

John Tobin
Division Manager
Direct Line: (212) 318-9736
Direct Fax: (212)-421-4191
E-Mail: jtobin@colliersabr.com

May 14, 2002

Ms. Penny Theodorellys
NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Corona, New York 11368

RE: 50 Broadway – Environmental Air Quality Test Results

Dear Penny:

As discussed, please find attached the most recent test results that were taken for 50 Broadway. There was an earlier report, also prepared by the Ambient Group, which was prepared on September 19, 2001. My colleague, Steve Castellano is sending you a copy of that report by separate cover.

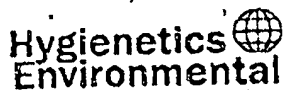
If you have any questions or problems, please let me know. Thank you for your guidance dealing with the exterior cleaning question.

Sincerely,

John Tobin
Division Manager

c: Tim Clancy
Steven Castellano
Charles Hohmann

ENTERED



Hygienetics Environmental Services, Inc.

1 West 34th Street
7th Floor
New York, NY 10001

Phone: (212) 244-3443
Fax: (212) 244-8505

September 19, 2001

Mr. Scott Robinson
Assistant General Manager (Leasing & Management)
Jones Lang LaSalle
50 Broadway-36th Floor
New York, NY 10004

via Fax & Mail
(212) 324-2427

**Re: Phase Contrast Microscopy Ambient Air Sample Results
50 Broadway, New York, NY**

Dear Mr. Robinson:

At your request, Hygienetics Environmental Services, Inc. (Hygienetics) collected eighteen (18) ambient air samples on Tuesday, September 18, 2001 at the above referenced facility. The samples were collected from the following locations:

- Suite 800
- Suite 806
- 8th Floor Elevator (Center Hall)
- Suite 1001
- 10th Floor Freight Elevator (Hall)
- Suite 1000
- 17th Floor (1700 Conference room)
- 1700 (New Street Side)
- 1700 (Northeast Corner)
- 20th Floor (Freight Elevator)
- Suite 2002
- Suite 2000 (Conference Room)
- Lobby (Front Desk, Elevator, Rear)

The samples were submitted to Scientific Laboratories, Inc., a NVLAP and New York State ELAP accredited laboratory, and analyzed utilizing Phase Contrast Microscopy (PCM) analysis techniques in accordance with the NIOSH 7400 Method. The samples were submitted for immediate turnaround by PCM analysis.

All ambient air samples were reported by the laboratory as being below 0.01 fibers per cubic centimeter (f/cc), which is the New York City and New York State re-occupancy level following an abatement activity as defined by New York City Regulations (RCNY-Title 15, Asbestos Control Program), and New York State Regulations (Industrial Code Rule 56-Asbestos).

Attached you will find a summary of the PCM Air Sample results, laboratory data sheets, and copies of the sample chain of custody sheets.

SEP 19 2001 15:42

Jones Lang LaSalle Management
50 Broadway-Ambient Air Sampling
Page-2

If you have any questions regarding the sample methodologies or results, please feel free to contact me at (212) 244-3443.

Sincerely,
HYGIENETICS ENVIRONMENTAL SERVICES, INC.



Lance Gangemi
Regional Director

enc: Attachments

cc: Charles Hohman (JLLM)

via fax only (212-269-6447)

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Table I—Summary of Phase Contrast Microscopy Ambient Air Sample Analysis Results

50 Broadway
Miscellaneous Areas
New York, New York 10004

Location	Sample Number	Fiber Concentration (Fibers per Cubic Centimeter)
Suite 800	0918011016-01	<0.003 f/cc
Suite 806	0918011016-02	<0.003 f/cc
8 th Floor; Center Hall at Elevator	0918011016-03	<0.003 f/cc
Suite 1001	0918011016-04	<0.003 f/cc
10 th Floor; Hall at Freight Elevator	0918011016-05	0.004
Suite 1000	0918011016-06	<0.003 f/cc
Field Blank	0918011016-07	NA ⁽¹⁾
Suite 1700; Center Conference Room	0918011016-08	<0.002
Suite 1700; New Street Side	0918011016-09	0.003 f/cc
Suite 1700; Northeast Corner	0918011016-10	<0.003 f/cc
20 th Floor; Freight Elevator	0918011016-11	0.004
Suite 2002	0918011016-12	<0.003 f/cc
Suite 2000; Conference Room	0918011016-13	<0.003 f/cc
Field Blank	0918011016-14	NA ⁽¹⁾
Lobby (Front Desk)	0918011016-15	<0.003 f/cc
Lobby (Elevator)	0918011016-16	<0.003 f/cc
Lobby (Rear)	0918011016-17	<0.003 f/cc
Field Blank	0918011016-18	NA ⁽¹⁾

(1) Field Blank

SciLab Job #: 201092307

Client Name: Hygienetics Environmental, Inc.

Phase Contrast Microscopy (PCM) Fiber Results

2016.254 NY-39403; Jones Lang Lasalle; Ambient - 50 Broadway, NY, NY

SciLab Sample #	Client Sample # / Location	Date Collected	Flow Rate (liters/min.)	Duration (min.)	Air Filtered (liters)	Fields	Fibers	Fiber Density (Fibers/mm ²)	Fibers Conc. (Fibers/cc)	TWA
01	Suite 800	09/18/2001	10.2	90	918	100	4	5.10	< 0.003	
02	Suite 806	09/18/2001	10.2	90	918	100	2	2.55	< 0.003	
03	Center Hall At Elevator 8th Floor	09/18/2001	10.2	90	918	100	5	6.37	< 0.003	
04	Suite 1001	09/18/2001	10.2	90	918	100	3	3.82	< 0.003	
05	Hall At Freight Elevator 10th Floor	09/18/2001	8	40	720	100	6	7.64	0.004	
06	Suite 1000	09/18/2001	10.2	90	918	100	4	5.10	< 0.003	
07	Blank	09/18/2001	0	0	0	100	0.5	.00		Footnotes: 1
08	1700 Center Conference Room	09/18/2001	10.2	107	1091	100	5	6.37	< 0.002	
09	1700 New Street Side	09/18/2001	10.2	103	1051	100	7	8.92	0.003	
10	1700 North East Corner	09/18/2001	10.2	104	1061	100	3	3.82	< 0.003	
11	20th Floor Front Elevator	09/18/2001	8	90	720	100	6	7.64	0.004	
12	2002	09/18/2001	10.2	90	918	100	4	5.10	< 0.003	
13	2000 Conference Room	09/18/2001	10.2	90	918	100	3	3.82	< 0.003	
14	Blank	09/18/2001	0	0	0	100	0.5	.00		Footnotes: 1
15	Lobby At Front Desk	09/18/2001	10.2	90	918	100	3	3.82	< 0.003	

PAGE 05

SEP 19 2001 15:40

SEP-19-2001 15:43

Scilab Job #: 201092307

Client Name: Hygienics Environmental, Inc.

Phase Contrast Microscopy (PCM) Fiber Results

2016.254 NY-39403; Jones Lang Lasalle; Ambient - 50 Broadway, NY, NY

Scilab Sample #	Client Sample # / Location	Date Collected	Flow Rate (liters/min.)	Duration (min.)	Air Filtered (liters)	Fields	Fibers	Fiber Density 2 (Fibers/mm ²)	Fibers Conc. (Fibers/cc)	TWA
16	091801 1016-16 Lobby At Elevator	09/18/2001	10.2	90	918	100	2	2.55	< 0.003	
17	091801 1016-17 Lobby At Rear	09/18/2001	10.2	90	918	100	4	5.10	< 0.003	
18	091801 1016-18 Blank	09/18/2001	0	1440	0	100	0.5	0.64		Footnotes: 1

Reporting Notes:

(1) Fiberizee cannot be utilized for samples with no air volume.
Analyzed by Anthony Niseno Date Analyzed: 09/19/2001

*NAD/NISD = one substance detected. NA = not analyzed. NYLAP Lab #100546-0, New York Sawyer (NYSDOH ELAP Lab #11480) National Institute of Standards and Technology Accreditation requires a mandate that this report must not be reproduced except in full without the approval of the laboratory. AUSA # 102245.

2126793114 10 244000

TR SCIENTIFIC LBS

SEP 19 2001 11:04

SEP 19 2001 15:43

HYGIENETICS ENVIRONMENTAL SERVICES, INC.

AIR SAMPLE DATA FORM

ACCM ☒ CFM ☒ CFM

ACCOUNTABILITY RECORD

PAGE 2 OF 2

PROJECT: Amateur Fire House

REQUESTED COMPLETION DATE 9/19/01 08:00 AM

SAMPLE ID NO.

DESCRIPTION OF SAMPLING LOCATION & COMMENTS

PUMP NO. NO.

JOB NO. 2010-254 BATCH NY-39403

TYPE ACTIVITY

CLIENT NAME

SAMPLER NAME

SIGNATURE: James L. L. L.

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Hygienetics (HSE)
Environmental

HYGIENETICS ENVIRONMENTAL SERVICES, INC.

AIR SAMPLE DATA FORM

Spec

N/A
ITEM

ACCOUNTABILITY RECORD

PAGE 1 OF 2

PROJECT: AmBient Air from 170E - 50 BROADWAY, NY, NYREQUESTED COMPLETION DATE 9/19/01 - 8:00pmJOB NO: 2016.254 BATCH: NY-37403CLIENT NAME: Jones Lewis LussierANALYST NAME: Denny GillebertSIGNATURE: Denny GillebertDATE: 9/18/01 TIME: 12:45☐ ANALYZED FIELD OR ☒ DELIVERED TO LABMETHOD OF DELIVERY: HAND DELIVEREDLAB NAME: SELCO

ADDRESS:

RECEIVED BY: SELCODATE: 9/19/01 TIME: 12:45ANALYST: Denny Gillebert SCORE: 9/19/01DATE COMPLETED: 9/19/01

ANALYSIS METHOD:

SAMPLING AND ANALYTICAL DATA

EFFECTIVE FILTER AREA = 305 m² FIELD AREA =☐ FAX REPORT ☐ EMAIL REPORT ☐ PRINTED REPORT REQUIRED

LAB ID NO.	AIR FLOW RATE (LPM)			SAMPLING TIME		VOLUME (LITERS)	TOTAL FIELD COUNT	TOTAL LAB COUNT	FIBERS PER FIELD	AVG BLANK COUNT	BLANK CORR. COUNT	LOG PRESSURE	ANALYST CV	INTER- LAB CV	INTER- LAB CV	FIBERS PER m ²	FIBERS PER cc
	START	STOP	AVG	START	STOP												
1	10.2	10.2	10.2	1244	1414	90	918										
2	10.2	10.2	10.2	1249	1419	90	918										
3	10.2	10.2	10.2	1252	1422	90	918										
4	10.2	10.2	10.2	1255	1435	90	918										
5	8.0	8.0	8.0	1309	1439	90	720										
6	10.2	10.2	10.2	1314	1444	90	918										
7																	
8																	
9																	
10																	
11																	
12																	

ADDITIONAL COMMENTS:

12 NE TAT - FAN RESULTS TO 212-244-8505 BY 8AM - 9/19/01

SAMPLE TYPE CODES

WORK AREA ACTIVITY CODES

NO. OF SAMPLES SUBMITTED

DATE

1 - FAN ROOM
2 - FAN ROOM
3 - FAN ROOM
4 - FAN ROOM
5 - FAN ROOM
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7 - FAN ROOM
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9 - FAN ROOM
10 - FAN ROOM
11 - FAN ROOM
12 - FAN ROOM

CONTINUATION NO.:

ENVIRONMENTAL SERVICES, INC.



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

John Tobin
Division Manager
Direct Line: (212) 318-9736
Direct Fax: (212) 421-4191
E-Mail: jtobin@colliersabr.com

May 14, 2002

Ms. Penny Theodorellys
NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Corona, New York 11368

RE: 50 Broadway – Environmental Air Quality Test Results

Dear Penny:

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If you have any questions or problems, please let me know. Thank you for your guidance dealing with the exterior cleaning question.

Sincerely,

A handwritten signature in black ink, appearing to read "John Tobin", written over a horizontal line.

John Tobin
Division Manager

c: Tim Clancy
Steven Castellano
Charles Hohmann

ENTERED

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.

An Indoor Environmental Quality Survey
At 50 Broadway
New York City
Survey date: May 1, 2002

Prepared for:
Colliers ABR
40 East 52nd Street
New York, NY 10022

Prepared by:
Ambient Group, Inc.
55 West 39th Street
New York, NY 10018
(212) 944-4615

Project I.D.: 220490

Date: May 10, 2002

Prepared by:

DRAFT

Marta A. Lutsky
Environmental Writer

Signed for Ambient Group, Inc. by:

DRAFT

John J. Leitner
Vice President

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Appendix C: Floor Plans Showing Sample Locations and HVAC Mechanical Equipment Rooms	Insert
Appendix D: Photographs of Sample Locations	Insert
Appendix E: HVAC System Inspection/Observations	Insert
Appendix F: HVAC Photographs	Insert

DATA SUMMARY REPORT – 50 Broadway, New York, NY 10004

Ambient Group, Inc. performed a follow-up indoor environmental survey of 50 Broadway, New York, NY 10004. The survey was performed on May 1, 2002. The purpose of the survey was to determine levels of various air quality parameters, and to review the mechanical ventilation system operation and maintenance. The survey was conducted during normal business hours while the HVAC system units were in operation. Sampling was conducted on the 1st, 5th, 7th, 10th, 12th, 17th, 19th, 20th, 29th, and 33rd floors in occupied areas near supply air diffusers. An outdoor air sample was also collected for comparison purposes. The samples were analyzed for airborne fibers, airborne asbestos, airborne metals and airborne mercury. The survey also included a visual inspection of the HVAC units on the floors listed above. The results of this survey indicate the following:

I. Indoor Air Quality Sampling

- A. Airborne Asbestos (TEM)** – Ten (10) indoor samples were collected in total. The sample locations were on the 33rd, 29th, 20th, 19th, 17th, 12th, 10th, 7th, 5th and 1st floor. An outside air sample was also collected on the 7th Floor. All indoor sample locations were in occupied areas near supply air diffusers. Samples were collected for eight hours at 2 liters/minute and analyzed by Transmission Electron Microscope. All results were below Asbestos Hazard Emergency Response Act (AHERA) standard of 70 structures/mm². Please refer to Table 1, insert and Appendix A for results and regulatory standards. Please refer to the floor plans in Appendix C and photographs in Appendix D for specific sample set-up and locations.
- B. Airborne Fibers (PCM)** – Ten (10) indoor samples were collected in total. The sample locations were on the 33rd, 29th, 20th, 19th, 17th, 12th, 10th, 7th, 5th and 1st floor. An outside air sample was also collected on the 7th floor. All indoor sample locations were in occupied areas near supply air diffusers. Samples were collected for eight hours at 2 liters/minute and analyzed by Phase Contrast Microscope. All results were below Occupational Safety and Health Administration (OSHA) Permissible Exposure Limit (PEL) of 0.10 fibers/cc. Results were also below New York City re-occupancy standard of 0.01 fibers/cc. Please refer to Table 1, insert and Appendix A for results and regulatory standards. Please refer to the floor plans in Appendix C and photographs in Appendix D for specific sample set-up and locations.

- C. Airborne Metals** – Ten (10) indoor samples were collected in total. The sample locations included the 33rd, 29th, 20th, 19th, 17th, 12th, 10th, 7th, 5th and 1st floor. An outside air sample was also collected on the 7th floor. All indoor sample locations were in occupied areas near supply air diffusers. Samples were collected for eight hours at 2 liters/minute. They were analyzed for cadmium, chromium, copper, iron, lead, manganese, nickel, silica and zinc by method NIOSH 7300. All results were below OSHA PEL and American Conference of Governmental Industrial Hygienist (ACGIH) Threshold Limit Values (TLVs). Please refer to Table 1, insert and Appendix A for results and regulatory standards. Please refer to the floor plans in Appendix C and photographs in Appendix D for specific sample set-up and locations.
- D. Airborne Mercury** - Ten (10) indoor samples were collected in total. The sample locations included the 33rd, 29th, 20th, 19th, 17th, 12th, 10th, 7th, 5th and 1st floor. An outside air sample was also collected on the 7th floor. All indoor sample locations were in occupied areas near supply air diffusers. Samples were collected for eight hours at 0.2 liters/minute and analyzed by method NIOSH 6009. All results were below the OSHA PEL and below the ACGIH TLV. Please refer to Table 1, insert and Appendix A and B for results and regulatory standards. Please refer to the floor plans in Appendix C and photographs in Appendix D for specific sample set-up and locations.

II. HVAC System/Visual Inspection

The HVAC system inspection consisted of a visual inspection of the mechanical rooms and associated fan units on the 33rd, 29th, 20th, 19th, 17th, 12th, 10th, 7th, and 5th floors. Please note that an inspection of the interior of associated ductwork was not performed. Also, no data regarding balancing and air velocities were obtained or analyzed. In general, the mechanical equipment rooms (MERs) were clean and well lit. Some of the MERs had stored materials present. There were no dust accumulations in the air mixing chambers of the HVAC units and the filters were in good condition. The coils and condensate drip pans (CDPs) of the HVAC units were clean and there was no standing water present on the day of the survey. The CDP of the west side HVAC unit on the 12th floor, however, needs to be repaired. Please refer to Appendix C for floor plans indicating HVAC unit locations. Please refer to Appendix E for inspection results, and Appendix F for photographs of the individual HVAC units.

TABLE I
LIMITED CONDENSED DATA RANGES
AND ASSOCIATED INDUSTRY STANDARDS

Parameter	Indoor Sample Ranges	Outdoor Sample Ranges	Standards/guidelines*
Airborne Asbestos	<12.35 structures/mm ²	<12.35 structures/mm ²	Indoor AHERA
Airborne Cadmium	<0.104 ug/m ³	<1.04 ug/m ³	Indoor OSHA PEL ACGIH TLV
Airborne Chromium	1.04 – 1.57 ug/m ³	1.04 ug/m ³	Indoor OSHA PEL ACGIH TLV
Airborne Copper	<0.273 – 1.32 ug/m ³	0.794 ug/m ³	Indoor OSHA PEL ACGIH TLV
Airborne Fibers	<0.003 - 0.006 fibers/cc	0.003 fibers/cc	Indoor OSHA PEL ACGIH TLV
			Indoor OSHA PEL TWA NYC Reoccupancy Standard
			1000 ug/m ³ 200 ug/m ³
			0.1 f/cc 0.01 f/cc

Permissible Exposure Limit (8-hour time weighted average)
Threshold Limit Value (8-hour time weighted average)

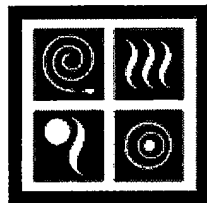
TABLE I
LIMITED CONDENSED DATA RANGES
AND ASSOCIATED INDUSTRY STANDARDS

Airborne Iron	<0.236 – 1.02 ug/m ³	1.02 ug/m ³	<u>Indoor</u> OSHA PEL ACGIH TLV	10,000 ug/m ³ 1000 ug/m ³
Airborne Lead	<0.808 ug/m ³	<0.808 ug/m ³	<u>Indoor</u> OSHA PEL ACGIH TLV	0.05 ug/m ³ 50 ug/m ³
Airborne Manganese	<0.156 ug/m ³	<0.156 ug/m ³	<u>Indoor</u> OSHA PEL ACGIH TLV	1000 ug/m ³ 100 ug/m ³
Airborne Mercury	<0.64 ug/m ³	<0.64 ug/m ³	<u>Indoor</u> OSHA PEL ACGIH TLV	100 ug/m ³ 10 ug/m ³
Airborne Nickel	<0.260 ug/m ³	<0.260 ug/m ³	<u>Indoor</u> OSHA PEL ACGIH TLV	1000ug/m ³ 100 ug/m ³
Airborne Zinc	<0.813 – 15.5 ug/m ³	<0.813 ug/m ³	<u>Indoor</u> OSHA PEL ACGIH TLV	5000 ug/m ³ 5000 ug/m ³

PEL - Permissible Exposure Limit (8-hour time weighted average)
TLV - Threshold Limit Value (8-hour time weighted average)

APPENDIX A: AMBIENT GROUP, INC. LABORATORY DATA REPORTS

Project: 220490



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Airborne Asbestos Fiber Analysis
by Transmission Electron Microscopy

Laboratory Report
AGL02937

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002 19:00
Rotometer: Standard

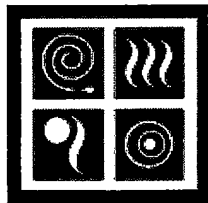
Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 5/1/02
Job Location: 50 Broadway

Lab ID	Sample Location	Volume (liters)	Asbestos Type(s)	Asbestos Structures ≥ 5µm ≥ 5µm < 5µm	Non-Asbestos	Analytical Sensitivity (AS/cc)	Asbestos Concentration (AS/cc)	Asbestos Concentration (AS/mm ²)
0002937-001 220490-01	20th Fl: Northwest Side	960	None Detected	0	0	0	<0.0050	<12.35
0002937-002 220490-02	33rd Fl: North Side - Center	960	None Detected	0	0	0	<0.0050	<12.35
0002937-003 220490-03	29th Fl: Northeast Side	960	None Detected	0	0	0	<0.0050	<12.35
0002937-004 220490-04	19th Fl: East Side - Center	960	None Detected	0	0	0	<0.0050	<12.35
0002937-005 220490-05	17th Fl: West Side - Center	960	None Detected	0	0	0	<0.0050	<12.35
0002937-006 220490-06	12th Fl: East Side - Center	960	None Detected	0	0	0	<0.0050	<12.35

SIGNED FOR AMBIENT GROUP, INC. BY:

Page 1 of 2

Disclaimer: The laboratory is not responsible for fibers counted in fibers/cc which is dependent on volume collected by non-laboratory personnel. This report may not be duplicated in part without written permission by J3 Resources, Inc. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report relates only to the samples listed above.



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02937

Airborne Asbestos Fiber Analysis by Transmission Electron Microscopy

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002 19:00
Rotometer: Standard

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 5/1/02
Job Location: 50 Broadway

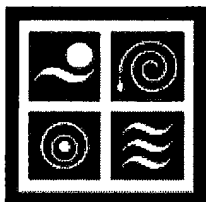
Lab ID	Sample Location	Volume (liters)	Asbestos Type(s)	Asbestos Structures ≥ 5µm ≥ 5µm <5µm	Non-Asbestos	Analytical Sensitivity (AS/cc)	Asbestos Concentration (AS/cc)	Asbestos Concentration (AS/mm2)
0002937-007 220490-07	10th Fl: West Side - Center	960	None Detected	0 0 0	0	0.0050	<0.0050	<12.35
0002937-008 220490-08	7th Fl: Northwest Side	960	None Detected	0 0 0	0	0.0050	<0.0050	<12.35
0002937-009 220490-09	7th Fl: Northwest Window - (Outside Air)	960	None Detected	0 0 0	0	0.0050	<0.0050	<12.35
0002937-010 220490-010	5th Fl: East Side - Center	960	None Detected	0 0 0	0	0.0050	<0.0050	<12.35
0002937-011 220490-011	Lobby: South Side - Center	960	None Detected	0 0 0	0	0.0050	<0.0050	<12.35

Average Filter Loading: <12.35

SIGNED FOR AMBIENT GROUP, INC. BY:

Page 2 of 2

Disclaimers: The laboratory is not responsible for fibers counted in fibers/cc which is dependant on volume collected by non-laboratory personnel. This report may not be duplicated in part without written permission by J3 Resources, Inc. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report relates only to the samples listed above.



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Airborne Asbestos Fiber Analysis by Phase Contrast Microscopy

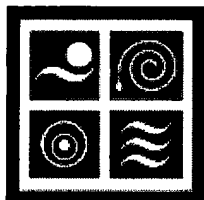
NY ELAP ID#10865; NYC#11735

Laboratory Report
AGL02937

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York NY
Collected By: Craig Kamback
Collected: 05/01/2002 19:00
Rotometer:

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/01/2002
Job Location: 50 Broadway

Lab ID Field ID	Sample Location	Volume (liters)	LOQ Fibers per CC	Fibers Per CC
0002937-001 220490-01	20th Fl: Northwest Side	960	0.003	<0.003
0002937-002 220490-02	33rd Fl: North Side - Center	960	0.003	<0.003
0002937-003 220490-03	29th Fl: Northeast Side	960	0.003	<0.003
0002937-004 220490-04	19th Fl: East Side - Center	960	0.003	0.004
0002937-005 220490-05	17th Fl: West Side - Center	960	0.003	<0.003
0002937-006 220490-06	12th Fl: East Side - Center	960	0.003	0.006
0002937-007 220490-07	10th Fl: West Side - Center	960	0.003	0.004
0002937-008 220490-08	7th Fl: Northwest Side	960	0.003	0.004
0002937-009 220490-09	7th Fl: Northwest Window - (Outside Air)	960	0.003	0.003
0002937-010 220490-010	5th Fl: East Side - Center	960	0.003	<0.003



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02937

Airborne Asbestos Fiber Analysis by Phase Contrast Microscopy

NY ELAP ID#10865; NYC#11735

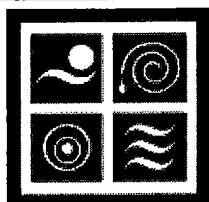
Client: Colliers ABR, Inc.
Address: 50 Broadway
New York NY
Collected By: Craig Kamback
Collected: 05/01/2002 19:00
Rotometer:

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/01/2002
Job Location: 50 Broadway

Lab ID			LOQ	Fibers
Field ID	Sample Location	Volume (liters)	Fibers per CC	Per CC
0002937-011	Lobby: South Side - Center	960	0.003	0.004
220490-011				

SIGNED FOR AMBIENT GROUP, INC. BY:

This report relates only to the samples reported above and must not be reproduced except in full with the approval of the laboratory.
This laboratory is not responsible for fibers counted in fiber/cm3 which are dependent on volume collected by non-laboratory personnel.

**AMBIENT GROUP, INC.**

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report

AGL02936**Metals Profile**

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

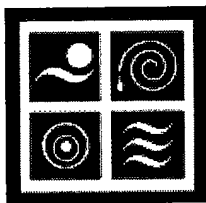
Lab ID: 0002936-001
Field ID: 220490-01
Location: 20th Fl: Northwest Side

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.273	µg/m3	100	
Iron	<0.236	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	

LOC = Limit of Contamination

Page 1 of 11

**AMBIENT GROUP, INC.**

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Metals Profile

Laboratory Report
AGL02936

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY

Collected By: Craig Kamback
Collected: 05/01/2002

Lab ID: 0002936-002
Field ID: 220490-02
Location: 33rd Fl: North Side - Center

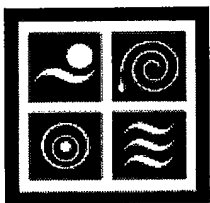
Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.56	µg/m3	50.0	
Copper	0.794	µg/m3	100	
Iron	1.02	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	

LOC = Limit of Contamination

Page 2 of 11



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02936

Metals Profile

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

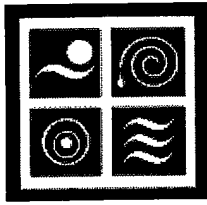
Lab ID: 0002936-003
Field ID: 220490-03
Location: 29th Fl: Northeast Side

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.794	µg/m3	100	
Iron	0.497	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	0.917	µg/m3	1000	

LOC = Limit of Contamination

Page 3 of 11

**AMBIENT GROUP, INC.**

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Metals Profile

Laboratory Report

AGL02936

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY

Collected By: Craig Kamback
Collected: 05/01/2002

Lab ID: 0002936-004
Field ID: 220490-04
Location: 19th Fl: East Side - Center

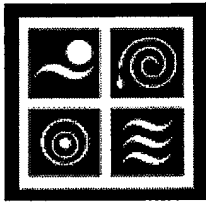
Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.794	µg/m3	100	
Iron	1.02	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	15.5	µg/m3	1000	

LOC = Limit of Contamination

Page 4 of 11

**AMBIENT GROUP, INC.**

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02936

Metals Profile

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

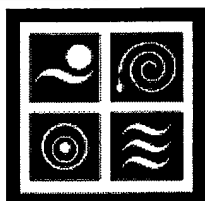
Lab ID: 0002936-005
Field ID: 220490-05
Location: 17th Fl: West Side - Center

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	<0.273	µg/m3	100	
Iron	<0.236	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	0.917	µg/m3	1000	

LOC = Limit of Contamination

Page 5 of 11

**AMBIENT GROUP, INC.**

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report

AGL02936**Metals Profile**

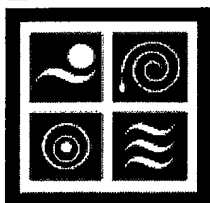
Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

Lab ID: 0002936-006
Field ID: 220490-06
Location: 12th Fl: East Side - Center

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.794	µg/m3	100	
Iron	0.497	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02936

Metals Profile

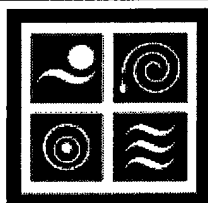
Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

Lab ID: 0002936-007
Field ID: 220490-07
Location: 10th Fl: West Side - Center

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	1.32	µg/m3	100	
Iron	0.497	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
 Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report

AGL02936

Metals Profile

Client: Colliers ABR, Inc.
 Address: 50 Broadway
 New York, NY
 Collected By: Craig Kamback
 Collected: 05/01/2002

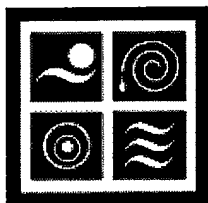
Job Number: 220490
 Date Received: 05/01/2002
 Date Analyzed: 05/02/2002
 Job Location: 50 Broadway

Lab ID: 0002936-008
 Field ID: 220490-08
 Location: 7th Fl: Northwest Side

Matrix: AIR
 Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.794	µg/m3	100	
Iron	0.393	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	

LOC = Limit of Contamination



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02936

Metals Profile

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

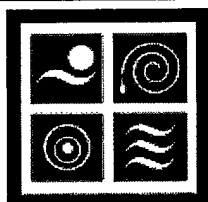
Lab ID: 0002936-009
Field ID: 220490-09
Location: 7th Fl: Northwest Window (Outside Air)

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.794	µg/m3	100	
Iron	1.02	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	

LOC = Limit of Contamination

Page 9 of 11



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report
AGL02936

Metals Profile

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

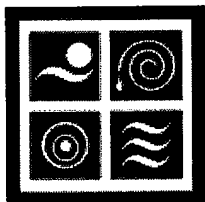
Collected By: Craig Kamback
Collected: 05/01/2002

Lab ID: 0002936-010
Field ID: 220490-010
Location: 5th Fl: East Side - Center

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	0.273	µg/m3	100	
Iron	<0.236	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	

LOC = Limit of Contamination



AMBIENT GROUP, INC.

10 Morris Avenue, Glen Cove, NY 11542
Phone: (516) 609-0009 - Fax: (516) 609-8271

Laboratory Report

AGL02936

Metals Profile

Client: Colliers ABR, Inc.
Address: 50 Broadway
New York, NY
Collected By: Craig Kamback
Collected: 05/01/2002

Job Number: 220490
Date Received: 05/01/2002
Date Analyzed: 05/02/2002
Job Location: 50 Broadway

Lab ID: 0002936-011
Field ID: 220490-011
Location: Lobby: South Side - Center

Matrix: AIR
Air Volume: 960

<u>Parameter</u>	<u>Result</u>	<u>Units</u>	<u>LOC</u>	<u>Flag</u>
Cadmium	<0.104	µg/m3	1.0	
Chromium	1.04	µg/m3	50.0	
Copper	<0.273	µg/m3	100	
Iron	0.236	µg/m3	N/A	
Lead	<0.808	µg/m3	N/A	
Manganese	<0.156	µg/m3	N/A	
Nickel	<0.260	µg/m3	150	
Zinc	<0.813	µg/m3	1000	

SIGNED FOR AMBIENT GROUP, INC. BY:

LOC = Limit of Contamination

APPENDIX B: OUTSIDE LABORATORY DATA REPORTS

Project: 220490

AIRBORNE MERCURY RESULTS

Ambient Group, Inc.
55 W. 39th Street
New York, NY 10018

Project ID: 220490
Building: 50 Broadway

Sample ID	Sample Date	Location	Mercury Concentration
220490-Hg-1	5/1/02	20th Floor Northwest Side	<0.64 ug/m ³
220490-Hg-2	5/1/02	33rd Floor North Side Center	<0.64 ug/m ³
220490-Hg-3	5/1/02	29th floor Northeast Side	<0.64 ug/m ³
220490-Hg-4	5/1/02	19th Floor East Side Center	<0.64 ug/m ³
220490-Hg-5	5/1/02	17th Floor West Side Center	<0.64 ug/m ³
220490-Hg-6	5/1/02	12th Floor East Side Center	<0.64 ug/m ³
220490-Hg-7	5/1/02	10th Floor West Side Center	<0.64 ug/m ³
220490-Hg-8	5/1/02	7th Floor Northwest Side	<0.64 ug/m ³
220490-Hg-9	5/1/02	7th Floor Northwest Window (outside air)	<0.64 ug/m ³
220490-Hg-10	5/1/02	5th Floor East Side Center	<0.64 ug/m ³
220490-Hg-11	5/1/02	Lobby	<0.64 ug/m ³

Group No. G126-016
 Account No. 31749530
 Report Date: 05/08/02
 MARTA LUTSKY
 AMBIENT LABS INC

55 W 39TH STREET FL 12
 NEW YORK, NY 10018

Final Report

Date Received: 05/06/02
 Sample Type: 11 - Air Sample(s)
 Project: 50 BROADWAY 220490 PO Number:

Analytical Results

Lab	Parameter	Volume	Amount	LOQ	Concentration	Analysis
-001	220490-HG-1	Samp Date: 05/01/02	20TH FLOOR B-WAY	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-002	220490-HG-2	Samp Date: 05/01/02	33RD FLOOR N.	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-003	220490-HG-3	Samp Date: 05/01/02	29TH FLOOR NE	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-004	220490-HG-4	Samp Date: 05/01/02	19TH FLOOR	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-005	224090-HG-5	Samp Date: 05/01/02	17TH FLOOR	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-006	220490-HG-6	Samp Date: 05/01/02	12TH FLOOR	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-007	220490-HG-7	Samp Date: 05/01/02	10TH FLOOR	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-008	220490-HG-8	Samp Date: 05/01/02	7TH FLOOR	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-009	220490-HG-9	Samp Date: 05/01/02	7TH FLOOR/OUTSIDE AIR	Hopcalite Tube		

Group No. G126-016
 Account No. 31749530
 Report Date: 05/08/02
 MARTA LUTSKY
 AMBIENT LABS INC

55 W 39TH STREET FL 12
 NEW YORK, NY 10018

Final Report

Date Received: 05/06/02
 Sample Type: 11 - Air Sample(s)
 Project: 50 BROADWAY 220490 PO Number:

Analytical Results

Lab	Parameter	Volume	Amount	LOQ	Concentration	Analysis
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-010	220490-HG-10	Samp Date: 05/01/02	5TH FLOOR	Hopcalite Tube		
-	Mercury Total	96 L	< 0.061 ug	.061 ug	< 0.64 ug/M3	05/07/02
-011	220490-HG-11	Samp Date: 05/01/02		Hopcalite Tube		
-	Mercury Total	0 L	< 0.061 ug	.061 ug	--	05/07/02

Abbreviations: ug = micrograms, mg = milligrams, mg/M3 = milligrams per cubic meter of air, g = grams, ug/M3 = micrograms per cubic meter of air, L = liters, w/w = percent weight basis, all Volumes given in liters, ppm = parts per million, ppb = parts per billion, Areas given in square feet; ND = Not Detected.

APPENDIX E: HVAC SYSTEM INSPECTION/OBSERVATIONS

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated SAVA-1006 C TRANE HVAC unit located on the east side of the 5th floor. This unit serves the east side of the 5th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated SAVA-1006-C TRANE HVAC unit located on the west side of the 7th floor. This unit serves the west side of the 7th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, clean, unpainted, and did not contain stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The floor doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and SAVA- B-106-D TRANE HVAC unit located on the west side of the 10th floor. This unit serves the west side of the 10th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated SAVA- C156-C TRANE HVAC unit located on the east side of the 10th floor. This unit serves the east side of the 10th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated Koldwave HVAC unit located on the east side of the 12th floor. This unit serves the east side of the 12th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, painted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated TRANE HVAC unit located on the west side of the 12th floor. This unit serves the west side of the 12th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors.
- This unit was very old and the base was rusted, the condensate drip pan was leaking condensate onto the floor . Ambient Group, Inc. recommends that this problem is addressed immediately.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated CARRIER 17-200 unit located on the west side of the 17th floor. This unit serves the west side of the 17th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, painted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was not accessible at the time of inspection.

Coil and Fan Supply Chamber:

- The coil chamber was not accessible for inspection.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated TRANE SAVA 1004 HVAC unit located on the west side of the 19th floor. This unit serves the west side of the 19th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, painted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated CARRIER 50EC-012-501 HVAC unit located on the east side of the 19th floor. This unit serves the east side of the 19th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, and contained no stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The floor was painted and the doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months. .

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated CARRIER 50ECAR HVAC unit located on the east side of the 20th floor. This unit serves the east side of the 20th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, insulated, and contained some stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated KOLDWAVE HVAC unit located on the west side of the 20th floor. This unit serves the west side of the 20th floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, clean, and contained some stored materials.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated TYPHOON HVAC unit located on the east side of the 29th floor. This unit serves the entire floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, and clean.
- There were boxes, a ladder, paint cans and ceiling tiles stored in the room.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15%-25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.

HVAC INSPECTION/OBSERVATIONS

An inspection was conducted of the mechanical equipment room and associated CARRIER 50BTOR60 HVAC unit located on the 33rd floor. This unit serves the entire floor. The following was noted:

Mechanical Equipment Room:

- The mechanical equipment room was well lit, unpainted, and clean.
- There was a shovel, crates and cardboard stored in the room.
- The mechanical equipment room is used as a mixing plenum.
- The pipes were not labeled or color-coded.

Air Mixing Chamber:

- The doors closed tightly.
- The outside air intake was located at least 25 feet from any apparent source of contaminants and was protected by a bird screen.
- Damper positions for outside air were open at minimum settings.
- Return air dampers were open at maximum settings.
- The filter bank was framed and contained 15% - 25% efficiency, box-type filters which were in good condition and are replaced approximately every two months.

Coil Chamber:

- The coils were clean and well maintained.
- Condensate drip pans (CDPs) were clean, and there were no odors or signs of standing water, condensate, and leaks.