**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) 944-4615
FAX: (212) 944-4618
WEB: WWW.AMBIENTGROUP.COM

October 22, 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 additional air sampling data for polynuclear aromatic hydrocarbons that Ambient Group, Inc. performed on October 12, 2001 at the above referenced location.

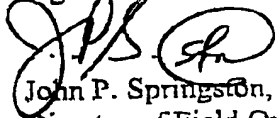
Four (4) air samples were collected from floors 3, 7, 12, and 14 and analyzed for polynuclear aromatic hydrocarbons in air. Analysis of all four (4) samples collected revealed that the levels of the individual compounds were below the OSHA Permissible Exposure Limits and NIOSH REL guidelines.

Please refer to the attached data sheet 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 P. Springston, CIH, CSP
Director of Field Operations

JPS/nt

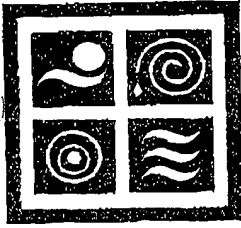
GLEN COVE, NY
516 669-0009

MIAMI, FL
305 860-0101

CHICAGO, IL
312 527-5526

ORANGE, CA
714 282-2525

10/26/01 FRI 10:50 [TX/RX NO 8307]

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October 22, 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 October 16th, 2001 at the above referenced location. The survey included sampling for airborne metals, carbon dioxide, carbon monoxide, temperature, relative humidity, polynuclear aromatic hydrocarbons and airborne asbestos structures by TEM.

Analysis of all indoor readings for carbon dioxide and carbon monoxide revealed that all indoor readings were below OSHA, ACGIH, ASHRAE and other recommended industry guidelines and/or regulations.

The indoor temperature readings ranged from 66.0°F to 69.6°F. The indoor relative humidity readings ranged from 53.4% to 60.7%. All indoor relative humidity readings were consistent with the conditions described in the ASHRAE 55-1992 thermal comfort standard as well as ideal indoor conditions. The indoor temperature readings were slightly below the ASHRAE 55-1992 thermal standard for fall/winter months (69°F - 76°F).

Four (4) TEM samples were collected from floors 3, 7, 11 and from the lobby and analyzed by transmission electron microscopy (TEM) for asbestos structures. The results of the analysis indicated that airborne asbestos levels inside and outside the building at the time of testing were less than the analytical sensitivity of the instrument, which is well below the EPA standard of 70 structures/inm² as well as other recommended industry guidelines and/or regulations.

Four (4) air samples were collected from floors 3, 7, 11 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.

GLLEN COVE, NY
516 609-0009

MIAMI, FL
305 860-0101

CHICAGO, IL
312 527-5526

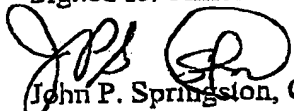
ORANGE, CA
714 283-2525

10/26/01 FRI 10:50 [TX/RX NO 8307]

Mr. Zuckerman
October 22, 2001
Page 2

Please refer to attached data sheet for further details. Results of other parameters tested will be reported to you as soon as the results are available. Should you have any questions regarding this information, please feel free to call me.

Sincerely,
Signed for Ambient Group, Inc. by:


John P. Springston, CIH, CSP
Director of Field Operations

JPS/nt

OCT-24-01 WED 11:52 AM AMBIENT GROUP INC

FAX NO. 212 768 1540

P. 10

AMBIENT GROUP, INC. - LONG ISLAND (516) 509-8271

10/23/01 07:13P P.010

AMBIENT GROUP, INC.
10 MORRIS AVENUE
GLEN COVE, NY 11542
ELAP # 10885

METALS IN AIR LABORATORY DATA REPORT

PROJECT ID: 211338

CLIENT: CUSHMAN & WAKEFIELD, INC.

PROJECT ADDRESS: ONE NORTH END AVENUE

DESCRIPTION: 2ND FLOOR- ADJACENT TO STAIR 'A'

COLLECTED: 10/18/01

DATE REC'D: 10/21/01

ANALYZED: 10/21/01

Digestion: SW-846 3050

Analysis: SW-846 7421

LABORATORY ID	FIELD ID	ANALYTE	ug/L Metal	Vol. (L)	ug FOUND	AIR VOLUME (L)	AIR VOLUME (m³)	ug/m³
38945	3686-04	CADMIUM	3	0.025	0.075	948	0.948	0.08
		CHROMIUM	18	0.025	0.4	948	0.948	0.42
		COPPER	98	0.025	2.45	948	0.948	2.58
		IRON	203	0.025	5.075	948	0.948	5.35
		LEAD	23	0.025	0.575	948	0.948	0.61
		MANGANESE	7	0.025	0.175	948	0.948	0.18
		NICKEL	6	0.025	0.125	948	0.948	0.13
		SILICA	20	0.025	0.5	948	0.948	0.50
		ZINC	24	0.025	0.6	948	0.948	0.63

Standard/Guide Inc.

OSHA PEL for Cadmium: 500ug/m³; OSHA PEL for Chromium: 1000ug/m³; OSHA PEL for Copper: 1000ug/m³; OSHA PEL for Iron: 1000ug/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

10/24/01 WED 11:54 [TX/RX NO 8290]

Ambient Group, Inc.
55 West 39th Street, 12th Floor
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: 10/16/01

Floor/Location	CO2 PPM	CO PPM	Temperature °F	Relative Humidity %
11th floor/Suite 1121, adj. to pantry	1640	3.00	69.6	53.4
7th floor/Trading area, adj. to elevator "D"	1348	2.00	66.7	53.4
3rd floor/Trading area, adj. to elevator "D"	1765	2.00	66.0	60.7
Lobby/Adj. to security desk	838	4.00	67.2	58.3
Ground/Outside air, adj. to front entrance	544	1.00	67.7	58.3

All levels reported are below their associated standards and guidelines.

Standard/Guideline

OSHA PEL for carbon dioxide - 5000 PPM

OSHA PEL for carbon monoxide - 50 PPM

ASHRAE 55-1992: Temperature (Winter)
 (69°F - 76°F)

ASHRAE 55-1992: Relative Humidity (Fall/Winter)

30 - 81% @ 69°F

23 - 58% @ 76°F

Ambient Group, Inc.
10 Morris Avenue,
Glen Cove 11542
(516) 609-0009

ELAP 10865

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

CLIENT: CUSHMAN & WAKEFIELD, INC.
LOCATION: 1 NORTH END AVENUE
PROJECT ID: 211338
DATE COLLECTED: 10/16/01

SAMPLE NUMBER	LAB SAMPLE ID	SAMPLE LOCATION	ASBESTOS STRUCTURES cm ³
3332-01 Field 3332	AEM990 10002	12:00 PM 11 TH FLOOR: SOUTH, PANTRY LT ANYL SENS	<0.0046
3332-02 Field 3332	AEM990 10003	12:10 PM 7 TH FLOOR: TRADING AREA, ADJACENT TO ELEVATOR BANK LT ANYL SENS	<0.0045
3332-03 Field 3332	AEM990 10004	12:30 PM 3 RD FLOOR: TRADING AREA, ADJACENT TO ELEVATOR BANK LT ANYL SENS	<0.0048
3332-04 Field 3332	AEM990 10005	12:55 PM LOBBY ADJACENT TO SECURITY LT ANYL SENS	<0.0050

LT ANYL SENS=LESS THAN ANALYTICAL SENSITIVITY

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: 10/16/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-01	11 th floor/Suite 1121, pantry room	Acenaphthene	<8.0	NIOSH REL 100 $\mu\text{g}/\text{m}^3$ OSHA PEL 200 $\mu\text{g}/\text{m}^3$
		Acenaphthylene	<8.0	
		Anthracene	<1.6	
		Benz (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	<8.0	
		Flourene	<8.0	
		Indeno (1,2,3-cd) pyrene	<1.6	
		Napthalene	<8.0	
		Phenanthrene	<1.6	
		Pyrene	<1.6	

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: 10/16/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-02	7 th floor/Trading area, adj. to elevator D	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	<7.9 <7.9 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <7.9 <7.9 <1.6 <7.9 <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

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12th floor
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: 10/16/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-03	3 rd floor/trading area, adj. to elevator D	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	<7.8 <7.8 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <1.6 <7.8 <7.8 <1.6 <7.8 <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/a/ Mercantile Exchange
One North End Avenue
New York, New York 101282

Project #: 211338
Project Address: One North End Avenue
Survey Date: 10/16/01

POLYNUCLEAR AROMATIC HYDROCARBON

Sample #	Location	Analyte	Concentration ($\mu\text{g}/\text{m}^3$)	Standards/Guidelines
211338-04	Lobby/adj. to security desk	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 <8.8	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