

**ambient group inc.**

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

NATIONAL 111 ADQUARTERS

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12th FLOOR
NEW YORK, NEW YORK 10018
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November 30, 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 November 27, 2001 at One North End Avenue. The survey included sampling for airborne metals, airborne silica, polynuclear aromatic hydrocarbons and airborne asbestos structures by TEM.

Four (4) air samples were collected from floors 7, 3, 15 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 7, 3, 15 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.

Four (4) air samples were collected from floors 7, 3, 15 and from the lobby and analyzed for metals (including silica) in air. The silica scan revealed levels of cristobalite and quartz well below the NIOSH REL of 0.05 mg/m³. All measured metals revealed levels well below their respective OSHA PELs and NIOSH RELs.

Please refer to 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

JJ/ml
Attachment

GLEN COVE, NY 516 669-0009	MIAMI, FL 305 860-0101	CHICAGO, IL 312 547-5526	CORONA, CA 909 274-4730
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12/04/01 TUE 18:20 [TX/RX NO 8685]

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: November 27, 2001

SILICA RESULTS

Floor/Location	Concentrations Reported in mg/m ³		Standard/Guidelines
	Cristobalite	Quartz	
7th floor/Adj. to stair "C"	<0.008	<0.008	NIOSH 0.05 mg/m ³
3rd floor/adj. to stair "D"	<0.009	<0.009	
15th floor/North side	<0.01	<0.01	
Lobby/southwest	<0.011	<0.011	

All levels reported are below their associated standards and guidelines.

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New York, New York 10018

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

Project #: 211338
Project Address: One North End Avenue
Survey Date: 11/7/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-01	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	<8.3 <8.3 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <1.7 <8.3 <8.3 <1.7 <8.3 <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

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New York, New York 10018

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

Project #: 211338
Project Address: One North End Avenue
Survey Date: 11/27/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-02	3 rd floor/adj. to stair "D"	Acenaphthene	<7.8	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$
		Acenaphthylene	<7.8	
		Anthracene	<1.6	
		Benzo (a) anthracene	<1.6	
		Benzo (a) pyrene	<1.6	
		Benzo (b) fluoranthene	<1.6	
		Benzo (ghi) perylene	<1.6	
		Benzo (k) fluoranthene	<1.6	
		Chrysene	<1.6	
		Dibenz (a,h) anthracene	<1.6	
		Fluoranthene	<7.8	
		Flourene	<7.8	
		Indeno (1,2,3-cd) pyrene	<1.6	
		Naphthalene	<7.8	
		Phenanthrene	<1.6	
		Pyrene	<1.6	

REL - Recommended Exposure Limit

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

NA - Not Applicable

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New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 11/27/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-03	15 th floor/north side	Acenaphthene Acenaphthylene Anthracene Benzo (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 <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

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New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 11/27/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-04	Lobby/southwest	Acenaphthene	<10.6	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$
		Acenaphthylene	<10.6	
		Anthracene	<2.1	
		Benzo (a) anthracene	<2.1	
		Benzo (a) pyrene	<2.1	
		Benzo (b) fluoranthene	<2.1	
		Benzo (ghi) perylene	<2.1	
		Benzo (k) fluoranthene	<2.1	
		Chrysene	<2.1	
		Dibenz (a,h) anthracene	<2.1	
		Fluoranthene	<10.6	
		Flourene	<10.6	
		Indeno (1,2,3-cd) pyrene	<2.1	
		Naphthalene	<10.6	
		Phenanthrene	<2.1	
		Pyrene	<2.1	

REL - Recommended Exposure Limit

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

NA - Not Applicable

AMBIENT GROUP, INC.
10 MORRIS AVENUE
GLEN COVE, NY 11542
ELAP # 10865

METALS IN AIR LABORATORY DATA REPORT

PROJECT ID: 211338
CLIENT: CUSHMAN & WAKEFIELD, INC.
PROJECT ADDRESS: ONE NORTH END AVENUE
DESCRIPTION: 7TH FLOOR: ADJACENT TO STAIR C

COLLECTED: 11/27/01
DATE REC'D: 11/29/01
ANALYZED: 11/29/01

LABORATORY ID	FIELD ID	ANALYTE	VOLUME (L)	ug/m ³
40772	6403-01	CADMIUM	969	0.52
		CHROMIUM	969	4.39
		COPPER	969	3.61
		IRON	969	10.06
		LEAD	969	4.39
		MANGANESE	969	0.77
		NICKEL	969	1.29
		ZINC	969	4.64

Standard/Guideline:

OSHA PEL for Cadmium: 5ug/m³; OSHA PEL for Chromium: 1000ug/m³; OSHA PEL for Copper: 1000ug/m³; OSHA PEL for Iron: 10000ug/m³; OSHA PEL for Lead: 50ug/m³; OSHA PEL for Manganese: 1000ug/m³; OSHA PEL for Nickel: 1000ug/m³; OSHA PEL for Zinc: 5000ug/m³

AMBIENT GROUP, INC.
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GLEN COVE, NY 11542
ELAP # 10865

METALS IN AIR LABORATORY DATA REPORT

PROJECT ID: 211338
CLIENT: CUSHMAN & WAKEFIELD, INC.
PROJECT ADDRESS: ONE NORTH END AVENUE
DESCRIPTION: 3RD FLOOR; ADJ. TO STAIR D

COLLECTED: 11/27/01
DATE REC'D: 11/29/01
ANALYZED: 11/29/01

LABORATORY ID	FIELD ID	ANALYTE	VOLUME (L)	ug/m ³
40773	6403-2	CADMIUM	640	0.78
		CHROMIUM	640	7.03
		COPPER	640	4.30
		IRON	640	4.30
		LEAD	640	6.64
		MANGANESE	640	1.17
		NICKEL	640	1.95
		ZINC	640	7.03

Standard/Guideline:

OSHA PEL for Cadmium: 5ug/m³; OSHA PEL for Chromium: 1000ug/m³; OSHA PEL for Copper: 1000ug/m³; OSHA PEL for Iron: 10000ug/m³; OSHA PEL for Lead: 50ug/m³; OSHA PEL for Manganese: 1000ug/m³; OSHA PEL for Nickel: 1000ug/m³; OSHA PEL for Zinc: 5000ug/m³

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GLEN COVE, NY 11542
ELAP # 10865

METALS IN AIR LABORATORY DATA REPORT

PROJECT ID: 211338
CLIENT: CUSHMAN & WAKEFIELD, INC.
PROJECT ADDRESS: ONE NORTH END AVENUE
DESCRIPTION: 15TH FLOOR: NORTHSIDE

COLLECTED: 11/27/01
DATE REC'D: 11/29/01
ANALYZED: 11/29/01

LABORATORY ID	FIELD ID	ANALYTE	VOLUME (L)	ug/m ³
40774	6403-3	CADMIUM	285	1.75
		CHROMIUM	285	14.04
		COPPER	285	9.65
		IRON	285	14.04
		LEAD	285	14.91
		MANGANESE	285	2.63
		NICKEL	285	4.39
		ZINC	285	15.79

Standard/Guideline:

OSHA PEL for Cadmium: 5ug/m³; OSHA PEL for Chromium: 1000ug/m³; OSHA PEL for Copper: 1000ug/m³; OSHA PEL for Iron: 10000ug/m³; OSHA PEL for Lead: 50ug/m³; OSHA PEL for Manganese: 1000ug/m³; OSHA PEL for Nickel: 1000ug/m³; OSHA PEL for Zinc: 5000ug/m³

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GLEN COVE, NY 11542
ELAP # 10865

METALS IN AIR LABORATORY DATA REPORT

PROJECT ID: 211338
CLIENT: CUSHMAN & WAKEFIELD, INC.
PROJECT ADDRESS: ONE NORTH END AVENUE
DESCRIPTION: LOBBY; SOUTHWEST

COLLECTED: 11/27/01
DATE REC'D: 11/29/01
ANALYZED: 11/29/01

LABORATORY ID	FIELD ID	ANALYTE	VOLUME (L)	ug/m ³
40775	6403-4	CADMIUM	675	0.74
		CHROMIUM	675	5.93
		COPPER	675	3.70
		IRON	675	7.04
		LEAD	675	6.30
		MANGANESE	675	1.11
		NICKEL	675	1.85
		ZINC	675	6.67

Standard/Guideline:

OSHA PEL for Cadmium: 5ug/m³; OSHA PEL for Chromium: 1000ug/m³; OSHA PEL for Copper: 1000ug/m³; OSHA PEL for Iron: 10000ug/m³; OSHA PEL for Lead: 50ug/m³; OSHA PEL for Manganese: 1000ug/m³; OSHA PEL for Nickel: 1000ug/m³; OSHA PEL for Zinc: 5000ug/m³

ambient labs inc. 159 West 25th Street New York, NY 10001 ELAP #10865

REPORT OF AIR SAMPLE ANALYSIS BY TRANSMISSION ELECTRON MICROSCOPY

Project ID : 0211338

Client Name : Cushman & Wakefield, Inc

Project Name : One North End Avenue

Field ID : 6401-01

Sample ID : AEM990 11623

Date Received : 12/3/01

Sample Description : 7th Floor Adj to Stair 'C'

Filter Composition :

Porosity : 0.45 micron

Filt Lot # :

Filter Diameter : 25 mm

Effective Filter Area : 385 mm²

Air Volume : 1815 ltr

Total Filter Area Analyzed : 0.0450 mm²

Grid Openings : 5

Avg Grid Opening Area : 0.0090 mm²

Grid Lot # : 4083

Analytical Sensitivity : 0.0047 asbestos struct/cm

Number of Asbestos Structures :

Chrysotile : 0

Amphibole : 0

Number of Structure Types :

LENGTH FIBER CLUSTER MATRIX BUNDLE

0.5 um < L < 5 um

L > 5 um

A: TOTAL CHRYSOTILE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

B: TOTAL AMPHIBOLE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

C: TOTAL ASBESTOS STRUCTURE (A+B) CONCENTRATION :

LT ANYL SENS structure/cm³

TOTAL ASBESTOS CONCENTRATION :

IN AIR

LT ANYL SENS

structure/cm³

ON FILTER

LT ANYL SENS

structure/mm²

Micrograph ID # for Reported Structures:

Reported for Ambient Labs Inc. by :

INNA NURIK

Environmental Analyst

*** Overloaded, NA - Analyzed**

Analysis Date : 12/3/01

ambient labs inc. 159 West 25th Street New York, NY 10001 ELAP #10865

REPORT OF AIR SAMPLE ANALYSIS BY TRANSMISSION ELECTRON MICROSCOPY

Project ID : 0211338

Client Name : Cushman & Wakefield, Inc

Project Name : One North End Avenue

Field ID : 6401-02

Sample ID : AEM990 11624

Date Received : 12/3/01

Sample Description : 3rd Floor / Adj to Stair D

Filter Composition :

Porosity : 0.45 micron

Filt Lot # :

Filter Diameter : 25 mm

Effective Filter Area : 385 mm²

Air Volume : 1650 ltr

Total Filter Area Analyzed : 0.0540 mm²

Grid Openings : 6

Avg Grid Opening Area : 0.0090 mm²

Grid Lot # : 4083

Analytical Sensitivity : 0.0043 asbestos struct/cm

Number of Asbestos Structures :

Chrysotile : 0

Amphibole : 0

Number of Structure Types :

LENGTH	FIBER	CLUSTER	MATRIX	BUNDLE
0.5 um < L < 5 um				
L > 5 um				

A: TOTAL CHRYSOTILE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

B: TOTAL AMPHIBOLE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

C: TOTAL ASBESTOS STRUCTURE (A+B) CONCENTRATION :

LT ANYL SENS structure/cm³

TOTAL ASBESTOS CONCENTRATION :

IN AIR

LT ANYL SENS

structure/cm³

ON FILTER

LT ANYL SENS

structure/mm²

Micrograph ID # for Reported Structures:

Reported for Ambient Labs Inc. by :

INNA NURIK

Environmental Analyst

Analysis Date : 12/3/01

* Overloaded, NA - Analyzed

ambient labs inc. 159 West 25th Street New York, NY 10001 ELAP #10865

REPORT OF AIR SAMPLE ANALYSIS BY TRANSMISSION ELECTRON MICROSCOPY

Project ID : 0211338

Client Name : Cushman & Wakefield, Inc

Project Name : One North End Avenue

Field ID : 6401-03

Sample ID : AEM990 11625

Date Received : 12/3/01

Sample Description : 15th Floor / North Side

Filter Composition :

Porosity : 0.45 micron

Filt Lot # :

Filter Diameter : 25 mm

Effective Filter Area : 385 mm²

Air Volume : 1800 ltr

Total Filter Area Analyzed : 0.0450 mm²

Grid Openings : 5

Avg Grid Opening Area : 0.0090 mm²

Grid Lot # : 4083

Analytical Sensitivity : 0.0048 asbestos struct/cm

Number of Asbestos Structures :

Chrysotile : 0

Amphibole : 0

Number of Structure Types :

LENGTH	FIBER	CLUSTER	MATRIX	BUNDLE
0.5 um < L < 5 um				
L > 5 um				

A: TOTAL CHRYSOTILE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

B: TOTAL AMPHIBOLE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

C: TOTAL ASBESTOS STRUCTURE (A+B) CONCENTRATION :

LT ANYL SENS structure/cm³

TOTAL ASBESTOS CONCENTRATION :

IN AIR

LT ANYL SENS

structure/cm³

ON FILTER

LT ANYL SENS

structure/mm²

Micrograph ID # for Reported Structures:

Reported for Ambient Labs Inc. by :

INNA NURIK

Environmental Analyst

*** Overloaded, NA - Analyzed**

Analysis Date : 12/3/01

ambient labs inc. 159 West 25th Street New York, NY 10001 ELAP #10865

REPORT OF AIR SAMPLE ANALYSIS BY TRANSMISSION ELECTRON MICROSCOPY

Project ID : 0211338

Client Name : Cushman & Wakefield, Inc

Project Name : One North End Avenue

Field ID : 6401-04

Sample ID : AEM990 11626

Date Received : 12/3/01

Sample Description : Lobby / Southwest

Filter Composition :

Porosity : 0.45 micron

Filt Lot # :

Filter Diameter : 25 mm

Effective Filter Area : 385 mm²

Air Volume : 1500 ltr

Total Filter Area Analyzed : 0.0540 mm²

Grid Openings : 6

Avg Grid Opening Area : 0.0090 mm²

Grid Lot # : 4083

Analytical Sensitivity : 0.0048 asbestos struct/cm

Number of Asbestos Structures :

Chrysotile : 0

Amphibole : 0

Number of Structure Types :

LENGTH	FIBER	CLUSTER	MATRIX	BUNDLE
0.5 um < L < 6 um				
L > 5 um				

A: TOTAL CHRYSOTILE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

B: TOTAL AMPHIBOLE STRUCTURE CONCENTRATION :

LT ANYL SENS structure/cm³

C: TOTAL ASBESTOS STRUCTURE (A+B) CONCENTRATION :

LT ANYL SENS structure/cm³

TOTAL ASBESTOS CONCENTRATION :

IN AIR

LT ANYL SENS

structure/cm³

ON FILTER

LT ANYL SENS

structure/mm²

Micrograph ID # for Reported Structures:

Reported for Ambient Labs Inc. by :

INNA NURIK

Environmental Analyst

- Overloaded, NA - Analyzed

Analysis Date : 12/3/01