

Insignia/ESG, Inc.
One Broadway
New York, NY 10004
Tel: 212/952-1395
Fax: 212/248-6497
www.insigniaesg.com



March 22, 2002

R. Radhakrishnan, P.E.
Department of Environmental Protection
59-17 Junction Blvd.
Corona, NY 11368-5107

Dear Sir :

Please be advised that on March 5, 2002, Ambient Group, Inc. performed another survey at One Broadway, with bulk samples taken from each of our rooftops. The results of this survey confirmed positively that there are still small amounts of (chrysotile) present.

We will now begin the process of hiring a NYDEP approved contractor to perform a cleanup of our rooftops that were found to contain asbestos.

I am sending the results of Ambient's survey with this letter. Should you have any questions, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven A. Donahue'.

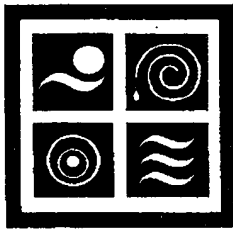
Steven A. Donahue
Property Manager

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2002

Steven A. Donahue

03/22/2002 14:53 FAX 2122486497



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

March 11, 2002

Mr. Steven A. Donahue
Insignia/ESG, Inc.
One Broadway
New York, NY 10004

Re: Exterior Assessment of Possible Building Contamination
Project #220282

Dear Mr. Donahue:

On March 5, 2002 at the request of the Building's Management (Insignia/ESG), Ambient Group, Inc. collected bulk samples of suspect dust/debris material located on several of the building's roof/setbacks.

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. Also 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. Therefore, Ambient was requested to collect appropriate representative samples of the NYCDEP observed suspect materials.

A total of four (4) bulk samples were collected of suspect dust/debris material from selected roof/setback levels. All of the samples analyzed indicated the presence of asbestos, in an amount between 0.3% and 2%. All samples were analyzed by Polarized Light Microscopy (NYSDOH ELAP Method 198.1).

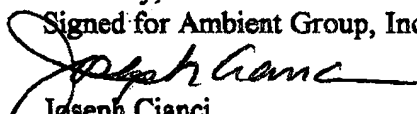
Based on the above it is recommended that the Building undergo a cleanup of exterior roof/setback surfaces in accordance with the NYCDEP's roof decontamination procedures (copy attached).

Also attached please find a description of the bulk sampling and sample analysis protocols used during this project and the Bulk Sample Laboratory Data Reports for this project.

Should you have any questions, please do not hesitate to call.

Sincerely,

Signed for Ambient Group, Inc. by:


Joseph Cianci,
Project Manager

GLEN COVE, NY
516 609-0009

MIAMI, FL
305 860-0101

CHICAGO, IL
312 527-5526

ORANGE, CA
714 282-2525

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").

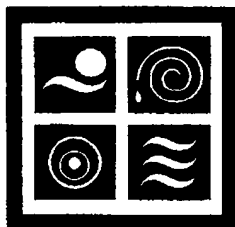
All NOB materials are gravimetrically reduced by ashing and acid digestion prior to analysis. If the weight of the residue after ashing and acid digestion is less than 1% of the starting weight, then the results are reported as non-asbestos containing (i.e., less than 1% asbestos by weight). If the analysis 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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September 17, 2001

Mr. Robert Breschard
Insignia/E.S. Gordon
1 Broadway
New York, New York 10004

**Re: 1 Broadway
Ambient Project # 211369**

Dear Mr. Breschard:

The following is a summary of the indoor environmental quality survey that Ambient Group, Inc. performed on September 17th, 2001 at One Broadway, New York. The survey included sampling for absence/presence of asbestos in settled dust.

Four (4) settled dust samples were collected from various locations on floors 3 and 8 and analyzed for the absence/presence of asbestos. The four (4) settled dust samples collected indoors tested negative for the presence of asbestos. One (1) settled dust sample collected of roof debris and analyzed for the absence/presence of asbestos tested positive (2%) for the presence of asbestos.

Other constituents found in the settled dust samples are all items found in New York City commercial office buildings.

Should you have any questions regarding this information, please feel free to call me.

Sincerely,
Signed for Ambient Group, Inc. by:


John J. Lerner
Vice President

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516 609-0009

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305 860-0101

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March 5, 2002

R. Radhakrishnan, P.E.
Department of Environmental Protection
59-17 Junction Blvd.
Corona, NY 11368-5107

Dear Sir :

Please be advised that all roofs and setbacks at One Broadway, were thoroughly cleaned after 9/11. My staff utilized hoses and power washers to carry out this task.

Ambient Group, Inc. performed another survey on March 5, 2002 as a follow up to the survey performed on September 17, 2002. As soon as the details of this survey are available, I will forward them to you.

Should you have any questions regarding this subject, please feel free to contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven A. Donahue'.

Steven A. Donahue
Property Manager

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Steven A. Donahue

03/05/2002 14:58 FAX 2122486497