

Address: 170 BROADWAY

Bulk Samples ☒ Yes No
PLM

Number of Negative ($\leq 1\%$) Samples 5

Number of Positive ($> 1\%$) Samples 6

Air Samples ☒ Yes No

PCM Number of Samples Collected (≤ 0.01 f/cc) 58

Number of Samples Collected (>0.01 f/cc) 6

TEM Number of Samples Collected (≤ 70 s/mm²) _____

Number of Samples Collected (>70 s/mm²) _____

CLEARING 44% DONE



Hygienetics Environmental Services, Inc.

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

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

September 18, 2001

Ms. Peggy Nash
General Manager
Leasing & Management
170 Broadway-Suite 412
New York, New York 10038

via Fax
(212) 983-9563

Re: 170 Broadway Clean-Up

Dear Ms. Nash:

Based on an earlier telephone conversation with Mrs. Norma Richardson (NYC Dept. of Environmental Protection), Hygienetics Environmental Services, Inc. (Hygienetics) recommends that the following sequence of events should be followed in order to facilitate the re-occupancy of building employees and tenants:

- 1) For the areas where bulk sampling has indicated that asbestos is present ($>1.0\%$ asbestos content) or are assumed to contain asbestos materials, a New York State Licensed Asbestos Abatement Contractor should be retained to properly address these areas. Air sampling must be performed by a third party in accordance with Title 15 (RCNY).
- 2) All HVAC filters will be removed and disposed of by an Asbestos Abatement Contractor. New filters shall be installed with the air being recirculated (no fresh air intake) prior to demobilization by the Asbestos Abatement Contractor. At this time a walkthrough/visual inspection will be performed to insure that there has been no additional releases of bulk materials from the HVAC system. The Asbestos Abatement Contractor can address these areas as needed prior to demobilizing. The need for additional air sampling will be determined by whether or not there is further clean-up activities performed by the Asbestos Abatement Contractor.
- 3) For the areas where there has been minimal accumulations of dust, and bulk samples have been reported as non-asbestos-containing, a traditional cleaning contractor may be used as long as "wet methods" and/or HEPA equipped vacuums are utilized. The cleaning contractor will perform all activities once the Asbestos Abatement Contractor has demobilized. The HVAC equipment will continue to recirculate air (no fresh air intake).
- 4) HVAC equipment can then be run at normal conditions.

Areas to be addressed by the Asbestos Abatement Contractor:

- | | |
|------------------|--|
| A) Suite 1506 | E) Exterior Window Sills |
| B) Suite 800 | F) Suite 308 (10' x 10' treatment Room) |
| C) Suite 1411 | G) Suite 1206 (Empire Capital) |
| D) Exterior Roof | H) Areas not visually assessed during our initial inspection |

Post-it® Fax Note 7671		Date 2/25	# of pages 28
To L. RAPPAPORT HAN		From L. JARVIS	
Co./Dept. NYCDOT		Co. HYGIENETICS ENV.	
Phone #		Phone # 212-244-3443	
Fax # 718 595-3294		Fax #	

170 Broadway-Clean-Up Activities

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All work for the above areas will be addressed as specified by the clean-up activities memo distributed by the NYC Department of Environmental Protection dated September 14, 2001 (see attached).

Hygienetics will work with Building Management to perform a visual assessment and additional testing (as deemed necessary) of areas that were not accessible at the time of our initial investigation.

If you have any question please feel free to contact me at (212) 244-3443.

Sincerely,
HYGIENETICS ENVIRONMENTAL SERVICES, INC.



Lance Gangemi
Regional Director

cc: Lance Carlisle (JLLM) via fax only (212-692-5243)
Troy Badayla (AMG)
Frank Westfall (Hygienetics)

**SCIENTIFIC LABORATORIES, INC.**117 EAST 30TH STREET
NEW YORK, NY 10018

TEL: (212) 678-8600 • FAX: (212) 678-9382

PLM Bulk Asbestos Report

Hygienetics Environmental, Inc.
Attn: L Jaret
1 West 34th Street
7th Floor
New York, NY 10001

Date Received 09/17/2001 SciLab Job No. 201092134
Date Examined 09/17/2001 P.O. # 2060-033/NY39381
Page 1 of 3
RE: 2060-033/NY39381; AMG/JLL; 170 Broadway NY, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
293-01	201092134-01	Yes	1.3 %

Location: Floor #16, NW Office-Desk Top

Description: Grey, Homogeneous, Bulk Material
Asbestos Types: Chrysotile 1.3 %
Other Material: Cellulose 5.0 %, Fibrous glass 20. %, Non-fibrous 73.7 %

293-02	201092134-02	Yes	<1. %
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Location: Floor #15, AMG Office, TGB Desk

Description: Grey, Homogeneous, Bulk Material
Asbestos Types: Chrysotile <1.0 %
Other Material: Cellulose 5.0 %, Fibrous glass 30. %, Non-fibrous >64. %

293-03	201092134-03	Yes	1.3 %
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Location: Floor #15, AMG Office, TMW Desk

Description: Grey, Homogeneous, Bulk Material
Asbestos Types: Chrysotile 1.3 %
Other Material: Cellulose 10. %, Fibrous glass 25. %, Non-fibrous 63.7 %

293-04	201092134-04	Yes	<1. %
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Location: Floor #12, Suite 1206, Window Sill

Description: Grey, Homogeneous, Bulk Material
Asbestos Types: Chrysotile <1.0 %
Other Material: Cellulose 5.0 %, Fibrous glass 35. %, Non-fibrous >59. %

293-05	201092134-05	Yes	<1. %
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Location: Floor #9, Suite 904, Desktop

Description: Grey, Homogeneous, Bulk Material
Asbestos Types: Chrysotile <1.0 %
Other Material: Cellulose 12. %, Fibrous glass 35. %, Non-fibrous >52. %

**SCIENTIFIC LABORATORIES, INC.**117 EAST 30TH STREET
NEW YORK, NY 10016

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PLM Bulk Asbestos Report

Hygienetics Environmental, Inc.
Attn: L Jaret
1 West 34th Street
7th Floor
New York, NY 10001

Date Received 09/17/2001 SciLab Job No. 201092134
Date Examined 09/17/2001 P.O. # 2060-033/NY39381
Page 2 of 3
RE: 2060-033/NY39381; AMG/JLL; 170 Broadway NY, NY

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
293-06	201092134-06	Yes	1.6 %
Location: Floor #8, Suite 800, Window Sill			
Description: Grey, Homogeneous, Bulk Material			
Asbestos Types: Amosite Trace, Chrysotile 1.5 %			
Other Material: Cellulose 15. %, Fibrous glass 30. %, Non-fibrous 53.5 %			
293-07	201092134-07	Yes	<1. %
Location: Floor #6, Suite 411, Window Sill			
Description: Grey, Homogeneous, Bulk Material			
Asbestos Types: Chrysotile <1.0 %			
Other Material: Cellulose 5.0 %, Fibrous glass 35. %, Non-fibrous >59. %			
293-08	201092134-08	Yes	1.5 %
Location: Floor #4, Suite 411, Desk			
Description: Grey, Homogeneous, Bulk Material			
Asbestos Types: Chrysotile 1.5 %			
Other Material: Cellulose 7. %, Fibrous glass 40. %, Non-fibrous 51.5 %			
293-09	201092134-09	Yes	1.5 %
Location: Roof, Debris on Roof			
Description: Grey, Homogeneous, Bulk Material			
Asbestos Types: Chrysotile 1.5 %			
Other Material: Cellulose 10. %, Fibrous glass 40. %, Non-fibrous 48.5 %			
293-10	201092134-10	Yes	1.3 %
Location: Floor #14, Debris on Window Sill (Exterior)			
Description: Grey, Homogeneous, Bulk Material			
Asbestos Types: Chrysotile 1.3 %			
Other Material: Cellulose 15. %, Fibrous glass 40. %, Non-fibrous 43.7 %			

**SCIENTIFIC LABORATORIES, INC.**117 EAST 30TH STREET
NEW YORK, NY 10016

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PLM Bulk Asbestos ReportHygienetics Environmental, Inc.
Attn: L. Jaret
1 West 34th Street
7th Floor
New York, NY 10001

Date Received 09/17/2001 SciLab Job No. 201092134

Date Examined 09/17/2001 P.O. # 2060-033/NY39381

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RE: 2060-033/NY39381; AMG/JLL; 170 Broadway NY, NY

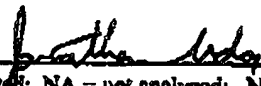
Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
293-11	201092134-11	Yes	<1.0%

Location: Floor #3, Debris on Window Sill (Exterior)

Description: Grey, Homogeneous, Bulk Material

Asbestos Types: Chrysotile <1.0 %

Other Material: Cellulose 15. %, Fibrous glass 40. %, Non-fibrous >44. %

Reporting Notes:Analyzed by: Jonathan Teda 

*NAD/NSD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200546-0) and ELAP PLM Analysis Protocol 198.1 for New York samples (NYSDOH ELAP Lab # 11480); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. ADHA# 102843; VT Cert# AL016055

Reviewed By: _____