



Colliers ABR, Inc.
40 East 52nd Street
New York, NY 10022
(212) 318-9719

Via Fax
718-595-3744

April 9th, 2002

Mr. R. Radhakrishnan P.E.
Director
Asbestos Control Program

RE: 101 Maiden Lane

Dear Sir:

Pursuant to Tim Clancy's letter dated February 28th, 2002, I am attaching Ambient's survey regarding actions addressing dust accumulation on the roof and setbacks for the referenced building.

Based on Ambient's findings, no further actions are required. Please adjust your records accordingly.

Thank you.

Sincerely,


Caroline Molloy
Division Manager
Colliers ABR, Inc as Agent for 101 Maiden Lane

cc: T. Clancy
M. Taub
B. Proceller

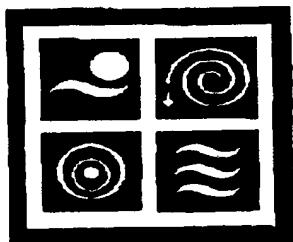
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AMBIENT GROUP



ambient group inc.

ambient group, inc.

55 West 39th Street

New York, NY 10018

Facsimile Cover Sheet

To: Colliers ABR
Company: Carolyn Malloy
Phone: (212) 318-9719
Fax: (212) 421-4191

FROM: Jack Springston, CIH, CSP
Company: Ambient Group, Inc.
Phone: (212) 944-4615
Fax: (212) 944-4618

Date: 4/9/02
Pages including this cover page: 4
cc:

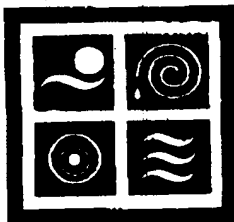
Comments: Attached please find a copy of the bulk sampling results from 101 Maiden Lane. If you have any questions, please feel free to call me.

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AMBIENT GROUP

**ambient group inc.**

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

NATIONAL HEADQUARTERS

33 WEST 39th STREET
12th FLOOR
NEW YORK, NEW YORK 10018
TEL: (212) 944-4615
FAX: (212) 944-4618
WEB: WWW.AMBIENTGROUP.COM

April 9, 2002

Ms. Carolyn Malloy
Colliers ABR
40 East 52nd Street
New York, NY 10022

Re: Exterior Assessment of Possible Building Contamination
Project #220385

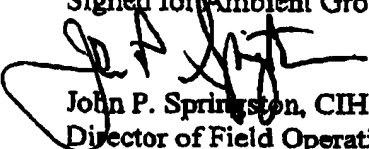
Dear Ms. Malloy:

On April 2, 2002, Ambient Group, Inc. collected bulk samples of suspect dust/debris material located on the roof/setbacks, parapet walls and window sills at 101 Maiden Lane. The purpose of the sampling was to determine whether the possibility of asbestos contamination occurred to the exterior of the building as a result of the collapse of the World Trade Center. In addition, a recent visual survey by the New York City Department of Environmental Protection (NYCDEP) indicated that suspect dust was observed on the building's exterior. As a result, Ambient Group was requested to collect appropriate representative samples of the suspect materials observed by the NYCDEP.

A total of eight (8) bulk samples were collected of suspect dust/debris materials from selected roofs, parapets and window sills and analyzed by Polarized Light Microscopy (NYSDOH ELAP Method 198.1). Analytical results indicated that none of the samples contained asbestos in excess of 1% by weight.

Based on the above, the dust and debris identified by the NYCDEP as being suspect is not considered to be an asbestos containing material (ACM) and no further actions should be required. Attached please find a description of the bulk sampling and sample analysis protocols used during this project, as well as a copy of the Bulk Sample Laboratory Data Reports for this project. Should you have any questions regarding this information, please do not hesitate to call.

Sincerely,
Signed for Ambient Group, Inc. by:


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

GLEN COVE, NY
516 669-0009

MIAMI, FL
305 860-0101

CHICAGO, IL
312 527-5520

ORANGE, CA
714 382-2125

ambient group, inc.

Bulk Sample Collection and Asbestos Analysis Procedures:

Representative bulk samples were collected by penetrating the total depth of the material with a sample container providing a core of all materials present. Representative sampling is based upon the material's physical character and distribution throughout the survey area.

The sample is first determined in the laboratory to be either friable or non-friable, organically-bound (NOB), and either homogenous or heterogeneous.

Sample analyses of both friable and NOB materials are performed in accordance with procedures described in the New York State Department of Health Environmental Laboratory Approval Program (NYSDOH ELAP) Certification Manual as "Polarized-Light Microscope Methods for Identifying and Quantitating Asbestos in Bulk Samples," Item No. 198.1, dated 03/01/97.

If the analysis of a friable material reveals the presence of asbestos, the asbestos is quantified by type and the asbestos concentration is expressed as a percentage of the total matrix. The total amount of asbestos in the sample is also reported. If the analysis of a friable material indicates the presence of asbestos but at a concentration less than 1% of the total matrix, the result is reported as a trace for each type of asbestos found. If the analysis of a friable material does not indicate the presence of asbestos, the result is reported as no asbestos detected ("NAD").

All NOB materials are gravimetrically reduced by ashing and acid digestion prior to analysis. If the weight of the residue after ashing and acid digestion is less than 1% of the starting weight, then the results are reported as non-asbestos containing (i.e., less than 1% asbestos by weight). If the analysis of an NOB residue which weighs 1% or more of the starting weight reveals the presence of asbestos, the asbestos is quantified by type and the asbestos concentration is expressed as a percentage of the total matrix. The total amount of asbestos in the sample is also reported.

If the analysis of a NOB material does not reveal the presence of asbestos, the results are reported as inconclusive by polarized light microscopy (neither negative nor positive for asbestos). Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative transmission electron microscopy (TEM).

Sample analysis of NOB materials by transmission electron microscopy is performed in accordance with procedures described in the NYSDOH ELAP Certification Manual as "Transmission Electron Microscope Method for Identifying and Quantitating Asbestos in Non-Friable Organically Bound Bulk Samples," Item No. 198.4, dated 03/01/97.

If the TEM analysis of a NOB material reveals the presence of asbestos, the asbestos is quantified by type and the asbestos concentration is expressed as a percentage of the total matrix. The total amount of asbestos in the sample is also reported. If the analysis of a NOB material indicates the presence of asbestos but at a concentration less than 1% of the total matrix, the result is reported as a trace for each type of asbestos found. If the analysis of a NOB material does not indicate the presence of asbestos, the result is reported conclusively as no asbestos detected ("NAD").

NOTE: AMBIENT LABS, INC. ELAP #10865

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AMBIENT GROUP

**AMBIENT GROUP, INC.**10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271Laboratory Report
AGL02606**Bulk Asbestos Analysis by Polarized Light Microscopy**

NVLAP ID#101618-0; NY ELAP ID#10065

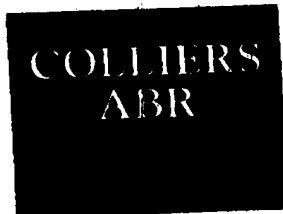
Client: Colliers ABR, Inc.
Address: 40 East 52nd Street
New York NY 10022
Collected By: Peter Schork
Collected: 04/02/2002

Job Number: 220385
Date Received: 04/04/2002
Date Analyzed: 04/05/2002
Job Location: 101 Maiden Lane, Roof

Lab ID Field ID	Sample Location	Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0002606-001 220385-01	SW Corner Roof-Debris	, Gray/Black, Non-homogeneous, Coarse	No		Cellulose Fiber 20% Non-Fibrous Material 80%
0002606-002 220385-02	SE Corner Roof-Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile 0.3%	Cellulose Fiber 25% Mineral Wool 10% Non-Fibrous Material 65%
0002606-003 220385-03	Center Roof-Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile Trace	Cellulose Fiber 20% Mineral Wool 40% Non-Fibrous Material 39%
0002606-004 220385-04	NW Corner Roof-Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile 0.1%	Cellulose Fiber 30% Mineral Wool 30% Non-Fibrous Material 39.7%
0002606-005 220385-05	Inside East Parapet Wall- Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile 0.5%	Cellulose Fiber 20% Mineral Wool 40% Non-Fibrous Material 39.5%
0002606-006 220385-06	SW Parapet Wall-Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile 0.1%	Cellulose Fiber 20% Mineral Wool 50% Non-Fibrous Material 29.7%
0002606-007 220385-07	3rd Floor Window Sill- Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile 0.1%	Cellulose Fiber 30% Mineral Wool 20% Non-Fibrous Material 49.5%
0002606-008 220385-08	North Side Roof-Debris	, Gray/Black, Non-homogeneous, Coarse	Yes	Chrysotile 0.2%	Cellulose Fiber 20% Mineral Wool 40% Non-Fibrous Material 39.7%

04/08/2002 15:15 FAX

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COLLIERS ABR, INC.
40 East 52nd Street
New York, NY 10022
Tel: (212) 758-0800
Fax: (212) 758-6190
www.colliersabr.com

2/28/02

R. Radhakrishnan P.E.
Director
Asbestos Control Program

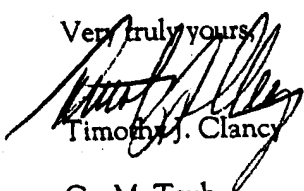
Via Fax (718) 595-3744

Re: 101 Maiden Lane

Dear Sir,

Regarding your letter of 2/20/02 referencing 101 Maiden Lane requesting a description of actions addressing dust accumulation on the roof of the above captioned building. I have retained Ambient Labs to conduct a survey of the area and report if any environmental hazard exists. I will forward a copy of their findings when received.

Very truly yours,


Timothy J. Clancy

Cc: M. Taub

Real estate offices throughout the Americas, Europe, Middle East, Asia Pacific and Africa

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

04/09/2002 15:17 FAX

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COLLIERS ABR, INC.
40 East 52nd Street
New York, NY 10022
Tel: (212) 758-0800
Fax: (212) 758-6190
www.colliersabr.com

2/28/02

R. Radhakrishnan P.E.
Director
Asbestos Control Program

Via Fax (718) 595-3744

Re: 101 Maiden Lane

Dear Sir,

Regarding your letter of 2/20/02 referencing 101 Maiden Lane requesting a summary of clean up activities.

All windows and doors at the property were closed and there was no indication of interior contamination. New York City Sanitation cleared debris from the sidewalk and the New York City Fire Department hosed down the exterior of the property and sidewalk.

Very truly yours,

Timothy J. Clancy

Cc: M. Taub

04/09/2002 15:18 FAX

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February 20, 2002



The City of New York
Department of Environmental Protection

7 Junction Boulevard
New York, New York 10008
212-5107

Michael A. Miele Sr., P.E.
Commissioner

Robert C. Avaltroni
Deputy Commissioner

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

Building Owner Name: 101 Maiden Lane LLC. / Mike Taub.

Address: Carnegie Hall Tower

NY NY

Subject: 101 Maiden Lane.

Dear Sir/Madam:

In September 2001, the New York City Department of Environmental Protection (NYCDEP) and the Department of Health (NYCDOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the assessment of building contamination for possible hazardous components, including asbestos.

Today, a visual survey of your building's exterior was conducted as a follow up to DEP's October survey of buildings around the World Trade Center site. At the above referenced site, visible dust accumulations were observed at:

- ☐ building facade(s)
- ☐ setback(s)
- ☒ roof
- ☐ other, _____

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.

Please provide information regarding your actions to address the dust accumulations by February 27, 2002. Copies of the environmental hazard assessments including bulk sample results, air monitoring results and/or a summary of clean-up activities at the above-referenced site may be faxed to (718) 595-3744 or sent to the NYCDEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

If you have any questions, you may reach the NYCDEP at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. NYCDEP staff is available to provide guidance and technical assistance.

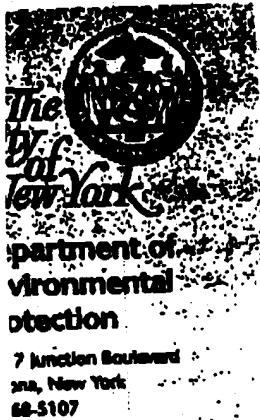
Sincerely,

R. Radhakrishnan
R. Radhakrishnan, P.E.
Director
Asbestos Control Program



04/09/2002 15:20 FAX

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Robert A. Miele Sr., P.E.
Commissioner

Robert C. Avaltroni
Deputy Commissioner
Bureau of
Environmental Compliance
(718) 595-4418
(718) 595-4422

February 20, 2002

*Noting
Burr*

Building Owner Name: 101 Maiden Lane LLC / Mike Taub
Address: Carnegie Hall Tower.
NYC NY
Subject: 101 Maiden Lane

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,

R. Radhakrishnan
R. Radhakrishnan, P.E.
Director
Asbestos Control Program

