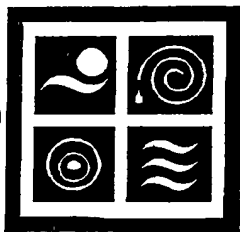


12/27/2001 14:27 FAX 2129444618

AMBIENT GROUP

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**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
13TH FLOOR
NEW YORK, NEW YORK 10018
TEL: (212) 944-4615
FAX: (212) 944-4618
WEB: WWW.AMBIENTGROUP.COM

December 27, 2001

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 December 18, 2001 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, 11 and 15 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, 11 and 15 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, 11 and 15 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
John J. Leitner
Vice President
12/27/01

JL/nt
Attachments

GLEN COVE, NY
516 609-0009
211338

MIAMI, FL
305 860-0101

CHICAGO, IL
314 527-5526

CORONA, CA
909 272-4730

12/27/01 THU 15:25 [TX/RX NO 8890]

Ambient Group, Inc.
10 Morris Avenue
Glen Cove, NY 11542
(516) 608-0009

ELAP 10865

**AIRBORNE ASBESTOS STRUCTURES RESULTS
(TRANSMISSION ELECTRON MICROSCOPY - TEM)**

Client: Cushman & Wakefield

Project ID/Address	Field ID Number	Date	Time	Floor/Sample Location Description	Analytical Sensitivity	Asbestos Structures/cm
211338/1 North End	5244-01	12/18/01	9:20 AM	15th Floor: Eastside	LT ANYL SENS	< 0.0045
211338/1 North End	5244-02	12/18/01	9:40 AM	11th Floor: Adjacent to Elevator Lobby South	LT ANYL SENS	< 0.0045
211338/1 North End	5244-03	12/18/01	9:53 AM	7th Floor: Adjacent to Stair 'C'	LT ANYL SENS	< 0.0045
211338/1 North End	5244-04	12/18/01	10:10 AM	3rd Floor: Adjacent Stair 'D'	LT ANYL SENS	< 0.0045

LT ANYL SENS = LESS THAN THE ANALYTICAL SENSITIVITY

AMBIENT LABS, INC.
10 Morris Avenue
Glen Cove, NY 11542
ELAP #10865

AIR METAL LABORATORY DATA REPORT

Client: Cushman & Wakefield, Inc.
Mercantile Exchange
One North End Avenue
Project #: 211338

Project ID/Address	Date Collected	Field ID	Description	Concentrations Reported in ug/m ³					
				Cadmium	Chromium	Copper	Iron	Lead	Zinc
211338/1 North End Avenue	12/18/01	3078-01	15th Floor: East Side	0.21	0.77	0.70	1.12	1.19	1.26
211338/1 North End Avenue	12/18/01	3078-02	11th Floor: Adjacent To Elevator Lobby South	0.18	2.05	1.34	1.52	1.52	1.61
211338/1 North End Avenue	12/18/01	3078-03	7th Floor: Adjacent to Stair 'C'	0.23	1.29	1.35	0.64	0.99	1.05
211338/1 North End Avenue	12/18/01	3078-04	3rd Floor: Adjacent to Stair 'D'	0.19	1.54	1.60	1.17	1.05	1.11

All levels reported are below their associated standards and guidelines.

Standard/Guideline

OSHA PEL for Cadmium: 5µg/m³
OSHA PEL for Chromium: 1000µg/m³
OSHA PEL for Copper: 1000µg/m³
OSHA PEL for Iron: 10000µg/m³
OSHA PEL for Lead: 50µg/m³
OSHA PEL for Manganese: 1000µg/m³
OSHA PEL for Nickel: 1000µg/m³
OSHA PEL for Zinc: 5000µg/m³
NIOSH REL for Silica: 50µg/m³

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: December 18, 2001

RESULTS OF SILICA SCAN

Floor/Location	Concentrations Reported In mg/m ³		Standard/Guidelines
	Cristobalite	Quartz	
15th floor/East side	<0.01	<0.01	NIOSH 0.05 mg/m ³
11th floor/adj elevator lobby south	<0.011	<0.011	
7th floor/adj stair "C"	<0.01	<0.01	
3rd floor/adj stair "D"	<0.011	<0.011	

All levels reported are below their associated standards and guidelines.

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: 12/18/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-01	15 th floor/East side	Acenaphthene Acenaphthylene Anthracene Benz (a) anthracene Benzo (a) pyrene Benzo (b) fluoranthene Benzo (ghi) perylene Benzo (k) fluoranthene Chrysene Dibenzo (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 <8.8 <8.8 <1.8 <8.8 <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 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: 12/18/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-02	11 th floor/South, adj. to 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	<8.9 <8.9 <1.8 <1.8 <1.8 <1.8 <1.8 <1.8 <1.8 <1.8 <8.9 <8.9 <1.8 <8.9 <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

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55 West 39th Street, 12th floor
New York, New York 10018

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a/a/c Mercantile Exchange
One North End Avenue
New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 12/18/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-03	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 Dibenzo (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 <8.8 <8.8 <1.8 <8.8 <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 Street, 12th floor
New York, New York 10018

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

Project #: 211338
Project Address: One North End Avenue
Survey Date: 12/18/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration (µg/m ³)	Standards/Guidelines
211338-04	3 rd floor/adj. to stair "D"	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	<9.3 <9.3 <1.9 <1.9 <1.9 <1.9 <1.9 <1.9 <1.9 <1.9 <9.3 <9.3 <1.9 <9.3 <1.9	NIOSH REL 100 µg/m ³ OSHA PEL 200 µg/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, 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: December 27, 2001

Pages including this cover

page: 9

**Comments: Results of
IAQ testing performed on
12/18/01 at One North
End Avenue.**