Bldg	None Detected



BATCH NO.
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PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

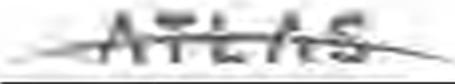
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
66	0046908-066	LAYER 2 Drywall, Brown/ White Cafeteria N. Wall 1970's Bldg	None Detected
67	0046908-067	LAYER 1 Paint/Joint Compound, Green/ White, 24°C Cafeteria N. Wall 1970's Bldg	None Detected
67	0046908-067	LAYER 2 Drywall Tape, Beige Cafeteria N. Wall 1970's Bldg	None Detected
67	0046908-067	LAYER 3 Joint Compound, White Cafeteria N. Wall 1970's Bldg	None Detected
67	0046908-067	LAYER 4 Drywall, Brown/ White Cafeteria N. Wall 1970's Bldg	None Detected
68	0046908-068	LAYER 1 Paint/Joint Compound, Green/ White, 24°C Cafeteria N. Wall 1970's Bldg	None Detected
68	0046908-068	LAYER 2 Drywall Tape, Beige Cafeteria N. Wall 1970's Bldg	None Detected
68	0046908-068	LAYER 3 Joint Compound, White Cafeteria N. Wall 1970's Bldg	None Detected
68	0046908-068	LAYER 4 Drywall, Brown/ White Cafeteria N. Wall 1970's Bldg	None Detected
69	0046908-069	LAYER 1 Paint/Texture, Off White, 23°C Note: Layer is mainly Paint - little Texture present Mechanical Room	None Detected



PLM REPORT SUMMARY

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Atlas Job No.:
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Date Analyzed: 12/11/2025

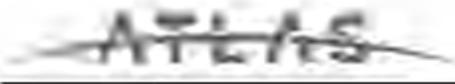
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
69	0046908-069	LAYER 2 Drywall, Brown/ White Mechanical Room	None Detected
70	0046908-070	LAYER 1 Paint/Texture, Off White, 23°C Note: Layer is mainly Paint - little Texture present Mechanical Room Wall 1970's Bldg	None Detected
70	0046908-070	LAYER 2 Drywall, Brown/ White Mechanical Room Wall 1970's Bldg	None Detected
71	0046908-071	LAYER 1 Paint/Texture, Off White, 23°C Note: Layer is mainly Paint - little Texture present Mechanical Room Wall 1970's Bldg	None Detected
71	0046908-071	LAYER 2 Drywall, Brown/ White Mechanical Room Wall 1970's Bldg	None Detected
72	0046908-072	LAYER 1 Paint/Joint Compound, Lt. Gray, 24°C Note: Layer is mainly Paint - little Compound present Mechanical Room Wall 1970's Bldg	None Detected
72	0046908-072	LAYER 2 Drywall Tape, Beige Mechanical Room Wall 1970's Bldg	None Detected
72	0046908-072	LAYER 3 Joint Compound, White Mechanical Room Wall 1970's Bldg	None Detected
72	0046908-072	LAYER 4 Drywall, Brown/ White Mechanical Room Wall 1970's Bldg	None Detected



BATCH NO.
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PLM REPORT SUMMARY

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Atlas Job No.:
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Date Analyzed: 12/11/2025

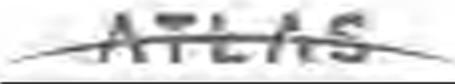
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
73	0046908-073	LAYER 1 Paint/Joint Compound, Off White, 24°C Note: Layer is mainly Paint - little Compound present Mechanical Room Wall 1970's Bldg	None Detected
73	0046908-073	LAYER 2 Drywall Tape, Beige Mechanical Room Wall 1970's Bldg	None Detected
73	0046908-073	LAYER 3 Joint Compound, White Mechanical Room Wall 1970's Bldg	None Detected
73	0046908-073	LAYER 4 Drywall, Brown/ White Mechanical Room Wall 1970's Bldg	None Detected
74	0046908-074	LAYER 1 Paint/Ceiling Texture, Off White, 24°C Note: Layer is mainly Paint - little Texture present Mechanical Room Ceiling 1970's Bldg	None Detected
74	0046908-074	LAYER 2 Drywall, Brown/ White Mechanical Room Ceiling 1970's Bldg	None Detected
75	0046908-075	LAYER 1 Paint/Ceiling Texture, Off White, 24°C Mechanical Room Ceiling 1970's Bldg	None Detected
75	0046908-075	LAYER 2 Drywall, Brown/ White Mechanical Room Ceiling 1970's Bldg	None Detected
76	0046908-076	LAYER 1 Paint/Ceiling Texture, Off White, 24°C Mechanical Room Ceiling 1970's Bldg	None Detected



PLM REPORT SUMMARY

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Centennial, CO 80122

Atlas Job No.:
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Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

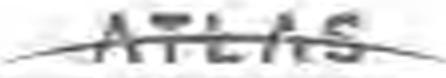
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
76	0046908-076	LAYER 2 Drywall, Brown/ White Mechanical Room Ceiling 1970's Bldg	None Detected
77	0046908-077	LAYER 1 Paint/Joint Compound, Off White, 24°C Mechanical Room Ceiling 1970's Bldg	None Detected
77	0046908-077	LAYER 2 Drywall Tape, Beige Mechanical Room Ceiling 1970's Bldg	None Detected
77	0046908-077	LAYER 3 Joint Compound, White Mechanical Room Ceiling 1970's Bldg	None Detected
77	0046908-077	LAYER 4 Drywall, Brown/ White Mechanical Room Ceiling 1970's Bldg	None Detected
78	0046908-078	LAYER 1 Paint/Joint Compound, Off White, 24°C Mechanical Room Ceiling 1970's Bldg	None Detected
78	0046908-078	LAYER 2 Drywall Tape, Beige Mechanical Room Ceiling 1970's Bldg	None Detected
78	0046908-078	LAYER 3 Joint Compound, White Mechanical Room Ceiling 1970's Bldg	None Detected
78	0046908-078	LAYER 4 Drywall, Brown/ White Mechanical Room Ceiling 1970's Bldg	None Detected
79	0046908-079	LAYER 1 Vinyl Sheet Flooring, Gray/ Green/ Lt. Gray, 24°C Storage Room 1970's Bldg	None Detected



BATCH NO.
0046908

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PLM REPORT SUMMARY

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2221 E. Arapahoe Road, #2221
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Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
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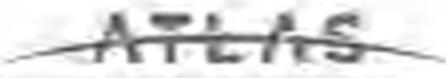
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
79	0046908-079	LAYER 2 Mastic, Tan/ Gray Storage Room 1970's Bldg	None Detected
80	0046908-080	LAYER 1 Vinyl Sheet Flooring, Gray/ Green/ Lt. Gray, 24°C Storage Room 1970's Bldg	None Detected
80	0046908-080	LAYER 2 Mastic, Tan/ Gray Storage Room 1970's Bldg	None Detected
81	0046908-081	LAYER 1 Paint/Knockdown Texture, Off White, 24°C 1970's Building Walls	None Detected
81	0046908-081	LAYER 2 Drywall, Brown/ White 1970's Building Walls	None Detected
82	0046908-082	LAYER 1 Paint/Knockdown Texture, Off White, 24°C Note: Layer is mainly Paint - little Texture present 1970's Building Walls	None Detected
82	0046908-082	LAYER 2 Drywall, Brown/ White 1970's Building Walls	None Detected
83	0046908-083	LAYER 1 Paint/Knockdown Texture, Cream/ Off White, 24°C 1970's Building Walls	None Detected
83	0046908-083	LAYER 2 Drywall, Brown/ White 1970's Building Walls	None Detected
84	0046908-084	LAYER 1 Paint/Knockdown Texture, Cream/ Off White, 24°C 1970's Building Walls	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

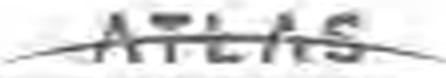
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
84	0046908-084	LAYER 2 Drywall, Brown/ White 1970's Building Walls	None Detected
85	0046908-085	LAYER 1 Wall Covering, Green/ White 1970's Building Walls	None Detected
85	0046908-085	LAYER 2 Glue, Tan 1970's Building Walls	None Detected
85	0046908-085	LAYER 3 Knockdown Texture, White Note: No Drywall Present 1970's Building Walls	None Detected
86	0046908-086	LAYER 1 Paint/Knockdown Texture, Cream/ Off White, 24°C Note: Layer is mainly Paint - little Texture present 1970's Building Walls	None Detected
86	0046908-086	LAYER 2 Drywall, Brown/ White 1970's Building Walls	None Detected
87	0046908-087	Paint/Knockdown Texture, White, 24°C Note: No Drywall Present 1970's Building Walls	None Detected
88	0046908-088	LAYER 1 Paint/Joint Compound, White, 24°C 1970's Building Walls	None Detected
88	0046908-088	LAYER 2 Drywall, Brown/ White 1970's Building Walls	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
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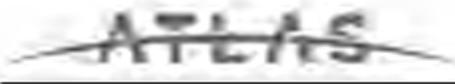
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
89	0046908-089	LAYER 1 Paint/Joint Compound, Off White, 24°C 1970's Building Walls	None Detected
89	0046908-089	LAYER 2 Drywall Tape, Beige 1970's Building Walls	None Detected
89	0046908-089	LAYER 3 Joint Compound, White 1970's Building Walls	None Detected
89	0046908-089	LAYER 4 Drywall, Brown/ White 1970's Building Walls	None Detected
90	0046908-090	LAYER 1 Paint/Knockdown Texture, Beige/ White, 24°C N. Entrance 1970's Bldg	None Detected
90	0046908-090	LAYER 2 Drywall, Brown/ White N. Entrance 1970's Bldg	None Detected
91	0046908-091	LAYER 1 Paint/Knockdown Texture, Beige/ White, 24°C N. Entrance 1970's Bldg	None Detected
91	0046908-091	LAYER 2 Drywall, Brown/ White N. Entrance 1970's Bldg	None Detected
92	0046908-092	LAYER 1 Paint/Knockdown Texture, Beige/ White, 24°C N. Entrance 1970's Bldg	None Detected
92	0046908-092	LAYER 2 Drywall, Brown/ White N. Entrance 1970's Bldg	None Detected



BATCH NO.
0046908

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PLM REPORT SUMMARY

Customer:

Chris Johnson
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Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
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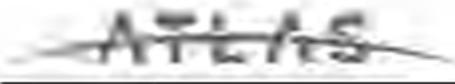
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
93	0046908-093	LAYER 1 Paint/Joint Compound, Cream/ White, 24°C N. Entrance 1970's Bldg	None Detected
93	0046908-093	LAYER 2 Drywall Tape, Beige N. Entrance 1970's Bldg	None Detected
93	0046908-093	LAYER 3 Joint Compound, White N. Entrance 1970's Bldg	None Detected
93	0046908-093	LAYER 4 Drywall, Brown/ White N. Entrance 1970's Bldg	None Detected
94	0046908-094	LAYER 1 Paint/Joint Compound, Cream/ White, 24°C N. Entrance 1970's Bldg	None Detected
94	0046908-094	LAYER 2 Drywall Tape, Beige N. Entrance 1970's Bldg	None Detected
94	0046908-094	LAYER 3 Joint Compound, White N. Entrance 1970's Bldg	None Detected
94	0046908-094	LAYER 4 Drywall, Brown/ White N. Entrance 1970's Bldg	None Detected
95	0046908-095	LAYER 1 Insulation Wrap/Paper, Brown, 25°C Over Ceiling Grid 1970's Bldg	None Detected
95	0046908-095	LAYER 2 Insulation, Tar, Black Over Ceiling Grid 1970's Bldg	None Detected



PLM REPORT SUMMARY

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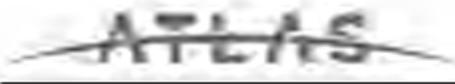
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
95	0046908-095	LAYER 3 Insulation, Yellow Over Ceiling Grid 1970's Bldg	None Detected
96	0046908-096	LAYER 1 Insulation Wrap/Paper, Brown, 25°C Over Ceiling Grid 1970's Bldg	None Detected
96	0046908-096	LAYER 2 Insulation, Tar, Black Over Ceiling Grid 1970's Bldg	None Detected
96	0046908-096	LAYER 3 Insulation, Yellow Over Ceiling Grid 1970's Bldg	None Detected
97	0046908-097	HVAC Duct Wrap, Silver/ Tan/ White, 25°C 1970's Bldg HVAC	None Detected
98	0046908-098	HVAC Duct Wrap, Silver/ Tan/ White, 25°C 1970's Bldg HVAC	None Detected
99	0046908-099	LAYER 1 Paint/Stomp Texture (Skim Coat), Beige/ White, 25°C 1910 Building Walls & Ceiling	None Detected
99	0046908-099	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected
100	0046908-100	LAYER 1 Paint/Stomp Texture (Skim Coat), Beige/ White, 25°C Note: Layer is mainly Paint - little Texture present 1910 Building Walls & Ceiling	None Detected
100	0046908-100	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected



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PLM REPORT SUMMARY

Customer:

Chris Johnson
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Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
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Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
101	0046908-101	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C 1910 Building Walls & Ceiling	None Detected
101	0046908-101	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected
102	0046908-102	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C 1910 Building Walls & Ceiling	None Detected
102	0046908-102	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected
103	0046908-103	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C 1910 Building Walls & Ceiling	None Detected
103	0046908-103	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected
104	0046908-104	Paint/Stomp Texture (Skim Coat), White, 25°C Note: No Plaster Present 1910 Building Walls & Ceiling	None Detected
105	0046908-105	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C 1910 Building Walls & Ceiling	None Detected
105	0046908-105	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected
106	0046908-106	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C 1910 Building Walls & Ceiling	None Detected



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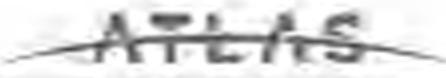
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
106	0046908-106	LAYER 2 Plaster, Lt. Gray 1910 Building Walls & Ceiling	None Detected
107	0046908-107	LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C 1910 Building Walls	None Detected
107	0046908-107	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected
108	0046908-108	LAYER 1 Paint/Texture-Stomp, Beige/ Multi-colored/ White, 24°C 1910 Building Walls	None Detected
108	0046908-108	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected
109	0046908-109	LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C 1910 Building Walls	None Detected
109	0046908-109	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected
110	0046908-110	Paint/Texture-Stomp, Cream/ White, 24°C 1910 Building Walls	None Detected
111	0046908-111	LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C 1910 Building Walls	None Detected
111	0046908-111	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected



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Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

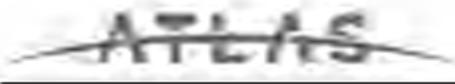
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
112	0046908-112	LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C 1910 Building Walls	None Detected
112	0046908-112	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected
113	0046908-113	LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C 1910 Building Walls	None Detected
113	0046908-113	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected
114	0046908-114	LAYER 1 Paint/Joint Compound, White, 24°C 1910 Building Walls	None Detected
114	0046908-114	LAYER 2 Drywall Tape, Beige 1910 Building Walls	None Detected
114	0046908-114	LAYER 3 Joint Compound, White 1910 Building Walls	None Detected
114	0046908-114	LAYER 4 Drywall, Brown/ White 1910 Building Walls	None Detected
115	0046908-115	LAYER 1 Paint/Joint Compound, White, 24°C 1910 Building Walls	None Detected
115	0046908-115	LAYER 2 Drywall, Brown/ White 1910 Building Walls	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

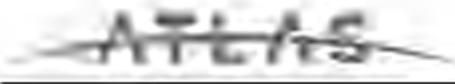
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
116	0046908-116	Ceiling Tile, White/ Beige, 25°C 1910 Building Ceilings	None Detected
117	0046908-117	Ceiling Tile, White/ Beige, 25°C 1910 Building Ceilings	None Detected
118	0046908-118	LAYER 1 Carpet, Dk. Blue/ Multi-colored, 24°C 1910 Building Floor	None Detected
118	0046908-118	LAYER 2 Carpet Mastic, Yellow 1910 Building Floor	None Detected
119	0046908-119	LAYER 1 Carpet, Dk. Blue/ Multi-colored, 24°C 1910 Building Floor	None Detected
119	0046908-119	LAYER 2 Carpet Mastic, Yellow 1910 Building Floor	None Detected
120	0046908-120	LAYER 1 Vinyl Floor Tile, White, 25°C Rooms 4-40 1910 Building	None Detected
120	0046908-120	LAYER 2 Mastic, Yellow Rooms 4-40 1910 Building	None Detected
121	0046908-121	LAYER 1 Vinyl Floor Tile, White, 25°C Rooms 4-40 1910 Building	None Detected
121	0046908-121	LAYER 2 Mastic, Yellow Rooms 4-40 1910 Building	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
122	0046908-122	Leveler/Filler, White/ Beige, 24°C Room 4 1910 Building	None Detected
123	0046908-123	Leveler/Filler, White/ Beige, 24°C Room 4 1910 Building	None Detected
124	0046908-124	LAYER 1 Vinyl Floor Tile, Beige, 25°C Rooms 6, 6B, 7 & Patio 1910 Building	None Detected
124	0046908-124	LAYER 2 Mastic, Yellow Rooms 6, 6B, 7 & Patio 1910 Building	None Detected
125	0046908-125	LAYER 1 Vinyl Floor Tile, Beige, 25°C Rooms 6, 6B, 7 & Patio 1910 Building	None Detected
125	0046908-125	LAYER 2 Mastic, Yellow Rooms 6, 6B, 7 & Patio 1910 Building	None Detected
126	0046908-126	LAYER 1 Vinyl Sheet Flooring, White, 24°C Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected
126	0046908-126	LAYER 2 Backing, Lt. Gray Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected
126	0046908-126	LAYER 3 Mastic, Gray Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected
127	0046908-127	LAYER 1 Vinyl Sheet Flooring, White, 24°C Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
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Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

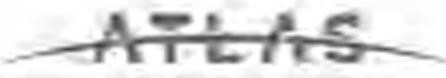
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
127	0046908-127	LAYER 2 Backing, Lt. Gray Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected
127	0046908-127	LAYER 3 Mastic, Cream Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected
128	0046908-128	LAYER 1 Vinyl Sheet Flooring, Multi-colored, 24°C Patio Under Vinyl Floor Tile 1910 Bldg	None Detected
128	0046908-128	LAYER 2 felt, Black Patio Under Vinyl Floor Tile 1910 Bldg	None Detected
128	0046908-128	LAYER 3 Mastic, Yellow Patio Under Vinyl Floor Tile 1910 Bldg	None Detected
129	0046908-129	LAYER 1 Vinyl Sheet Flooring, Multi-colored, 24°C Patio Under Vinyl Floor Tile 1910 Bldg	None Detected
129	0046908-129	LAYER 2 felt, Black Patio Under Vinyl Floor Tile 1910 Bldg	None Detected
129	0046908-129	LAYER 3 Mastic, Yellow Patio Under Vinyl Floor Tile 1910 Bldg	None Detected
130	0046908-130	LAYER 1 Cove Base, Brown, 24°C Room 6 & 6B 1910 Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

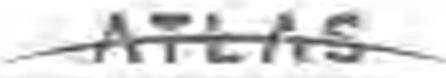
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
130	0046908-130	LAYER 2 Cove Base Mastic, Cream, 24°C Room 6 & 6B 1910 Bldg	None Detected
131	0046908-131	LAYER 1 Cove Base, Brown, 24°C Room 6 & 6B 1910 Bldg	None Detected
131	0046908-131	LAYER 2 Cove Base Mastic, Cream, 24°C Room 6 & 6B 1910 Bldg	None Detected
132	0046908-132	LAYER 1 Cove Base, Gray, 24°C Room 6 & 7 1910 Bldg	None Detected
132	0046908-132	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C Room 6 & 7 1910 Bldg	None Detected
133	0046908-133	LAYER 1 Cove Base, Gray, 24°C Room 6 & 7 1910 Bldg	None Detected
133	0046908-133	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C Room 6 & 7 1910 Bldg	None Detected
134	0046908-134	LAYER 1 Cove Base, Green, 24°C Room 4 - 4D 1910 Bldg	None Detected
134	0046908-134	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C Room 4 - 4D 1910 Bldg	None Detected
135	0046908-135	LAYER 1 Cove Base, Green, 24°C Room 4 - 4D 1910 Bldg	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

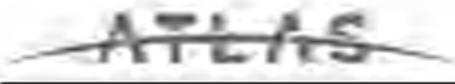
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
135	0046908-135	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C Room 4 - 4D 1910 Bldg	None Detected
136	0046908-136	LAYER 1 Cove Base, Black, 24°C Maintenance Room & Restroom 2nd Floor 1910 Bldg	None Detected
136	0046908-136	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C Maintenance Room & Restroom 2nd Floor 1910 Bldg	None Detected
137	0046908-137	LAYER 1 Cove Base, Black, 24°C Maintenance Room & Restroom 2nd Floor 1910 Bldg	None Detected
137	0046908-137	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C Maintenance Room & Restroom 2nd Floor 1910 Bldg	None Detected
138	0046908-138	LAYER 1 Ceramic Tile, White, 24°C Maintenance Roomo Wall 1910 Bldg	None Detected
138	0046908-138	LAYER 2 Mastic, Yellow/ Tan Maintenance Roomo Wall 1910 Bldg	None Detected
138	0046908-138	LAYER 3 Grout, Beige Maintenance Roomo Wall 1910 Bldg	None Detected
139	0046908-139	LAYER 1 Ceramic Tile, White, 24°C Maintenance Room Wall 1910 Bldg	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

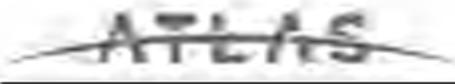
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
139	0046908-139	LAYER 2 Mastic, Yellow/ Tan Maintenance Room Wall 1910 Bldg	None Detected
139	0046908-139	LAYER 3 Grout, Beige Maintenance Room Wall 1910 Bldg	None Detected
140	0046908-140	LAYER 1 Vinyl Wall, White, 24°C Maintenance Room Wall 1910 Bldg	None Detected
140	0046908-140	LAYER 2 Adhesive, Cream, 24°C Maintenance Room Wall 1910 Bldg	None Detected
140	0046908-140	LAYER 3 Joint Compound, White, 24°C Maintenance Room Wall 1910 Bldg	None Detected
141	0046908-141	LAYER 1 Vinyl Wall, White, 24°C Maintenance Room Wall 1910 Bldg	None Detected
141	0046908-141	LAYER 2 Adhesive, Cream, 24°C Maintenance Room Wall 1910 Bldg	None Detected
141	0046908-141	LAYER 3 Joint Compound, White, 24°C Maintenance Room Wall 1910 Bldg	None Detected
142	0046908-142	Caulk, Cream, 24°C Maintenance Tub 1910 Bldg	None Detected
143	0046908-143	Caulk, Cream, 24°C Maintenance Tub 1910 Bldg	None Detected



BATCH NO.
0046908

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PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

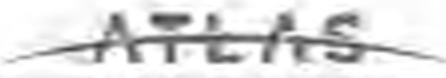
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
144	0046908-144	Window Glazing, Off White, 24°C Patio Windows 1910 Bldg	None Detected
145	0046908-145	Window Glazing, Off White, 24°C Patio Windows 1910 Bldg	None Detected
146	0046908-146	Duct Tape, Silver, 24°C HVAC Systems/Vents 1910 Bldg	None Detected
147	0046908-147	Duct Tape, Silver, 24°C HVAC System/Vents 1910 Bldg	None Detected
148	0046908-148	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
149	0046908-149	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
150	0046908-150	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
151	0046908-151	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
152	0046908-152	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
153	0046908-153	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
154	0046908-154	Plaster, White, 24°C Walls 1910 Bldg Basement	None Detected
155	0046908-155	LAYER 1 Paint/Texture, White, 24°C Note: Layer is mainly Paint Walls 1910 Bldg Basement	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
155	0046908-155	LAYER 2 Drywall, Off White, 24°C Walls 1910 Bldg Basement	None Detected
156	0046908-156	LAYER 1 Paint/Texture, White, 24°C Note: Layer is mainly Paint Walls 1910 Bldg Basement	None Detected
156	0046908-156	LAYER 2 Drywall, Off White, 24°C Walls 1910 Bldg Basement	None Detected
157	0046908-157	LAYER 1 Paint/Texture, White, 24°C Note: Layer is mainly Paint Walls 1910 Bldg Basement	None Detected
157	0046908-157	LAYER 2 Drywall, Off White, 24°C Walls 1910 Bldg Basement	None Detected
158	0046908-158	LAYER 1 Paint/Texture, White, 24°C Walls 1910 Bldg Basement	None Detected
158	0046908-158	LAYER 2 Drywall Tape, Beige, 24°C Walls 1910 Bldg Basement	None Detected
158	0046908-158	LAYER 3 Joint Compound, White, 24°C Walls 1910 Bldg Basement	None Detected
158	0046908-158	LAYER 4 Drywall, Off White, 24°C Walls 1910 Bldg Basement	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

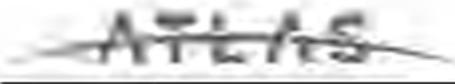
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
159	0046908-159	LAYER 1 Paint/Texture, White, 24°C Walls 1910 Bldg Basement	None Detected
159	0046908-159	LAYER 2 Drywall, Off White, 24°C Walls 1910 Bldg Basement	None Detected
160	0046908-160	Texture, White, 24°C Walls 1910 Bldg Basement	None Detected
161	0046908-161	Texture, White, 24°C Walls 1910 Bldg Basement	None Detected
162	0046908-162	Texture, White, 24°C 1910 Bldg Basement Wall	None Detected
163	0046908-163	LAYER 1 Joint Compound, White, 24°C 1910 Bldg Basement Wall	None Detected
163	0046908-163	LAYER 2 Drywall Mesh Tape, White, 24°C 1910 Bldg Basement Wall	None Detected
163	0046908-163	LAYER 3 Drywall, Off White, 24°C 1910 Bldg Basement Wall	None Detected
164	0046908-164	LAYER 1 Joint Compound, White, 24°C 1910 Bldg Basement Wall	None Detected
164	0046908-164	LAYER 2 Drywall Mesh Tape, White, 24°C 1910 Bldg Basement Wall	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

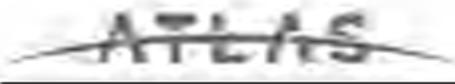
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
164	0046908-164	LAYER 3 Drywall, Off White, 24°C 1910 Bldg Basement Wall	None Detected
165	0046908-165	LAYER 1 Paint/Texture-Rough, Lt. Yellow/ White, 24°C 1910 Bldg Basement N. Stairwell Wall	None Detected
165	0046908-165	LAYER 2 Drywall, Brown/ White 1910 Bldg Basement N. Stairwell Wall	None Detected
166	0046908-166	Paint/Texture-Rough, Lt. Yellow/ White, 24°C Note: No Drywall Present 1910 Bldg Basement N. Stairwell Wall	None Detected
167	0046908-167	Texture-Rough, White, 24°C Note: No Drywall Present 1910 Bldg Basement N. Stairwell Wall	None Detected
168	0046908-168	LAYER 1 Paint/Joint Compound, White/ Lt. Yellow, 24°C 1910 Bldg Basement N. Stairwell Wall	None Detected
168	0046908-168	LAYER 2 Drywall (Plaster), Lt. Gray 1910 Bldg Basement N. Stairwell Wall	None Detected
169	0046908-169	LAYER 1 Paint/Joint Compound, White/ Lt. Yellow, 24°C 1910 Bldg Basement N. Stairwell Wall	None Detected
169	0046908-169	LAYER 2 Drywall (Plaster), Lt. Gray 1910 Bldg Basement N. Stairwell Wall	None Detected
170	0046908-170	Plaster-Smooth, Off White, 24°C 1910 Bldg Basement Vault & Bathroom Walls	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
171	0046908-171	Plaster-Smooth, Off White, 24°C 1910 Bldg Basement Vault & Bathroom Walls	None Detected
172	0046908-172	Plaster-Smooth, Off White, 24°C 1910 Bldg Basement Vault & Basement Walls	None Detected
173	0046908-173	LAYER 1 Skim Coat, Off White, 24°C 1910 Bldg Basement Ceiling	None Detected
173	0046908-173	LAYER 2 Plaster, Lt. Gray 1910 Bldg Basement Ceiling	None Detected
174	0046908-174	LAYER 1 Skim Coat, Off White, 24°C 1910 Bldg Basement Ceiling	None Detected
174	0046908-174	LAYER 2 Plaster, Lt. Gray 1910 Bldg Basement Ceiling	None Detected
175	0046908-175	LAYER 1 Skim Coat, Off White, 24°C 1910 Bldg Basement Ceiling	None Detected
175	0046908-175	LAYER 2 Plaster, Lt. Gray 1910 Bldg Basement Ceiling	None Detected
176	0046908-176	LAYER 1 Skim Coat, Off White, 24°C 1910 Bldg Basement Ceiling	None Detected
176	0046908-176	LAYER 2 Plaster, Lt. Gray 1910 Bldg Basement Ceiling	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
177	0046908-177	LAYER 1 Skim Coat, Off White, 24°C 1910 Bldg Basement Ceiling	None Detected
177	0046908-177	LAYER 2 Plaster, Lt. Gray 1910 Bldg Basement Ceiling	None Detected
178	0046908-178	Ceiling Tile, White/ Beige, 23°C 1910 Bldg Basement	None Detected
179	0046908-179	Ceiling Tile, White/ Beige, 23°C 1910 Bldg Basement	None Detected
180	0046908-180	LAYER 1 Floor Tile, Beige, 24°C 1910 Bldg Room at Top of Stairs to Basement	Chrysotile 5%
180	0046908-180	LAYER 2 Mastic, Yellow 1910 Bldg Room at Top of Stairs to Basement	None Detected
181	0046908-181	LAYER 1 Floor Tile, Beige, 24°C 1910 Bldg Room at Top of Stairs to Basement	Chrysotile 5%
181	0046908-181	LAYER 2 Mastic, Yellow 1910 Bldg Room at Top of Stairs to Basement	None Detected
182	0046908-182	LAYER 1 Carpet, Brown/ Multi-colored, 23°C 1910 Bldg Basement	None Detected
182	0046908-182	LAYER 2 Carpet Mastic, Gray 1910 Bldg Basement	None Detected



BATCH NO.
0046908

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
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Date Analyzed: 12/11/2025

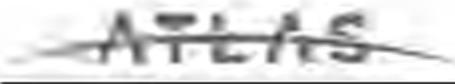
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
183	0046908-183	LAYER 1 Carpet, Brown/ Multi-colored, 23°C 1910 Bldg Basement	None Detected
183	0046908-183	LAYER 2 Carpet Mastic, Gray 1910 Bldg Basement	None Detected
184	0046908-184	Pipe Wrap/Sealant, Brown, 24°C 1910 Bldg Basement Water Heater	None Detected
185	0046908-185	Pipe Wrap/Sealant, Brown, 24°C 1910 Bldg Basement Water Heater	None Detected
186	0046908-186	Concrete, Lt. Gray, 24°C 1910 Bldg Basement Under Boiler	None Detected
187	0046908-187	Concrete, Lt. Gray, 24°C 1910 Bldg Basement Under Boiler	None Detected
188	0046908-188	Pipe Insulation/Sealant, Yellow, 23°C 1910 Bldg Basement	None Detected
189	0046908-189	Pipe Insulation/Sealant, White/ Brown, 23°C 1910 Bldg Basement	None Detected
190	0046908-190	LAYER 1 Cove Base, Brown, 24°C 1910 Bldg Basement N. Wall	None Detected
190	0046908-190	LAYER 2 Cove Base Mastic, Cream, 24°C 1910 Bldg Basement N. Wall	None Detected
191	0046908-191	LAYER 1 Cove Base, Brown, 24°C 1910 Bldg Basement N. Wall	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/11/2025

Project: 575 Bush St

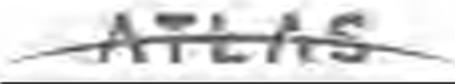
Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
191	0046908-191	LAYER 2 Cove Base Mastic, Cream, 24°C 1910 Bldg Basement N. Wall	None Detected
192	0046908-192	LAYER 1 Joint Compound, White, 24°C 1910 Bldg Basement E. Wall	None Detected
192	0046908-192	LAYER 2 Drywall Tape, Beige 1910 Bldg Basement E. Wall	None Detected
192	0046908-192	LAYER 3 Joint Compound, White 1910 Bldg Basement E. Wall	None Detected
192	0046908-192	LAYER 4 Drywall, Brown/ Off White 1910 Bldg Basement E. Wall	None Detected
193	0046908-193	LAYER 1 Joint Compound, White, 24°C 1910 Bldg Basement E. Wall	None Detected
193	0046908-193	LAYER 2 Drywall Tape, Beige 1910 Bldg Basement E. Wall	None Detected
193	0046908-193	LAYER 3 Joint Compound, White 1910 Bldg Basement E. Wall	None Detected
193	0046908-193	LAYER 4 Drywall, Brown/ Off White 1910 Bldg Basement E. Wall	None Detected

These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. Unless requested by Client, building material manufactured with multiple layers are reported as a single sample. The EPA considers a material to be asbestos containing only if it contains more than one percent asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials (RACM) -- materials which are friable or may become friable -- be further analyzed by point counting when the results indicate less than ten percent asbestos by CVAE. Our laboratory utilizes CVAE on a routine basis and does not include point counting unless specifically requested. The results may not be reproduced except in full, and should not be used as a scope of work for abatement without consulting with Atlas Technical.



PLM REPORT RESULTS

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Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-001 1	N. Entrance 1970's Bldg LAYER 1 Vinyl Floor Tile, Lt. Gray/ Off White, 24°C	None Detected	Aggregate 5% Carbonates 65% Binder/Filler 30%
	LAYER 2 Mastic, Tan/ Yellow	None Detected	Cellulose Fiber (Incom) 5% Wool (Morph/Color) 2% Fibrous Glass (ISO) <1% Aggregate 8% Carbonates 10% Binder/Filler 75%
0046908-002 2	N. Entrance 1970's Bldg LAYER 1 Vinyl Floor Tile, Lt. Gray/ Off White, 24°C	None Detected	Aggregate 5% Carbonates 65% Binder/Filler 30%
	LAYER 2 Mastic, Tan/ Yellow	None Detected	Cellulose Fiber (Incom) 10% Synthetic Fiber (Bie) <1% Aggregate 5% Carbonates 10% Binder/Filler 75%
0046908-003 3	Cafeteria 1970's Bldg LAYER 1 Vinyl Floor Tile, Tan, 24°C	None Detected	Aggregate 10% Carbonates 60% Binder/Filler 30%
	LAYER 2 Mastic, Yellow/ Black	None Detected	Cellulose Fiber (Incom) 15% Wool (Morph/Color) <1% Hair (Morph) <1% Aggregate 5% Tar Binder 55% Binder/Filler 25%
0046908-004 4	Cafeteria 1970's Bldg LAYER 1 Vinyl Floor Tile, Tan, 24°C	None Detected	Aggregate 10% Carbonates 60% Binder/Filler 30%
	LAYER 2 Mastic, Yellow/ Black	None Detected	Cellulose Fiber (Incom) 10% Fibrous Glass (ISO) <1% Aggregate 5% Carbonates 10% Binder/Filler 75%



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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-005 5	Cafeteria 1970's Bldg LAYER 1 Vinyl Floor Tile, Green, 24°C	None Detected	Aggregate 3% Carbonates 65% Binder/Filler 32%
	LAYER 2 Mastic, Tan/ Yellow	None Detected	Cellulose Fiber (Incom) 10% Hair (Morph) <1% Aggregate 10% Carbonates 10% Binder/Filler 70%
0046908-006 6	Cafeteria 1970's Bldg LAYER 1 Vinyl Floor Tile, Green, 24°C	None Detected	Aggregate 3% Carbonates 65% Binder/Filler 32%
	LAYER 2 Mastic, Tan/ Yellow	None Detected	Cellulose Fiber (Incom) 10% Hair (Morph) <1% Synthetic Fiber (Bie) <1% Aggregate 10% Carbonates 10% Binder/Filler 70%
0046908-007 7	N. Entrance 1970's Bldg LAYER 1 Cove Base, Gray, 23°C	None Detected	Carbonates 45% Non-Fibrous Material 55%
	LAYER 2 Cove Base Mastic, Cream	None Detected	Cellulose Fiber (Incom) 10% Aggregate 5% Carbonates 15% Binder/Filler 70%
0046908-008 8	N. Entrance 1970's Bldg LAYER 1 Cove Base, Gray, 23°C	None Detected	Carbonates 45% Non-Fibrous Material 55%
	LAYER 2 Cove Base Mastic, Cream	None Detected	Cellulose Fiber (Incom) 10% Aggregate 5% Carbonates 15% Binder/Filler 70%
0046908-009 9	Main Area 1970's Bldg Ceiling Tile, White/ Beige, 24°C	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 40% Organic Matrix 15% Perlite 15%



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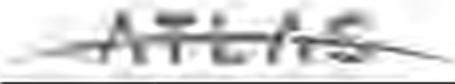
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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-010 10	Main Area 1970's Bldg Ceiling Tile, White/ Beige, 24°C	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 40% Organic Matrix 15% Perlite 15%
0046908-011 11	Main Area 1970's Bldg LAYER 1 Carpet, Green/ Multi-colored, 24°C LAYER 2 Carpet Mastic, Yellow	None Detected None Detected	Synthetic Fiber (Bie) 70% Cellulose Fiber (Incom) 10% Organic Matrix 10% Non-Fibrous Material 10% Cellulose Fiber (Incom) 10% Synthetic Fiber (Bie) 15% Hair (Morph) <1% Aggregate 10% Carbonates 10% Binder/Filler 55%
0046908-012 12	Main Area 1970's Bldg LAYER 1 Carpet, Green/ Multi-colored, 24°C LAYER 2 Carpet Mastic, Yellow	None Detected None Detected	Synthetic Fiber (Bie) 70% Cellulose Fiber (Incom) 10% Organic Matrix 10% Non-Fibrous Material 10% Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 15% Aggregate 5% Carbonates 10% Binder/Filler 65%
0046908-013 13	Main Area 1970's Bldg Window Glazing, Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Carbonates 20% Binder/Filler 75%
0046908-014 14	Cafeteria 1970's Bldg Window Glazing, Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Carbonates 20% Binder/Filler 75%
0046908-015 15	Behind Mirror Restrooms 1970's Bldg Adhesive, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 10% Carbonates 15% Binder/Filler 70%



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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-016 16	Behind Mirror Restrooms 1970's Bldg Adhesive, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 10% Carbonates 15% Binder/Filler 70%
0046908-017 17	Restrooms 1970's Bldg Cove Base, Black, 24°C Note: No Mastic Present	None Detected	Carbonates 35% Non-Fibrous Material 65%
0046908-018 18	Restrooms 1970's Bldg LAYER 1 Cove Base, Black, 24°C LAYER 2 Cove Base Mastic, Cream	None Detected None Detected	Carbonates 35% Non-Fibrous Material 65% Cellulose Fiber (Incom) 5% Talc (Par/Obl) <1% Aggregate 10% Carbonates 15% Binder/Filler 70%
0046908-019 19	Restrooms 1970's Bldg Caulk, White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 5% Carbonates 20% Binder/Filler 70%
0046908-020 20	Restrooms 1970's Bldg Caulk, White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 5% Carbonates 20% Binder/Filler 70%
0046908-021 21	Over Brick Wall in Cafeteria 1970's Bldg LAYER 1 Paint/Coating, White, 24°C LAYER 2 Plaster, Gray	None Detected None Detected	Cellulose Fiber (Incom) <1% Talc (Par/Obl) <1% Aggregate 5% Carbonates 10% Non-Fibrous Material 85% Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 65% Binder/Filler 33%



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Comments:

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0046908-022 22	Over Brick Wall in Cafeteria 1970's Bldg LAYER 1 Paint/Coating, White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Talc (Par/Obl) <1% Aggregate 5% Carbonates 10% Non-Fibrous Material 85%
	LAYER 2 Plaster, Gray	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 65% Binder/Filler 33%
0046908-023 23	Over Brick Wall in Cafeteria 1970's Bldg LAYER 1 Paint/Coating, White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Hair (Morph) <1% Aggregate 5% Carbonates 5% Binder/Filler 87%
	LAYER 2 Plaster, Gray	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 60% Binder/Filler 40%
0046908-024 24	Over Brick in Cafeteria Paint/Coating, White, 24°C Note: No Plaster present	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Hair (Morph) <1% Aggregate 5% Carbonates 5% Binder/Filler 87%
0046908-025 25	Over Brick in Cafeteria LAYER 1 Paint/Coating, White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Talc (Par/Obl) <1% Aggregate 5% Carbonates 10% Non-Fibrous Material 85%
	LAYER 2 Plaster, Gray	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 65% Binder/Filler 33%



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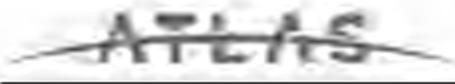
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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-026 26	Restrooms 1970's Bldg LAYER 1 Vinyl Sheet Flooring, Off White/ Lt. Gray, 24°C LAYER 2 Mastic, Yellow	None Detected	Synthetic Fiber (Bie) 30% Cellulose Fiber (Incom) 5% Binder/Filler 20% Non-Fibrous Material 45% None Detected Cellulose Fiber (Incom) 10% Synthetic Fiber (Bie) 10% Hair (Morph) <1% Aggregate 5% Carbonates 10% Binder/Filler 65%
0046908-027 27	Restrooms 1970's Bldg LAYER 1 Vinyl Sheet Flooring, Off White/ Lt. Gray, 24°C LAYER 2 Mastic, Yellow	None Detected	Synthetic Fiber (Bie) 30% Cellulose Fiber (Incom) 5% Binder/Filler 20% Non-Fibrous Material 45% None Detected Cellulose Fiber (Incom) 10% Synthetic Fiber (Bie) 10% Aggregate 5% Carbonates 10% Binder/Filler 65%
0046908-028 28	Kitchen 1970's Bldg Ceiling Tile, White/ Brown, 24°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) 5% Aggregate 5% Gypsum 50%
0046908-029 29	Kitchen 1970's Bldg Ceiling Tile, White/ Brown, 24°C	None Detected	Cellulose Fiber (Incom) 35% Fibrous Glass (ISO) 5% Aggregate 3% Gypsum 57%
0046908-030 30	Around Kitchen Hood Vent 1970's Bldg Caulk, Lt. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Carbonates 15% Non-Fibrous Material 80%
0046908-031 31	Around Kitchen Hood Vent 1970's Bldg Caulk, Lt. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Carbonates 15% Non-Fibrous Material 80%



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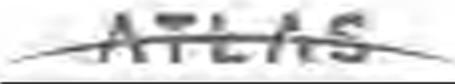
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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-032 32	Kitchen Cabinet Shelves 1970's Bldg	None Detected	Cellulose Fiber (Incom) 15% Organic Matrix 10% Non-Fibrous Material 75%
	LAYER 1 Shelf Lining, White/ Multi-colored, 24°C	None Detected	Cellulose Fiber (Incom) 10% Aggregate 5% Carbonates 5% Binder/Filler 80%
0046908-033 33	Kitchen Cabinet Shelves 1970's Bldg	None Detected	Cellulose Fiber (Incom) 15% Organic Matrix 10% Non-Fibrous Material 75%
	LAYER 1 Shelf Lining, White/ Multi-colored, 24°C	None Detected	Cellulose Fiber (Incom) 10% Aggregate 5% Carbonates 5% Binder/Filler 80%
0046908-034 34	Over Brick in Kitchen 1970's Bldg	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 40% Perlite 15% Binder/Filler 43%
	Plaster/Skim Coat, Off White, 24°C		
0046908-035 35	Over Brick in Kitchen 1970's Bldg	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 40% Perlite 15% Binder/Filler 43%
	Paint/Plaster/Skim Coat, Green/ Off White, 24°C		
0046908-036 36	Over Brick in Kitchen 1970's Bldg	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 55% Perlite 10% Binder/Filler 35%
	Paint/Plaster/Skim Coat, White/ Off White, 24°C		
0046908-037 37	Over Brick in Kitchen 1970's Bldg	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 55% Perlite 8% Binder/Filler 35%
	Paint/Plaster/Skim Coat, White/ Off White, 24°C		



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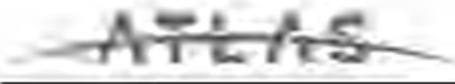
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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-038 38	Over Brick in Kitchen 1970's Bldg Paint/Plaster/Skim Coat, White/ Off White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 65% Binder/Filler 32%
0046908-039 39	Kitchen 1970's Bldg Window Glazing, Off White, 24°C	Chrysotile 2% OBSERVATION SET#1: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#1: Para.=1.556, Perp.=1.549	Cellulose Fiber (Incom) 5% Aggregate 8% Carbonates 40% Binder/Filler 45%
0046908-040 40	Kitchen 1970's Bldg Window Glazing, Off White, 24°C	Chrysotile 2% OBSERVATION SET#1: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#1: Para.=1.556, Perp.=1.549	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Talc (Par/Obl) <1% Aggregate 8% Carbonates 40% Binder/Filler 45%
0046908-041 41	Mechanical Room 1970's Bldg Pipe Insulation Wrap, Lt. Gray/ Silver, 24°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) 35% Organic Matrix 10% Non-Fibrous Material 15%
0046908-042 42	Mechanical Room 1970's Bldg Pipe Insulation Wrap, Lt. Gray/ Silver, 24°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) 35% Organic Matrix 10% Non-Fibrous Material 15%
0046908-043 43	Kitchen 1970's Bldg Window Rope, Beige, 24°C	None Detected	Cellulose Fiber (Incom) 60% Synthetic Fiber (Bie) 10% Fibrous Glass (ISO) 5% Organic Matrix 20% Non-Fibrous Material 5%



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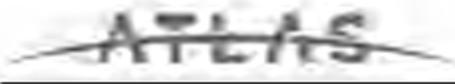
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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-044 44	Kitchen 1970's Bldg Window Rope, Beige, 24°C	None Detected	Cellulose Fiber (Incom) 60% Synthetic Fiber (Bie) 10% Fibrous Glass (ISO) 5% Organic Matrix 20% Non-Fibrous Material 5%
0046908-045 45	Mechanical Room 1970's Bldg Duct Tape, Gray, 24°C	None Detected	Synthetic Fiber (Bie) 30% Cellulose Fiber (Incom) 5% Organic Matrix 5% Non-Fibrous Material 60%
0046908-046 46	Mechanical Room 1970's Bldg Duct Tape, Gray, 24°C	None Detected	Synthetic Fiber (Bie) 30% Cellulose Fiber (Incom) 5% Organic Matrix 5% Non-Fibrous Material 60%
0046908-047 47	Mechanical Room 1970's Bldg HVAC Duct Insulation, Gray/ White, 24°C Note: Layer is mainly Paint	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Antigorite (RI) <1% Aggregate 10% Carbonates 10% Non-Fibrous Material 77%
0046908-048 48	Mechanical Room 1970's Bldg HVAC Duct Insulation, Silver/ White, 24°C Note: Layer is mainly Paint	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 2% Aggregate 10% Carbonates 3% Non-Fibrous Material 80%
0046908-049 49	1970's Bldg Ceiling Paint/Ceiling Texture, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Aggregate 5% Perlite 8% Carbonates 55% Binder/Filler 29%
0046908-050 50	1970's Bldg Ceiling Paint/Ceiling Texture, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Perlite 8% Carbonates 60% Binder/Filler 27%



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0046908-051 51	1970's Bldg Ceiling Paint/Ceiling Texture, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 3% Perlite 5% Carbonates 55% Binder/Filler 32%
0046908-052 52	1970's Bldg Ceiling Paint/Ceiling Texture, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 5% Perlite 8% Carbonates 60% Binder/Filler 25%
0046908-053 53	1970's Bldg Ceiling Paint/Ceiling Texture, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Perlite 8% Carbonates 60% Binder/Filler 27%
0046908-054 54	1970's Bldg Ceiling Paint/Ceiling Texture, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 3% Perlite 5% Carbonates 55% Binder/Filler 32%
0046908-055 55	1970's Bldg Ceiling LAYER 1 Paint/Joint Compound, Beige/ White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 25%
	LAYER 2 Drywall, Brown/ Off White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%



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0046908-056 56	1970's Bldg Ceiling	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1%
	LAYER 1 Paint/Joint Compound, Beige/ White, 24°C		Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 25%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, Off White	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Perlite 5% Carbonates 65% Binder/Filler 25%
	LAYER 4 Drywall, Brown/ Off White	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) <1% Gypsum 60%
0046908-057 57	1970's Bldg Ceiling	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1 Paint/Joint Compound, Beige/ White, 24°C		Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 28%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, Off White	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Perlite 5% Carbonates 65% Binder/Filler 25%
	LAYER 4 Drywall, Brown/ Off White	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) <1% Gypsum 60%



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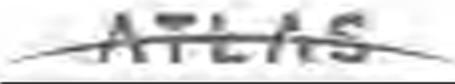
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Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-058 58	E. Entrance 1970's Bldg LAYER 1 Vinyl Floor Tile, Lt. Gray, 24°C	None Detected	Aggregate Carbonates 3% Binder/Filler 65% 32%
	LAYER 2 Mastic, Yellow/ Tan	None Detected	Cellulose Fiber (Incom) 10% Aggregate Carbonates 5% Binder/Filler 10% 75%
0046908-059 59	E. Entrance 1970's Bldg LAYER 1 Vinyl Floor Tile, Lt. Gray, 24°C	None Detected	Aggregate Carbonates 3% Binder/Filler 65% 32%
	LAYER 2 Mastic, Yellow/ Tan	None Detected	Cellulose Fiber (Incom) 10% Aggregate Carbonates 5% Binder/Filler 10% 75%
0046908-060 60	E. Entrance 1970's Bldg Door Window Glazing, Dk. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate Carbonates 5% Binder/Filler 30% 65%
	E. Entrance 1970's Bldg Window Glazing, Dk. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate Carbonates 5% Binder/Filler 30% 65%
0046908-061 61	E. Entrance 1970's Bldg Window Glazing, Dk. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate Carbonates 5% Binder/Filler 30% 65%
	N. Entrance 1970's Bldg Window Glazing, Dk. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate Carbonates 3% Non-Fibrous Material 5% 92%
0046908-062 62	N. Entrance 1970's Bldg Window Glazing, Dk. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate Carbonates 3% Non-Fibrous Material 5% 92%
	N. Entrance 1970's Bldg Window Glazing, Dk. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate Carbonates 3% Non-Fibrous Material 5% 92%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-064 64	Cafeteria N. Wall 1970's Bldg LAYER 1 Paint/Texture, Green/ White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 65% Fibrous Glass (ISO) <1% Gypsum 35%
0046908-065 65	Cafeteria N. Wall 1970's Bldg LAYER 1 Paint/Texture, Green/ White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%
0046908-066 66	Cafeteria N. Wall 1970's Bldg LAYER 1 Paint/Texture, Green/ White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 5% Perlite 3% Carbonates 60% Binder/Filler 32%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

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Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-067	Cafeteria N. Wall 1970's Bldg	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Wollastonite (+/-) <1%
67	LAYER 1 Paint/Joint Compound, Green/ White, 24°C	None Detected	Aggregate 5% Perlite 3% Carbonates 60% Binder/Filler 32%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 28%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%
0046908-068	Cafeteria N. Wall 1970's Bldg	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1%
68	LAYER 1 Paint/Joint Compound, Green/ White, 24°C	None Detected	Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 27%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 3% Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 27%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%



PLM REPORT RESULTS

Customer:

Chris Johnson
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Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-069 69	Mechanical Room LAYER 1 Paint/Texture, Off White, 23°C Note: Layer is mainly Paint - little Texture present	None Detected	Cellulose Fiber (Incom) 8% Carbonates 5% Non-Fibrous Material 87%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-070 70	Mechanical Room Wall 1970's Bldg LAYER 1 Paint/Texture, Off White, 23°C Note: Layer is mainly Paint - little Texture present	None Detected	Cellulose Fiber (Incom) 5% Aggregate 2% Carbonates 5% Non-Fibrous Material 88%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-071 71	Mechanical Room Wall 1970's Bldg LAYER 1 Paint/Texture, Off White, 23°C Note: Layer is mainly Paint - little Texture present	None Detected	Cellulose Fiber (Incom) 10% Aggregate 3% Carbonates 10% Non-Fibrous Material 77%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

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Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-072 72	Mechanical Room Wall 1970's Bldg	None Detected	Cellulose Fiber (Incom) 5%
	LAYER 1 Paint/Joint Compound, Lt. Gray, 24°C Note: Layer is mainly Paint - little Compound present		Aggregate 3% Carbonates 5% Non-Fibrous Material 87%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%
0046908-073 73	Mechanical Room Wall 1970's Bldg	None Detected	Cellulose Fiber (Incom) 5%
	LAYER 1 Paint/Joint Compound, Off White, 24°C Note: Layer is mainly Paint - little Compound present		Aggregate 3% Carbonates 5% Non-Fibrous Material 87%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%



PLM REPORT RESULTS

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Chris Johnson
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Centennial, CO 80122

Customer Project No.:

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Date Received: 12/09/2025
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Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-074 74	Mechanical Room Ceiling 1970's Bldg LAYER 1 Paint/Ceiling Texture, Off White, 24°C Note: Layer is mainly Paint - little Texture present	None Detected	Cellulose Fiber (Incom) 10% Aggregate 3% Carbonates 5% Non-Fibrous Material 82%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%
0046908-075 75	Mechanical Room Ceiling 1970's Bldg LAYER 1 Paint/Ceiling Texture, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 8% Carbonates 60% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-076 76	Mechanical Room Ceiling 1970's Bldg LAYER 1 Paint/Ceiling Texture, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 8% Carbonates 60% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%



PLM REPORT RESULTS

Customer:

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Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-077	Mechanical Room Ceiling 1970's Bldg	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1%
77	LAYER 1 Paint/Joint Compound, Off White, 24°C	None Detected	Aggregate 5% Perlite 3% Carbonates 60% Binder/Filler 29%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%
0046908-078	Mechanical Room Ceiling 1970's Bldg	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1%
78	LAYER 1 Paint/Joint Compound, Off White, 24°C	None Detected	Aggregate 5% Perlite 3% Carbonates 60% Binder/Filler 29%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

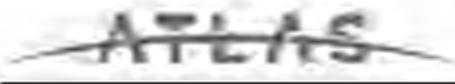
Description: 575 Bush St
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Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-079 79	Storage Room 1970's Bldg LAYER 1 Vinyl Sheet Flooring, Gray/ Green/ Lt. Gray, 24°C LAYER 2 Mastic, Tan/ Gray	None Detected	Cellulose Fiber (Incom) 15% Synthetic Fiber (Bie) 5% Carbonates 20% Non-Fibrous Material 60% None Detected Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) <1% Hair (Morph) <1% Aggregate 3% Carbonates 10% Organic Matrix 5% Binder/Filler 77%
0046908-080 80	Storage Room 1970's Bldg LAYER 1 Vinyl Sheet Flooring, Gray/ Green/ Lt. Gray, 24°C LAYER 2 Mastic, Tan/ Gray	None Detected	Cellulose Fiber (Incom) 15% Synthetic Fiber (Bie) 5% Carbonates 20% Non-Fibrous Material 60% None Detected Cellulose Fiber (Incom) 3% Synthetic Fiber (Bie) 5% Hair (Morph) <1% Aggregate 10% Carbonates 15% Binder/Filler 67%
0046908-081 81	1970's Building Walls LAYER 1 Paint/Knockdown Texture, Off White, 24°C LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 5% Binder/Filler 3% Carbonates 60% Binder/Filler 32% None Detected Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%
0046908-082 82	1970's Building Walls LAYER 1 Paint/Knockdown Texture, Off White, 24°C Note: Layer is mainly Paint - little Texture present LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 15% Aggregate 5% Carbonates 5% Non-Fibrous Material 75% None Detected Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%



PLM REPORT RESULTS

Customer:

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Centennial, CO 80122

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Date Received: 12/09/2025
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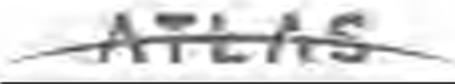
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-083 83	1970's Building Walls	None Detected	Cellulose Fiber (Incom) 3%
	LAYER 1 Paint/Knockdown Texture, Cream/ Off White, 24°C	None Detected	Aggregate 5% Carbonates 60% Binder/Filler 32%
	LAYER 2 Drywall, Brown/ White		Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%
0046908-084 84	1970's Building Walls	None Detected	Cellulose Fiber (Incom) 5%
	LAYER 1 Paint/Knockdown Texture, Cream/ Off White, 24°C	None Detected	Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 2 Drywall, Brown/ White		Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-085 85	1970's Building Walls	None Detected	Synthetic Fiber (Bie) 40% Cellulose Fiber (Incom) 10%
	LAYER 1 Wall Covering, Green/ White	None Detected	Organic Matrix 10% Non-Fibrous Material 40%
	LAYER 2 Glue, Tan	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 3% Aggregate 3% Organic Matrix 5% Carbonates 5% Binder/Filler 79%
	LAYER 3 Knockdown Texture, White Note: No Drywall Present	None Detected	Cellulose Fiber (Incom) 5% Aggregate 5% Carbonates 60% Binder/Filler 30%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-086 86	1970's Building Walls	None Detected	Cellulose Fiber (Incom) 5%
	LAYER 1 Paint/Knockdown Texture, Cream/ Off White, 24°C Note: Layer is mainly Paint - little Texture present		Aggregate 3% Carbonates 5% Non-Fibrous Material 87%
		None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1%
	LAYER 2 Drywall, Brown/ White		Gypsum 45%
0046908-087 87	1970's Building Walls	None Detected	Cellulose Fiber (Incom) <1%
	Paint/Knockdown Texture, White, 24°C Note: No Drywall Present		Aggregate 5% Carbonates 60% Binder/Filler 35%
0046908-088 88	1970's Building Walls	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1%
	LAYER 1 Paint/Joint Compound, White, 24°C		Aggregate 5% Carbonates 60% Binder/Filler 30%
		None Detected	Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1%
	LAYER 2 Drywall, Brown/ White		Gypsum 50%
0046908-089 89	1970's Building Walls	None Detected	Cellulose Fiber (Incom) 5%
	LAYER 1 Paint/Joint Compound, Off White, 24°C		Aggregate 5% Carbonates 65% Binder/Filler 25%
		None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 2 Drywall Tape, Beige		
		None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1%
	LAYER 3 Joint Compound, White		Aggregate 3% Carbonates 60% Binder/Filler 32%
		None Detected	Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1%
	LAYER 4 Drywall, Brown/ White		Gypsum 40%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

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Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-090 90	N. Entrance 1970's Bldg LAYER 1 Paint/Knockdown Texture, Beige/ White, 24°C LAYER 2 Drywall, Brown/ White	None Detected None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 5% Carbonates 65% Binder/Filler 27% Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%
0046908-091 91	N. Entrance 1970's Bldg LAYER 1 Paint/Knockdown Texture, Beige/ White, 24°C LAYER 2 Drywall, Brown/ White	None Detected None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 8% Carbonates 65% Binder/Filler 24% Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%
0046908-092 92	N. Entrance 1970's Bldg LAYER 1 Paint/Knockdown Texture, Beige/ White, 24°C LAYER 2 Drywall, Brown/ White	None Detected None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 5% Carbonates 60% Binder/Filler 32% Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%



PLM REPORT RESULTS

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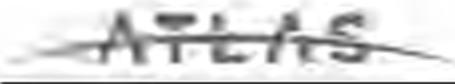
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-093 93	N. Entrance 1970's Bldg	None Detected	Cellulose Fiber (Incom) 5%
	LAYER 1 Paint/Joint Compound, Cream/ White, 24°C		Aggregate 5% Perlite 5% Carbonates 60% Binder/Filler 25%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%
0046908-094 94	N. Entrance 1970's Bldg	None Detected	Cellulose Fiber (Incom) 3%
	LAYER 1 Paint/Joint Compound, Cream/ White, 24°C		Aggregate 5% Perlite 8% Carbonates 60% Binder/Filler 24%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%



PLM REPORT RESULTS

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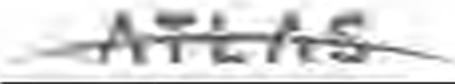
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-095	Over Ceiling Grid 1970's Bldg	None Detected	Cellulose Fiber (Incom) 80% Fibrous Glass (ISO) 5%
95	LAYER 1 Insulation Wrap/Paper, Brown, 25°C	None Detected	Organic Matrix 10% Binder/Filler 5%
	LAYER 2 Insulation, Tar, Black	None Detected	Cellulose Fiber (Incom) 10% Fibrous Glass (ISO) 5% Organic Matrix 15% Tar Binder 55% Organic Matrix 15%
	LAYER 3 Insulation, Yellow	None Detected	Fibrous Glass (ISO) 85% Cellulose Fiber (Incom) <1% Organic Matrix 5% Non-Fibrous Material 10%
0046908-096	Over Ceiling Grid 1970's Bldg	None Detected	Cellulose Fiber (Incom) 80% Fibrous Glass (ISO) 5%
96	LAYER 1 Insulation Wrap/Paper, Brown, 25°C	None Detected	Organic Matrix 10% Binder/Filler 5%
	LAYER 2 Insulation, Tar, Black	None Detected	Cellulose Fiber (Incom) 10% Fibrous Glass (ISO) 5% Organic Matrix 15% Tar Binder 55% Organic Matrix 15%
	LAYER 3 Insulation, Yellow	None Detected	Fibrous Glass (ISO) 85% Cellulose Fiber (Incom) <1% Organic Matrix 5% Non-Fibrous Material 10%
0046908-097	1970's Bldg HVAC	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 25%
97	HVAC Duct Wrap, Silver/ Tan/ White, 25°C		Organic Matrix 10% Non-Fibrous Material 35%
0046908-098	1970's Bldg HVAC	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 25%
98	HVAC Duct Wrap, Silver/ Tan/ White, 25°C		Organic Matrix 10% Non-Fibrous Material 35%



PLM REPORT RESULTS

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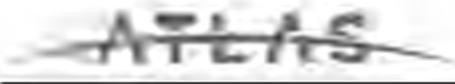
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-099	1910 Building Walls & Ceiling	None Detected	Cellulose Fiber (Incom) <1% Aggregate Binder/Filler 35% 65%
	LAYER 1 Paint/Stomp Texture (Skim Coat), Beige/ White, 25°C	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) 2% Hair (Morph) <1% Aggregate Binder/Filler 65% 30%
0046908-100	1910 Building Walls & Ceiling	None Detected	Cellulose Fiber (Incom) <1% Aggregate 45% Non-Fibrous Material 55%
	LAYER 1 Paint/Stomp Texture (Skim Coat), Beige/ White, 25°C Note: Layer is mainly Paint - little Texture present	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Hair (Morph) 2% Aggregate Binder/Filler 65% 33%
0046908-101	1910 Building Walls & Ceiling	None Detected	Cellulose Fiber (Incom) <1% Aggregate 45% Non-Fibrous Material 55%
	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C	None Detected	Cellulose Fiber (Incom) <1% Hair (Morph) <1% Aggregate Binder/Filler 60% 40%
0046908-102	1910 Building Walls & Ceiling	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 25% Carbonates 40% Binder/Filler 35%
	LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C	None Detected	Cellulose Fiber (Incom) <1% Hair (Morph) 3% Aggregate Binder/Filler 65% 32%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

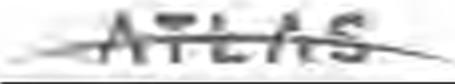
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-103 103	1910 Building Walls & Ceiling LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C	None Detected	Cellulose Fiber (Incom) 3% Aggregate 55% Carbonates 30% Binder/Filler 12%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Hair (Morph) 3% Aggregate 65% Binder/Filler 32%
0046908-104 104	1910 Building Walls & Ceiling Paint/Stomp Texture (Skim Coat), White, 25°C Note: No Plaster Present	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 15% Carbonates 55% Binder/Filler 30%
0046908-105 105	1910 Building Walls & Ceiling LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 45% Non-Fibrous Material 55%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Hair (Morph) <1% Aggregate 60% Binder/Filler 40%
0046908-106 106	1910 Building Walls & Ceiling LAYER 1 Paint/Stomp Texture (Skim Coat), White, 25°C	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 45% Carbonates 40% Binder/Filler 12%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Hair (Morph) <1% Aggregate 60% Binder/Filler 40%
0046908-107 107	1910 Building Walls LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Aggregate 3% Carbonates 65% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%



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Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-108 108	1910 Building Walls LAYER 1 Paint/Texture-Stomp, Beige/ Multi-colored/ White, 24°C LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 8% Carbonates 60% Binder/Filler 30% None Detected Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%
0046908-109 109	1910 Building Walls LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 35% None Detected Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-110 110	1910 Building Walls Paint/Texture-Stomp, Cream/ White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 35%
0046908-111 111	1910 Building Walls LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Carbonates 65% Binder/Filler 30% None Detected Cellulose Fiber (Incom) 50% Fibrous Glass (ISO) <1% Gypsum 50%



PLM REPORT RESULTS

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Centennial, CO 80122

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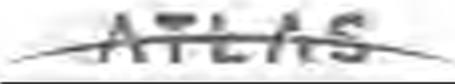
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-112 112	1910 Building Walls LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 65% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-113 113	1910 Building Walls LAYER 1 Paint/Texture-Stomp, Cream/ White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Aggregate 8% Carbonates 60% Binder/Filler 29%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-114 114	1910 Building Walls LAYER 1 Paint/Joint Compound, White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 5% Carbonates 65% Binder/Filler 27%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 60% Binder/Filler 32%
	LAYER 4 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%



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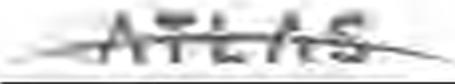
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-115 115	1910 Building Walls LAYER 1 Paint/Joint Compound, White, 24°C	None Detected	Cellulose Fiber (Incom) 3% Fibrous Glass (ISO) <1% Aggregate 5% Carbonates 65% Binder/Filler 27%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 60% Fibrous Glass (ISO) <1% Gypsum 40%
0046908-116 116	1910 Building Ceilings Ceiling Tile, White/ Beige, 25°C	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 40% Perlite 15% Organic Matrix 15%
0046908-117 117	1910 Building Ceilings Ceiling Tile, White/ Beige, 25°C	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 40% Perlite 15% Organic Matrix 15%
0046908-118 118	1910 Building Floor LAYER 1 Carpet, Dk. Blue/ Multi-colored, 24°C	None Detected	Synthetic Fiber (Bie) 75% Cellulose Fiber (Incom) 10% Organic Matrix 5% Non-Fibrous Material 10%
	LAYER 2 Carpet Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Synthetic Fiber (Bie) 10% Hair (Morph) <1% Aggregate 15% Carbonates 10% Binder/Filler 55%
0046908-119 119	1910 Building Floor LAYER 1 Carpet, Dk. Blue/ Multi-colored, 24°C	None Detected	Synthetic Fiber (Bie) 75% Cellulose Fiber (Incom) 10% Organic Matrix 5% Non-Fibrous Material 10%
	LAYER 2 Carpet Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 15% Hair (Morph) <1% Wool (Morph/Color) <1% Aggregate 5% Carbonates 10% Binder/Filler 65%



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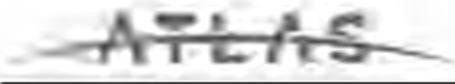
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-120 120	Rooms 4-40 1910 Building LAYER 1 Vinyl Floor Tile, White, 25°C	None Detected	Aggregate 8% Carbonates 65% Binder/Filler 27%
	LAYER 2 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Aggregate 15% Carbonates 10% Binder/Filler 65%
0046908-121 121	Rooms 4-40 1910 Building LAYER 1 Vinyl Floor Tile, White, 25°C	None Detected	Aggregate 8% Carbonates 65% Binder/Filler 27%
	LAYER 2 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Hair (Morph) <1% Wool (Morph/Color) <1% Aggregate 15% Carbonates 10% Binder/Filler 65%
0046908-122 122	Room 4 1910 Building Leveler/Filler, White/ Beige, 24°C	None Detected	Cellulose Fiber (Incom) 10% Aggregate 60% Carbonates 10% Binder/Filler 20%
	Room 4 1910 Building Leveler/Filler, White/ Beige, 24°C	None Detected	Cellulose Fiber (Incom) 10% Aggregate 60% Carbonates 10% Binder/Filler 20%
0046908-124 124	Rooms 6, 6B, 7 & Patio 1910 Building LAYER 1 Vinyl Floor Tile, Beige, 25°C	None Detected	Aggregate 5% Carbonates 65% Binder/Filler 30%
	LAYER 2 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Aggregate 15% Carbonates 10% Binder/Filler 65%



PLM REPORT RESULTS

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Centennial, CO 80122

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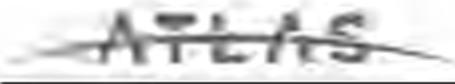
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-125 125	Rooms 6, 6B, 7 & Patio 1910 Building	None Detected	
	LAYER 1 Vinyl Floor Tile, Beige, 25°C		Aggregate 5% Carbonates 65% Binder/Filler 30%
	LAYER 2 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Aggregate 15% Carbonates 10% Binder/Filler 65%
0046908-126 126	Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected	
	LAYER 1 Vinyl Sheet Flooring, White, 24°C		Non-Fibrous Material 100%
	LAYER 2 Backing, Lt. Gray	None Detected	Cellulose Fiber (Incom) 40% Synthetic Fiber (Bie) 20% Fibrous Glass (ISO) 5% Organic Matrix 20% Carbonates 15%
	LAYER 3 Mastic, Gray	None Detected	Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 2% Wool (Morph/Color) <1% Aggregate 10% Carbonates 10% Binder/Filler 63%
0046908-127 127	Rooms 6, 7, Maintenance Room, 2nd Floor Restrooms 1910 Bldg	None Detected	
	LAYER 1 Vinyl Sheet Flooring, White, 24°C		Non-Fibrous Material 100%
	LAYER 2 Backing, Lt. Gray	None Detected	Cellulose Fiber (Incom) 40% Synthetic Fiber (Bie) 20% Fibrous Glass (ISO) 5% Organic Matrix 20% Carbonates 15%
	LAYER 3 Mastic, Cream	None Detected	Cellulose Fiber (Incom) 10% Fibrous Glass (ISO) 5% Wool (Morph/Color) 2% Synthetic Fiber (Bie) 2% Aggregate 8% Carbonates 15% Binder/Filler 58%



PLM REPORT RESULTS

Customer:

Chris Johnson
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Collection Address: 575 Bush St, Brighton, CO 80601

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-128 128	Patio Under Vinyl Floor Tile 1910 Bldg	None Detected	Cellulose Fiber (Incom) 20%
	LAYER 1 Vinyl Sheet Flooring, Multi-colored, 24°C	None Detected	Organic Matrix 15% Carbonates 40% Non-Fibrous Material 25%
	LAYER 2 felt, Black	None Detected	Cellulose Fiber (Incom) 45% Wool (Morph/Color) 10% Organic Matrix 15% Tar Binder 30%
	LAYER 3 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Aggregate Binder/Filler 75%
0046908-129 129	Patio Under Vinyl Floor Tile 1910 Bldg	None Detected	Cellulose Fiber (Incom) 20%
	LAYER 1 Vinyl Sheet Flooring, Multi-colored, 24°C	None Detected	Organic Matrix 15% Carbonates 40% Non-Fibrous Material 25%
	LAYER 2 felt, Black	None Detected	Cellulose Fiber (Incom) 45% Wool (Morph/Color) 10% Organic Matrix 15% Tar Binder 30%
	LAYER 3 Mastic, Yellow	None Detected	Cellulose Fiber (Incom) 10% Wool (Morph/Color) <1% Aggregate Binder/Filler 75%
0046908-130 130	Room 6 & 6B 1910 Bldg	None Detected	Carbonates 45% Non-Fibrous Material 55%
	LAYER 1 Cove Base, Brown, 24°C	None Detected	Cellulose Fiber (Incom) 15% Aggregate 5% Carbonates 15% Binder/Filler 65%
	LAYER 2 Cove Base Mastic, Cream, 24°C		
0046908-131 131	Room 6 & 6B 1910 Bldg	None Detected	Carbonates 45% Non-Fibrous Material 55%
	LAYER 1 Cove Base, Brown, 24°C	None Detected	Cellulose Fiber (Incom) 15% Aggregate 5% Carbonates 15% Binder/Filler 65%
	LAYER 2 Cove Base Mastic, Cream, 24°C		



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

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Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-132 132	Room 6 & 7 1910 Bldg LAYER 1 Cove Base, Gray, 24°C	None Detected	Carbonates 45% Non-Fibrous Material 55%
	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C	None Detected	Cellulose Fiber (Incom) 10% Aggregate 10% Carbonates 15% Binder/Filler 65%
0046908-133 133	Room 6 & 7 1910 Bldg LAYER 1 Cove Base, Gray, 24°C	None Detected	Carbonates 45% Non-Fibrous Material 55%
	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C	None Detected	Cellulose Fiber (Incom) 10% Talc (Par/Obl) <1% Aggregate 10% Carbonates 15% Binder/Filler 65%
0046908-134 134	Room 4 - 4D 1910 Bldg LAYER 1 Cove Base, Green, 24°C	None Detected	Carbonates 40% Non-Fibrous Material 60%
	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C	None Detected	Cellulose Fiber (Incom) 15% Aggregate 10% Carbonates 10% Binder/Filler 65%
0046908-135 135	Room 4 - 4D 1910 Bldg LAYER 1 Cove Base, Green, 24°C	None Detected	Carbonates 40% Non-Fibrous Material 60%
	LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C	None Detected	Cellulose Fiber (Incom) 15% Talc (Par/Obl) <1% Aggregate 10% Carbonates 10% Binder/Filler 65%



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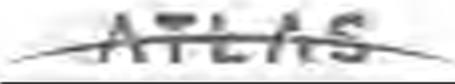
Collected: 12/03/2025

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Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-136 136	Maintenance Room & Restroom 2nd Floor 1910 Bldg LAYER 1 Cove Base, Black, 24°C LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C	None Detected None Detected	Carbonates 40% Non-Fibrous Material 60% Cellulose Fiber (Incom) 15% Talc (Par/Obl) <1% Aggregate 10% Carbonates 10% Binder/Filler 65%
0046908-137 137	Maintenance Room & Restroom 2nd Floor 1910 Bldg LAYER 1 Cove Base, Black, 24°C LAYER 2 Cove Base Mastic, Yellow/ Cream, 24°C	None Detected None Detected	Carbonates 40% Non-Fibrous Material 60% Cellulose Fiber (Incom) 15% Aggregate 10% Carbonates 10% Binder/Filler 65%
0046908-138 138	Maintenance Roomo Wall 1910 Bldg LAYER 1 Ceramic Tile, White, 24°C LAYER 2 Mastic, Yellow/ Tan LAYER 3 Grout, Beige	None Detected None Detected None Detected	Aggregate 45% Non-Fibrous Material 55% Cellulose Fiber (Incom) 5% Aggregate 15% Carbonates 10% Binder/Filler 70% Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 3% Aggregate 65% Carbonates 10% Binder/Filler 22%



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Collected By:

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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-139 139	Maintenance Room Wall 1910 Bldg	None Detected	
	LAYER 1 Ceramic Tile, White, 24°C		Aggregate 45% Non-Fibrous Material 55%
	LAYER 2 Mastic, Yellow/ Tan	None Detected	Cellulose Fiber (Incom) 5% Aggregate 15% Carbonates 10% Binder/Filler 70%
	LAYER 3 Grout, Beige	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 3% Aggregate 65% Carbonates 10% Binder/Filler 22%
0046908-140 140	Maintenance Room Wall 1910 Bldg	None Detected	
	LAYER 1 Vinyl Wall, White, 24°C		Non-Fibrous Material 45% Carbonates 55%
	LAYER 2 Adhesive, Cream, 24°C	None Detected	Cellulose Fiber (Incom) 2% Binder/Filler 35% Carbonates 20% Non-Fibrous Material 40% Aggregate 3%
	LAYER 3 Joint Compound, White, 24°C	None Detected	Fibrous Glass (ISO) 3% Cellulose Fiber (Incom) <1% Perlite 20% Aggregate 12% Carbonates 45% Binder/Filler 20%



PLM REPORT RESULTS

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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-141 141	Maintenance Room Wall 1910 Bldg	None Detected	
	LAYER 1 Vinyl Wall, White, 24°C		Non-Fibrous Material 45% Carbonates 55%
	LAYER 2 Adhesive, Cream, 24°C	None Detected	Non-Fibrous Material 50% Aggregate 5% Binder/Filler 35% Carbonates 10%
	LAYER 3 Joint Compound, White, 24°C	None Detected	Fibrous Glass (ISO) 2% Cellulose Fiber (Incom) <1% Perlite 15% Aggregate 8% Carbonates 55% Binder/Filler 20%
0046908-142 142	Maintenance Tub 1910 Bldg	None Detected	Cellulose Fiber (Incom) 3% Synthetic Fiber (Bie) <1%
	Caulk, Cream, 24°C		Non-Fibrous Material 35% Binder/Filler 30% Carbonates 25% Aggregate 7%
0046908-143 143	Maintenance Tub 1910 Bldg	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3%
	Caulk, Cream, 24°C		Carbonates 30% Binder/Filler 25% Non-Fibrous Material 35% Aggregate 5%
0046908-144 144	Patio Windows 1910 Bldg	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1%
	Window Glazing, Off White, 24°C		Carbonates 70% Non-Fibrous Material 5% Binder/Filler 25%
0046908-145 145	Patio Windows 1910 Bldg	None Detected	Cellulose Fiber (Incom) <1%
	Window Glazing, Off White, 24°C		Non-Fibrous Material 15% Carbonates 65% Binder/Filler 20%



PLM REPORT RESULTS

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Collected: 12/03/2025

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Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-146 146	HVAC Systems/Vents 1910 Bldg Duct Tape, Silver, 24°C	None Detected	Synthetic Fiber (Bie) 15% Fibrous Glass (ISO) 5% Binder/Filler 45% Non-Fibrous Material 20% Carbonates 15%
0046908-147 147	HVAC System/Vents 1910 Bldg Duct Tape, Silver, 24°C	None Detected	Synthetic Fiber (Bie) 20% Fibrous Glass (ISO) 5% Binder/Filler 40% Carbonates 25% Non-Fibrous Material 10%
0046908-148 148	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 15% Carbonates 20% Non-Fibrous Material 55% Binder/Filler 10%
0046908-149 149	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 12% Carbonates 18% Non-Fibrous Material 55% Binder/Filler 15%
0046908-150 150	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 7% Carbonates 20% Non-Fibrous Material 45% Binder/Filler 28%
0046908-151 151	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 10% Carbonates 25% Non-Fibrous Material 35% Binder/Filler 30%
0046908-152 152	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 15% Carbonates 25% Non-Fibrous Material 35% Binder/Filler 25%



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Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-153 153	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 12% Carbonates 18% Non-Fibrous Material 40% Binder/Filler 30%
0046908-154 154	Walls 1910 Bldg Basement Plaster, White, 24°C	None Detected	Fibrous Glass (ISO) <1% Aggregate 15% Carbonates 20% Non-Fibrous Material 35% Binder/Filler 30%
0046908-155 155	Walls 1910 Bldg Basement LAYER 1 Paint/Texture, White, 24°C Note: Layer is mainly Paint LAYER 2 Drywall, Off White, 24°C	None Detected None Detected	Cellulose Fiber (Incom) 7% Fibrous Glass (ISO) 2% Carbonates 15% Aggregate 2% Non-Fibrous Material 60% Binder/Filler 14% Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%
0046908-156 156	Walls 1910 Bldg Basement LAYER 1 Paint/Texture, White, 24°C Note: Layer is mainly Paint LAYER 2 Drywall, Off White, 24°C	None Detected None Detected	Cellulose Fiber (Incom) 10% Fibrous Glass (ISO) <1% Aggregate 3% Carbonates 15% Non-Fibrous Material 55% Binder/Filler 17% Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-157 157	Walls 1910 Bldg Basement LAYER 1 Paint/Texture, White, 24°C Note: Layer is mainly Paint	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 2% Carbonates 45% Aggregate 3% Non-Fibrous Material 20% Binder/Filler 25%
	LAYER 2 Drywall, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%
0046908-158 158	Walls 1910 Bldg Basement LAYER 1 Paint/Texture, White, 24°C	None Detected	Cellulose Fiber (Incom) 8% Fibrous Glass (ISO) <1% Carbonates 55% Non-Fibrous Material 15% Aggregate 7% Binder/Filler 15%
	LAYER 2 Drywall Tape, Beige, 24°C	None Detected	Cellulose Fiber (Incom) 90% Carbonates 10%
	LAYER 3 Joint Compound, White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 68% Aggregate 7% Binder/Filler 23%
	LAYER 4 Drywall, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%
0046908-159 159	Walls 1910 Bldg Basement LAYER 1 Paint/Texture, White, 24°C	None Detected	Cellulose Fiber (Incom) 10% Fibrous Glass (ISO) <1% Carbonates 30% Aggregate 3% Non-Fibrous Material 40% Binder/Filler 17%
	LAYER 2 Drywall, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-160 160	Walls 1910 Bldg Basement Texture, White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 60% Carbonates 10% Non-Fibrous Material 5% Binder/Filler 25%
0046908-161 161	Walls 1910 Bldg Basement Texture, White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 55% Non-Fibrous Material 7% Carbonates 10% Binder/Filler 28%
0046908-162 162	1910 Bldg Basement Wall Texture, White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 2% Aggregate 50% Carbonates 12% Non-Fibrous Material 7% Binder/Filler 29%
0046908-163 163	1910 Bldg Basement Wall LAYER 1 Joint Compound, White, 24°C	None Detected	Fibrous Glass (ISO) 2% Aggregate 60% Non-Fibrous Material 7% Carbonates 10% Binder/Filler 21%
	LAYER 2 Drywall Mesh Tape, White, 24°C	None Detected	Fibrous Glass (ISO) 90% Binder/Filler 10%
	LAYER 3 Drywall, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-164 164	1910 Bldg Basement Wall	None Detected	Fibrous Glass (ISO) 2%
	LAYER 1 Joint Compound, White, 24°C		Aggregate 3% Perlite 5% Carbonates 65% Binder/Filler 25%
	LAYER 2 Drywall Mesh Tape, White, 24°C	None Detected	Fibrous Glass (ISO) 90% Binder/Filler 10%
	LAYER 3 Drywall, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 15% Fibrous Glass (ISO) 5% Aggregate 10% Gypsum 70%
0046908-165 165	1910 Bldg Basement N. Stairwell Wall	None Detected	Cellulose Fiber (Incom) <1% Antigorite (RI) <1% Wollastonite (+/-) 3%
	LAYER 1 Paint/Texture-Rough, Lt. Yellow/ White, 24°C		Aggregate 10% Carbonates 40% Binder/Filler 47%
	LAYER 2 Drywall, Brown/ White	None Detected	Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%
0046908-166 166	1910 Bldg Basement N. Stairwell Wall	None Detected	Cellulose Fiber (Incom) <1% Antigorite (RI) <1% Wollastonite (+/-) 3%
	Paint/Texture-Rough, Lt. Yellow/ White, 24°C Note: No Drywall Present		Aggregate 10% Carbonates 40% Binder/Filler 47%
0046908-167 167	1910 Bldg Basement N. Stairwell Wall	None Detected	Cellulose Fiber (Incom) <1%
	Texture-Rough, White, 24°C Note: No Drywall Present		Aggregate 35% Carbonates 35% Binder/Filler 30%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-168 168	1910 Bldg Basement N. Stairwell Wall LAYER 1 Paint/Joint Compound, White/ Lt. Yellow, 24°C LAYER 2 Drywall (Plaster), Lt. Gray	None Detected None Detected	Cellulose Fiber (Incom) <1% Aggregate 10% Carbonates 55% Binder/Filler 35% Cellulose Fiber (Incom) <1% Hair (Morph) <1% Aggregate 65% Binder/Filler 35%
0046908-169 169	1910 Bldg Basement N. Stairwell Wall LAYER 1 Paint/Joint Compound, White/ Lt. Yellow, 24°C LAYER 2 Drywall (Plaster), Lt. Gray	None Detected None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 10% Carbonates 55% Binder/Filler 35% Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Hair (Morph) <1% Aggregate 60% Binder/Filler 38%
0046908-170 170	1910 Bldg Basement Vault & Bathroom Walls Plaster-Smooth, Off White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Antigorite (RI) <1% Aggregate 40% Binder/Filler 60%
0046908-171 171	1910 Bldg Basement Vault & Bathroom Walls Plaster-Smooth, Off White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Antigorite (RI) <1% Aggregate 55% Binder/Filler 45%
0046908-172 172	1910 Bldg Basement Vault & Basement Walls Plaster-Smooth, Off White, 24°C	None Detected	Cellulose Fiber (Incom) <1% Antigorite (RI) <1% Aggregate 55% Binder/Filler 45%
0046908-173 173	1910 Bldg Basement Ceiling LAYER 1 Skim Coat, Off White, 24°C LAYER 2 Plaster, Lt. Gray	None Detected None Detected	Cellulose Fiber (Incom) 2% Antigorite (RI) <1% Aggregate 45% Binder/Filler 53% Cellulose Fiber (Incom) <1% Aggregate 65% Binder/Filler 35%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

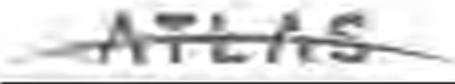
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-174 174	1910 Bldg Basement Ceiling LAYER 1 Skim Coat, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Antigorite (RI) <1% Aggregate 45% Binder/Filler 53%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 65% Binder/Filler 35%
0046908-175 175	1910 Bldg Basement Ceiling LAYER 1 Skim Coat, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Antigorite (RI) <1% Aggregate 45% Binder/Filler 53%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 2% Aggregate 60% Binder/Filler 38%
0046908-176 176	1910 Bldg Basement Ceiling LAYER 1 Skim Coat, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Antigorite (RI) <1% Aggregate 45% Binder/Filler 53%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Hair (Morph) <1% Aggregate 65% Binder/Filler 35%
0046908-177 177	1910 Bldg Basement Ceiling LAYER 1 Skim Coat, Off White, 24°C	None Detected	Cellulose Fiber (Incom) 2% Antigorite (RI) <1% Aggregate 45% Binder/Filler 53%
	LAYER 2 Plaster, Lt. Gray	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 2% Aggregate 60% Binder/Filler 38%
0046908-178 178	1910 Bldg Basement Ceiling Tile, White/ Beige, 23°C	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 40% Organic Matrix 15% Perlite 15%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-179 179	1910 Bldg Basement Ceiling Tile, White/ Beige, 23°C	None Detected	Cellulose Fiber (Incom) 30% Fibrous Glass (ISO) 40% Organic Matrix 15% Perlite 15%
0046908-180 180	1910 Bldg Room at Top of Stairs to Basement LAYER 1 Floor Tile, Beige, 24°C LAYER 2 Mastic, Yellow	Chrysotile 5% OBSERVATION SET#2: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#2: Para.=1.556, Perp.=1.549 None Detected	Aggregate 5% Carbonates 60% Binder/Filler 30% Cellulose Fiber (Incom) 10% Hair (Morph) <1% Wool (Morph/Color) <1% Aggregate 15% Carbonates 10% Binder/Filler 65%
0046908-181 181	1910 Bldg Room at Top of Stairs to Basement LAYER 1 Floor Tile, Beige, 24°C LAYER 2 Mastic, Yellow	Chrysotile 5% OBSERVATION SET#2: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#2: Para.=1.556, Perp.=1.549 None Detected	Aggregate 5% Carbonates 60% Binder/Filler 30% Cellulose Fiber (Incom) 8% Hair (Morph) 5% Wool (Morph/Color) <1% Aggregate 10% Carbonates 10% Binder/Filler 67%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

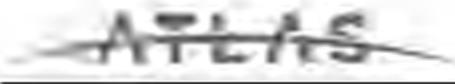
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-182 182	1910 Bldg Basement LAYER 1 Carpet, Brown/ Multi-colored, 23°C	None Detected	Synthetic Fiber (Bie) 70% Cellulose Fiber (Incom) 10% Organic Matrix 10% Non-Fibrous Material 10%
	LAYER 2 Carpet Mastic, Gray	None Detected	Cellulose Fiber (Incom) 5% Synthetic Fiber (Bie) 5% Aggregate 15% Carbonates 10% Binder/Filler 65%
0046908-183 183	1910 Bldg Basement LAYER 1 Carpet, Brown/ Multi-colored, 23°C	None Detected	Synthetic Fiber (Bie) 70% Cellulose Fiber (Incom) 10% Organic Matrix 10% Non-Fibrous Material 10%
	LAYER 2 Carpet Mastic, Gray	None Detected	Cellulose Fiber (Incom) 3% Synthetic Fiber (Bie) 10% Hair (Morph) <1% Aggregate 5% Carbonates 10% Binder/Filler 72%
0046908-184 184	1910 Bldg Basement Water Heater Pipe Wrap/Sealant, Brown, 24°C	None Detected	Cellulose Fiber (Incom) 70% Fibrous Glass (ISO) 5% Organic Matrix 10% Binder/Filler 15%
0046908-185 185	1910 Bldg Basement Water Heater Pipe Wrap/Sealant, Brown, 24°C	None Detected	Cellulose Fiber (Incom) 70% Fibrous Glass (ISO) 5% Organic Matrix 10% Binder/Filler 15%
0046908-186 186	1910 Bldg Basement Under Boiler Concrete, Lt. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 3% Aggregate 60% Binder/Filler 37%
0046908-187 187	1910 Bldg Basement Under Boiler Concrete, Lt. Gray, 24°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 3% Aggregate 60% Binder/Filler 37%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-188 188	1910 Bldg Basement Pipe Insulation/Sealant, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) <1% Glass Foam 85% Organic Matrix 10%
0046908-189 189	1910 Bldg Basement Pipe Insulation/Sealant, White/ Brown, 23°C	None Detected	Cellulose Fiber (Incom) 3% Aggregate 5% Carbonates 10% Glass Foam 40% Organic Matrix 10% Non-Fibrous Material 32%
0046908-190 190	1910 Bldg Basement N. Wall LAYER 1 Cove Base, Brown, 24°C LAYER 2 Cove Base Mastic, Cream, 24°C	None Detected None Detected	Carbonates 45% Non-Fibrous Material 55% Cellulose Fiber (Incom) 10% Aggregate 5% Carbonates 15% Binder/Filler 70%
0046908-191 191	1910 Bldg Basement N. Wall LAYER 1 Cove Base, Brown, 24°C LAYER 2 Cove Base Mastic, Cream, 24°C	None Detected None Detected	Carbonates 45% Non-Fibrous Material 55% Cellulose Fiber (Incom) 10% Aggregate 5% Carbonates 15% Binder/Filler 70%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046908-192 192	1910 Bldg Basement E. Wall	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1 Joint Compound, White, 24°C		Aggregate 5% Perlite 8% Carbonates 60% Binder/Filler 25%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) <1% Aggregate 3% Perlite 5% Carbonates 65% Binder/Filler 27%
	LAYER 4 Drywall, Brown/ Off White	None Detected	Cellulose Fiber (Incom) 55% Fibrous Glass (ISO) <1% Gypsum 45%
0046908-193 193	1910 Bldg Basement E. Wall	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1 Joint Compound, White, 24°C		Aggregate 5% Perlite 5% Carbonates 65% Binder/Filler 23%
	LAYER 2 Drywall Tape, Beige	None Detected	Cellulose Fiber (Incom) 90% Organic Matrix 10%
	LAYER 3 Joint Compound, White	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) <1% Aggregate 3% Perlite 5% Carbonates 65% Binder/Filler 27%
	LAYER 4 Drywall, Brown/ Off White	None Detected	Cellulose Fiber (Incom) 45% Fibrous Glass (ISO) <1% Gypsum 55%

PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/09/2025
Date Analyzed: 12/11/2025
Date Reported: 12/15/2025

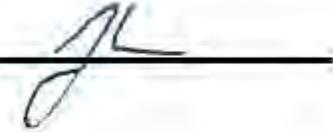
Collected: 12/03/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
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Analyzed by: 

Reviewed by: 

PLM REPORT APPROVAL**Customer:**

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:

Batch No.: 0046908
Report Date: 12/15/2025
Sample Date: 12/03/2025
Date Analyzed: 12/15/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

PLM Analysis Methodology

PLM samples were analyzed utilizing the Environmental Protection Agency's Test Method: Method for the Determination of Asbestos in Building Materials (EPA 600/R-93/116. July, 1993) 40 CFR, Part 763, Appendix E to Subpart E. Reporting Limit <1% Asbestos. Additional treatment and tests may be required to accurately define composition (i.e. ashing, extractions, acetone treatment, and TEM). Unused portions of samples are archived for one year unless client requests special handling.

Samples not taken by laboratory personnel.

Laboratory Equipment

Laboratory analysis was accomplished utilizing an Olympus BH-2 polarized light microscope. The microscope is equipped with dispersion staining lenses.

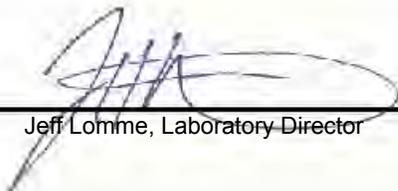
Quality Control

Atlas Technical Consultants LLC is accredited by NVLAP Bulk Asbestos Sample Quality Assurance Program (Lab Code 102031-0). Atlas participates in the NVLAP Bulk Asbestos Sample Quality Assurance Program and maintains an in-house QC/QA program for bulk samples whereby 10% of all submitted samples are reanalyzed and documented in a Quality Control Manual. Atlas also participates in a quarterly round robin QC/QA program for bulk samples with several accredited laboratories throughout the United States.

Laboratory Personnel

Samples were analyzed by Jeff Lomme, Laboratory Director. Mr. Lomme is a professional geologist who has successfully completed the McCrone Institutes's "Advanced Asbestos Identification" Course.

Approved Signatory :



Jeff Lomme, Laboratory Director

The non-detection of asbestos fibers in floor tile by PLM is of itself inconclusive. Confirmation by Transmission Electron Microscope (TEM) is recommended for negative floor tile samples.

This report must not be used by the client to claim product endorsements by NVLAP or an agency of the U.S. government. This test reports only to the items stated. This report is confidential to customer. Results are not published on a public domain.

Batch ID: 46908

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Busz St
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date: 12/3/25, 12/5/2025
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address: 575 Busz St
Customer Contact: Chris	Brignton, CO 80601

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

Sample Number	Sample Material	Sample Location
1	Vinyl Floor tile & Adhesive	N. Entrance 1970's Bldg
2	↓	↓
3	Vinyl Floor tile & Adhesive rem	Cafeteria 1970's Bldg
4	↓	↓
5	Vinyl Floor tile & Adhesive green	Cafeteria 1970's Bldg
6	Vinyl Cove Base & Adhesive	N. Entrance 1970's Bldg
7	^{Grey} Vinyl Cove Based Adhesive	N. Entrance 1970's Bldg
8	↓	↓
9	Ceiling Tile	Main Area 1970's Bldg
10	↓	↓
11	Glue Down carpet & Adhesive	Main Area 1970's Bldg
12	↓	↓
13	Window Glaze	Main Area 1970's Bldg
14	↓	Cafeteria 1970's Bldg
15	AA Adhesive	Behind mirror Restrooms 1970's Bldg
16	↓	↓
17	Black vinyl cove base & Adhesive	Restrooms 1970's Bldg
18	↓	↓
19	Caulk	Restrooms 1970's Bldg
20	↓	↓
21	Plaster	Over Brick wall in Cafeteria 1970's Bldg
22	↓	↓
23	↓	↓

Sample collector is responsible for ensuring that all samples have been preserved and prepared to the appropriate and applicable methodology. If package has sustained damage during transit, notify collector and shipper. Turnaround time begins upon receipt of sample(s) by laboratory. Atlas will not be responsible for errors or omissions in calculations from inaccuracy of original data. Laboratory personnel do not perform field sampling

CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/9/25	9:37 AM		12/9/25	9:37

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

<input checked="" type="checkbox"/> Accept
<input checked="" type="checkbox"/> Good

Total Number of Samples:

193

Batch ID: 46908

Turnaround : 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Bush St
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

	Sample Number	Sample Material	Sample Location
1	24	Plaster	over Brick in Cafeteria
2	25	↓	↓
3	26	Sheet Flooring & Adhesive	Restrooms 1970's Bldg
4	27	↓	↓
5	28	Ceiling Tile	Kitchen 1970's Bldg
6	29	↓	↓
7	30	CAULK	Around Kitchen Hood Vent 1970's Bldg
8	31	↓	↓
9	32	Shelf Liner & Adhesive	Kitchen cabinet shelves 1970's Bldg
10	33	↓	↓
11	34	Plaster	over Brick in Kitchen 1970's Bldg
12	35	↓	↓
13	36	↓	↓
14	37	↓	↓
15	38	↓	↓
16	39	Window Glaze	Kitchen 1970's Bldg
17	40	↓	↓
18	41	Pipe Insulation	Mechanical Room 1970's Bldg
19	42	↓	↓
20	43	Window Rope	Kitchen 1970's Bldg
21	44	↓	↓
22	45	Duct Tape	Mechanical Room 1970's Bldg
23	46	↓	↓

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/9/25	9:37 AM		12/9/25	9:37

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:

Batch ID: 46908

Turnaround : 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Bush St.
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

	Sample Number	Sample Material	Sample Location
1	47	HVAC Duct Insulation	Mechanical Room 1970's Bldg
2	48	↓	↓
3	49	Drywall Ceiling Texture	1970's Bldg ceiling
4	50	↓	↓
5	51	↓	↓
6	52	↓	↓
7	53	↓	↓
8	54	↓	↓
9	55	ceiling Drywall core	↓
10	56	↓	↓
11	57	↓	↓
12	58	Brown Vinyl Floor Tile & Adhesive	E. Entrance 1970's Bldg
13	59	↓	↓
14	60	Door window Glaze	E. Entrance 1970's Bldg
15	61	↓	↓
16	62	Door window Glaze	N. entrance 1970's Bldg
17	63	↓	↓
18	64	Drywall wall (rough texture)	Confeteria N. wall 1970's Bldg
19	65	↓	↓
20	66	↓	↓
21	67	wall Drywall core	↓
22	68	↓	↓
23	69	Smooth Drywall Texture	Mechanical Room

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/9/25	9:37AM		12/9/25	9:37

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

<ul style="list-style-type: none"> <input type="checkbox"/> Accept <input type="checkbox"/> Good 	Total Number of Samples:
--	---

Batch ID: 46908

Turnaround : 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Bush St
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

#	Sample Number	Sample Material	Sample Location
1	70	smooth Drywall texture	Mechanical Room wall
2	71	↓	
3	72	Drywall core	
4	73	↓	
5	74	Drywall texture ceiling	Mechanical Room ceiling
6	75	↓	
7	76	↓	1970's Bldg
8	77	Drywall core ceiling	
9	78	↓	
10	79	Sheet Flooring	Storage Room 1970's Bldg
11	80	↓	
12	81	Knockdown texture Drywall texture	1970's Building walls
13	82	↓	
14	83	↓	
15	84	↓	
16	85	↓	
17	86	↓	
18	87	↓	
19	88	Drywall core	
20	89	↓	
21	90	Knockdown Drywall texture	N. Entrance 1970's Bldg
22	91	↓	
23	92	↓	

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/1/25	9:37 AM		9:37	12/1/25

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:

Batch ID: 46908

Turnaround : 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: <u>575 Bush St.</u>
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

#	Sample Number	Sample Material	Sample Location
1	93	Drywall core	N. Entrance 1970's Bldg
2	94	↓	↓
3	95	Paper backing from insulation	over ceiling grid 1970's Bldg
4	96	↓	↓
5	97	Silver mesh HVAC insulation	1970's Bldg HVAC
6	98	↓	↓
7	99	Plaster stamped texture	1910 Building walls & ceiling
8	100	↓	↓
9	101	↓	↓
10	102	↓	↓
11	103	↓	↓
12	104	↓	↓
13	105	↓	↓
14	106	↓	↓
15	107	Drywall texture stamped	1910 Building walls
16	108	↓	↓
17	109	↓	↓
18	110	↓	↓
19	111	↓	↓
20	112	↓	↓
21	113	↓	↓
22	114	↓	↓
23	115	Drywall core	

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/9/25	9:37 AM		12/9/25	9:57

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:

Batch ID: 46908

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Bush St
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

★
★
★
★

#	Sample Number	Sample Material	Sample Location
1	116	Ceiling Tile	1910 Building ceiling
2	117	↓	↓
3	118	Glue down carpet & Adhesive	1910 Building Floor
4	119	↓	↓
5	120	Vinyl Floor Tile	Rooms 4-4D 1910 Building
6	121	↓	↓
7	122 124	Vinyl Floor Tile	Rooms 6, 6B, 7 & Patio 1910 Building
8	123 125	↓	↓
9	124 127	Lite Concrete / Floor Filler / Leveler	Room 4 1910 Building
10	125 123	↓	↓
11	126	Sheat Vinyl Flooring	Rooms 6, 7, maintenance room, 2nd floor Restrooms
12	127	↓	↓ 1910 Bldg
13	128	Sheat Flooring & Adhesive	Patio under vinyl floor tile 1910 Bldg
14	129	↓	↓
15	130	Cove Base Lite Brown & Adhesive	Room 6 & 6B 1910 Bldg
16	131	↓	↓
17	132	Cove Base Lite Gray & Adhesive	Room 6 & 7 1910 Bldg
18	133	↓	↓
19	134	Green Cove Based Adhesive	Room 4-4D 1910 Bldg
20	135	↓	↓
21	136	Black Cove Base & Adhesive	Maintenance Room & Restroom 2nd Floor
22	137	↓	↓ 1910 Bldg
23	138	Ceramic Tile	Maintenance Room w/ 1910 Bldg

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CHAIN OF CUSTODY

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	12/9/25	9:37 AM		12/9/25	9:37

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:

Batch ID: 46908

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name:
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

Sample Number	Sample Material	Sample Location
1	ceramic tile	Maintenance Room wall 1910 Bldg
2	vinyl wall cover & adhesive	Maintenance Room wall 1910 Bldg
3	↓	↓
4	caulk	Maintenance TUB 1910 Bldg
5	↓	↓
6	Window Glaze	Patio windows 1910 Bldg
7	↓	↓
8	Duct tape	HVAC system/vents 1910 Bldg
9	↓	↓
10	Plaster	Walls 1910 Bldg Basement
11	↓	↓
12	↓	↓
13	↓	↓
14	↓	↓
15	↓	↓
16	↓	↓
17	Lite Drywall Texture	Walls 1910 Bldg Basement
18	↓	↓
19	↓	↓
20	Drywall core	↓
21	↓	↓
22	Rough Drywall Texture	Walls 1910 Bldg Basement
23	↓	↓

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/19/25	9:37 AM		12/19/25	9:57

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:

Batch ID: 46908

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: <u>575 Bush St.</u>
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

#	Sample Number	Sample Material	Sample Location
1	162	Rough Drywall Texture	1910 Bldg Basement wall
2	163	Drywall core	↓
3	164		
4	165	Semi Rough Drywall Texture	1910 Bldg Basement N. stairwell wall
5	166		↓
6	167		
7	168	Drywall core	↓
8	169		
9	170	Plaster smooth/semi-smooth	1910 Bldg Basement vault & bathroom walls
10	171		↓
11	172		
12	173	Plaster	1910 Bldg Basement ceiling
13	174		↓
14	175		
15	176		
16	177		↓
17	178	Ceiling Tiles	1910 Bldg Basement
18	179		↓
19	180	Floor tile & mastic	1910 Bldg Room at top of stairs to Basement
20	181		↓
21	182	Glue down carpet & adhesive	1910 Bldg Basement
22	183		↓
23	184	Pipe wrap/sealant	1910 Bldg Basement water heater

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/9/25	9:37AM		12/9/2025	9:37

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:



9089

Batch ID: 46908

Turnaround : 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Bush St
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date:
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

	Sample Number	Sample Material	Sample Location
1	185	Pipe wrap/sealant	1910 Bldg Basement water heater
2	186	Lite concrete	1910 Bldg Basement Under Boiler
3	187	↓	
4	188	Pipe intrusion sealant	1910 Bldg Basement
5	189	↓	↓
6	190	Brown vinyl Base Board & Adhesive	1910 Bldg Basement N. wall
7	191	↓	↓
8	192	Untextured Drywall Core	1910 Bldg Basement E. wall
9	193	↓	↓
10			
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13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			

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CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/1/25	9:37 AM		12/1/25	1:37

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

- Accept
- Good

Total Number of Samples:



ANALYTICAL REPORT

Prepared for:

White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Project: 575 Bush St

Order No.: 0046958

Report Date: 12/18/2025



BATCH NO.
0046958

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

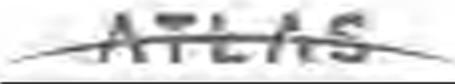
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
194	0046958-001	Mirror Adhesive, Black, 23°C Room 5, North Wall	Chrysotile 55%
195	0046958-002	Mirror Adhesive, Black, 23°C Room 5, North Wall	Chrysotile 55%
196	0046958-003	Paint/Stucco, Grey, 23°C Note: Layer is mainly Paint Exterior Walls of 1910 Building	None Detected
197	0046958-004	LAYER 1 Paint/Coating, Grey/White, 23°C Exterior Walls of 1910 Building	None Detected
197	0046958-004	LAYER 2 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
198	0046958-005	LAYER 1 Paint/Coating, Grey/White, 23°C Exterior Walls of 1910 Building	None Detected
198	0046958-005	LAYER 2 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
199	0046958-006	Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
200	0046958-007	LAYER 1 Paint/Coating, Grey/White, 23°C Exterior Walls of 1910 Building	None Detected
200	0046958-007	LAYER 2 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected



BATCH NO.
0046958

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
201	0046958-008	LAYER 1 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
201	0046958-008	LAYER 2 Foam, White, 23°C Exterior Walls of 1910 Building	None Detected
202	0046958-009	LAYER 1 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
202	0046958-009	LAYER 2 Foam, White, 23°C Exterior Walls of 1910 Building	None Detected
203	0046958-010	LAYER 1 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
203	0046958-010	LAYER 2 Foam, White, 23°C Exterior Walls of 1910 Building	None Detected
204	0046958-011	LAYER 1 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
204	0046958-011	LAYER 2 Foam, White, 23°C Exterior Walls of 1910 Building	None Detected
205	0046958-012	LAYER 1 Stucco, Grey, 23°C Exterior Walls of 1910 Building	None Detected
205	0046958-012	LAYER 2 Foam, White, 23°C Exterior Walls of 1910 Building	None Detected



BATCH NO.
0046958

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

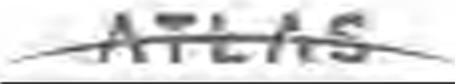
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
206	0046958-013	Brick Mortar, Dk. Grey, 23°C Exterior Walls of 1910 Building	None Detected
207	0046958-014	Brick Mortar, Dk. Grey, 23°C Exterior Walls of 1910 Building	None Detected
208	0046958-015	Caulk, Grey/Yellow, 23°C Perimeter of "New" Windows	None Detected
209	0046958-016	Caulk, Grey/Yellow, 23°C Perimeter of "New" Windows	None Detected
210	0046958-017	Sealant, Clear, 23°C Lights on Exterior Ramp	None Detected
211	0046958-018	Sealant, Clear, 23°C Lights on Exterior Ramp	None Detected
212	0046958-019	LAYER 1 Roof Flashing, Black, 23°C Under Metal Perimeter of Roof	None Detected
212	0046958-019	LAYER 2 Roof Flashing, White, 23°C Under Metal Perimeter of Roof	None Detected
213	0046958-020	LAYER 1 Roof Flashing, Black, 23°C Under Metal Perimeter of Roof	Chrysotile 10%
213	0046958-020	LAYER 2 Roof Flashing, White, 23°C Under Metal Perimeter of Roof	None Detected
214	0046958-021	Paint/Texture, Grey/White, 23°C Awning of N. Entrance	None Detected



BATCH NO.
0046958

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

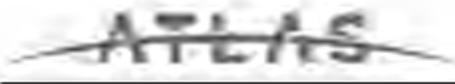
Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
215	0046958-022	LAYER 1 Paint/Texture, Grey/White, 23°C Awning of N. Entrance	None Detected
215	0046958-022	LAYER 2 Drywall, Brown/White, 23°C Awning of N. Entrance	None Detected
216	0046958-023	LAYER 1 Paint/Texture, Grey/White, 23°C Awning of N. Entrance	None Detected
216	0046958-023	LAYER 2 Drywall, Brown/White, 23°C Awning of N. Entrance	None Detected
217	0046958-024	LAYER 1 Joint Compound, White, 23°C Awning of N. Entrance	None Detected
217	0046958-024	LAYER 2 Mesh, White, 23°C Awning of N. Entrance	None Detected
217	0046958-024	LAYER 3 Drywall, Brown/White, 23°C Awning of N. Entrance	None Detected
218	0046958-025	LAYER 1 Joint Compound, White, 23°C Awning of N. Entrance	None Detected
218	0046958-025	LAYER 2 Mesh, White, 23°C Awning of N. Entrance	None Detected
218	0046958-025	LAYER 3 Drywall, Brown/White, 23°C Awning of N. Entrance	None Detected



BATCH NO.
0046958

NVLAP Lab Code 102031-0

PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
219	0046958-026	LAYER 1 Roof Core, Beige, 23°C West Flat Roof	None Detected
219	0046958-026	LAYER 2 Roof Core, Yellow, 23°C West Flat Roof	None Detected
220	0046958-027	LAYER 1 Roof Core, Beige, 23°C West Flat Roof	None Detected
220	0046958-027	LAYER 2 Roof Core, Yellow, 23°C West Flat Roof	None Detected
220	0046958-027	LAYER 3 Roof Core, Black/Brown, 23°C West Flat Roof	Chrysotile 15%
221	0046958-028	Roof Coating, White, 23°C Metal Roof	None Detected
222	0046958-029	Roof Coating, White, 23°C Metal Roof	None Detected
223	0046958-030	LAYER 1 Roof Patch, White/Brown, 23°C West Flat Roof	None Detected
223	0046958-030	LAYER 2 Roof Patch, Yellow, 23°C West Flat Roof	None Detected
224	0046958-031	LAYER 1 Roof Patch, White/Brown, 23°C West Flat Roof	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
224	0046958-031	LAYER 2 Roof Patch, Yellow, 23°C West Flat Roof	None Detected
225	0046958-032	HVAC Pipe Wrap, Black, 23°C HVAC Unit S. Roof	None Detected
226	0046958-033	HVAC Pipe Wrap, Black, 23°C HVAC Unit S. Roof	None Detected
227	0046958-034	Caulk, White, 23°C Roof Top HVAC Units	None Detected
228	0046958-035	Caulk, White, 23°C Roof Top HVAC Units	None Detected
229	0046958-036	Caulk, White, 23°C Gutter Down Spouts	None Detected
230	0046958-037	Caulk, White, 23°C Gutter Down Spouts	None Detected
231	0046958-038	Caulk, Grey, 23°C Swamp Cooler & Duct	None Detected
232	0046958-039	Caulk, Grey, 23°C Swamp Cooler & Duct	None Detected
233	0046958-040	Caulk, White, 23°C Roof Top, Kitchen Exhaust/Duct	None Detected
234	0046958-041	Caulk, White, 23°C Roof Top, Kitchen Exhaust/Duct	None Detected
235	0046958-042	Caulk, White, 23°C HVAC & Duct, SW Roof	None Detected



PLM REPORT SUMMARY

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:
Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

Client No.	Lab No.	Sample Description / Location	Asbestos Content
236	0046958-043	Caulk, White, 23°C HVAC & Duct, SW Roof	None Detected
237	0046958-044	Plaster, Off White, 23°C Perimeter of 1910 Roof over Brick Cap	None Detected
238	0046958-045	Plaster, Off White, 23°C Perimeter of 1910 Roof over Brick Cap	None Detected
239	0046958-046	Plaster, Off White, 23°C Perimeter of 1910 Roof over Brick Cap	None Detected
240	0046958-047	LAYER 1 Roof Core, Grey, 23°C East Flat Roof	None Detected
240	0046958-047	LAYER 2 Roof Core, Yellow, 23°C East Flat Roof	None Detected
241	0046958-048	LAYER 1 Roof Core, Grey, 23°C East Flat Roof	None Detected
241	0046958-048	LAYER 2 Roof Core, Yellow, 23°C East Flat Roof	None Detected
242	0046958-049	Gasket, Black, 23°C Grommet Perimeter of W. Roof	None Detected
243	0046958-050	Gasket, Black, 23°C Grommet Perimeter of W. Roof	None Detected

These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. Unless requested by Client, building material manufactured with multiple layers are reported as a single sample. The EPA considers a material to be asbestos containing only if it contains more than one percent asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials (RACM) -- materials which are friable or may become friable -- be further analyzed by point counting when the results indicate less than ten percent asbestos by CVAE. Our laboratory utilizes CVAE on a routine basis and does not include point counting unless specifically requested. The results may not be reproduced except in full, and should not be used as a scope of work for abatement without consulting with Atlas Technical.



PLM REPORT APPROVAL

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Atlas Job No.:

Batch No.: 0046958
Report Date: 12/18/2025
Sample Date: 12/12/2025
Date Analyzed: 12/18/2025

Project: 575 Bush St

Customer Project No.:

Identification: N/A

Test Method: EPA 600/R-93/116, 40 CFR, Part 763, Appendix E to Subpart E July 1993

PLM Analysis Methodology

PLM samples were analyzed utilizing the Environmental Protection Agency's Test Method: Method for the Determination of Asbestos in Building Materials (EPA 600/R-93/116. July, 1993) 40 CFR, Part 763, Appendix E to Subpart E. Reporting Limit <1% Asbestos. Additional treatment and tests may be required to accurately define composition (i.e. ashing, extractions, acetone treatment, and TEM). Unused portions of samples are archived for one year unless client requests special handling.

Samples not taken by laboratory personnel.

Laboratory Equipment

Laboratory analysis was accomplished utilizing an Olympus BH-2 polarized light microscope. The microscope is equipped with dispersion staining lenses.

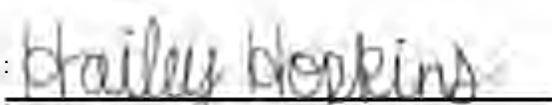
Quality Control

Atlas Technical Consultants LLC is accredited by NVLAP Bulk Asbestos Sample Quality Assurance Program (Lab Code 102031-0). Atlas participates in the NVLAP Bulk Asbestos Sample Quality Assurance Program and maintains an in-house QC/QA program for bulk samples whereby 10% of all submitted samples are reanalyzed and documented in a Quality Control Manual. Atlas also participates in a quarterly round robin QC/QA program for bulk samples with several accredited laboratories throughout the United States.

Laboratory Personnel

Samples were analyzed by Hailey Hopkins, Laboratory Analyst. Ms. Hopkins has a degree in Ecosystems Science and Sustainability and has successfully completed Atlas Technical Consultants In-House Training Program.

Approved Signatory :


Hailey Hopkins, Laboratory Analyst



The non-detection of asbestos fibers in floor tile by PLM is of itself inconclusive. Confirmation by Transmission Electron Microscope (TEM) is recommended for negative floor tile samples.

This report must not be used by the client to claim product endorsements by NVLAP or an agency of the U.S. government. This test reports only to the items stated. This report is confidential to customer. Results are not published on a public domain.

Batch ID: 46958

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Bush St.
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date: 12/12/2025
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address: 575 Bush St
Customer Contact: Chris	Brighton, CO 80601

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

#	Sample Number	Sample Material	Sample Location
1	194	Mirror Adhesive	Room 5 North wall
2	195	↓	↓
3	196	Stucco over Brick	Exterior walls of 1910 Building
4	197	↓	↓
5	198	↓	↓
6	199	↓	↓
7	200	↓	↓
8	201	Stucco over Foam	Exterior walls of 1970's Building
9	202	↓	↓
10	203	↓	↓
11	204	↓	↓
12	205	↓	↓
13	206	Red Brick Mortar	Exterior walls 1910 Building
14	207	↓	↓
15	208	Caulk	Perimeter of New windows
16	209	↓	↓
17	210	Adhesive/Sealant	Lights on Exterior Ramp
18	211	↓	↓
19	212	Roof Flashing	Under metal perimeter of roof
20	213	↓	↓
21	214	Lite Dry wall texture	Awning of N. Entrance
22	215	↓	↓
23	216	↓	↓

Sample collector is responsible for ensuring that all samples have been preserved and prepared to the appropriate and applicable methodology. If package has sustained damage during transit, notify collector and shipper. Turnaround time begins upon receipt of sample(s) by laboratory. Atlas will not be responsible for errors or omissions in calculations from inaccuracy of original data. Laboratory personnel do not perform field sampling

CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/15/25	8:40 AM		12/15/25	8:40

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

<input checked="" type="checkbox"/> Accept <input checked="" type="checkbox"/> Good
--

Total Number of Samples: 50

Batch ID: 46958

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: 575 Busq St
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date: 12/12/25
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

Sample Number	Sample Material	Sample Location
1	Dry wall core	Turning of N. Entrance
2	↓	↓
3	Roof core	West Flat Roof
4	↓	↓
5	Roof Coating	Metal Roof
6	↓	↓
7	Roof Patch	West Flat Roof
8	↓	↓
9	Hvac Pipe wrap/Tape	Hvac Unit S. W. Roof
10	↓	↓
11	White caulk	Roof top HVAC units
12	↓	↓
13	White caulk	Gutter Down Spouts
14	↓	↓
15	Grey Caulk/sealant	Swamp cooler & Duct
16	↓	↓
17	White caulk/sealant	Roof top Kitchen Exhaust/Duct
18	↓	↓
19	Grey sealant	Hvac & Duct S.W. ROOF
20	↓	↓
21	Plaster	Perimeter of 1910 Roof over Brick Cap
22	↓	↓
23	↓	↓

Sample collector is responsible for ensuring that all samples have been preserved and prepared to the appropriate and applicable methodology. If package has sustained damage during transit, notify collector and shipper. Turnaround time begins upon receipt of sample(s) by laboratory. Atlas will not be responsible for errors or omissions in calculations from inaccuracy of original data. Laboratory personnel do not perform field sampling

CHAIN OF CUSTODY

Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/15/25	8:40AM		12/15/25	8:40

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: oneatlas.com

Accept
 Good

Total Number of Samples:

Batch ID: 46958

Turnaround 2 hour 24 hour 48 hour 72 hour 3-5 day

(Any 2 hour TAT projects received after 3pm will be completed first thing the following morning)

Company/Customer: White Hat Services	Project Name: <u>575 Bush St</u>
Address Line 1: 7853 E Arapahoe Ct STE 3100,	Collection Date: <u>12/12/2025</u>
Address Line 2: Englewood, CO 80112	Project & Phase Code:
Phone/Fax: (720)-765-0899	Collection Address:
Customer Contact: Chris	

Special Instructions: _____

Email: Chris@WhiteHatColorado.com JJ@WhiteHatColorado.com

	Sample Number	Sample Material	Sample Location
1	240	Roof Core	East Flat Roof
2	241	↓	↓
3	242	Gasket	Gasket Perimeter of W. Roof
4	243	↓	↓
5			
6			
7			
8			
9			
10			
11			
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22			
23			

Sample collector is responsible for ensuring that all samples have been preserved and prepared to the appropriate and applicable methodology. If package has sustained damage during transit, notify collector and shipper. Turnaround time begins upon receipt of sample(s) by laboratory. Atlas will not be responsible for errors or omissions in calculations from inaccuracy of original data. Laboratory personnel do not perform field sampling

CHAIN OF CUSTODY

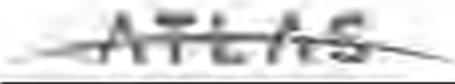
Relinquished By:	Date:	Time:	Received By:	Date:	Time:
	12/15/25	8:40 AM		12/15/25	8:40

14 Inverness Dr E
Building B, Suite 132
Englewood, CO 80112

Phone: 303-248-8865
Email: jeff.lomme@oneatlas.com
Website: www.oneatlas.com

<input checked="" type="checkbox"/> Accept
<input checked="" type="checkbox"/> Good

Total Number of Samples:



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-001 194	Room 5, North Wall Mirror Adhesive, Black, 23°C	Chrysotile 55% OBSERVATION SET#3: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#3: Para.=1.556, Perp.=1.549	Cellulose Fiber (Incom) <1% Aggregate 5% Tar Binder 40%
0046958-002 195	Room 5, North Wall Mirror Adhesive, Black, 23°C	Chrysotile 55% OBSERVATION SET#3: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#3: Para.=1.556, Perp.=1.549	Cellulose Fiber (Incom) <1% Carbonates 15% Tar Binder 30%
0046958-003 196	Exterior Walls of 1910 Building Paint/Stucco, Grey, 23°C Note: Layer is mainly Paint	None Detected	Cellulose Fiber (Incom) 2% Wollastonite (+/-) 8% Talc (Par/Obl) <1% Carbonates 35% Aggregate 15% Non-Fibrous Material 40%
0046958-004 197	Exterior Walls of 1910 Building LAYER 1 Paint/Coating, Grey/White, 23°C LAYER 2 Stucco, Grey, 23°C	None Detected None Detected	Cellulose Fiber (Incom) 2% Wollastonite (+/-) 5% Carbonates 40% Aggregate 15% Non-Fibrous Material 38% Cellulose Fiber (Incom) 2% Carbonates 45% Aggregate 15% Quartz 10% Binder/Filler 28%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-005 198	Exterior Walls of 1910 Building LAYER 1 Paint/Coating, Grey/White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Wollastonite (+/-) 3% Aggregate 15% Non-Fibrous Material 60% Binder/Filler 22%
	LAYER 2 Stucco, Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 45% Aggregate 15% Quartz 10% Binder/Filler 28%
0046958-006 199	Exterior Walls of 1910 Building Stucco, Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 45% Aggregate 15% Quartz 10% Binder/Filler 28%
0046958-007 200	Exterior Walls of 1910 Building LAYER 1 Paint/Coating, Grey/White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Wollastonite (+/-) 5% Carbonates 40% Aggregate 15% Non-Fibrous Material 38%
	LAYER 2 Stucco, Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 30% Aggregate 10% Quartz 3% Non-Fibrous Material 55%
0046958-008 201	Exterior Walls of 1910 Building LAYER 1 Stucco, Grey, 23°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 2% Carbonates 75% Aggregate 5% Non-Fibrous Material 10% Binder/Filler 8%
	LAYER 2 Foam, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 30% Carbonates 15% Non-Fibrous Material 50% Binder/Filler 3%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-009 202	Exterior Walls of 1910 Building LAYER 1 Stucco, Grey, 23°C	None Detected	Cellulose Fiber (Incom) <1% Fibrous Glass (ISO) 2% Carbonates 75% Aggregate 5% Non-Fibrous Material 10% Binder/Filler 8%
	LAYER 2 Foam, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 30% Carbonates 15% Non-Fibrous Material 50% Binder/Filler 3%
0046958-010 203	Exterior Walls of 1910 Building LAYER 1 Stucco, Grey, 23°C	None Detected	Fibrous Glass (ISO) 2% Carbonates 75% Aggregate 5% Non-Fibrous Material 10% Binder/Filler 8%
	LAYER 2 Foam, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 30% Carbonates 10% Non-Fibrous Material 55% Binder/Filler 3%
0046958-011 204	Exterior Walls of 1910 Building LAYER 1 Stucco, Grey, 23°C	None Detected	Fibrous Glass (ISO) 5% Carbonates 70% Aggregate 5% Non-Fibrous Material 15% Binder/Filler 5%
	LAYER 2 Foam, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 30% Carbonates 10% Non-Fibrous Material 55% Binder/Filler 3%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-012 205	Exterior Walls of 1910 Building LAYER 1 Stucco, Grey, 23°C	None Detected	Fibrous Glass (ISO) 5% Wollastonite (+/-) 3% Carbonates 70% Aggregate 5% Non-Fibrous Material 17%
	LAYER 2 Foam, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 30% Carbonates 10% Non-Fibrous Material 55% Binder/Filler 3%
0046958-013 206	Exterior Walls of 1910 Building Brick Mortar, Dk. Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 35% Aggregate 10% Quartz 15% Binder/Filler 38%
0046958-014 207	Exterior Walls of 1910 Building Brick Mortar, Dk. Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 15% Aggregate 45% Quartz 10% Binder/Filler 28%
0046958-015 208	Perimeter of "New" Windows Caulk, Grey/Yellow, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 10% Non-Fibrous Material 40% Binder/Filler 50%
0046958-016 209	Perimeter of "New" Windows Caulk, Grey/Yellow, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 35% Non-Fibrous Material 40% Binder/Filler 25%
0046958-017 210	Lights on Exterior Ramp Sealant, Clear, 23°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Non-Fibrous Material 15% Binder/Filler 80%
0046958-018 211	Lights on Exterior Ramp Sealant, Clear, 23°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Non-Fibrous Material 15% Binder/Filler 80%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-019	Under Metal Perimeter of Roof	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1%
212	LAYER 1 Roof Flashing, Black, 23°C	None Detected	Carbonates 55% Aggregate 10% Non-Fibrous Material 15% Binder/Filler 18%
	LAYER 2 Roof Flashing, White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 35% Aggregate 40% Quartz 15% Binder/Filler 10%
0046958-020	Under Metal Perimeter of Roof	Chrysotile 10%	Cellulose Fiber (Incom) 5% Polyethylene (Morph) <1%
213	LAYER 1 Roof Flashing, Black, 23°C	OBSERVATION SET#1: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#1: Para.=1.556, Perp.=1.549	Carbonates 30% Aggregate 5% Tar Binder 50%
	LAYER 2 Roof Flashing, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Polyethylene (Morph) 5% Carbonates 65% Aggregate 3% Non-Fibrous Material 20% Binder/Filler 5%
0046958-021	Awning of N. Entrance	None Detected	Cellulose Fiber (Incom) 2%
214	Paint/Texture, Grey/White, 23°C		Carbonates 68% Aggregate 5% Non-Fibrous Material 25%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-022 215	Awning of N. Entrance	None Detected	Cellulose Fiber (Incom) 2%
	LAYER 1 Paint/Texture, Grey/White, 23°C		Carbonates 68% Aggregate 5% Perlite 3% Binder/Filler 22%
	LAYER 2 Drywall, Brown/White, 23°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) <1% Gypsum 50% Aggregate 5% Binder/Filler 5%
0046958-023 216	Awning of N. Entrance	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1%
	LAYER 1 Paint/Texture, Grey/White, 23°C		Carbonates 68% Aggregate 5% Perlite 3% Binder/Filler 22%
	LAYER 2 Drywall, Brown/White, 23°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) <1% Gypsum 50% Aggregate 5% Binder/Filler 5%
0046958-024 217	Awning of N. Entrance	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1%
	LAYER 1 Joint Compound, White, 23°C		Carbonates 68% Aggregate 5% Perlite 3% Binder/Filler 22%
	LAYER 2 Mesh, White, 23°C	None Detected	Fibrous Glass (ISO) 90% Binder/Filler 10%
	LAYER 3 Drywall, Brown/White, 23°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) <1% Gypsum 50% Aggregate 5% Binder/Filler 5%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-025 218	Awning of N. Entrance	None Detected	Fibrous Glass (ISO) 5%
	LAYER 1 Joint Compound, White, 23°C		Carbonates 65% Aggregate 5% Perlite 3% Binder/Filler 22%
	LAYER 2 Mesh, White, 23°C	None Detected	Fibrous Glass (ISO) 90% Binder/Filler 10%
	LAYER 3 Drywall, Brown/White, 23°C	None Detected	Cellulose Fiber (Incom) 40% Fibrous Glass (ISO) <1% Gypsum 50% Aggregate 5% Binder/Filler 5%
0046958-026 219	West Flat Roof	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 5% Non-Fibrous Material 85% Binder/Filler 8%
	LAYER 1 Roof Core, Beige, 23°C		
	LAYER 2 Roof Core, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 45% Foam 45% Binder/Filler 5%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-027 220	West Flat Roof LAYER 1 Roof Core, Beige, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Aggregate 5% Non-Fibrous Material 85% Binder/Filler 8%
	LAYER 2 Roof Core, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 45% Foam 45% Binder/Filler 5%
	LAYER 3 Roof Core, Black/Brown, 23°C	Chrysotile 15% OBSERVATION SET#1: Wavy Fibers Sign of Elongation (+) Parallel Extinction Colorless Birefringence (Low) Non-pleochroic @ 40X Initial Characterization: Chrysotile OS#1: Para.=1.556, Perp.=1.549	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 3% Carbonates 35% Aggregate 5% Non-Fibrous Material 15% Tar Binder 22%
0046958-028 221	Metal Roof Roof Coating, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Aggregate 10% Non-Fibrous Material 85% Binder/Filler 3%
0046958-029 222	Metal Roof Roof Coating, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 35% Aggregate 3% Non-Fibrous Material 45% Binder/Filler 15%
0046958-030 223	West Flat Roof LAYER 1 Roof Patch, White/Brown, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3% Carbonates 35% Aggregate 15% Non-Fibrous Material 40% Binder/Filler 5%
	LAYER 2 Roof Patch, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 45% Foam 45% Binder/Filler 5%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

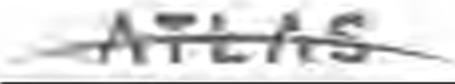
Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-031 224	West Flat Roof LAYER 1 Roof Patch, White/Brown, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 3% Carbonates 10% Aggregate 45% Non-Fibrous Material 35% Binder/Filler 5%
	LAYER 2 Roof Patch, Yellow, 23°C	None Detected	Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 45% Foam 45% Binder/Filler 5%
0046958-032 225	HVAC Unit S. Roof HVAC Pipe Wrap, Black, 23°C	None Detected	Cellulose Fiber (Incom) <1% Non-Fibrous Material 95% Binder/Filler 5%
0046958-033 226	HVAC Unit S. Roof HVAC Pipe Wrap, Black, 23°C	None Detected	Cellulose Fiber (Incom) <1% Non-Fibrous Material 95% Binder/Filler 5%
0046958-034 227	Roof Top HVAC Units Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 85% Aggregate 3% Binder/Filler 10%
0046958-035 228	Roof Top HVAC Units Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 70% Aggregate 5% Binder/Filler 23%
0046958-036 229	Gutter Down Spouts Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 85% Aggregate 3% Binder/Filler 10%
0046958-037 230	Gutter Down Spouts Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 85% Aggregate 3% Binder/Filler 10%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-038 231	Swamp Cooler & Duct Caulk, Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 75% Aggregate 3% Non-Fibrous Material 15% Binder/Filler 5%
0046958-039 232	Swamp Cooler & Duct Caulk, Grey, 23°C	None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) <1% Carbonates 75% Aggregate 3% Non-Fibrous Material 15% Binder/Filler 5%
0046958-040 233	Roof Top, Kitchen Exhaust/Duct Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 60% Aggregate 5% Non-Fibrous Material 30% Binder/Filler 5%
0046958-041 234	Roof Top, Kitchen Exhaust/Duct Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 60% Aggregate 5% Non-Fibrous Material 30% Binder/Filler 5%
0046958-042 235	HVAC & Duct, SW Roof Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Non-Fibrous Material 90% Binder/Filler 5%
0046958-043 236	HVAC & Duct, SW Roof Caulk, White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Aggregate 5% Non-Fibrous Material 90% Binder/Filler 5%
0046958-044 237	Perimeter of 1910 Roof over Brick Cap Plaster, Off White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Carbonates 15% Aggregate 30% Quartz 20% Binder/Filler 35%



PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
0046958-045 238	Perimeter of 1910 Roof over Brick Cap Plaster, Off White, 23°C	None Detected	Cellulose Fiber (Incom) <1% Organic Material <1% Carbonates 15% Aggregate 30% Quartz 20% Binder/Filler 35%
0046958-046 239	Perimeter of 1910 Roof over Brick Cap Plaster, Off White, 23°C	None Detected	Cellulose Fiber (Incom) 2% Carbonates 15% Aggregate 40% Quartz 23% Binder/Filler 20%
0046958-047 240	East Flat Roof LAYER 1 Roof Core, Grey, 23°C LAYER 2 Roof Core, Yellow, 23°C	None Detected None Detected	Synthetic Fiber (Bie) 3% Fibrous Glass (ISO) 5% Carbonates 65% Non-Fibrous Material 5% Binder/Filler 22% Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 45% Aggregate 5% Gypsum 40% Binder/Filler 5%
0046958-048 241	East Flat Roof LAYER 1 Roof Core, Grey, 23°C LAYER 2 Roof Core, Yellow, 23°C	None Detected None Detected	Cellulose Fiber (Incom) 2% Fibrous Glass (ISO) 6% Carbonates 65% Non-Fibrous Material 5% Binder/Filler 22% Cellulose Fiber (Incom) 5% Fibrous Glass (ISO) 45% Aggregate 5% Gypsum 40% Binder/Filler 5%
0046958-049 242	Grommet Perimeter of W. Roof Gasket, Black, 23°C	None Detected	Cellulose Fiber (Incom) 2% Aggregate 3% Non-Fibrous Material 95%
0046958-050 243	Grommet Perimeter of W. Roof Gasket, Black, 23°C	None Detected	Cellulose Fiber (Incom) 2% Aggregate 3% Non-Fibrous Material 95%

PLM REPORT RESULTS

Customer:

Chris Johnson
White Hat Services LLC
2221 E. Arapahoe Road, #2221
Centennial, CO 80122

Customer Project No.:

Description: 575 Bush St
Date Received: 12/15/2025
Date Analyzed: 12/18/2025
Date Reported: 12/18/2025

Collected: 12/12/2025

Collected By:

Collection Address: 575 Bush St, Brighton, CO 80601

Comments:

Lab ID Sample #	Sample Location / Sample Description	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
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Analyzed by:



Reviewed by:



Timeline of Interactions

Date	Summary of Interaction
June 8, 2023	Debbie Arrick of FirstArt Preschool reached out regarding interest putting a preschool at the Old Senior Center. After hosting Ms. Arrick to Brighton and showing her the Old Senior Center, she remained interested in putting a preschool there. Debbie informed me that her taking over the building would be contingent on her organization receiving two grants. These grants would help finance the rehabilitation of the Old Senior Center as well as the operations of the pre-school. Despite the understanding that the City of Brighton would give the building away, Ms. Arrick requested that the City of Brighton also agree to make the proposed preschool an exclusive benefit that employees could send their children to. After discussing with City Manager Martinez, the City of Brighton would not move forward with FirstArt Preschool and Academy.
April 29, 2024	Ruth Luna, a representative of the nonprofit that supports Hispanic women, De Mujer a Mujer, reached out regarding interest in purchasing the building at 575 Bush Street. After giving a tour of the Old Senior Center, Ruth remained interested in taking the building over. However, once the latest cost to rehabilitate the structure was presented to Ruth, she informed me the nonprofit would not have the financial resources to take on the building. She stated that “it is a huge financial commitment even if the city were to give the building away.”
November 9, 2024	Ryan Laber of Spire Development reached out regarding the future of the Old Senior Center located at 575 Bush Street. I informed him the City’s position that we would practically give it away if we felt an organization could take on ownership as well as the financial commitment to rehabilitate it. A meeting would eventually be set up between City Manager Martinez, myself, and Ryan Laber. In this meeting, Mr. Laber expressed Spire’s plan with the Old Senior Center. Spire did not at the time have the financial resources to rehabilitate or repurpose the building. Their plan involved applying for a tax credit that would give their business the financial ability to complete an affordable housing project. City Manager Martinez expressed that the City of Brighton would not want to commit to anything that is dependent on the receiving of a tax credit. The City of Brighton would not move forward with Spire’s proposal.
November 26, 2024	Dan Hogan of Saint Augustine Catholic Church reached out regarding using the Old Senior Center for storage purposes. After calling Dan, it was my understanding that the Church was interested again in purchasing the Old Senior Center. This time the purpose would be for storage. After asking more questions, it was apparent the Catholic Church did not want to financially commit to repurposing the building. At this, it was determined that the City of Brighton would not be moving forward with the church as a potential buyer.
May, 20, 2025	Michael Toedtli, a local business owner, reached out regarding the availability of the Old Senior Center. I expressed the City’s position that the building on 575 Bush Street needed significant financial investment in order to get it rehabilitated to

	<p>functional use. After showing the building to Mr. Toedtli, he remained interested but requested to see the latest Historical Structure Assessment. After providing that document for Mr. Toedtli, he informed me that he was no longer interested in acquiring the building from the City of Brighton, citing the full cost to rehabilitate.</p>
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