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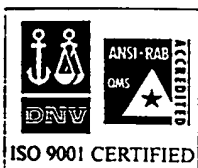
Offices in

Albany, NY
 Queens, NY
 Woodbridge, NJ
 Miami, FL

June 6, 2002

Mr. Michael Deane
Bovis Lend Lease LMB, Inc.
 200 Park Avenue
 New York, New York 10166
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Certifications &
 Accreditations



Telephone: (212) 592-6912
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Regarding: **Fungal Inspection and Prevention**
55 Church Street
New York, New York

Dear Mr. Deane,

As requested we have inspected accessible areas of the building for signs of fungal growth and wish to provide you with preliminary findings of our efforts. To date, we have conducted the following activities:

1. Field survey of wall and ceiling surfaces on floors 45-55 to determine moisture readings of walls and reconnaissance for visible fungal growth.
2. Reconnaissance of podium and lower levels for visible fungal growth.
3. Collection of samples for presence of fungal contamination.
4. Establish preliminary recommended actions to prevent fungal growth.

Field Survey of Floors 45-55

Moisture reading taken in each room on floors 45-55 did not indicate moist conditions suitable for fungal growth. Signs of fungal growth were evident, however, in isolated areas. These areas mostly consist of mechanical chases adjacent to the individual fan coil units in guest and function rooms on the upper floors. A significant number of the drywall chases on the top floors (51-55) showed signs that fungal growth had been present. Lower floors (45-50), however, showed little to no indication of fungal growth. Fungal growth was also observed in locations where ice making machines were previously located. There was no standing water observed on any of the floors inspected.

Reconnaissance of Podium and Lower Levels

A visual inspection of the podium floors and lower levels was conducted. Moisture readings were not conducted, as the areas did not yet have finishes (i.e. vinyl backed wallpaper) stripped.

Visual inspection of the podium floors 3, 4, 5 revealed no signs of fungal growth. The inspection included the casework and walls along the west façade, where a



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 11142 & 11651



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majority of the curtainwall was damaged or destroyed and to the kitchen area where there are likely sources of moisture. No standing water was observed on floors 3, 4 or 5.

The lower levels (C and SC) were inspected and signs of fungal growth were observed in the housekeeping office area(s) located on the Cellar level, along the west foundation wall. Fungal growth was observed concentrated on the furred out drywall partition in several of the areas. Other surfaces within the housekeeping office proper were also observed to have visible fungal growth, including a leather chair and carpeting.

Standing water has been observed in the past in several lower level areas including the laundry area and electrical equipment room.

Collection of Samples for Presence of Fungal Contamination

Samples to determine the presence of viable fungal contamination were collected from the following materials:

Piping system insulation jacket (ASJ) that indicated visible fungal growth located within a mechanical pipe chase on the 50th floor.

Drywall from mechanical chase indicating fungal growth on 50th floor.

Material from leather chair located in housekeeping office on cellar level.

Acoustic duct lining from HVAC #3 located in the 6th floor MER and feeding the 3rd floor.

These samples have been submitted to the laboratory for incubation and analysis. We anticipate having results on the testing on or about June 12th.

Recommended Actions to Prevent Fungal Growth

As fungal growth has been observed in several areas of the building, it is important to reduce or eliminate the host conditions for further growth. To that end, we recommend that HVAC systems be made operational to circulate air and provide conditioning to eliminate moisture in the air. As the building is currently undergoing decontamination of asbestos fibers, this activity should be limited to those areas where such decontamination has already been performed.

Prior to re-starting, the HVAC systems should be re-commissioned in accordance with the procedures established by Cosentini Associates, including cleaning of the HVAC units and related ductwork and installing new filters.

Mechanical chases on the 50th, 45th and every five floors downward thereafter, should be opened and all vertical penetrations sealed with an appropriate material. Un-insulated piping within the mechanical chases should be insulated to prevent condensation. Drain pans in the fan coil units should be checked to



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ensure that there is no blockage and there is adequate drainage flow. Fins, coils and drain pans of the units should be cleaned with a biocide or germicide.

As the housekeeping area has not yet been decontaminated for asbestos fibers, we recommend that all materials located within the office areas be disposed of during the decontamination process. Further, we request that the furred out drywall partition be removed in its entirety during the decontamination process.

The presence of uncontained water in any areas of the building should be called to the attention of appropriate persons for investigation into the cause and appropriate repairs made. Documentation of any such instances should be maintained for future correlation, if needed.

Further recommendations will be made after test results are received for samples collected to date.

Please contact me with any questions you may have.

Respectfully submitted,

Testwell Laboratories, Inc.

A handwritten signature in black ink, appearing to read 'CS', is written over the printed name.

Charles Schnugg
Vice President