



HUDSON RIVER MANAGEMENT LLC

40 HARRISON STREET, NEW YORK, N. Y. 10013 • (212) 962-3530 • Fax (212) 571-5663

December 18, 2002

New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11312

Attn. Arlene Anderson

Re: Independence Plaza North
Results of Testing/Analysis of Carpet Mastic

Dear Ms. Anderson:

In accordance with your Agency's directive, Hudson River Management LLC (the Managing Agent for the residential complex known as Independence Plaza North) contracted with Commercial Testing Labs to take samples of the carpet mastic glue in three areas of each public corridor of our 40 Harrison and 310 Greenwich Street buildings. The samples were analyzed by EMSL Analytical, Inc. using the TEM protocol.

As we expected, the results of the testing revealed that there is no asbestos present in the carpet mastic glue in any of the carpeting in the Building's common areas.

I have enclosed a copy of Commercial Testing Labs report and the accompanying analysis from EMSL for your information and for your files.

After your review of these materials, kindly advise the undersigned of your Agency's next step vis-à-vis carpet removal in the two referenced buildings.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Deborah Dolan', is written over a horizontal line. The signature is fluid and cursive.

Deborah Dolan
Manager

Enc.

Cc: *Harold N. Cohn, Duane Street Associates, w/o enc.*
Harvey Cohn, Hudson River Management LLC, w/o enc.
Diane Lapson, Independence Plaza North Tenant Association
Ezra Goodman, Housing Company Counsel
Richard Leland, Environmental Counsel

INSPECTION AND SAMPLE ANALYSIS REPORT

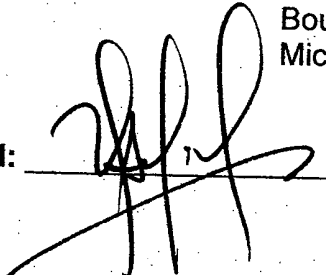
Report Number: 02227.

**Project Monitoring
conducted for:** Duane Street Associates
c/o Hudson River Management LLC.,
40 Harrison Street,
New York, NY.
10013

Performed at: 310 Greenwich Street & 40 Harrison St.,
New York, NY.
(Entire hallway areas).

**Air monitoring and
Inspection dates:** November 26, 27, 29 and December 4, 2002.

Analysis Method: Asbestos Analysis of Non-Friable Organically
Bound materials by Transmission Electron
Microscopy via NYS ELAP Method 198.4

Signed: 

Date: December 11, 2002.

Commercial Lab Enterprise.
270 Swinton Avenue
Bronx, NY 10465
(718) 792-2832.
Victor Escalona, CEI.
Project Manager.



Environmental Consulting Services

December 11, 2002.

Duane Street Associates
c/o Hudson River Management LLC.,
40 Harrison Street,
New York, NY.
10013
Attn.: Mr. Harold N. Cohn.

**RE: Asbestos Inspection and samples analysis conducted @ 310 Greenwich
Street and 40 Harrison Street, New York, NY.
Location: Entire common hallway areas.**

Dear Mr. Cohn,

COMMERCIAL LAB ENTERPRISE performed an asbestos inspection, sample collection and analysis in the entire common hallway areas of the buildings located at 310 Greenwich Street and 40 Harrison Street, New York, NY. The asbestos inspection was performed in accordance with Environmental Protection Agency recommended procedures found in EPA-450/2-78-014 (Parts I & II) and EPA 560/5-5-85-024. These procedures call for the visual inspection of the different suspected areas that are suspected to be ACM throughout; collection and later analysis of representative samples. The inspection was performed on November 25, 26, 27, 29 and December 4, 2002.

The investigation was performed by Victor Escalona, NYS DOH Certified Asbestos Inspector # AH [PII] NYC DEP Certified Asbestos Investigator [PII] Bulk samples were collected from the glue/mastic material found in the carpet of every hallway areas in each of the buildings.

FINDINGS: the results show that all the samples collected tested negative for the presence of asbestos containing material. Laboratory results are enclosed. The asbestos findings are based on the Asbestos analysis of non-friable organically bound materials by Transmission Electron Microscopy via NYS ELAP Method 198.4 of the representative samples taken in the suspected areas.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.

CLOSING AFFIDAVIT:

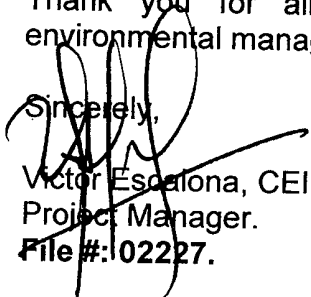
All data collection and result reporting was made without bias. Contact this office for clarification of any section of this report as needed.

I certify that the contents of this report are true to the best of my knowledge and reflect conditions at the time of testing/data collection.

If you should require additional information, please do not hesitate to contact us at (718) 792-2832.

Thank you for allowing **Commercial Lab Enterprise** to assist you in your environmental management needs.

Sincerely,


Victor Escalona, CEI.
Project Manager.
File #: 02227.

CERTIFICATION

The hallway areas inspection was conducted by a NYC Department of Environmental Protection Certified Asbestos Investigator & NYS Department of Labor Certified Asbestos Inspector (RH-III).

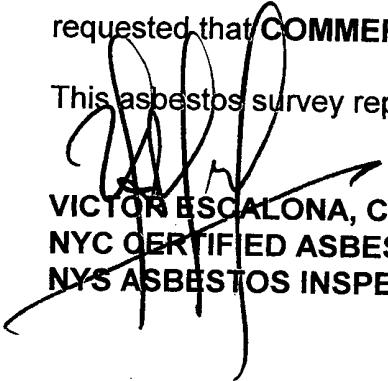
The inspection was conducted for asbestos containing materials following the guidelines established by the Environmental Protection Agency: EPA-560/5-85-024 and EPA 450/2-78-014.

The results of this survey are based upon the actual inspection and the results of Transmission Electron Microscopy (TEM-NOB) analysis of the building materials sampled.

These results only apply to the areas actually inspected by the **COMMERCIAL LAB ENTERPRISE** inspector and does not include any Asbestos Containing Materials (ACM) that may be present in between the walls or other hidden or non-accessible areas.

In the event walls are opened or non-accessible areas become accessible, it is requested that **COMMERCIAL LAB ENTERPRISE** be contacted immediately.

This asbestos survey report is true to the best of our knowledge.



**VICTOR ESCALONA, CEI.
NYC CERTIFIED ASBESTOS INVESTIGATOR.
NYS ASBESTOS INSPECTOR.**

EXECUTIVE SUMMARY

All statements relative to the legal use and code compliance of the building express the inspector's professional opinion only and are subject to final determination by those governmental agencies having jurisdiction.

As per owner's request, an asbestos assessment survey, inspection and sample collection was conducted in the entire hallway areas of the building located at 310 Greenwich Street and 40 Harrison Street, New York, NY. The inspection and assessment was conducted on November 26, 27, 29 and December 4, 2002.

The investigation procedures followed were based upon United States Environmental Protection Agency Asbestos Hazard Emergency Response Act (USEPA/AHERA) protocols, 40 CFR, Part 763 Subparts 763.80-763.88 and complied with all Federal and New York State Department of Labor (NYSDOL) asbestos control rules and regulations.

The inspection was conducted in the entire hallway areas of the buildings to determine the presence of asbestos containing materials as per regulations and guidelines. The samples were submitted to the laboratory for the TEM-NOB and results of each of the samples collected. The survey included:

- A. Inspecting the area(s) to identify representative "suspected" asbestos containing materials, types and sampling sites.
- B. Collecting representative samples from any suspected material. Examples of these materials include glue/mastic material under the carpet. Whenever possible, the samples were collected from areas not visible to the public or areas showing signs of existing damage.
- C. Sampling was conducted by experienced, licensed personnel trained in ways to minimize material disturbance (i.e. core sampler, wet methods, etc.) and exposure to the public.
- D. All materials sampled were analyzed by a laboratory that is New York State ELAP approved, NVLAP Accredited and is successful participant in the EPA RTS Quality Assurance Program.

The findings were that all the samples tested negative for the presence of asbestos containing materials.

ENVIRONMENTAL CONSULTING SERVICES

The inspection of the targeted areas in the building was in response to upcoming plans to do renovation work. Therefore, following local, state and federal guidelines, all asbestos containing materials within these areas must be identified and abated if activities related to the construction will result in their disturbance. No demolition was performed during the inspection.

The asbestos survey identified no asbestos containing materials (ACM's) in the entire hallway areas of the building. As per New York State Department of Labor Code Rule Title 56 and EPA Regulations these materials must be removed by trained and licensed personnel prior to any demolition/renovation/disturbance activity.

Inspectional Procedures

The asbestos investigation consisted of a preliminary walk through inspection of the areas to assess and areas that might contain suspect ACM and accessibility to these areas. A secondary inspection was then performed, at which time sampling of suspected ACM was performed.

Sampling and Analytical Methodology

These limitations, such as the inability to detect thin or extremely short fibers (less than one (1) micrometer in length) generated during the milling process and the difficulty of separating asbestos fibers and bundles from the resinous matrix, may lead to false negatives or underestimates of the amount of asbestos fibers present in the sample. For these reasons, when analysis by PLM yields negative results for the presence of asbestos in NOB materials, the State of New York, Department of Health (DOH) has issued the following requirements as of August 3, 1992: **"Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos-containing, confirmation must be made by quantitative Transmission Electron Microscopy"**.

The superior resolution of Transmission Electron Microscopy (TEM) can detect the presence of asbestos fibers well beyond the range of PLM. In addition, the use of select-area electron diffraction (SAED) and energy-dispersive spectroscopy (EDS) can positively identify asbestos fibers in the sample.

All this information was obtained from the inspection of the entire floor in the property.

Enclosed find the laboratory analysis report for the samples.

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***TEM NOB Standard Operating
Procedure and Methodology***

ANALYSIS OF NON FRIABLE ORGANICALLY BOUND MATERIAL (NOB)/CHATFIELD

1.0 SAMPLE RECEIVING

Upon receipt of samples, check that the sample information on the Chain of Custody (COC) matches the information on the samples and other paperwork. Any discrepancies must be resolved before proceeding. If the samples do not have a COC then one is completed at time of log in. Have the client fill out the necessary information completely.

Information Required:

- Client name, address, telephone number, contact person, etc.
- Project number and state where samples were taken
- Number of samples sent and there ID
- Type of analysis requested
- Sample volumes or areas, where applicable
- Turn around time needed
- Date and time of delivery
- A signature, date and time of the person relinquishing the samples.
- A signature, date and time of an EMSL employee receiving the sample.

Check to see if the samples match the COC and if the cassettes are open, damaged, contaminated, or double bagged.

If the samples are damaged or if the COC does not match, notify the client.

Clock in the samples and place your initials next to the time received.

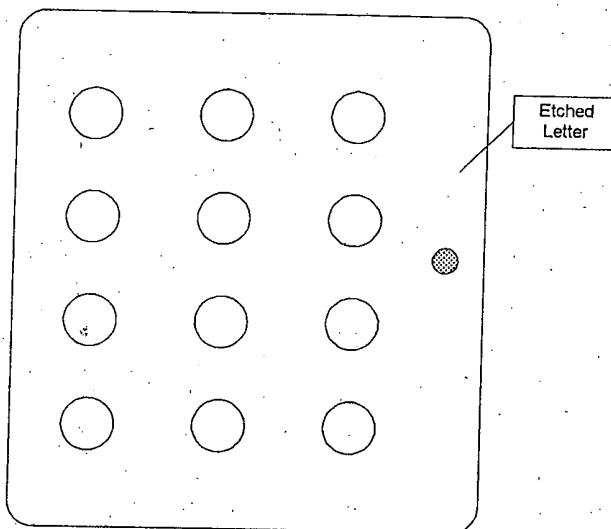
If any of the following information is not supplied, contact the client.

- Client name, address, telephone number, contact person, fax number
- Project number/ name, state where samples where taken
- Number of samples sent and sample ID's
- Type of analysis requested
- Sample volumes or areas if applicable
- Turn around time-"RUSH" is not acceptable
- A signature, date, and time of the person relinquishing the samples
- All samples MUST be accounted for with the proper sample ID's
- All samples MUST be sealed, properly bagged and undamaged

2.0 SAMPLE PREPARATION

Bulk Samples (Chatfield & Non-Friable Organically Bound - NOB)

1. Place the samples into the order noted on the COC.
2. Set up a clean, pre-weighed crucible for each sample.
3. Set up a clean pre-weighed petri dish with a filter for each sample. Label each petri dish with with last 4 digits of the order number, the client sample number and the weight of the filter.
4. Separate floor tile from mastic if possible without cross contamination.
5. Always separate layers if possible unless client specifically instructs otherwise.
6. Remove 100-500mg. of sample and weigh in the pre-weighed crucible.
7. Place each crucible in the labeled 'muffin tin', using the crucible map to identify the sample numbers, as shown here:



Samples are placed in the tin beginning at the top left and proceeding across and down (as in reading a book).

Fill out the crucible map form with the identifying letter (etched on the tin) and the sample numbers in the order placed in the tin.

8. Place into a pre-heated muffle furnace at 480° C for 4 hours.
 9. Remove from the furnace and allow cooling to room temperature.
 10. Re-weigh the sample and crucible and log the weight on the NOB preparation form.
 11. Grind the residue in the crucible with 0.5ml of distilled particle free water and 2-5mls of HCL.
 12. Filter the sample through the pre-weighed 0.4µm filter and rinse the crucible, filtering the rinse water until no sample remains in the crucible.
- The samples are identified while in the filtering funnel by placing the relevant petri dish (the one belonging to that sample) directly in front of the applicable funnel.

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13. Carefully remove the filter from the funnel and allow the filter to dry in the petri dish in the drying rack for 15 mins at 42° C.
14. Re-weigh and log the results on to the NOB worksheet
15. Transfer the filter to a vial and add ethanol to cover the sample.
16. Ultrasonicate the sample for one minute.
17. Using a micropipette, remove a portion of the sample while it is sonicating. If necessary vigorously shake the sample as the heavy particles will settle and cause high asbestos readings.
18. Place a drop onto a carbon coated TEM grid and allow to dry.
19. Store in labeled NOB grid box. Place grid box number on NOB worksheet
20. Quality Control (also see details in QC section)
 - Prep a Laboratory Blank with each sample set.
 - Perform a Duplicate Prep on one of the samples contained in each set.

3.0 SAMPLE ANALYSIS

Sample Preparation Acceptance

1. More than 50% of the grid must be covered by the replica.
2. Grids must have at least 50% intact grid openings.
3. Grids must not have more than 10% opaque area due to incomplete filter dissolution.
4. Total Grid openings must have <50% overlapping of folded replica film
5. At least 20 grid openings with <5% holes and <5% opaque area due to incomplete filter dissolution.
6. Grid openings analyzed must not have rips or overlapping folds.

Bulk (Chatfield & NOB)

1. Remove the first sample grid from the box and insert it into the TEM.
At a magnification of 300 to 500x, orient an intact grid opening on the middle of the screen.
2. Increase magnification to 3,000 or 19,000x taking care to remain in the chose grid opening.
3. Randomly scan the sample choosing fields with a moderate loading of debris.
4. Estimate the percent asbestos vs. the percent debris on each field. Ignore any fields that do not contain debris. Cover several areas of the filter in case of a non-homogeneous sample. To better estimate the true percent, tilt the sample in order to visualize a three-dimensional picture as a two-dimensional image may be misleading causing false high asbestos percents.
5. Calculate the average asbestos concentration from all of the fields analyzed and record the estimated concentration (for NYNOB) or the estimated range (for Chatfield analysis).
6. If a fibrous structure has been located, check its morphology against the morphologies for each asbestos type. If morphology is consistent with asbestiform fibers, proceed to EDX analysis.
7. Obtain an EDX of the sample by following the procedures outlined in ENERGY-
DISPERSIVE X-RAY ANALYSIS SOP and compare it to the spectra for the asbestos types. Record the information on the sample worksheet. If the chemistry is consistent with one of the asbestiform minerals, proceed to Diffraction analysis.
8. Obtain a diffraction pattern for the sample by following the procedures outlined in DIFFRACTION ANALYSIS SOP. Record diffraction information on the sample worksheet.
9. If the morphology, diffraction, and EDX information match that of an asbestos type, then record the structure as asbestos.
10. For asbestos structures, there is no need to note fiber, bundle, matrix, or cluster.
11. Working magnification is 3,000 and 10,000 to 19,000x.
12. Fiber criteria
 - Estimate range percent of asbestos
13. Sizing of fibers
 - Not recorded
14. Required EDX
 - The first five structures and every tenth there after
15. Required diffraction patterns

- The first five structures and every tenth there after

16. Stopping rules
 - Count ten grid openings
 - May stop if 50 structures is reached
17. Required detection limit
 - None
18. Laboratory blanks
 - One blank per sample set
19. Required filters
 - 0.4um PC
20. Pass / Fail limit
 - 1%
21. Quality Control
 - Analyze Laboratory Blanks accompanying sample sets.
 - Analyze any Replicate Prep. with sample sets.

4.0 CALCULATIONS

Wi = Initial sample weight

Wf = Final sample weight (post ash, acid treatment, filtration and drying)

R = % Residue = $(Wi / Wf) * 100$

VE = visual estimate for NY NOB analysis

VEL = Visual estimate low range for Chatfield analysis

VEH = Visual estimate high range range for Chatfield analysis

Final Concentration for NY NOB report = $(VE * R) / 100$

Final concentration range for Chatfield report = $(VEL * R) / 100$ to $(VEH * R) / 100$

6.0 DEFINITIONS:

Working Magnification: The magnification at which analysis should be performed.

Fiber Criteria: The attributes, size and shape, that a structure must display in order to be counted.

Sizing of Fibers: How the size of a structure needs to be recorded on the worksheet.

For AHERA, a check is placed in a column according to a structure being $<$ or $\geq$ $5\mu\text{m}$ length. For EPA Level II, the actual length and width will need to be recorded.

Required EDX: The frequency at which structures need to be analyzed by EDX. For AHERA, each structure, which will cause the sample to exceed $70\text{str}/\text{mm}^2$ will need EDX analysis. In the case of AHERA samples, this usually equates to the first four structures. For the analysis of water under 100.2, The x-ray spectrum for each type of asbestos observed for each set of samples from the same source or a minimum of every fifth sample analyzed must be recorded.

Required Diffraction Patterns: The frequency at which structures need to be analyzed by SAED.

Stopping Rules: The criteria required before analysis can be suspended.

Required Analytical Sensitivity: The criteria required for the number of grid openings to be analyzed. AHERA requires an A.S. of $0.005\text{str}/\text{cc}$ so a sample with 1200 liters being analyzed on 0.0129 mm^2 grid opening will require 5 openings for analysis.

Laboratory Blanks: A blank filter supplied by the lab, which is prepped along side of the samples to test for contamination. This section states if a laboratory blank is required and if the blank will need to be analyzed at the time of sample analysis.

Required Filters: The type of filter that the sample is to be taken on or filtered through.

Pass / Fail Limit: The level or concentration at which a sample or set of samples is past acceptable limits.

Quality Control: The steps to follow for QC. (S= Intra Analyst; D= Inter Analyst; SR=Intra Analyst Reprep, DRI=Inter Analyst Reprep, Inter Laboratory; V= Verified, B=Blanks).

***TEM NOB Tables and Laboratory
results***

COMMERCIAL LAB ENTERPRISE

270 Swinton Avenue
Bronx, New York 10465

☎ (718) 792-2832

Fax (718) 904-9117

BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 26, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
39th / 38th / 37th / 36th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
39th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	1.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	2.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	3.	N/C.
38th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	4.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	5.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	6.	N/C.
37th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	7.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	8.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	9.	N/C.
36th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	10.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	11.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	12.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-91

Project Manager

ENVIRONMENTAL CONSULTING SERVICES

COMMERCIAL LAB ENTERPRISE

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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

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c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 26, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
35th / 34th / 33rd / 32nd Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
35th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	13.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	14.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	15.	N/C.
34th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	16.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	17.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	18.	N/C.
33rd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	19.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	20.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	21.	N/C.
32nd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	22.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	23.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	24.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 10104819.

Project Manager

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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

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INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 26, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
31st / 30th / 29th / 28th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
31st floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	25.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	26.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	27.	N/C.
30th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	28.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	29.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	30.	N/C.
29th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	31.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	32.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	33.	N/C.
28th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	34.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	35.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	36.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.

Project Manager

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SITE ADDRESS: 310 Greenwich Street
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SURVEY DATE: November 26, 2002.

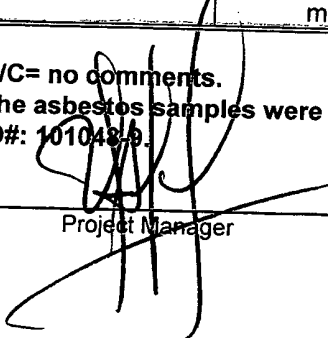
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
27th / 26th / 25th / 24th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
27th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	37.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	38.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	39.	N/C.
26th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	40.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	41.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	42.	N/C.
25th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	43.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	44.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	45.	N/C.
24th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	46.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	47.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	48.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.


Project Manager

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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 27, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
23rd / 22nd / 31st / 20th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
23rd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	49.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	50.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	51.	N/C.
22nd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	52.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	53.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	54.	N/C.
21st floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	55.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	56.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	57.	N/C.
20th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	58.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	59.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	60.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.

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CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 27, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
19th / 18th / 17th / 16th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
19th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	61.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	62.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	63.	N/C.
18th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	64.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	65.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	66.	N/C.
17th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	67.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	68.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	69.	N/C.
16th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	70.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	71.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	72.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 1010489.

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CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 27, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
15th / 14th / 13th / 12th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
15th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	73.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	74.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	75.	N/C.
14th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	76.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	77.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	78.	N/C.
13th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	79.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	80.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	81.	N/C.
12th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	82.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	83.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	84.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 1010489.

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SITE ADDRESS: 310 Greenwich Street
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SURVEY DATE: November 27, 2002.

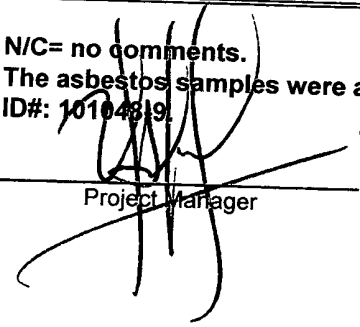
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
11th / 10th / 9th / 8th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
11th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	85.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	86.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	87.	N/C.
10th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	88.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	89.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	90.	N/C.
9th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	91.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	92.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	93.	N/C.
8th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	94.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	95.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	96.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 10104319.


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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 27, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
7th / 6th / 5th / 4th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
7th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	97.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	98.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	99.	N/C.
6th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	100.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	101.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	102.	N/C.
5th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	103.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	104.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	105.	N/C.
4th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	106.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	107.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	108.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.

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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

CLIENT: Duane Street Associates.
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INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 310 Greenwich Street
New York, NY.

SURVEY DATE: November 27, 2002.

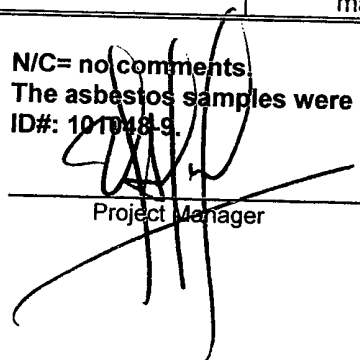
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
3rd / 2nd Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
3rd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	1,175 sq.ft.	No.	109.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	1,175 sq.ft.	No.	110.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	1,175 sq.ft.	No.	111.	N/C.
2nd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	112.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	113.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	114.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 1019489.


Project Manager

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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
New York, NY.

SURVEY DATE: November 29, 2002.

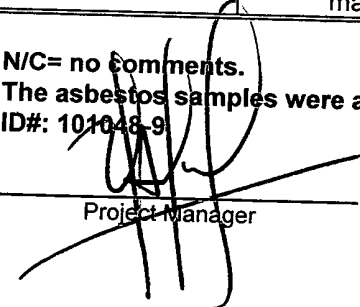
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
39th / 38th / 37th / 36th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
39th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	115.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	116.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	117.	N/C.
38th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	118.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	119.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	120.	N/C.
37th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	121.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	122.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	123.	N/C.
36th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	124.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	125.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	126.	N/C.

N/C= no Comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9


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INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
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SURVEY DATE: November 29, 2002.

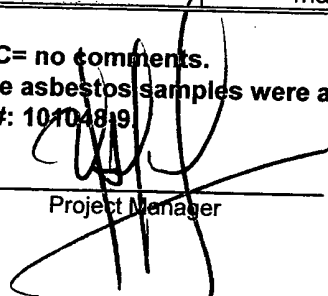
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
35th / 34th / 33rd / 32nd Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
35th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	127.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	128.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	129.	N/C.
34th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	130.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	131.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	132.	N/C.
33rd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	133.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	134.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	135.	N/C.
32nd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	136.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	137.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	138.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 10104819


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SURVEY DATE: November 29, 2002.

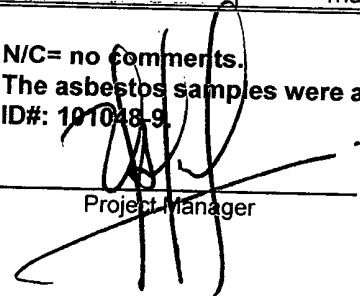
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
31st / 30th / 29th / 28th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
31st floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	139.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	140.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	141.	N/C.
30th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	142.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	143.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	144.	N/C.
29th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	145.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	146.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	147.	N/C.
28th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	148.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	149.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	150.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.


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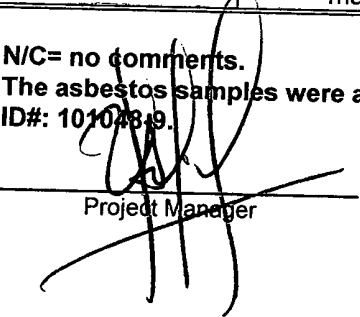
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
27th / 26th / 25th / 24th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
27th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	151.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	152.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	153.	N/C.
26th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	154.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	155.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	156.	N/C.
25th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	157.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	158.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	159.	N/C.
24th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	160.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	161.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	162.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 1010439.


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INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
New York, NY.

SURVEY DATE: November 29, 2002.

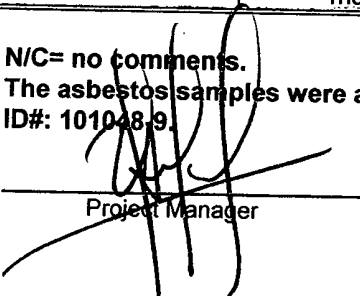
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
23rd / 22nd / 31st / 20th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
23rd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	163.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	164.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	165.	N/C.
22nd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	166.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	167.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	168.	N/C.
21st floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	169.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	170.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	171.	N/C.
20th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	172.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	173.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	174.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.


Project Manager

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BULK (TEM) SAMPLE TABLE SUMMARY OF ASBESTOS SAMPLES SURVEY LOCATIONS

CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
New York, NY.

SURVEY DATE: December 4, 2002.

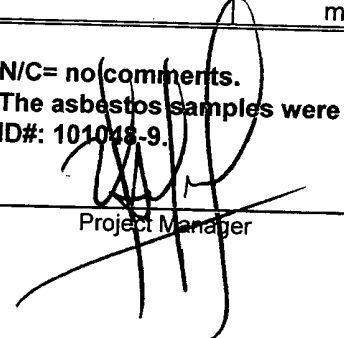
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
19th / 18th / 17th / 16th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
19th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	175.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	176.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	177.	N/C.
18th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	178.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	179.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	180.	N/C.
17th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	181.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	182.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	183.	N/C.
16th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	184.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	185.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	186.	N/C.

N/C= no comments.

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CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
New York, NY.

SURVEY DATE: December 4, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
15th / 14th / 13th / 12th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
15th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	187.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	188.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	189.	N/C.
14th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	190.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	191.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	192.	N/C.
13th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	193.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	194.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	195.	N/C.
12th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	196.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	197.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	198.	N/C.

N/C= no comments.

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Project Manager

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CLIENT: Duane Street Associates.
c/o Hudson River Management LLC.,

INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
New York, NY.

SURVEY DATE: December 4, 2002.

FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
11th / 10th / 9th / 8th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
11th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	199.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	200.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	201.	N/C.
10th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	202.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	203.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	204.	N/C.
9th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	205.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	206.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	207.	N/C.
8th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	208.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	209.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	210.	N/C.

N/C= no comments.

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SURVEY DATE: December 4, 2002.

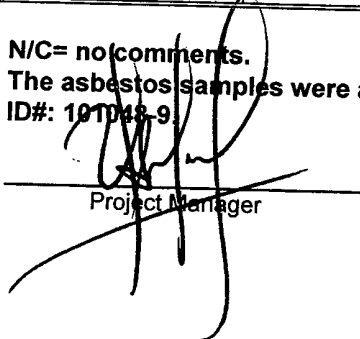
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
7th / 6th / 5th / 4th Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
7th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	211.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	212.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	213.	N/C.
6th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	214.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	215.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	216.	N/C.
5th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	217.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	218.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	219.	N/C.
4th floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	220.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	221.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	222.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 101048-9.


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CLIENT: Duane Street Associates.
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INSPECTOR NAME: V. Escalona.

SITE ADDRESS: 40 Harrison Street
New York, NY.

SURVEY DATE: December 4, 2002.

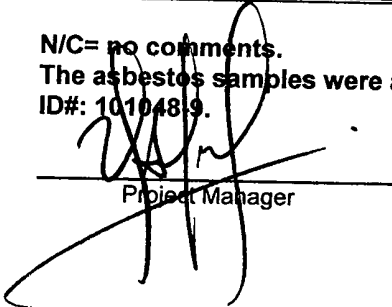
FILE No.: 02227.

AREA INSPECTED: Entire hallways at the
3rd / 2nd Floors.

Location	Material sampled	Material condition	Quantity of material	Friable Yes No	Sample #	Comments
3rd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	1,175 sq.ft.	No.	223.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	1,175 sq.ft.	No.	224.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	1,175 sq.ft.	No.	225.	N/C.
2nd floor:						
East side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	226.	N/C.
Middle area of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	227.	N/C.
West side of hallway.	Carpet glue/mastic material.	Fair.	885 sq.ft.	No.	228.	N/C.

N/C= no comments.

The asbestos samples were analyzed by EMSL Analytical Inc., NYS DOH ELAP #: 11506 and NVLAP ID#: 10104819.


Project Manager

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Project: 02227 / DUANE STREET ASSOCIATES. C/O HUDSON
RIVER MANAGEMENT LLC. / 310 GREENWICH ST.,
NEW YORK, NY / ENTIRE HALLWAYS

Customer ID: COMM56
Customer PO:
Received: 11/26/02 1:12 PM
EMSL Order: 030216989
EMSL Project ID:

Analysis Date 11/27/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
1 030216989-0001	39TH FL / E. SIDE OF HALLWAY / CARP. GLUE M.	GRAY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
2 030216989-0002	39TH FL / MIDDLE AREA OF HALLWAY / CARP. GLUE M.	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
3 030216989-0003	39TH FL / W. SIDE OF HALLWAY / CARP. GLUE M.	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
4 030216989-0004	38TH FL / E. SIDE OF HALLWAY / CARP. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
5 030216989-0005	38TH FL / MIDDLE AREA OF HALLWAY / CAR. GLUE/MAST	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
6 030216989-0006	38TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GRAY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
7 030216989-0007	37TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
8 030216989-0008	37TH FL / MIDDLE AREA OF HALLWAY / CAR. GLUE/MASTI	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Thomas Michel

Analyst

Joel D. [Signature]
Laboratory Manager
or other approved signatory

This laboratory is not responsible for % asbestos in total sample when the residue only is submitted for analysis. The above report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL Analytical, Inc.

ACCREDITATIONS: NVLAP #101048-9 and NY STATE ELAP #11506

NY11 NOB 2

EMSL Analytical, Inc.

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Commercial Lab Enterprise
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Bronx, NY 10465

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Project: 02227 / DUANE STREET ASSOCIATES. C/O HUDSON
RIVER MANAGEMENT LLC. / 310 GREENWICH ST.,
NEW YORK, NY / ENTIRE HALLWAYS

Customer ID: COMM56
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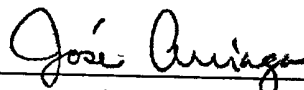
Analysis Date 11/27/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
9 030216989-0009	37TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
10 030216989-0010	36TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GRAY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
11 030216989-0011	36TH FL / MIDDLE AREA OF HALLWAY / CAR. GLUE/MASTI	GRAY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
12 030216989-0012	36TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GRAY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
13 030216989-0013	35TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
14 030216989-0014	35TH FL / MIDDLE AREA OF HALLWAY / CAR. GLUE/MASTI	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
15 030216989-0015	35TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
16 030216989-0016	34TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Thomas Michel

Analyst



Laboratory Manager
or other approved signatory

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ACCREDITATIONS: NVLAP #101048-9 and NY STATE ELAP #11506

NY11NOB2

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Commercial Lab Enterprise
270 Swinton Avenue
Bronx, NY 10465

Customer ID: COMM56

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Received: 11/26/02 1:12 PM

Fax: (718) 904-9117 Phone: 718-792-2832

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RIVER MANAGEMENT LLC. / 310 GREENWICH ST.,
NEW YORK, NY / ENTIRE HALLWAYS

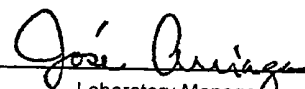
Analysis Date 11/27/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
17 030216989-0017	34TH FL / MIDDLE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
18 030216989-0018	34TH FL / W. SIDE HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
19 030216989-0019	33RD FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
20 030216989-0020	33RD FL / MIDDLE AREA OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
21 030216989-0021	33RD FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
22 030216989-0022	32ND FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
23 030216989-0023	32ND FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
24 030216989-0024	32ND FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Thomas Michel

Analyst


 Laboratory Manager
 or other approved signatory

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Customer ID: COMM56

Customer PO:

Received: 11/26/02 1:12 PM

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EMSL Order: 030216989

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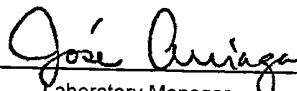
Analysis Date 11/27/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
25 030216989-0025	31ST FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
26 030216989-0026	31ST FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
27 030216989-0027	31ST FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
28 030216989-0028	30TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
29 030216989-0029	30TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
30 030216989-0030	30TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
31 030216989-0031	29TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
32 030216989-0032	29TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Thomas Michel

Analyst


 Laboratory Manager
 or other approved signatory

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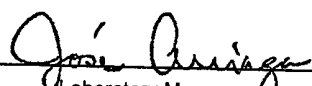
Analysis Date 11/27/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
33 030216989-0033	29TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
34 030216989-0034	28TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
35 030216989-0035	28TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELOOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
36 030216989-0036	28TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
37 030216989-0037	27TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
38 030216989-0038	27TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
39 030216989-0039	27TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
40 030216989-0040	26TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Thomas Michel

Analyst


 Laboratory Manager
 or other approved signatory

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Customer ID: COMM56

Customer PO:

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Phone: 718-792-2832

EMSL Order: 030216989

Project: 02227 / DUANE STREET ASSOCIATES. C/O HUDSON
RIVER MANAGEMENT LLC. / 310 GREENWICH ST.,
NEW YORK, NY / ENTIRE HALLWAYS

EMSL Project ID:

Analysis Date 11/27/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
41 030216989-0041	26TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
42 030216989-0042	26TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
43 030216989-0043	25TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
44 030216989-0044	25TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
45 030216989-0045	25TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
46 030216989-0046	24TH FL / E. SIDE OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
47 030216989-0047	24TH FL / MID. AREA OF HALLWAY / CAR. GLUE/MASTIC	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
48 030216989-0048	24TH FL / W. SIDE OF HALLWAY / CAR. GLUE/MASTIC	GREY & YELLOW Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Thomas Michel

Analyst


 Laboratory Manager
 or other approved signatory

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Management LLC. / 310 Greenwich Street New York, NY
/ Entire Hallways

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EMSL Order: 030217118

EMSL Project ID:

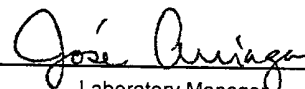
Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
49 030217118-0001	23 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
50 030217118-0002	23 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
51 030217118-0003	23 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
52 030217118-0004	22 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
53 030217118-0005	22 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
54 030217118-0006	22 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
55 030217118-0007	21 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
56 030217118-0008	21 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
57 030217118-0009	21 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Rey Cross

Analyst


 Laboratory Manager
 or other approved signatory

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EMSL Order: 030217118

EMSL Project ID:

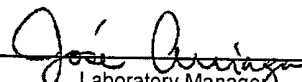
Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
58 030217118-0010	20 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
59 030217118-0011	20 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
60 030217118-0012	20 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
61 030217118-0013	19 floor east side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
62 030217118-0014	19 floor mid area of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
63 030217118-0015	19 floor west side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
64 030217118-0016	18 floor east side of hallway / carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
65 030217118-0017	18 floor mid. area of hallway / carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
66 030217118-0018	18 floor ewst side of hallway / carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Rey Cross

Analyst


 Laboratory Manager
 or other approved signatory

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EMSL Order: 030217118

EMSL Project ID:

Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
67 030217118-0019	17 floor east side of hallway / carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
68 030217118-0020	17 floor mid. area of hallway / carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
69 030217118-0021	17 floor west side of hallway / carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
70 030217118-0022	16 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
71 030217118-0023	16 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
72 030217118-0024	16 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
73 030217118-0025	15 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
74 030217118-0026	15 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
75 030217118-0027	15 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Rey Cross

Analyst

Laboratory Manager
or other approved signatory

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EMSL Order: 030217118

EMSL Project ID:

Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
76 030217118-0028	14 floor east side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
77 030217118-0029	14 floor mid. area of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
78 030217118-0030	14 floor west side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
79 030217118-0031	13 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
80 030217118-0032	13 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
81 030217118-0033	13 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
82 030217118-0034	12 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
83 030217118-0035	12 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
84 030217118-0036	12 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Ghayath Elias

Analyst

*José Quijano*Laboratory Manager
or other approved signatory

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Received: 11/27/02 4:00 PM

EMSL Order: 030217118

EMSL Project ID:

Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
85 030217118-0037	11 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
86 030217118-0038	11 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
87 030217118-0039	11 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
88 030217118-0040	10 floor east side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
89 030217118-0041	10 floor mid. area of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
90 030217118-0042	10 floor west side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
91 030217118-0043	9 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
92 030217118-0044	9 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
93 030217118-0045	9 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Ghayath Elias

Analyst

*José Quiroga*Laboratory Manager
or other approved signatory

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Management LLC. / 310 Greenwich Street New York, NY
/ Entire Hallways

Customer ID: COMM56

Customer PO:

Received: 11/27/02 4:00 PM

EMSL Order: 030217118

EMSL Project ID:

Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
94 030217118-0046	8 floor east side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
95 030217118-0047	8 floor mid. area of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
96 030217118-0048	8 floor west side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
97 030217118-0049	7 floor east side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
98 030217118-0050	7 floor mid. area of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
99 030217118-0051	7 floor west side of hallway/ carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
100 030217118-0052	6 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
101 030217118-0053	6 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
102 030217118-0054	6 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Ghayath Elias

Analyst

*Joë Arriaga*Laboratory Manager
or other approved signatory

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Management LLC. / 310 Greenwich Street New York, NY
/ Entire Hallways

Customer ID: COMM56

Customer PO:

Received: 11/27/02 4:00 PM

EMSL Order: 030217118

EMSL Project ID:

Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
103 030217118-0055	5 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
104 030217118-0056	5 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
105 030217118-0057	5 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
106 030217118-0058	4 floor east side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
107 030217118-0059	4 floor mid. area of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
108 030217118-0060	4 floor west side of hallway / carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
109 030217118-0061	3rd floor east side of hallway carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
110 030217118-0062	3rd floor mid. area of hallway carpet/glue/mastic	Yellow Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
111 030217118-0063	3rd floor west side of hallway carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Ghayath Elias

Analyst

Laboratory Manager
or other approved signatory

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/ Entire Hallways

Customer ID: COMM56

Customer PO:

Received: 11/27/02 4:00 PM

EMSL Order: 030217118

EMSL Project ID:

Analysis Date 11/30/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
112 030217118-0064	2nd floor east side of hallway carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
113 030217118-0065	2nd floor mid area of hallway carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
114 030217118-0066	2nd floor west side of hallway carpet/glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Ghayath Elias

Analyst

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Entire hallways

Customer ID: COMM56

Customer PO:

Received: 11/30/02 8:00 AM

EMSL Order: 030217172

EMSL Project ID:

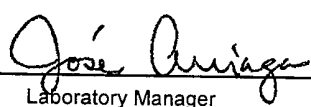
Analysis Date 12/2/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
115 030217172-0001	39th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
116 030217172-0002	39th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
117 030217172-0003	39th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
118 030217172-0004	38th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
119 030217172-0005	38th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
120 030217172-0006	38th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
121 030217172-0007	37th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
122 030217172-0008	37th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
123 030217172-0009	37th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Rey Cross

Analyst


 Laboratory Manager
 or other approved signatory

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NYC NOB 2

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EMSLAttn: Commercial Lab Enterprise
270 Swinton Avenue
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: 02227 / Duane Street Associates, C/O Hudson River
Management LLC./ 40 Harrison Street New York, NY /
Entire hallways

Customer ID: COMM56

Customer PO:

Received: 11/30/02 8:00 AM

EMSL Order: 030217172

EMSL Project ID:

Analysis Date 12/2/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
124 030217172-0010	36th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
125 030217172-0011	36th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
126 030217172-0012	36th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
127 030217172-0013	35th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
128 030217172-0014	35th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
129 030217172-0015	35th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
130 030217172-0016	34th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
131 030217172-0017	34th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
132 030217172-0018	34th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Rey Cross

Analyst

*José Ariaga*Laboratory Manager
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**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
133 030217172-0019	33rd Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
134 030217172-0020	33rd Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
135 030217172-0021	33rd Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
136 030217172-0022	32nd Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
137 030217172-0023	32nd Floor mid. Area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
138 030217172-0024	32nd Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
139 030217172-0025	31st Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
140 030217172-0026	31st Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
141 030217172-0027	31st Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Rey Cross

Analyst

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Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
142 030217172-0028	30th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
143 030217172-0029	30th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
144 030217172-0030	30th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
145 030217172-0031	29th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
146 030217172-0032	29th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
147 030217172-0033	29th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
148 030217172-0034	28th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
149 030217172-0035	28th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
150 030217172-0036	28th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

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**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
151 030217172-0037	27th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
152 030217172-0038	27th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
153 030217172-0039	27th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
154 030217172-0040	26th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
155 030217172-0041	26th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
156 030217172-0042	26th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
157 030217172-0043	25th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
158 030217172-0044	25th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
159 030217172-0045	25th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

*José Arias*Laboratory Manager
or other approved signatory

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**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
160 030217172-0046	24th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
161 030217172-0047	24th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
162 030217172-0048	24th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
163 030217172-0049	23rd Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
164 030217172-0050	23rd Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
165 030217172-0051	23rd Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
166 030217172-0052	22nd Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
167 030217172-0053	22nd Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
168 030217172-0054	22nd Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

*José Arriaga*Laboratory Manager
or other approved signatory

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**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
169 030217172-0055	21st Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
170 030217172-0056	21st Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
171 030217172-0057	21st Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
172 030217172-0058	20th Floor east side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
173 030217172-0059	20th Floor mid. area of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	
174 030217172-0060	20th Floor west side of hallway carpet glue/mastic	Yellow Non-Fibrous Heterogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

*José Quiroga*Laboratory Manager
or other approved signatory

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Managemnet LLC./ 40 Harrison Street New York, NY./
Entire hallways

Customer ID: COMM56

Customer PO:

Received: 12/04/02 1:01 PM

EMSL Order: 030217409

EMSL Project ID:

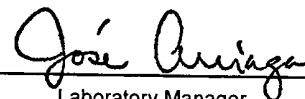
Analysis Date 12/5/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
175 030217409-0001	19th floor:East side of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
176 030217409-0002	19th floor:Middle area of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
177 030217409-0003	19th floor:West side of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
178 030217409-0004	18th floor:East side of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
179 030217409-0005	18th floor:Middle area of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
180 030217409-0006	18th floor:West side of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
181 030217409-0007	17th floor:East side of hallway./Carpet glue/ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
182 030217409-0008	17th floor: Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst


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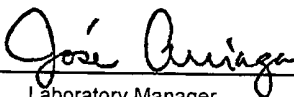
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SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
183 030217409-0009	17th floor: West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
184 030217409-0010	16th floor: East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
185 030217409-0011	16th floor: Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
186 030217409-0012	16th floor: West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
187 030217409-0013	15th floor: East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
188 030217409-0014	15th floor: Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
189 030217409-0015	15th floor: West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
190 030217409-0016	14th floor: East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

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Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
191 030217409-0017	14th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
192 030217409-0018	14th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
193 030217409-0019	13th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
194 030217409-0020	13th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
195 030217409-0021	13th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
196 030217409-0022	12th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
197 030217409-0023	12th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
198 030217409-0024	12th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

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SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
199 030217409-0025	11th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
200 030217409-0026	11th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
201 030217409-0027	11th floor:West side of hallway./Carper glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
202 030217409-0028	10th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
203 030217409-0029	10th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
204 030217409-0030	10th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
205 030217409-0031	9th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
206 030217409-0032	9th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

Laboratory Manager
or other approved signatory

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ACCREDITATIONS: NVLAP #101048-9 and NY STATE ELAP #11506

NYC NOB2

EMSL Analytical, Inc.

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email: manhattanlab@emsl.com

EMSLAttn: Commercial Lab Enterprise
270 Swinton Avenue
Bronx, NY 10465

Customer ID: COMM56

Customer PO:

Received: 12/04/02 1:01 PM

EMSL Order: 030217409

EMSL Project ID:

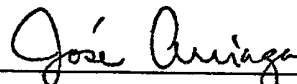
Analysis Date 12/5/02

Fax: (718) 904-9117 Phone: 718-792-2832
Project: 02227/ Duane Street Associates.c/o Hudson River
Managemnet LLC./ 40 Harrison Street New York, NY./
Entire hallways**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
207 030217409-0033	9th floor:West area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
208 030217409-0034	8th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
209 030217409-0035	8th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
210 030217409-0036	8th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
211 030217409-0037	7th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
212 030217409-0038	7th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
213 030217409-0039	7th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
214 030217409-0040	6th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
215 030217409-0041	6th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

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Entire hallways

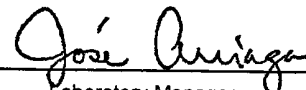
Analysis Date 12/5/02

**Asbestos Analysis of Non-Friable Organically Bound materials by Transmission
Electron Microscopy via NYS ELAP Method 198.4**

SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON-ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
216 030217409-0042	6th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
217 030217409-0043	5th floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
218 030217409-0044	5th floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
219 030217409-0045	5th floor:West side of hallways./Carpets glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
220 030217409-0046	4th floor:East side of hallway./Carpets glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
221 030217409-0047	4th floor:Middle area of hallway./Carpets glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
222 030217409-0048	4th floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
223 030217409-0049	3rd floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
224 030217409-0050	3rd floor:Middle side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

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SAMPLE ID	DESCRIPTION	APPEARANCE	% MATRIX MATERIAL	% NON- ASBESTOS	ASBESTOS TYPES	% TOTAL ASBESTOS
225 030217409-0051	3rd floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
226 030217409-0052	2nd floor:East side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
227 030217409-0053	2nd floor:Middle area of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	
228 030217409-0054	2nd floor:West side of hallway./Carpet glue ma	Brown Non-Fibrous Homogeneous	100.0	None	No Asbestos Detected	

Bob Georgans

Analyst

*José Ariaga*Laboratory Manager
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