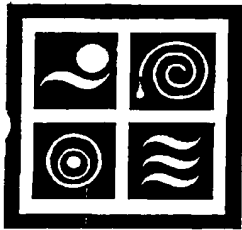


file**ambient group inc.**

Indoor environmental quality surveys
Water treatment consulting
Asbestos & lead field services
Regulatory compliance programs
Air, water & soil analytical laboratories

NATIONAL HEADQUARTERS

55 WEST 39TH STREET
12TH FLOOR
NEW YORK, NEW YORK 10018
TEL: (212) 463-7812
FAX: (212) 463-9397
WEB: WWW.AMBIENTGROUP.COM

January 11, 2002

Mr. Elliot Zuckerman
Cushman & Wakefield
a/a/f Mercantile Exchange
One North End Avenue
New York, New York 10282

Re: **One North End Avenue**
Ambient Project # 211338

Dear Mr. Zuckerman:

The following is a summary of the indoor environmental quality survey that Ambient Group, Inc. performed on January 3, 2002 at One North End Avenue. The survey included sampling for airborne metals (including silica scan), polynuclear aromatic hydrocarbons and airborne asbestos structures by TEM.

Four (4) air samples were collected from floors 3, 7, 13 and from the lobby and analyzed by transmission electron microscopy (TEM) for asbestos structures. The results of the analysis indicated that airborne asbestos levels at the time of testing were less than the analytical sensitivity of the instrument, which is well below the EPA standard of 70 structures/mm² as well as other recommended industry guidelines and/or regulations.

Four (4) air samples were collected from floors 3, 7, 13 and from the lobby and analyzed for metals in air (including silica). All measured metals revealed levels well below their respective OSHA PELs and NIOSH RELs. Levels of cristobalite and quartz detected in the silica scan were also below the NIOSH REL of 0.05 mg/m³.

Four (4) air samples were collected from floors 3, 7, 13 and from the lobby and analyzed for polynuclear aromatic hydrocarbons in air. Analysis of all four (4) samples collected revealed that the levels of the individual compounds were below the OSHA Permissible Exposure Limits and NIOSH REL guidelines.

Please refer to the attached laboratory data sheets for further details. Should you have any questions regarding this information, please feel free to call me.

Sincerely,

Signed for Ambient Group, Inc. by:

John J. Leitner
Vice President

JL/nt
Attachments

GLEN COVE, NY
516 609-0009

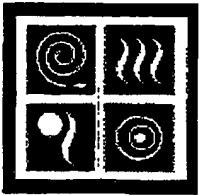
MIAMI, FL
305 860-0101

CHICAGO, IL
312 527-5526

ORANGE, CA
714 282-2525

211338

01/11/02 FRI 16:26 [TX/RX NO 8978]



AMBIENT GROUP, INC.

Laboratory Report
AGL01176

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 Fax: (516) 609-8271

Airborne Asbestos Fiber Analysis
by Transmission Electron Microscopy

Client: Gushman & Wakefield/a/f New York
Address: Merchantile Exc

1 North End Ave
New York, NY 10282

Collected By: Customer
Collected: 01/03/2002 14:30
Rotometer: Standard

Job Number: 211338

Date Received: 01/11/2002
Date Analyzed: 1/9/02
Job Location: 1 North End Ave

Lab ID	Field ID	Sample Location	Volume (liters)	Asbestos Type(s)	Asbestos Structures ≥ 5µm µm ≤ 5µm	Non-Asbestos	Analytical Sensitivity (AS/cc)	Asbestos Concentration (AS/cc)	Asbestos Concentration (AS/mm2)
0001176-001	211338-01	13th Floor: West Side of Elevator	1677	None Detected	0	0	0.0046	<0.0046	<19.92
0001176-002	211338-02	7th Floor: Adj. To Stair "C"	1696	None Detected	0	0	0.0045	<0.0045	<19.92
0001176-003	211338-03	3rd Floor: Adj. To Stair "D"	1740	None Detected	0	0	0.0044	<0.0044	<19.92
0001176-004	211338-04	Front Lobby South East Side	1496	None Detected	0	0	0.0041	<0.0041	<15.94

Average Filter Loading: 0.000

SIGNED FOR AMBIENT GROUP, INC. BY:

Page 1 of 1

Disclaimer: The laboratory is not responsible for fiber counts in this report unless the sample is properly labeled and the laboratory is notified of the sample's location. This report may not be duplicated in part without written permission by J3 Resources, Inc. This report must not be used to claim a product or to endorse any product by J3 Resources, Inc. This report is the property of the U.S. Government. This report relates only to the samples listed above.

Ambient Group, Inc.
55 West 39th Street, 12th floor
New York, New York 10018

Client: Cushman & Wakefield
a/f Mercantile Exchange
One North End Avenue
New York, New York 10128

Project #: 211338
Project Address: One North End Avenue
Survey Date: 1/3/02

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-01	13 th floor/East side of elevator lobby	Acenaphthene Acenaphthylene Anthracene Benz (a) anthracene Benzo (a) pyrene Benzo (b) fluoranthene Benzo (ghi) perylene Benzo (k) fluoranthene Chrysene Dibenz (a,h) anthracene Fluoranthene Flourene Indeno (1,2,3-cd) pyrene Naphthalene Phenanthrene Pyrene	<8.2 <8.2 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <8.2 <8.2 <1.6 <8.2 <1.6 <1.6	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$

REL - Recommended Exposure Limit
 PEL - Permissible Exposure Limit (8-hour time weighted average)
 NA - Not Applicable

Ambient Group, Inc.
55 West 39th Street, 12th floor
New York, New York 10018

Client: Cushman & Wakefield
a/f Mercantile Exchange
One North End Avenue
New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 1/3/02

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-02	7 th floor/adj. to stair "C"	Acenaphthene Acenaphthylene Anthracene Benz (a) anthracene Benzo (a) pyrene Benzo (b) fluoranthene Benzo (ghi) perylene Benzo (k) fluoranthene Chrysene Dibenz (a,h) anthracene Fluoranthene Flourene Indeno (1,2,3-cd) pyrene Naphthalene Phenanthrene Pyrene	<8.5 <8.5 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <8.5 <8.5 <1.7 <8.5 <1.7 <1.7	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$

REL - Recommended Exposure Limit

PEL - Permissible Exposure Limit (8-hour time weighted average)

NA - Not Applicable

Ambient Group, Inc.
55 West 39th Street, 12th floor
New York, New York 10018

Client: Cushman & Wakefield
a/a/f Mercantile Exchange
One North End Avenue
New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 1/3/02

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-03	3 rd floor/adj. to stair "D"	Acenaphthene Acenaphthylene Anthracene Benzo (a) anthracene Benzo (a) pyrene Benzo (b) fluoranthene Benzo (ghi) perylene Benzo (k) fluoranthene Chrysene Dibenz (a,h) anthracene Fluoranthene Flourene Indeno (1,2,3-cd) pyrene Naphthalene Phenanthrene Pyrene	<8.6 <8.6 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <8.6 <8.6 <1.7 <8.6 <1.7 <1.7	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$

REL - Recommended Exposure Limit
 PEL - Permissible Exposure Limit (8-hour time weighted average)
 NA - Not Applicable

Ambient Group, Inc.
55 West 39th Street, 12th floor
New York, New York 10018

Client: Cushman & Wakefield
a/s/f Mercantile Exchange
One North End Avenue
New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 1/3/02

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-04	Front Lobby/Southeast side	Acenaphthene Acenaphthylene Anthracene Benz (a) anthracene Benzo (a) pyrene Benzo (b) fluoranthene Benzo (ghi) perylene Benzo (k) fluoranthene Chrysene Dibenz (a,h) anthracene Fluoranthene Flourene Indeno (1,2,3-cd) pyrene Naphthalene Phenanthrene Pyrene	<8.8 <8.8 <1.8 <1.8 <1.8 <1.8 <1.8 <1.8 <1.8 <1.8 <8.8 <8.8 <1.8 <8.8 <1.8 <1.8	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$

REL - Recommended Exposure Limit
 PEL - Permissible Exposure Limit (8-hour time weighted average)
 NA - Not Applicable

Ambient Group, Inc.
55 West 39th St., 12 Fl.
New York, New York 10018

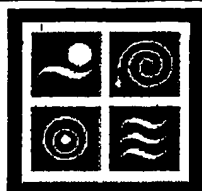
Client: Cushman & Wakefield/Mercantile Exchange
One North End Avenue
New York, New York 10282

Project ID # 211338
Project Address: One North End Avenue
Survey Date: JANUARY 3, 2002

RESULTS OF SILICA SCAN

Floor/Location	Concentrations Reported In mg/m ³		Standard/Guidelines
	Cristobalite	Quartz	
13th floor/East side elevator lobby	<0.01	<0.01	NIOSH 0.05 mg/m ³
7th floor/adj stair "C"	<0.01	<0.01	
3rd floor/adj stair "D"	<0.01	<0.01	
Front Lobby, southeast side	<0.01	<0.01	

All levels reported are below their associated standards and guidelines.

**AMBIENT GROUP, INC.**10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report

AGL01089**Metals Profile**Client: Cushman & Wakefield a/f New York
Address: Merchantile Exc
1 North End Ave
New York, NY 10282

Job Number: 211338

Date Received: 01/08/2002

Date Analyzed: --

Collected By: Customer

Job Location: 1 North End Ave

Lab ID: 0001089-001

Matrix: AIR

Field ID: 211338-01

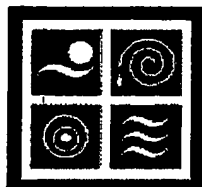
Air Volume: 610

Location: 13th Fl: Eastside of Elev. Lobby

<u>Parameter</u>	<u>Prep Volume</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	0.05	0.410	µg/m3	1.0	
Chromium	0.05	2.95	µg/m3	50.0	
Copper	0.05	15.6	µg/m3	100	
Iron	0.05	5.66	µg/m3	N/A	
Lead	0.05	2.79	µg/m3	N/A	
Manganese	0.05	0.246	µg/m3	N/A	
Nickel	0.05	0.656	µg/m3	150	
Silica	0.05	15.4	µg/m3	N/A	
Zinc	0.05	5.66	µg/m3	1000	

LOC=Limit of Contamination

Page 1 of 4

**AMBIENT GROUP, INC.**

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 Fax: (516) 609-8271

Metals Profile

Laboratory Report

AGL01089

Client: Cushman & Wakefield a/a New York
Address: Merchantile Exc
1 North End Ave
New York, NY 10282

Job Number: 211338

Date Received: 01/08/2002

Date Analyzed: --

Collected By: Customer

Job Location: 1 North End Ave

Lab ID: 0001089-002

Matrix: AIR

Field ID: 211338-02

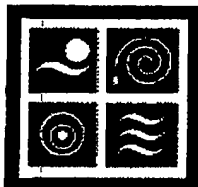
Air Volume: 590

Location: 7th Fl Adj. To Stair "C"

<u>Parameter</u>	<u>Prep Volume</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	0.05	0.847	µg/m3	1.0	
Chromium	0.05	3.3	µg/m3	50.0	
Copper	0.05	15.7	µg/m3	100	
Iron	0.05	8.22	µg/m3	N/A	
Lead	0.05	5.0	µg/m3	N/A	
Manganese	0.05	<0.254	µg/m3	N/A	
Nickel	0.05	1.7	µg/m3	150	
Silica	0.05	25.8	µg/m3	N/A	
Zinc	0.05	4.24	µg/m3	1000	

LOC=Limit of Contamination

Page 2 of 4

**AMBIENTGROUP, INC.**10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 Fax: (516) 609-8271

Laboratory Report

AGL01089**Metals Profile**Client: Cushman & Wakefield a/f New York
Address: Merchantile Exc
1 North End Ave
New York, NY 10282

Job Number: 211338

Date Received: 01/08/2002

Date Analyzed: --

Collected By: Customer

Job Location: 1 North End Ave

Lab ID: 0001089-003

Matrix: AIR

Field ID: 211338-03

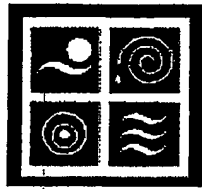
Air Volume: 580

Location: 3rd Fl. Adj. To Stair "D"

<u>Parameter</u>	<u>Prep Volume</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	0.05	0.431	µg/m3	1.0	
Chromium	0.05	3.53	µg/m3	50.0	
Copper	0.05	3.97	µg/m3	100	
Iron	0.05	6.29	µg/m3	N/A	
Lead	0.05	1.98	µg/m3	N/A	
Manganese	0.05	<0.259	µg/m3	N/A	
Nickel	0.05	0.862	µg/m3	150	
Silica	0.05	12.8	µg/m3	N/A	
Zinc	0.05	1.55	µg/m3	1000	

LOC=Limit of Contamination

Page 3 of 4

**AMBIENTGROUP, INC.**10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 Fax: (516) 609-8271

Laboratory Report

AGL01089**Metals Profile**

Client: Cushman & Wakefield a/a New York
Address: Merchantile Exc
1 North End Ave
New York, NY 10282
Collected By: Customer
Lab ID: 0001089-004
Field ID: 211338-04
Location: Front Lobby South East Side

Job Number: 211338
Date Received: 01/08/2002
Date Analyzed: ---
Job Location: 1 North End Ave
Matrix: AIR
Air Volume: 570

<u>Parameter</u>	<u>Prep Volume</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	0.05	0.175	µg/m3	1.0	
Chromium	0.05	1.67	µg/m3	50.0	
Copper	0.05	4.91	µg/m3	100	
Iron	0.05	4.91	µg/m3	N/A	
Lead	0.05	<1.49	µg/m3	N/A	
Manganese	0.05	<0.003	µg/m3	N/A	
Nickel	0.05	<0.439	µg/m3	150	
Silica	0.05	15.3	µg/m3	N/A	
Zinc	0.05	2.02	µg/m3	1000	

SIGNED FOR AMBIENT GROUP, INC. BY:

LOC=Limit of Contamination

Page 4 of 4

Standards/Guidelines**METALS IN AIR****Standard/Guideline**OSHA PEL for **Cadmium**: $5\mu\text{g}/\text{m}^3$ OSHA PEL for **Chromium**: $1000\mu\text{g}/\text{m}^3$ OSHA PEL for **Copper**: $1000\mu\text{g}/\text{m}^3$ OSHA PEL for **Iron**: $10000\mu\text{g}/\text{m}^3$ OSHA PEL for **Lead**: $50\mu\text{g}/\text{m}^3$ OSHA PEL for **Manganese**: $1000\mu\text{g}/\text{m}^3$ OSHA PEL for **Nickel**: $1000\mu\text{g}/\text{m}^3$ OSHA PEL for **Zinc**: $5000\mu\text{g}/\text{m}^3$ NIOSH REL for **Silica**: $50\mu\text{g}/\text{m}^3$

ambient group, inc.

55 West 39th Street, 12th Floor
New York, NY 10018

Facsimile Cover Sheet

To: Mr. Elliot Zuckerman
Company: Cushman & Wakefield
Fax: (212) 301-4665
From: John Leitner
Company: Ambient Group, Inc. ext. 243
Phone: (212) 944-4615
Fax: (212) 944-4618

Date: January 11, 2002

Pages including this cover

page: 13

**Comments: Results of
IAQ testing performed on
1/03/02 at One North End
Avenue.**