



John J. Grogan & Associates Inc.

March 26, 2002

NYC Department of Environmental Protection
Bureau of Air Noise & Hazardous Materials
Division of Emergency Response & Technical Assessment
59-17 Junction Boulevard, 8th Floor
Corona, NY 11373-5108

Attention: Robert Chicola

Re: 176 Broadway
New York, NY 10038

Dear Mr. Chicola:

Enclosed please find re-occupancy letter indicating the necessary steps that were taken to reoccupy the building. We have also enclosed a copy of a letter from the Department of Buildings stating that it has no objection for re-occupancy. Finally we have enclosed reports from AirTek Environmental and the Department of Health in reference to air quality.

Also note that the exterior of the building has been power washed as well.

If you have any questions do not hesitate to call me directly at (212) 370-9312.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Thomas Hinckley', with a long horizontal flourish extending to the right.

Thomas Hinckley

TH

Enclosure

ENTERED 360 Lexington Avenue, New York, New York 10017 • (212) 370-1480 • Fax (212) 697-2180

**176 Broadway Owners Corp.
176 Broadway,
New York, NY 10038**

Dear Residents:

The Board of Directors for the 176 Broadway Owner's Corporation has determined that there are no city, state or federal agencies that are restricting access to residents who wish to re-occupy the building at this time. Each resident needs to determine for him or herself whether re-occupation is appropriate. The Board is not making any representation or recommendation, merely providing available information to residents who are now legally permitted to return.

Due to the events of September 11, 2001, the New York City Department of Buildings ordered that 176 Broadway be evacuated until further notice. The New York City Department of Buildings has since inspected the premises and determined that their requirements for re-occupancy have been met and that residents can be permitted to re-occupy provided that the building be made acceptable and habitable to the building's owners, managing agents and other appropriate governmental authorities. In accordance with standards recommended by other governmental agencies, including the New York City Department of Health, the following has been completed as of October 2, 2001:

1. Obtained Government approval for re-occupancy.
2. Confirmed building structural integrity with John J. Flynn, P. E., who determined that the building's structure is sound.
3. All public areas have been professionally cleaned.
4. All shared building systems have been professionally cleaned and checked, including: air conditioning system, exhaust system, boiler, trash compactor, laundry machines, elevators, gas lines and water tower.
5. Essential building functions have been restored, however some residents still remain without telephone service.
6. Airtek Environmental Corp., was retained to test the air quality of the building. Ambient air sampling was conducted at various locations of 176 Broadway on September 25th, 26th and 27th, 2001 as well as dust bulk sampling. Their findings, which are attached hereto, should be carefully considered by each resident in making their decision of whether or not to re-occupy their apartment. Furthermore, residents should be aware that these findings are limited to the dates that the tests were conducted and that the air quality in the building and immediate surrounding area may change each day.

The Board is working on a long term plan to address the continuing air quality and other building cleanliness issues that will arise.

THE BOARD OF DIRECTORS



EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013-3394

(212) 312-8000, TTY: (212) 312-8188
Website: NYC.gov/buildings

SATISH K. BABBAR, R.A., Acting Commissioner

Robert M. Skallerup, R.A.
Borough Commissioner
Manhattan
Tel. (212) 312-8501
Fax: (212) 312-8687

September 25, 2001

By Facsimile Only
(212) 370-4923

Mr. Tom Hinckley
Grogan Associates

Re: 176 Broadway
Tenant Access

Dear Mr. Hinckley:

The Department of Buildings has no objection to tenants re-entering the above premises provided this is acceptable to the building's owner(s), managing agent or other appropriate authority.

The building has been inspected and re-occupancy can be permitted. Please be advised, however, that our records indicate that the roof of the building should be cleaned of debris as a result of the World Trade Center tragedy.

Sincerely,


Robert Skallerup, R.A.
Borough Commissioner
Manhattan

RS/dmw

Cc: Ron Livian, Deputy Commissioner, Technical Affairs
WTC Premises File

"Ensuring a Safe Foundation"



THE CITY OF NEW YORK DEPARTMENT OF HEALTH

Michael R. Bloomberg
Mayor

Neal L. Cohen, M.D.
Commissioner

January 23, 2002

Building Owner and Residents
176 Broadway
New York, N.Y. 10038

Dear Building Owner and Residents,

This letter is to inform you of the results of asbestos sampling that was recently conducted at 176 Broadway. The New York City Department of Health (DOH), with the assistance of the U.S. Public Health Service Agency for Toxic Substances and Disease Registry (ATSDR) and the U.S. Environmental Protection Agency (EPA) conducted environmental sampling to assess potential health risks to lower Manhattan residents who may be exposed to dust and debris associated with the World Trade Center (WTC) collapse. The sampling will provide a representative picture of residential environments to be used to guide public health actions, if warranted. Your building was one of *30 tested* in the Lower Manhattan area, and *4 tested* above 59th Street for comparison purposes.

Up to four different areas of each building were sampled: a nearby outdoor area, an indoor common area such as a lobby or hallway and inside two private residences. Unless otherwise noted, one air sample and one settled dust sample were collected at each of these areas. Air samples were collected using vacuum pumps to draw air past a filter that was suspended at the height of a person's breathing level. Dust sampling was performed by collecting visible material and placing it in a container or by collecting surface material on a filter by vacuuming. The collected material was weighed, viewed under a microscope, and/or chemically processed to determine the types and quantities of substances present. The materials were analyzed for fibers such as asbestos, fiberglass, synthetics (e.g. man-made materials such as nylon and polyester), cellulose (e.g. cotton, paper), silica, and for other minerals and small particles.

Asbestos was released during the WTC collapse. This letter conveys and explains the results of the asbestos testing. In the near future, you will be receiving the results of the other substances tested in the near future. Asbestos fibers were not detected in any of the dust samples collected and there were no exceedances of the NYC re-occupancy standard for asbestos abatement of 0.01 fibers/cubic centimeter (f/cc) in any indoor air samples collected.

The asbestos results from your building are comparable to the test results of samples collected from buildings located above 59th Street. No asbestos fibers were detected in the dust of any of the comparison homes; levels of fibers found in the air in these homes ranged from less than 0.001 f/cc to 0.003 f/cc. This indicates the asbestos levels in samples taken from your building

are similar to those seen in areas not impacted by the dust from the collapse. The attached tables display the results from the asbestos testing in your building.

Based on the enclosed results, asbestos hazards have not been found in or adjacent to your building.

Other WTC related materials might be present which could contribute to the eye, nose, and throat irritation experienced by residents in the area. The additional sampling we have done for dust, fiberglass, silica and other minerals may explain some of these conditions. Persons with existing respiratory conditions such as asthma, chronic bronchitis, or emphysema may find that their symptoms are exacerbated when they are exposed to these substances. Since these results have not yet been fully evaluated and since work continues at the World Trade Center site, we recommend that you continue to take precautions to avoid carrying dust on your shoes, clothes, etc. into your building from outdoors. In addition, we recommend that you continue cleaning using wet methods and/or vacuum cleaners equipped with a HEPA filter. See the enclosed DOH fact sheets for further information.

We have not yet received and completed review of all of the laboratory results of the other materials that were sampled in your building's dust and air. We will be issuing a report that summarizes all of these data from all of the buildings that were sampled within the next several months.

If you have questions about the asbestos results from your building, please do not hesitate to contact DOH's Environmental and Occupational Disease Epidemiology Unit at 212-788-4288/4304.

Sincerely,



Jessica Leighton, PhD
Assistant Commissioner
Environmental Risk Assessment and Communication

enclosures

Summary of Asbestos Sampling Results**Page 1 of 2**

Address: 176 Broadway

Date sampled: Nov 28, 2001

Dust samples

Fibrous materials in dust found by Polarized Light Microscopy (PLM) Analysis: Polarized Light Microscopy identifies asbestos fibers by shape and optical characteristics. Other fibers such as fabric (synthetics), paper (cellulose) and fiberglass may be identified in the analysis. The laboratory analyst counts the fibers present to give an estimate of fiber content as a percent.

Area Sampled	Outside	Common	Residence 1	Residence 2
Sample Numbers	SA-O-22	VA-C-22	VA-R1-22	VA-R2-22
Asbestos present in dust: Chrysotile asbestos	None Detected	None Detected	None Detected	None Detected

Asbestos in dust as determined by Transmission Electron Microscope (TEM) Analysis:

TEM analysis was conducted on all dust samples, which showed asbestos content, by PLM as less than 1%. TEM analysis is very specific, can detect smaller fibers of asbestos and is sensitive to fewer interferences. This analysis was done to confirm the PLM findings of no asbestos shown above.

Area Sampled	Outside	Common	Residence 1	Residence 2
Sample Numbers	SA-O-22	VA-C-22	VA-R1-22	VA-R2-22
Asbestos present in dust Chrysotile	None Detected	None Detected	None Detected	None Detected

Summary of Asbestos Sampling Results**Page 2 of 2**

Address: 176 Broadway

Date sampled: Nov 28, 2001

Air samples

Airborne fibers as determined by Phased Contrast Microscopy (PCM): An air sample is collected by pulling air through a filter. The filter catches fibers and is then sent to a laboratory to determine what types of fibers were in the air. Phase contrast microscopy identifies fibers based on size and shape, but not mineral composition. Therefore, the fibers seen by PCM include asbestos fibers as well as other fibers, such as textiles, fiberglass, cellulose, which might be present in your home

Area Sampled	Outside	Common	Residence 1	Residence 2
Sample Numbers	A-O-22	A-C-22	A-R1-22	A-R2-22 A-R2-X-22*
Concentration of Fibers in Air at this location	<.001	.001	<.001	<.001 <.001*
Concentration of Fibers in Air at background locations	<.001	<.001 to .003	<.001 to .003	<.001 to .003
Screening Value**	.01 f/cc	.01 f/cc	.01 f/cc	.01 f/cc

*Denotes co-located, 2nd sample

**Screening Value – The NYC standard for asbestos in community and residential buildings is 0.01 fibers/cubic centimeter (f/cc) in indoor air. This standard is used for re-occupancy in an indoor area where asbestos was detected and removed.