

Donohoe Environmental, Inc.

Tel: 212 260 9818

Fax: 212 673 7215

FACSIMILE COVER PAGE

To: Jennifer Arancio	From: Tim Donohoe
Fax #: 6450985	Fax #: 212 673 7215
Company: Buchbinder and Warren	Tel #: 212 260 9818
Sent: 3/25/02 at 7:33:06 PM	Pages: ● (including cover)

For Chris, regarding 92 - 94 Warren Street.

~~Here are the bulk samples of the dust taken from the building. I am working on a letter to answer the DEP but I am still waiting for a call back from Ms. Gil.~~

Report w Bulk samples

Donohoe Environmental Inc.

39 Bowery # 684

New York, NY 10002

Voice: 212 260 9818

Fax: 212 673 7215

Invoice

Invoice Number:
000734

Invoice Date:
Mar 26, 2002

Page:
1

Sold To:

Buchbinder & Warren, LLC.
One Union Square West
Room 402
New York, NY 10003

Customer ID: Buchbinder & Warren

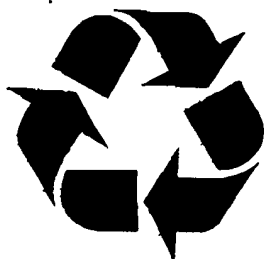
Customer PO	Payment Terms	Due Date	Sales Rep ID
92-94 Warren Street	Net 30 Days	4/25/02	001

Quantity	Item	Description	Unit Price	Extension
1.00	ACP5	Inspection and Report	300.00	300.00
3.00	PLM- NOB	TEM Bulk Sample Analysis	75.00	225.00

Check No:

Subtotal	525.00
Sales Tax	
Total Invoice Amount	525.00
Payment Received	0.00
TOTAL	525.00

Overdue invoices will incur a 19% finance charge



DONOHUE ENVIRONMENTAL, INC.

39 Bowery #684 New York, New York 10002

Phone: 212 260-9818

Fax: 212 673-7215

March 20, 2002

Ms. Diana Madden
Buchbinder and Warren, LLC.
One Union Square West
New York, New York 10003

**Re: Hazardous gas monitoring at 92 - 94 Warren Street, in New York City, on
March 19, 2002.**

Dear Ms. Madden:

Hazardous gas detection was performed in all areas at the above location. All monitoring was performed according to the following guidelines:

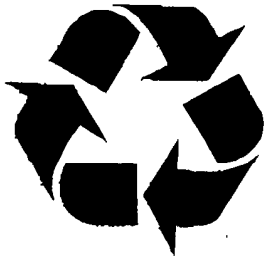
- The Occupational Safety and Health Administration (OSHA) Standards and Regulations contained in Title 29, Code of Federal Regulations, Parts 1910 and 1920 (29 CFR 1910 and 1920);
- Subsequent additions and/or modifications, the New York State Labor Law Section 876 (Right-To-Know Law);
- The Interim Standard Operating Safety Guidelines by the United States Environmental Protection Agency and the Office of Emergency and Remedial Response;
- National Institute for Occupational Safety and Health (NIOSH) pocket guide
- The American Conference of Governmental Industrial Hygienists (ACGIH) handbook.

Hazardous gas detection was performed using an AIM 3000 4 Gas detector. We checked specifically for Oxygen, H₂S, CO, Toxic, and Lower Explosion Level. No hazardous gasses were detected. Monitoring was performed by *Donohue Environmental, Inc.* Feel free to call if you have any additional questions.

Very truly yours,

A handwritten signature in black ink that reads "Timothy J. Donohue".

Timothy J. Donohue
Donohue Environmental, Inc.

***DONOHOE ENVIRONMENTAL, INC.******39 Bowery #684 New York, New York 10002******Phone: 212 260-9818******Fax: 212 673-7215***

March 20, 2002

Ms. Diana Madden
Buchbinder and Warren, LLC.
One Union Square West
New York, New York 10003

Re: Survey at 92 – 94 Warren Street, in New York City, on March 19, 2002.

Dear Ms. Madden:

Timothy Donohoe (NYC Asbestos Investigator # 87952) performed an asbestos inspection at the above referenced property on March 19, 2002. The building is a vacant warehouse building. The following was found on all the floors:

- 4800 Square Feet of 9x9 Vinyl Floor tile (assumed positive)
- Dust on every floor, (Sampled found to be negative; see Lab report) mostly around windows and under skylights.
- Dust on the roof (Assumed to be asbestos containing).

The friable bulk samples collected were analyzed in accordance with the protocol set forth in EPA method 600/M4-82-020. This method utilizes polarized light microscopy and dispersion staining techniques to identify asbestos fibers. In addition to the PLM analysis the samples were analyzed in accordance with NYSDOH - ELAP Manual Item 198.4, which calls for TEM analysis and/or confirmation of asbestos content.

The building has some dust on windowsills and on the roof. We recommend that you either clean the dust or have the windows and skylights sealed until you are prepared to re-occupy or begin construction in the building. Prior to construction we can perform more extensive sampling of the dust and air for asbestos.

Feel free to call if you have any problems or need more information.

Sincerely,

Timothy J. Donohoe
Donohoe Environmental, Inc.

EMSL Analytical, Inc.

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 212-290-0050 Email:

EMSL

Attn: T. Donohoe
Donohoe Environmental, Inc.
38 Bowery #684
New York, NY 10002
Fax: (212) 673-7215 Phone: 212-200-8818
Project: 92-84 WARREN STREET

Customer ID: DHUE21
Customer PO:
Received: 03/23/02 12:50 PM
EMSL Order: 030203814
EMSL Project ID:
Analysis Date: 3/24/02

**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 FIBERS	ASBESTOS TYPES	TOTAL ASBESTOS
031802 TD01 030203814-0001	5TH FLOOR BY SKYLIGHTS	Various Non-Fibrous Homogeneous	100.0	None		No Asbestos Detected
031802 TD02 030203814-0002	4TH FLOOR WARREN ST. WINDOWS	Various Non-Fibrous Homogeneous	100.0	Fibrous (other)		No Asbestos Detected
031802 TD03 030203814-0003	1ST FLOOR BY DOOR	Various Non-Fibrous Homogeneous	100.0	Fibrous (other)		No Asbestos Detected

Louis Lombardi

Analyst

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: NYS ELAP #101048.S and NY STATE ELAP #11200

NY 108-

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NYC-WTC 000096408

EMSL Analytical, Inc.

307 West 38th Street, New York, NY 10018

Phone: 212-290-0651 Fax: 212-290-0650 Email:

EMSL

Attn: T. Donohoe
Donohoe Environmental, Inc.
39 Bowery #664
New York, NY 10002

Fax: (212) 673-7215

Phone: 212-290-8818

Project: 92-94 WARREN STREET

Customer ID: DHUE21

Customer PO:

Received: 03/22/02 12:48 PM

EMSL Order: 030203757

EMSL Project ID:

Analysis Date: 3/23/2002

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
031902 TD01 030203757-0001	8TH FLOOR BY SKYLIGHTS / DUST	Gray/Tan Fibrous Heterogeneous	Teased Dissolved	20.0% Glass 35.0% Cellulose	20.00% Non-fibrous (other) 25.00% Mica	<1% Chrysotile
031902 TD02 030203757-0002	4TH FLOOR WARREN ST. WINDOWS /	Gray/Tan Fibrous Heterogeneous	Teased Dissolved	16.0% Glass 30.0% Cellulose	25.00% Non-fibrous (other) 30.00% Mica	<1% Chrysotile
031902 TD03 030203757-0003	18T FLOOR BY DOOR / DUST	Gray/Tan Fibrous Heterogeneous	Teased Dissolved	15.0% Glass 40.0% Cellulose	20.00% Non-fibrous (other) 25.00% Mica	<1% Chrysotile

Williams John

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.

revised 10/2001 by EMSL Manhattan (NVLAP #101048-9), NY ELAP 11508

PLM Print Count: 1

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Bulk Sample Chain of Custody / Data Sheet

03/13/2002 11:17 FAX

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**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-5107

February 12, 2002

92-94 Warren St. Inc c/o Buchbinder & Warren LLC
1 Union Square West
New York, NY 10003-3303

Subject: 92 WARREN STREET

Joel A. Miele Sr., P.E.,
Commissioner

Dear Sir/ Madam:

Robert C. Avaltroni
Deputy Commissioner
Bureau of
Environmental Compliance
Tel (718) 595-4418
Fax (718) 595-4422

In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment of building contamination for possible hazardous components, including asbestos, and a retrospective filing, as required, if applicable.

The NYC DEP is hereby requesting copies of the environmental hazard assessments including bulk sample results and air monitoring results and a summary of clean-up activities at the above referenced site. Please forward the requested documents to our offices within FIVE BUSINESS DAYS. They may be faxed to (718) 595-3744 or sent to the NYC DEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

Please be advised building owners are responsible for the cleaning of building exteriors, grounds, and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

If you have any questions, you may reach the Department at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. DEP staff is available to provide guidance and technical assistance.

Sincerely,

R. Radhakrishnan
R. Radhakrishnan, P.E.
Director
Asbestos Control Program



(718) DEP-HELP

Post-it® Fax Note 7671		Date 3/13	Page 3
To Tim Donohue	From	CWA	
Co./Dept.	Co.	BIC	
Phone # 240-9818	Phone #	212-243-6722	
Fax # 678-7215	Fax #		

Call CWA plan

03/13/2002 11:17 FAX

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Est. 1958

Norman Buchbinder
Eugene WarrenReal Estate
Management
Sales
Rentals
Leasing

Buchbinder & Warren LLC

One Union Square West
New York, N.Y. 10003-5586

February 14, 2002

(Sent Certified Mail)

The City of New York
Department of Environmental Protection
59-17 Junction Boulevard
Carona, New York 11368-5107
Attention: R. Radhakrishnan P.E., Director Asbestos Control Program

Re: 92-94 Warren St., Inc.

Dear Mr. Radhakrishnan,

In reference to the above captioned, I am in receipt of your letter dated February 12, 2002.

Today, February 14, 2002 I spoke with your Deputy Penny Theodorellys. I advised her that this building is vacant and that we did not receive your initial letter in September 2001 advising building owners of building maintenance and re-occupancy issues following the collapse of the World Trade Center. Deputy Theodorellys told me that these letters were hand delivered and put under the doors of all buildings effected by this disaster. I then proceeded to tell her that in the several times that we have been to the building since September 11th we have never seen this letter.

In lieu of this letter though we will comply to your request of copies of the environmental hazard assessments including bulk sample results, air monitoring results and a summary of clean up activities. However, we will be unable to forward these documents in five business days. We will forward this information to you as soon as we are able to as I advised Deputy Theodorellys, who then told me that this would not be a problem.

Thank you.

Very truly yours,

Diana Madden
Administrative Services
Buchbinder & Warren LLC

attachment

Management
212-243-6722
Fax 212-645-0985Sales
212-243-2200
Fax 212-645-0985

03/26/2002 13:45

2126737215

DONOHUE ENVIRONMENTA

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03/13/2002 11:18 FAX

0003

SENDER, COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Received by (Please Print Clearly) _____ B. Date of Delivery _____	
1. Article Addressed to: The City of New York Department of Environmental Protection 59-17 Junction Blvd Corona, New York 11368-5107		C. Signature _____ ☐ Agent ☐ Addressee D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: _____	
2. Article Number (Transfer from service label) 2099 3400 0018 4710 4074		3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.	
PS Form 3811, March 2001		4. Restricted Delivery? (Extra Fee) ☐ Yes Domestic Return Receipt 102305-01-M-1404	

2099 3400 0018 4710 4074

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Postage \$	Postmark Here
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Total Postage & Fees \$	
Recipient's Name (Please Print Clearly) (to be completed by return) Street, Apt. No., & PO Box No. 59-17 Junction Blvd Corona, NY 11368-5107	

PS Form 3800, February 2002