

**COLLIERS
ABR**

*Jack A. Terranova, PE, RPA
Senior Division Manager
40 E 52nd Street, 15th floor
New York, NY 10022
Direct Line: (212) 318-9734
E-Mail: jterranova@colliersabr.com*

April 15, 2002

Department of Environmental Protection
59-17 Junction Blvd
Corona, New York 11368-5107
Attention: Mr. R. Radhakrishnan, PE
Via Certified Mail and Facsimile

Re: 90 Broad Street Environmental Hazard Assessments

Dear Mr. Radhakrishnan:

In response to your letter dated April 12, 2002 (addressed to Rockrose Management, Ms. Carol Ann Albrektsen), I am attaching an air sample report from Detail Associates dated September 24, 2001. Per the report, all samples taken were below the limits set forth by the EPA as acceptable. The testing was taken in response to the World Trade Center incident.

Additionally, please note that Colliers ABR is the managing agent for the above property. Any questions pertaining to the property should go to the property and also be copied to Colliers ABR at the address above. If I can be of any further assistance, feel free to let me know.

Sincerely,



Jack Terranova, PE, RPA

Cc: Ms. Carol Ann Albrektsen
Mr. Bill Proceller
Mr. Timothy Clancy

ENTERED



**Department of
Environmental
Protection**

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

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

**Robert C. Avaltroni
Deputy Commissioner**

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

April 12, 2002

Building Owner Name:

Rock Rose mgmt

Address:

~~20~~ 20 STONE ST
90 Broad St NYC
NYC

Subject:

Carol Albrektzen (sldg
made)

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. 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, P.E.

Director

Asbestos Control Program



www.nyc.gov/dep

(718) DEP-HELP

September 24, 2001

Ms. Carol Ann Albrektsen
90 Broad LLC
90 Broad Street
New York, New York 10004

**Re: Indoor Air Quality Investigation
90 Broad Street
New York, New York 10004**

Dear Ms. Albrektsen:

This brief report summarizes our evaluation of indoor air quality investigation completed within your facility on September 21, 2001. The investigation was focused on monitoring for potential airborne hazardous materials that may be present within the building after the World Trade Center incident.

The primary concern was over the potential presence of airborne asbestos and combustion products from the fire.

Six (6) representative locations were monitored for presence of airborne asbestos fibers. The attached summary shows the airborne fiber levels to be at 0.001 fibers/cc or below. This airborne concentration is well below the EPA safe/clearance level of 0.01 fibers/cc. Therefore, the airborne fiber levels do not pose the health risks as identified in this survey during the testing period.

The primary decomposition products of fire monitored were carbon dioxide and carbon monoxide. In addition, temperature and humidity measurements were taken. Twenty three (23) areas were tested throughout the building. Carbon dioxide levels were found to be below the EPA recommended level of 1000 ppm for indoor air quality. Carbon monoxide concentrations were none detected in all of the tested locations. Temperature and humidity levels were established to be within acceptable ranges.

300 GRAND AVENUE, ENGLEWOOD, NEW JERSEY 07631-4355
TEL: (201) 569-6708 FAX: (201) 569-4378 WORLDWIDE WEB: <http://www.daienviro.com>
E MAIL: dainfo@daienviro.com

EUROPE NORTH AMERICA ASIA

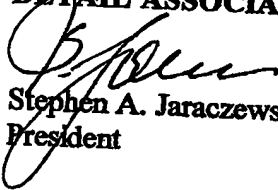
Based on the above results, the air quality within the building was found to be within acceptable standards during the testing period.

Full report will be forwarded to your office under a separate cover.

Thank you. Should you have any additional questions or require further information please contact our office at your convenience.

Sincerely,

DETAIL ASSOCIATES, INC.



Stephen A. Jaraczewski
President

SAJ:s
Enclosures

EUROPE NORTH AMERICA ASIA

04/15/02 MON 11:25 FAX 2127422083

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DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET

Address of Project Site.....:

NEW YORK , NY 10004

Type of Project:

Spray On.....: N/A

Pipe Insulation.....: N/A

Equipment Insulation.....: N/A

Debris.....: N/A

Other.....: FIELD BLANK

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-08A

Sample Location.....: FIELD BLANK

Sample Type.....: FIELD BLANK

Type of Activities During

Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number:

Calibration Date.....: 9/21/01

Serial # of Filter.....:

Calibration Rate.....: liters/minute

Time On.....: 9/21/01 (24 Hour)

Time Off.....: (24 Hour)

Sampling Period.....: 0 minutes

Total Sampled Volume.....: 0 liters

Fiber Concentration.....: NONE DETECTED

Detection Limit.....: 0.5 Fiber / 100 Fields

95% Upper Confidence Limit.....: NONE DETECTED

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:
NEW YORK , NY 10004
Type of Project:
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE
Type of Asbestos Abated.....: NONE
Sample #.....: 90B-0921-07A
Sample Location.....: 2ND FLOOR LOBBY
Sample Type.....: BACKGROUND AREA SAMPLES
Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS
Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute
Time On.....: 9/21/01 1212 (24 Hour)
Time Off.....: 9/21/01 1505 (24 Hour)
Sampling Period.....: 173 minutes
Total Sampled Volume.....: 2595 liters
Fiber Concentration.....: 0.001 fibers / cc
Detection Limit.....: 0.001 fibers / cc
95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
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DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-06A
Sample Location.....: 12TH FLOOR - METIS ASSOCIATES AREA

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 1207 (24 Hour)
Time Off.....: 9/21/01 1501 (24 Hour)
Sampling Period.....: 174 minutes
Total Sampled Volume.....: 2610 liters

Fiber Concentration.....: BELOW DETECTION LIMIT

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: BELOW DETECTION LIMIT

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
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DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

NEW YORK , NY 10004
Type of Project:
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: FIELD BLANK

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-05A
Sample Location.....: FIELD BLANK

Sample Type.....: FIELD BLANK

Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number:
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: liters/minute

Time On.....: 9/21/01 (24 Hour)
Time Off.....: (24 Hour)
Sampling Period.....: 0 minutes
Total Sampled Volume.....: 0 liters

Fiber Concentration.....: NONE DETECTED

Detection Limit.....: 0.5 Fiber / 100 Fields

95% Upper Confidence Limit.....: NONE DETECTED

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

NEW YORK, NY 10004

Type of Project:

Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-04A

Sample Location.....: MAIN BUILDING LOBBY - SECURITY DESK

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During

Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST

Calibration Date.....: 9/21/01

Serial # of Filter.....:

Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 0835 (24 Hour)

Time Off.....: 9/21/01 1157 (24 Hour)

Sampling Period.....: 202 minutes

Total Sampled Volume.....: 3030 liters

Fiber Concentration.....: 0.001 fibers / cc

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-03A
Sample Location.....: 9TH FLOOR LOBBY

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 0832 (24 Hour)
Time Off.....: 9/21/01 1155 (24 Hour)
Sampling Period.....: 203 minutes
Total Sampled Volume.....: 3045 liters

Fiber Concentration.....: 0.001 fibers / cc

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:
NEW YORK , NY 10004
Type of Project:
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE
Type of Asbestos Abated.....: NONE
Sample #.....: 90B-0921-02A
Sample Location.....: 17TH FLOOR LOBBY
Sample Type.....: BACKGROUND AREA SAMPLES
Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS
Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute
Time On.....: 9/21/01 0825 (24 Hour)
Time Off.....: 9/21/01 1144 (24 Hour)
Sampling Period.....: 199 minutes
Total Sampled Volume.....: 2985 liters
Fiber Concentration.....: 0.001 fibers / cc
Detection Limit.....: 0.001 fibers / cc
95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

NEW YORK , NY 10004
Type of Project:
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-01A
Sample Location.....: 25TH FLOOR LOBBY

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 0818 (24 Hour)
Time Off.....: 9/21/01 1152 (24 Hour)
Sampling Period.....: 214 minutes
Total Sampled Volume.....: 3210 liters

Fiber Concentration.....: BELOW DETECTION LIMIT

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: BELOW DETECTION LIMIT

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

DETAIL ASSOCIATES, INC.
AIR SAMPLE DATA SUMMARY SHEETPROJECT : NJ010347
CLIENT : 90 BROAD LLC
DATES : 09/21/01 to 09/21/01

Sample #	Sample Description	Concentration
90B-0921-01A	25TH FLOOR LOBBY	BELOW DETECTION LIMIT
90B-0921-02A	17TH FLOOR LOBBY	0.001 fibers / cc
90B-0921-03A	9TH FLOOR LOBBY	0.001 fibers / cc
90B-0921-04A	MAIN BUILDING LOBBY - SECURITY DESK	0.001 fibers / cc
90B-0921-05A	FIELD BLANK	NONE DETECTED
90B-0921-06A	12TH FLOOR - METIS ASSOCIATES AREA	BELOW DETECTION LIMIT
90B-0921-07A	2ND FLOOR LOBBY	0.001 fibers / cc
90B-0921-08A	FIELD BLANK	NONE DETECTED

Standards: EPA - 0.01 fiber/cc

OSHA TWA - 0.1 fiber/cc

Reviewed By:

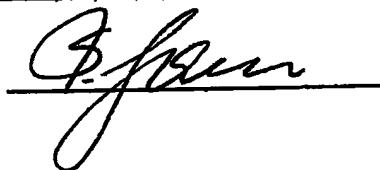
P. Chen (M)
Ping Chen, MD, MS
Laboratory Director

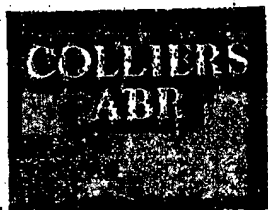
September 21, 2001

**AIR MONITORING DATA
90 BROAD STREET
NEW YORK, NEW YORK 10004**

LOCATION	CARBON DIOXIDE (PPM)	TEMPERATURE (°F)	HUMIDITY (%)	CARBON MONOXIDE (PPM)
17 th Floor - Management Office	651	74.2	59.4	0
23 rd Floor - Lobby	683	74.6	55.4	0
22 nd Floor - Lobby	643	74.8	55.3	0
21 st Floor - Lobby	665	74.6	55.0	0
20 th Floor - Lobby	626	74.4	49.4	0
19 th Floor - Lobby	643	74.7	51.0	0
18 th Floor - Lobby	665	75.3	48.3	0
17 th Floor - Lobby	686	75.7	54.4	0
16 th Floor - Lobby	705	76.0	48.8	0
15 th Floor - Lobby	684	76.1	55.3	0
14 th Floor - Lobby	671	76.1	52.4	0
12 th Floor - Lobby	673	76.5	53.2	0
11 th Floor - Lobby	680	76.5	59.0	0
10 th Floor - Lobby	750	74.4	48.2	0
9 th Floor - Lobby	718	75.5	52.7	0
8 th Floor - Lobby	758	75.9	51.8	0
7 th Floor - Lobby	740	76.0	55.3	0
6 th Floor - Lobby	892	76.8	52.8	0
5 th Floor - Lobby	780	76.5	46.8	0
4 th Floor - Lobby	777	77.5	50.9	0
3 rd Floor - Lobby	771	76.5	46.0	0
2 nd Floor - Lobby	736	71.8	49.6	0
Main Lobby - Security Desk	710	74.1	48.9	0

DETAIL ASSOCIATES, INC.



DUPLICATE

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

cc. MR. Bruce Proceller
212-901-8113

MS. Carol Ann
Albrechtsen

212-742-2083

FACSIMILE**DATE:**APRIL 15, 2002**Number of Pages being Sent:
(including cover page)**15DEPAsbestos Control Program**DELIVER TO:**MR. R. Radhakrishnan, PE**COMPANY:**DEP**FAX NUMBER:**718-595-3744**FROM:**Jack TerranovaDirect: 212-318-9734Fax: 212-421-4191MR. Radhakrishnan,**COMMENTS:**Please see thefollowing foryour requestof Jack Terranova

If you do not receive a complete transmission or have any questions regarding this fax,
please contact Sharon Brown at 212-318-9778.

04/15/2002 15:34 FAX

002/015



Jack A. Terranova, PE, RPA
Senior Division Manager
40 E 52nd Street, 15th floor
New York, NY 10022
Direct Line: (212) 318-9734
E-Mail: jterranova@colliersabr.com

April 15, 2002

Department of Environmental Protection
59-17 Junction Blvd
Corona, New York 11368-5107
Attention: Mr. R. Radhakrishnan, PE
Via Certified Mail and Facsimile

Re: 90 Broad Street Environmental Hazard Assessments

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Additionally, please note that Colliers ABR is the managing agent for the above property. Any questions pertaining to the property should go to the property and also be copied to Colliers ABR at the address above. If I can be of any further assistance, feel free to let me know.

Sincerely,

A handwritten signature in black ink that reads "Jack Terranova". The signature is fluid and cursive, with the first name "Jack" being more prominent.

Jack Terranova, PE, RPA

Cc: Ms. Carol Ann Albrechtsen
Mr. Bill Proceller
Mr. Timothy Clancy

04/15/2002 15:35 FAX

003/015

002



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-3107

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

**Robert C. Avaltroni
Deputy Commissioner**

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

April 12, 2002

Building Owner Name:

Rock Rose mgmt

Address:

~~205~~ 20 STONE ST
90 Broad St NYC
NYC

Subject:

Carol Albrektse (sldg
manager)

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.

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Sincerely,

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



www.nyc.gov/dep

(718) DEP-HELP

04/15/2002 15:37 FAX

004/015

September 24, 2001

Ms. Carol Ann Albrektsen
90 Broad LLC
90 Broad Street
New York, New York 10004

Re: **Indoor Air Quality Investigation**
90 Broad Street
New York, New York 10004

Dear Ms. Albrektsen:

This brief report summarizes our evaluation of indoor air quality investigation completed within your facility on September 21, 2001. The investigation was focused on monitoring for potential airborne hazardous materials that may be present within the building after the World Trade Center incident.

The primary concern was over the potential presence of airborne asbestos and combustion products from the fire.

Six (6) representative locations were monitored for presence of airborne asbestos fibers. The attached summary shows the airborne fiber levels to be at 0.001 fibers/cc or below. This airborne concentration is well below the EPA safe/clearance level of 0.01 fibers/cc. Therefore, the airborne fiber levels do not pose the health risks as identified in this survey during the testing period.

The primary decomposition products of fire monitored were carbon dioxide and carbon monoxide. In addition, temperature and humidity measurements were taken. Twenty three (23) areas were tested throughout the building. Carbon dioxide levels were found to be below the EPA recommended level of 1000 ppm for indoor air quality. Carbon monoxide concentrations were none detected in all of the tested locations. Temperature and humidity levels were established to be within acceptable ranges.

300 GRAND AVENUE, ENGLEWOOD, NEW JERSEY 07631-4355
TEL: (201) 569-6708 FAX: (201) 569-4378 WORLDWIDE WEB: <http://www.daienviro.com>
E MAIL: dainfo@daienviro.com

EUROPE NORTH AMERICA ASIA

04/15/2002 15:39 FAX

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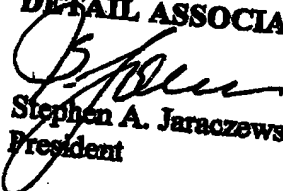
Based on the above results, the air quality within the building was found to be within acceptable standards during the testing period.

Full report will be forwarded to your office under a separate cover.

Thank you. Should you have any additional questions or require further information please contact our office at your convenience.

Sincerely,

DETAIL ASSOCIATES, INC.


Stephen A. Jaraczewski
President

SAJ:s
Enclosures

EUROPE

NORTH AMERICA

ASIA

September 21, 2001

**AIR MONITORING DATA
90 BROAD STREET
NEW YORK, NEW YORK 10004**

LOCATION	CARBON DIOXIDE (PPM)	TEMPERATURE (°F)	HUMIDITY (%)	CARBON MONOXIDE (PPM)
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23 rd Floor - Lobby	683	74.6	55.4	0
22 nd Floor - Lobby	643	74.8	55.3	0
21 st Floor - Lobby	665	74.6	55.0	0
20 th Floor - Lobby	626	74.4	49.4	0
19 th Floor - Lobby	643	74.7	51.0	0
18 th Floor - Lobby	665	75.3	48.3	0
17 th Floor - Lobby	686	75.7	54.4	0
16 th Floor - Lobby	705	76.0	48.8	0
15 th Floor - Lobby	684	76.1	55.3	0
14 th Floor - Lobby	671	76.1	52.4	0
12 th Floor - Lobby	673	76.5	53.2	0
11 th Floor - Lobby	680	76.5	59.0	0
10 th Floor - Lobby	750	74.4	48.2	0
9 th Floor - Lobby	718	75.5	52.7	0
8 th Floor - Lobby	758	75.9	51.8	0
7 th Floor - Lobby	740	76.0	55.3	0
6 th Floor - Lobby	892	76.8	52.8	0
5 th Floor - Lobby	780	76.5	46.8	0
4 th Floor - Lobby	777	77.5	50.9	0
3 rd Floor - Lobby	771	76.5	46.0	0
2 nd Floor - Lobby	736	71.8	49.6	0
Main Lobby - Security Desk	710	74.1	48.9	0

DETAIL ASSOCIATES, INC.

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007/015

004

DETAIL ASSOCIATES, INC.
AIR SAMPLE DATA SUMMARY SHEETPROJECT : NJ010347
CLIENT : 90 BROAD LLC
DATES : 09/21/01 to 09/21/01

Sample #	Sample Description	Concentration
90B-0921-01A	25TH FLOOR LOBBY	BELOW DETECTION LIMIT
90B-0921-02A	17TH FLOOR LOBBY	0.001 fibers / cc
90B-0921-03A	9TH FLOOR LOBBY	0.001 fibers / cc
90B-0921-04A	MAIN BUILDING LOBBY - SECURITY DESK	0.001 fibers / cc
90B-0921-05A	FIELD BLANK	NONE DETECTED
90B-0921-06A	12TH FLOOR - METIS ASSOCIATES AREA	BELOW DETECTION LIMIT
90B-0921-07A	2ND FLOOR LOBBY	0.001 fibers / cc
90B-0921-08A	FIELD BLANK	NONE DETECTED

Standards: EPA - 0.01 fiber/cc

OSHA TWA - 0.1 fiber/cc

Reviewed By

P. Chen (ms)
Ping Chen, MD, MS
Laboratory Director

04/15/2002 15:43 FAX

008/015

005

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:
Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE
Type of Asbestos Abated.....: NONE
Sample #.....: 90B-0921-01A
Sample Location.....: 25TH FLOOR LOBBY
Sample Type.....: BACKGROUND AREA SAMPLES
Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS
Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute
Time On.....: 9/21/01 0818 (24 Hour)
Time Off.....: 9/21/01 1152 (24 Hour)
Sampling Period.....: 214 minutes
Total Sampled Volume.....: 3210 liters
Fiber Concentration.....: BELOW DETECTION LIMIT
Detection Limit.....: 0.001 fibers / cc
95% Upper Confidence Limit.....: BELOW DETECTION LIMIT

NIOSH Analytical Method 7400

Initials of I.N. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:45 FAX

009/015

008

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:
Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE
Type of Asbestos Abated.....: NONE
Sample #.....: 90B-0921-02A
Sample Location.....: 17TH FLOOR LOBBY
Sample Type.....: BACKGROUND AREA SAMPLES
Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS
Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute
Time On.....: 9/21/01 0825 (24 Hour)
Time Off.....: 9/21/01 1144 (24 Hour)
Sampling Period.....: 199 minutes
Total Sampled Volume.....: 2985 liters
Fiber Concentration.....: 0.001 fibers / cc
Detection Limit.....: 0.001 fibers / cc
95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.R. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:46 FAX

010/015

007

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-03A

Sample Location.....: 9TH FLOOR LOBBY

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 0832 (24 Hour)
Time Off.....: 9/21/01 1155 (24 Hour)
Sampling Period.....: 203 minutes
Total Sampled Volume.....: 3045 liters

Fiber Concentration.....: 0.001 fibers / cc

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:48 FAX

011/015

008

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:
Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE
Type of Asbestos Abated.....: NONE
Sample #.....: 90B-0921-04A
Sample Location.....: MAIN BUILDING LOBBY - SECURITY DESK
Sample Type.....: BACKGROUND AREA SAMPLES
Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS
Air Sampling Pump Type and Number: GAST
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: 15 liters/minute
Time On.....: 9/21/01 0835 (24 Hour)
Time Off.....: 9/21/01 1157 (24 Hour)
Sampling Period.....: 202 minutes
Total Sampled Volume.....: 3030 liters
Fiber Concentration.....: 0.001 fibers / cc
Detection Limit.....: 0.001 fibers / cc
95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:49 FAX

012/015

008

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:
Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: FIELD BLANK
Type of Asbestos Abated.....: NONE
Sample #.....: 90B-0921-05A
Sample Location.....: FIELD BLANK
Sample Type.....: FIELD BLANK
Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS
Air Sampling Pump Type and Number:
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: liters/minute
Time On.....: 9/21/01 (24 Hour)
Time Off.....: (24 Hour)
Sampling Period.....: 0 minutes
Total Sampled Volume.....: 0 liters
Fiber Concentration.....: NONE DETECTED
Detection Limit.....: 0.5 Fiber / 100 Fields
95% Upper Confidence Limit.....: NONE DETECTED

NIOSH Analytical Method 7400

Initials of I.H.: SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:51 FAX

013/015

010

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 908-0921-06A

Sample Location.....: 12TH FLOOR - METIS ASSOCIATES AREA

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During

Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST

Calibration Date.....: 9/21/01

Serial # of Filter.....:

Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 1207 (24 Hour)

Time Off.....: 9/21/01 1501 (24 Hour)

Sampling Period.....: 174 minutes

Total Sampled Volume.....: 2610 liters

Fiber Concentration.....: BELOW DETECTION LIMIT

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: BELOW DETECTION LIMIT

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:53 FAX

014/015

011

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC

Project #.....: NJ010347

Sample Date.....: 9/21/01

Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: BACKGROUND AREA SAMPLE

Type of Asbestos Abated.....: NONE

Sample #.....: 90B-0921-07A

Sample Location.....: 2ND FLOOR LOBBY

Sample Type.....: BACKGROUND AREA SAMPLES

Type of Activities During

Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Number: GAST

Calibration Date.....: 9/21/01

Serial # of Filter.....:

Calibration Rate.....: 15 liters/minute

Time On.....: 9/21/01 1212 (24 Hour)

Time Off.....: 9/21/01 1505 (24 Hour)

Sampling Period.....: 173 minutes

Total Sampled Volume.....: 2595 liters

Fiber Concentration.....: 0.001 fibers / cc

Detection Limit.....: 0.001 fibers / cc

95% Upper Confidence Limit.....: 0.004 fibers / cc

NIOSH Analytical Method 7400

Initials of I.N. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.

04/15/2002 15:54 FAX

015/015

012

DETAIL ASSOCIATES, INC.
300 GRAND AVENUE
ENGLEWOOD, NEW JERSEY 07631
(201) 569 - 6708

Air Sample Data Sheet

Client Name.....: 90 BROAD LLC
Project #.....: NJ010347
Sample Date.....: 9/21/01
Project Site Location.....: 90 BROAD STREET
Address of Project Site.....:

Type of Project: NEW YORK , NY 10004
Spray On.....: N/A
Pipe Insulation.....: N/A
Equipment Insulation.....: N/A
Debris.....: N/A
Other.....: FIELD BLANK

Type of Asbestos Abated.....: NONE

Sample #.....: 908-0921-08A
Sample Location.....: FIELD BLANK

Sample Type.....: FIELD BLANK

Type of Activities During
Air Sampling.....: NORMAL BUILDING OPERATIONS

Air Sampling Pump Type and Numbers
Calibration Date.....: 9/21/01
Serial # of Filter.....:
Calibration Rate.....: liters/minute

Time On.....: 9/21/01 (24 Hour)
Time Off.....: (24 Hour)
Sampling Period.....: 0 minutes
Total Sampled Volume.....: 0 liters

Fiber Concentration.....: NONE DETECTED

Detection Limit.....: 0.5 Fiber / 100 Fields

95% Upper Confidence Limit.....: NONE DETECTED

NIOSH Analytical Method 7400

Initials of I.H. : SJ

Note: Airborne concentration (fibers/cc) is based on the sample condition as received.
The laboratory does not have the control over sample collection.