

3/9 Beekman St. LLC
Larsan Holdings
1220 Broadway, Suite 703
New York, NY 10001

Tel: (212) 564-3194
Fax: (212) 594-0479

March 18, 2001

NYC DEP-Asbestos Control Program
Attention: Penny Theodorellys
By fax: 718 595-3744

Re: 5 Beekman St., NY, NY

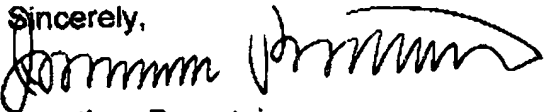
Dear Ms. Theodorellys:

Further to my letter of February 21, 2002 and our telephone conversation of today, I have enclosed results of the bulk sample test you instructed us to have performed on the exterior of our building, together with the results of an air sample test in the interior.

I await your confirmation that the results are negative and that any cleanup does not have to be done by an asbestos licensed contractor. Please call me at 212 564-3194, ext 103 and fax to 212 594-0479.

Thank you.

Sincerely,

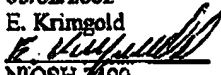

Jonathan Bernstein
Vice-President

Safe Environmental Consultants, Inc.



448 Neptune Avenue, Suite 22H, Brooklyn, N. Y. 11224 ♦ Tel.: (718) 372-4094 ♦ Fax: (718) 372-7076
5714 16 Avenue, Brooklyn, N. Y. 11219 ♦ Tel.: (718) 437-5331 ♦ Fax: (718) 437-5332

BULK SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Kringold
Signature: 
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	R1	R2	R3	R4	R5
Lab. ID: #	030202-11	030202-12	030202-13	030202-14	030202-15
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	Trace Chrysotile	Trace Chrysotile	Trace Chrysotile	Trace Chrysotile	Trace Chrysotile
Fibrous Materials:	9% F. Glass 5% Cellulose	5% F. Glass 8% Cellulose	1% F. Glass 9% Cellulose	3% F. Glass 7% Cellulose	6% F. Glass 10% Cellulose
Non-Fibrous Materials:	86% Carbonate	87% Carbonate	90% Carbonate	90% Carbonate	84% Carbonate
Sample Location:	Main Roof West	Main Roof Center	Main Roof North	Main Roof South	Main Roof A/C Unit
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

*Analysis of the samples are performed by PLM (Polarized Light Microscopy) as per EPA Method (EPA 600/M4-82-020) 40 CFR, Subpart F, Appendix A and NYS DOH ELAP Method (Item 198.1) * Results applicable to these items tested. * Liability Limited to the cost of analysis. * NAD= No Asbestos Detected

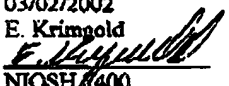
* Disclaimer: "Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing".

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BULK SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Krimgold
Signature: 
Analytical Method: NIOSH 400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	R6	10-1	10-2	10-3	10-4
Lab. ID: #	030202-16	030202-17	030202-18	030202-19	030202-21
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	Trace Chrysotile	Trace Chrysotile	NAD	NAD	NAD
Fibrous Materials:	11% F. Glass 4% Cellulose	7% F. Glass 2% Cellulose	1% Cellulose	1% Cellulose	1% Cellulose
Non-Fibrous Materials:	85% Carbonate	91% Carbonate	99% Carbonate	99% Carbonate	99% Carbonate
Sample Location:	Main Roof East	10 th Floor West Side Window	10 th Floor South Side	10 th Floor East Side	10 th Floor North Side
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

*Analysis of the samples are performed by PLM (Polarized Light Microscopy) as per EPA Method (EPA 600/4-82-020) 40 CFR, Subpart F, Appendix A and NYS DOH ELAP Method (Item 198.1) * Results applicable to these items tested. * Liability Limited to the cost of analysis. * NAD- No Asbestos Detected

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BULK SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Krimgold
Signature: 
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	9-1	9-2	9-3	9-4	8-1
Lab. ID: #	030202-22	030202-23	030202-24	030202-25	030202-26
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	Trace Chrysotile	NAD	NAD	NAD	Trace Chrysotile
Fibrous Materials:	3% F. Glass 2% Cellulose	2% Cellulose	1% Cellulose	2% Cellulose	4% F. Glass 1% Cellulose
Non-Fibrous Materials:	95% Carbonate	98% Carbonate	99% Carbonate	98% Carbonate	95% Carbonate
Sample Location:	9 th Floor West Side	9 th Floor East Side	9 th Floor South Side	9 th Floor North Side	8 th Floor West Side
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

*Analysis of the samples are performed by PLM (Polarized Light Microscopy) as per EPA Method (EPA 600/M44-82-020) 40 CFR, Subpart F, Appendix A and NYS DOH ELAP Method (Item 196.1) * Results applicable to these items tested. * Liability Limited to the cost of analysis. * NAD- No Asbestos Detected

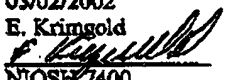
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Date Collected: 03/02/2002
Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Kringold
Signature: 
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY

Entire
CPN: N/A

Sample ID: #	8-2	7-1	7-2	7-3	7-4
Lab. ID: #	030202-27	030202-28	030202-29	030202-30	030202-31
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	NAD	Trace Chrysotile	NAD	NAD	NAD
Fibrous Materials:	2% Cellulose	2% F. Glass 2% Cellulose	2% Cellulose	2% Cellulose	2% Cellulose
Non-Fibrous Materials:	98% Carbonate	96% Carbonate	98% Carbonate	98% Carbonate	98% Carbonate
Sample Location:	8 th Floor East Side	7 th Floor West Side	7 th Floor South Side	7 th Floor North Side	7 th Floor East Side
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

*Analysis of the samples are performed by PLM (Polarized Light Microscopy) as per EPA Method (EPA 600/M4-82-020) 40 CFR, Subpart F, Appendix A and NYS DOH ELAP Method (Item 198.1) * Results applicable to these items tested. * Liability Limited to the cost of analysis. * NAD- No Asbestos Detected

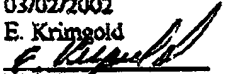
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BULK SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
Collected By: V. Elzen
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Kringold
Signature: 
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	7-5	6-1	6-2	6-3	5-1
Lab. ID: #	030202-32	030202-33	030202-34	030202-35	030202-36
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	NAD	Trace Chrysotile	NAD	NAD	Trace Chrysotile
Fibrous Materials:	1% Cellulose	4% F. Glass 1% Cellulose	3% Cellulose	2% Cellulose	3% F. Glass 2% Cellulose
Non-Fibrous Materials:	99% Carbonate	95% Carbonate	97% Carbonate	98% Carbonate	95% Carbonate
Sample Location:	7 th Floor Middle of floor	6 th Floor West Side	6 th Floor East Side	6 th Floor North Side	5 th Floor West Side
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

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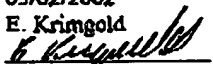
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Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Krimgold
Signature: 
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	5-2	5-3	4-1	4-2	4-3
Lab. ID: #	030202-37	030202-38	030202-39	030202-41	030202-42
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	NAD	NAD	NAD	NAD	NAD
Fibrous Materials:	4% Cellulose	2% Cellulose	3% Cellulose	2% Cellulose	5% Cellulose
Non-Fibrous Materials:	96% Carbonate	98% Carbonate	97% Carbonate	98% Carbonate	95% Carbonate
Sample Location:	5 th Floor East Side	5 th Floor Middle of Floor	4 th Floor West Side	4 th Floor South Side	4 th Floor North Side
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

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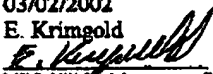
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BULK SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Krimgold
Signature: 
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	4-4	4-5	1-1	1-2	1-3
Lab. ID: #	030202-43	030202-44	030202-45	030202-46	030202-47
Homogeneous:	No	No	No	No	No
Friable:	Yes	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	NAD	NAD	NAD	NAD	NAD
Fibrous Materials:	2% Cellulose	2% Cellulose	3% Cellulose	3% Cellulose	4% Cellulose
Non-Fibrous Materials:	98% Carbonate	98% Carbonate	97% Carbonate	97% Carbonate	96% Carbonate
Sample Location:	4 th Floor East Side	4 th Floor Middle of Floor	1 st Floor West Side	1 st Floor South Side	1 st Floor East Side
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

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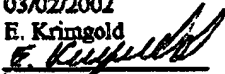
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Date Collected: 03/02/2002
Collected By: V. Elzon
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: E. Kringold
Signature: 
Analytical Method: NIOSH #400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Entire
CPN: N/A

Sample ID: #	1-4	1-5	1-6	1-7
Lab. ID: #	030202-48	030202-49	030202-50	030202-51
Homogeneous:	No	No	No	No
Friable:	Yes	Yes	Yes	Yes
Fibrous:	Yes	Yes	Yes	Yes
Color:	D. Grey	D. Grey	D. Grey	D. Grey
Asbestos Content/Type:	NAD	NAD	NAD	NAD
Fibrous Materials:	2% Cellulose	2% F. Glass 7% Cellulose	4% Cellulose	5% Cellulose
Non-Fibrous Materials:	98% Carbonate	91% Carbonate	96% Carbonate	95% Carbonate
Sample Location:	1 st Floor North Side	1 st Floor Nassau Street Gate	1 st Floor Inside Store	1 st Floor Lobby
Sample Description:	Dust Wipe	Dust Wipe	Dust Wipe	Dust Wipe

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AIR SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
Collected By: A. Uwagboe
Date Received: 03/02/2002
Date Analyzed: 03/02/2002
Analyzed By: S. Kringsold
Signature: *S. Kringsold*
Analytical Method: NIOSH 7400
NYS DOH ELAP LAB #: 11716

Client:
Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
Air Quality
CPN: 0203-5B

Client Sample #	Sample Location	Sample Description	Volume (Liters)	Fibers per (cc/mm ³)
0203-5B-01	Roof Top, 10 th Floor	Air Quality	990	0.0035 f/cc
0203-5B-02	10 th Floor, Main Office, Left Window	Air Quality	990	0.0020 f/cc
0203-5B-03	10 th Floor, Main Office, West Side, Window Left	Air Quality	960	0.0020 f/cc
0203-5B-04	9 th Floor, Room #92, West Side, Window #1, Left	Air Quality	1110	0.0022 f/cc
0203-5B-05	9 th Floor, Room #92, West Side, Window #2, Middle	Air Quality	1080	0.0023 f/cc
0203-5B-06	9 th Floor, Room #92, West Side, Window #3, Right	Air Quality	1080	0.0023 f/cc
0203-5B-07	3 rd Floor, Room #314, West Side, Window #1, Right	Air Quality	1140	0.0017 f/cc
0203-5B-08	3 rd Floor, Room #314, West Side, Window #2, Center	Air Quality	1140	0.0022 f/cc
0203-5B-09	3 rd Floor, Room #314, West Side, Window #3, Left	Air Quality	1065	0.0018 f/cc
0203-5B-10	7 th Floor, Room #720, West Side, Window Left	Air Quality	1200	0.0020 f/cc
0203-5B-11	7 th Floor, Room #720, West Side, Window Right	Air Quality	1185	0.0021 f/cc
0203-5B-12	7 th Floor, Room #720, West Side, Window Middle	Air Quality	1160	0.0021 f/cc

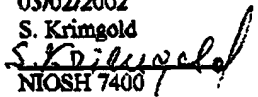
Please note that the NIOSH 7400 Method using Phase Contrast Microscopy counts all fibers and does not distinguish asbestos fibers alone.
Client supplied the volume. Results applicable to these items tested. Liability limited to the cost of analysis.
TWA- Inside Work Area, OWA-Outside Work Area, BDL-Below Detectable Limits

Safe Environmental Consultants, Inc.

♦ ♦ ♦

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AIR SAMPLES ANALYTICAL REPORT

Date Collected: 03/02/2002
 Collected By: A. Uwagboc
 Date Received: 03/02/2002
 Date Analyzed: 03/02/2002
 Analyzed By: S. Krimgold
 Signature: 
 Analytical Method: NIOSH 7400
 NYS DOH ELAP LAB #: 11716

Client:
 Shire Realty Corp.

RE: 5 Beekman Street, New York, NY
 Air Quality
 CPN: 0203-5B

Client Sample #	Sample Location	Sample Description	Volume (Liters)	Fibers per (cc/mm ³)
0203-5B-13	5 th Floor, Room #520, West Side, Window Middle	Air Quality	1230	0.0020 f/cc
0203-5B-14	5 th Floor, Room #520, West Side, Window Right	Air Quality	1245	0.0024 f/cc
0203-5B-15	5 th Floor, Room #520, West Side, Window Left	Air Quality	1215	0.0023 f/cc
0203-5B-16	1 st Floor, Lobby by Reception Desk	Air Quality	1065	0.0023 f/cc
0203-5B-17	1 st Floor, Lobby by 2 nd Glass Door	Air Quality	1080	0.0018 f/cc
0203-5B-18	1 st Floor, Lobby by Freight Entrance	Air Quality	1050	0.0033 f/cc
0203-5B-19	Field Blank			BDL < 0.01 f/cc
0203-5B-20	Field Blank			BDL < 0.01 f/cc

Please note that the NIOSH 7400 Method using Phase Contrast Microscopy counts all fibers and does not distinguish asbestos fibers alone.
 Client supplied the volume. Results applicable to these items tested. Liability limited to the cost of analysis.
 IWA- Inside Work Area, OWA-Outside Work Area, BDL-Below Detectable Limits

Larsan Holdings
1220 Broadway, Suite 703
New York, NY 10001

Tel: (212) 564-3194

Fax: (212) 594-0479

February 21, 2001

NYC DEP-Asbestos Control Program
Attention: Penny Theodorellys
By fax: 718 595-3744

Re: 5 Beekman St., NY, NY

Dear Ms. Theodorellys:

Further to my letter of February 19, 2002 and our telephone conversation of today in response to your notice of February 19, copy attached, I wish to confirm that we are contacting a contractor to perform an analysis of the surface dust and accumulation on the exterior of our building at 5 Beekman St.

The analysis will be designed to determine whether there is asbestos present in the exterior surface dust accumulations. We will send a copy of the results to you. Depending upon the outcome of the test, we will then hire the appropriate contractor to clean the exterior of the building in conformity with existing regulations.

We expect that the initial analysis will be completed by March 15, at which time we will be in further contact with you to confirm next steps.

Thank you for your cooperation.

Sincerely,


Jonathan Bernstein
Vice-President

1220 Broadway, New York, NY 10001
212 564-3194 Ext 103
Fax 212 594-0479

Shire Realty Corp.

Fax

To: Penny Theodorellys—DEP

From: Jonathan Bernstein

Fax: 718 595-3744

Pages: 3

Phone:

Date: 2/19/2002

Re:

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Letter re 5 Beekman St.

Thank you,

Jonathan Bernstein

Larsan Holdings
1220 Broadway, Suite 703
New York, NY 10001

Tel: (212) 564-3194
Fax: (212) 594-0479

February 19, 2001

NYC DEP-Asbestos Control Program
By fax: 718 595-3744

Re: 5 Beekman St., NY, NY

Dear Sir/Madam:

I am responding to the attached letter left by your inspector on Friday February 15, 2002 at approximately 4:00 p.m. at our 5 Beekman St. building.

Please be advised that we have no record of ever having received a prior notice in September 2001 or any other time concerning the subject matter of this February 15 letter.

Please note also that although the building is somewhat distant from the WTC site and has no noticeable WTC induced residue, it nevertheless has remained vacant during the period September 2001 to present. We are in the process of planning a major renovation and redevelopment of the building which will cost millions of dollars and which will cover every aspect of compliance with NYC DEP regulations. The building will remain vacant while these plans are being finalized.

Like all buildings in that area, we have endured serious financial hardship. We have every intention of removing any hazardous condition which may exist, but would like to do it as part of a detailed orderly renovation project so that the undertaking is as complete and cost efficient as possible.

We therefore request that we be granted a postponement for compliance with the environmental hazard assessment until such time as we are ready to undertake re-occupancy of the building.

We look forward to your prompt response. I would be happy to discuss this matter further with you and can be reached at 212 564-3194, ext. 103.

Sincerely,


Jonathan Bernstein
Vice-President

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