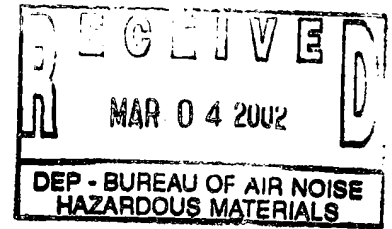


ANDREWS
BUILDING
CORPORATION

666 Broadway
New York, NY 10012
Tel: (212) 529-5688
Fax: (212) 529-7987



February 26, 2002

By Certified Mail (article #7000 0600 0024 7864 1047) – Return Receipt Requested

NYC DEP Asbestos Control Program
59-17 Junction Boulevard, 8th Floor
Corona, New York 11373-5108

Re: WTC collapse remediation work - 25 Ann Street, NYC

To Whom It May Concern:

As per your request, enclosed is a copy of what I assume are the bulk sample reports and air monitoring results concerning the above building.

In addition, the Board of Managers of the building has had the following work done:

- All exterior ledges and water tables power washed.
- All common areas cleaned by cleaning / restoration contractor.
- Water tank cleaned.
- Cooling tower cleaned.
- Central equipment and ducts cleaned.
- Thu-wall air conditioning units cleaned.
- Elevator shafts cleaned.

Additionally, a majority of the apartments were professionally cleaned.

Please contact me if you have any questions.

Thank you.

Very truly yours,

ANDREWS BUILDING CORPORATION
AS AGENT FOR THE EDGAR HOUSE CONDOMINIUM
By: Anthony Milstein – Building Manager

CC: Board of Managers – Edgar House Condominium (cover page only), By Electronic Mail
Contact: Anthony Milstein, Andrews Building Corp. T: 212.529.5688, Ext. 239, F: 212.529.7987,
email: Anthony@andrewsbc.com





**Department of
Environmental
Protection**

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

**Joel A. Mile Sr., P.E.
Commissioner**

**Robert C. Avaltroni
Deputy Commissioner**

**Bureau of
Environmental Compliance**
Tel (718) 595-4418
Fax (718) 595-4422

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Ker*

*X/O
Rebus*

To: 529.7987
ANTHONY MILSTEIN

February 19, 2002

Building Owner Name: _____

Address: 25 Ann St
NY NY

Subject: 25 Ann St

Dear Sir/ Madam:

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

[Signature]
R. Radhakrishnan, P.E.
Director
Asbestos Control Program



WWW.NYC-EDV/APP

(718) DEP-HELP

ENVIRONMENTAL MANAGEMENT SOLUTIONS OF NY, INC.

67 Woodside Avenue, Briarcliff Manor, NY 10510 • Tel 914 762 6333 • Fax 914 762 5578

October 11, 2001

Mr. Michael Schenker
Andrews Building Corporation
666 Broadway
New York, NY 10012

Tel: (212) 529-5688 x 280
Fax: (212) 529-7987

Re: **Air Sample Results:**
25 Ann Street, NYC

Dear Mr. Schenker:

Following the collapse of the World Trade Centers and associated properties, EMS was retained by your office to perform baseline sampling within the building to determine if airborne asbestos was present.

EMS tested representative floors and subjected the samples to analysis via Transmission Electron Microscopy (TEM). TEM analysis is deemed state of the art and is able to distinguish between asbestos and non-asbestos fibers.

The samples were determined to be overloaded with particulate matter from the debris release associated with the collapse of the WTC buildings and the on-going cleaning operations. For subsequent sample collection a lower total volume was collected at a lower flow rate in an effort to minimize the likelihood of sample overload. In order to determine if asbestos was present, the laboratory performed sonication and filtering and then analyzed the samples using TEM methodologies.

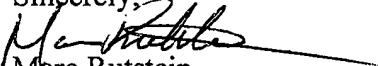
No asbestos was detected in any of the sonicated samples, meaning that at the time of sample collection, airborne asbestos was not captured onto the filter media.

Current acceptable levels as set forth by the Environmental protection Agency are 70 s/mm². The standard of 70 s/mm² is used to determine whether background levels of asbestos or airborne levels of asbestos following an abatement project are acceptable for human occupancy. If the concentration exceed 70 s/mm², then additional testing along with clean-up and possible protective equipment is recommended.

Overall, based upon the sampling results, the air quality specifically in regards to asbestos, is acceptable based on EPA standards at the time of sample collection. It is recommend that the building be sampled again in the future to determine if any changes occur now that a baseline has been established.

If you have any questions or require additional information, please contact me.

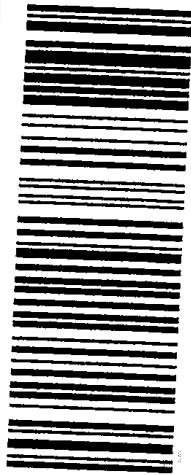
Sincerely,


Marc Rutstein
Vice President

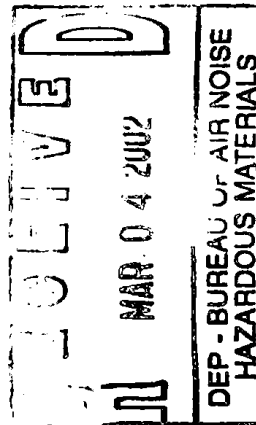
**Andrews Building Corporation
25 Anne Street
Data Summary**

Date	Sample ID	Area Tested	Matrix (Air/Bulk)	Analytical Method	Asbestos Detected	Asbestos Type
10/2/01	1	10th floor	Air	TEM	No Structures Detected	None Detected
10/2/01	2	8th floor	Air	TEM	No Structures Detected	None Detected
10/2/01	3	3rd floor living room	Air	TEM	No Structures Detected	None Detected
10/2/01	4	3rd floor bedroom	Air	TEM	No Structures Detected	None Detected
10/2/01	5	2nd floor	Air	TEM	No Structures Detected	None Detected
10/2/01	6	6th floor	Air	TEM	No Structures Detected	None Detected
10/2/01	7	7th floor	Air	TEM	No Structures Detected	None Detected
10/2/01	8	Lobby	Air	TEM	No Structures Detected	None Detected
10/2/01	9	Basement	Air	TEM	No Structures Detected	None Detected
10/2/01	10	QA/QC blank	Air	TEM	No Structures Detected	None Detected
10/2/01	11	QA/QC blank	Air	TEM	No Structures Detected	None Detected

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666 Broadway
New York NY 10012



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59-17 Junction Boulevard, 8th Floor
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