

The Gerken Building Corporation

122 Montague Street

Brooklyn, New York 11201-3442

Telephone (718) 797-3507, 3514

Facsimilie (718) 797-9640

March 18, 2002

R. Radhakrishnan, P.E.

Director - Asbestos Control Program

NYC Department of Environmental Protection

59-17 Junction Boulevard - 8th Floor

Corona, New York 11373-5108

Re: 90 West Broadway, Manhattan

Dear Mr. Radhakrishnan:

In response to your letter of February 12, 2002, enclosed please find the following, reference the captioned property and in response to the required clean-up post September 11, 2001.

The interior of the property was cleaned in an environmentally safe fashion by TRADEWINDS ENVIRONMENTAL and likewise with the exterior of the property, which was accomplished by REMCO MAINTENANCE. The work was done with the approval of C. J. RUBINO & CO., INC., a contractor signing-off on behalf of the property's insurance carrier, GREATER NEW YORK INSURANCE COMPANY. The work accomplished is out-lined by C.J. RUBINO & CO., INC. on an enclosure herein.

Bulk testing of the material deposited upon and within the property was accomplished both prior to and immediately after the clean-ups, which were effected in early October, 2001. The results of such tests are enclosed herein. No direct testing of interior air was accomplished.

To this day, several additional samplings have been made of accumulated debris with negative results. Each occupied floor within the property has one or more HEPA-equipped air filters running around-the-clock, seven days per week. At one month intervals, filters are pulled from random units and sent to New York Labs. The filter material is ground-up, allowance is made for the filter material itself and the content balance extensively tested. The last batch of filter material testing, as well as previous batch testing, dating back to December, 2001 has failed to produce any measurable content of glass, cellulose, mica, chrysotile or other non-fibrous material.

Department of Environmental Protection
Asbestos Control Program
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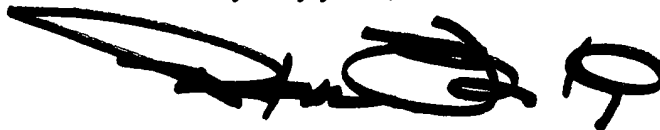
The limited public areas of the property have also been supplied with HEPA-equipped powered air filters, again running around-the-clock, seven days per week. Much like the residential filters, no measureable material has been extracted from the used filters.

As of date of this letter, no longer are we able to gather significant amounts of any gray/brown, fibrous, heterogeneous material for testing purposes; it simply does not accumulate in, on or around the immediate vicinity of the property. The areas probed for material content include the roof, the courtyard, window sills, the stairwell, elevator shafts, exterior cab ceilings and pits, the sidewalk itself, decorative masonry trim and the exterior stairwell, sidewalk to basement. Never-the-less, thrice weekly, (until the on-set of the recent water shortage) the exterior surfaces 1st floor to sidewalk, were thoroughly flushed with ample amounts of hosed water.

Fresh air vents, (powered and passive) are regularly inspected as is the flue for the central heating and hot water plant. Resident central a/c units, ducts and filters are regularly inspected and stepped-up changes on filters within the individual air handling systems are accomplished on a monthly basis.

We trust the above information, plus the enclosures provide you with the material you are requesting.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter Spaulding', with a stylized flourish at the end.

By: The Gerken Building Corporation
Peter Spaulding
The Ryan Group, Ltd.
Managing Agents

cc: Board of Directors

FROM : MGS ADJUSTERS INC. DJUSTERSINC FAX NO. : 718 9671675

Feb. 13 2002 08:37AM P2

C. J. RUBINO & CO., INC.
THE GERKEN BLDG C/O RYAN GRP

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EXTERIOR**Area: GENERAL**

MOBILIZE, SET-UP AND REMOVE HANG SCAFFOLD AND EQUIPMENT; HIGH-PRESS-WASH NORTH, SOUTH, EAST AND WEST ELEVATIONS, TO INCLUDE WINDOW AND METALWORK CLEANING	26,500 SF	35,775.00
HIGH-PRESSURE-WASH ROOF SURFACE AND CLEAN DRAINS	3,750 SF	2,250.00

INTERIOR**Area: GENERAL**

CLEANING OF MECHANICAL AND ELECTRICAL COMPONENTS, TO INCLUDE OIL-FIRED HEATING PLANT, ELECTRICAL SERVICE PANELS AND ELEVATOR MOTOR ROOM EQUIPMENT	1 LM	4,750.00
CLEAN AND DEODORIZE FRESH-AIR VENTILATION EQUIPMENT AND RELATED DUCT RISERS AND CONNECTIONS	1 LM	3,950.00
CLEANING OF BASEMENT AREA, TO INCLUDE CEILINGS, WALLS AND SLABS	5,440 SF	2,176.00
CLEANING OF STAIR HALLS AND CORRIDORS, TO INCLUDE CEILINGS, WALLS, FLOORS, STAIRS, STAIR RAILINGS AND LIGHTING FIXTURES	17,480 SF	8,740.00
CLEANING OF (2) ELEVATOR SHAFTWAYS, PITS AND OVERHEADS	9,600 SF	7,200.00

**C.J. Rubino & Company, Inc.**

02/13/2002 10:45 8456341996

SAFEHARBORGROUP

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FROM : MGS ADJUSTERS INC. DJUSTERSINC FAX NO. : 718 9671675

Feb. 13 2002 08:38AM P3

C. J. RUBINO & CO., INC.
THE GERKEN BLDG C/O RYAN GRP

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Summary

Total Line Items					64,841.00
Overhead	@	10%	x	64,841.00	6,484.10
Profit	@	10%	x	71,325.10	7,132.51
Grand Total					\$78,457.61



C.J. Rubino & Company, Inc.

02/13/2002 10:45 8456341995

SAFEHARBORGROUP

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FROM : MGS ADJUSTERS INC. DJUSTERSINC FAX NO. : 718 9671675

Feb. 13 2002 08:38AM P4

THE GERKEN BLDG C/O RYAN GRP C. J. RUBINO & CO., INC.

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Recap By Category

Description: O&P Items

		Total Dollars	%
CLEANING & POWER-WASHING		64,841.00	100.00%
O&P Items Subtotal		64,841.00	100.00%
Overhead	10%	6,484.10	
Profit	10%	7,132.51	
Grand Total		\$78,457.61	
		X 1.0825 tax	
		84,930.36	



C.J. Rubino & Company, Inc.

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 212-290-0058 Email:

EMSLAttn: The Building Studio, LLP
307 West 38th Street, 17th Floor
New York, NY 10018

Fax: (212) 279-1541

Phone: 212-279-1507

Project: Bulk Testing

Customer ID: +03tbs

Customer PO:

Received: 10/05/01 2:30 PM

EMSL Order: 030105513

EMSL Project ID:

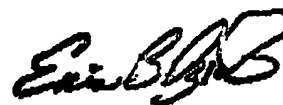
Analysis Date: 10/5/01

Asbestos Analysis of Bulk Materials by PLM via the NY State ELAP 198.1 Method

Sample	Location	Appearance	Treatment	Non-Asbestos		Asbestos	
				% Fibrous	% Non-Fibrous	% Type	
1 030105513-0001	90 Courtyard	Gray/Brown Fibrous Heterogeneous	Dissolved Teased	20.00% Glass 45.00% Cellulose	20.00% Non-fibrous (other) 13.30% Mica	1.70% Chrysotile	
2 030105513-0002	90 Roof	Gray/Brown Fibrous Heterogeneous	Dissolved Teased	17.00% Glass 35.00% Cellulose	25.90% Non-fibrous (other) 20.00% Mica	2.10% Chrysotile	
3 030105513-0003	90 Sill 3 Floor	Gray/Brown Fibrous Heterogeneous	Dissolved Teased	20.00% Glass 30.00% Cellulose	25.00% Non-fibrous (other) 25.00% Mica	<1% Chrysotile	
4 030105513-0004	152 Drain	Brown Fibrous Heterogeneous	Dissolved Teased	20.00% Glass 30.00% Cellulose	20.00% Non-fibrous (other) 30.00% Mica	None Detected	
5 030105513-0005	152 Roof	Brown Fibrous Heterogeneous	Dissolved Teased	30.00% Glass 40.00% Cellulose	15.00% Non-fibrous (other) 15.00% Mica	None Detected	
6 030105513-0006	75 Park Place	Brown Fibrous Heterogeneous	Dissolved Teased	30.00% Glass 40.00% Cellulose	20.00% Non-fibrous (other) 10.00% Mica	None Detected	

Ram Yalabandi

Analyst

Laboratory Manager
or other approved signatory

PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Negative PLM results cannot be guaranteed. Samples reported as <1% or none detected should be tested with TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government.

analysis performed by EMSL Manhattan (NVLAP #101048-8), NY ELAP 11508

PLM Point Count-1

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