

Address: 270 Broadway

Bulk Samples PLM ☒ Yes ☐ No *

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

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

* "settled dust samples"

Air Samples ☒ Yes ☐ No

PCM

Number of Samples Collected (≤ 0.01 f/cc) _____

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

TEM

Number of Samples Collected (≤ 70 s/mm²) 3

Number of Samples Collected (> 70 s/mm²) 0

NOTE:

① BULK SAMPLES DO NOT LIST "PLM"
AS METHODS LOG

② TEM RESULTS LISTED IN "ASB. STRUCTURES/CM³"

FEB-15-2002 13:40

P.01/07

270 Broadway, 2nd Floor
New York, NY 10007
Tel: (212) 528-4090
Fax: (212) 608-7003

Newmark Construction Services, LLC

FAX

DATE:	FEBRUARY 15, 2002	PAGES:	7
TO:	NYC DEP Asbestos Control Program	FROM:	RICHARD GONZALEZ
PHONE:	718-595-3682	PHONE:	212-528-4090 - 208
FAX:	718-595-3744	FAX:	212-608-7003
RE:	270 BROADWAY	CC:	RAL ASSOC. - (516) 483-8705 Attn: Robert Levine

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐

COMMENTS:

SEE ATTACHED INFORMATION AS PER YOUR REQUEST.

SHOULD YOU REQUIRE ANY ADDITIONAL INFORMATION PLEASE DON'T HESITATE TO CALL.

THANK YOU.

FEB-15-2002 12:54

P.02/07



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-5107

**Joel A. Miele Sr., P.E.
Commissioner**

**Robert C. Avaltroni
Deputy Commissioner**

**Bureau of
Environmental Compliance**
Tel (718) 595-4418
Fax (718) 595-4422

February 12, 2002

270 Broadway Associates
316-318 Fulton Avenue
Hemstead, NY 11550

Subject: 270 BROADWAY
86 Chambers St, 80 Chambers St, 269-271 Broadway

Dear Sir/ Madam:

In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment of building contamination for possible hazardous components, including asbestos, and a retrospective filing, as required, if applicable.

The NYC DEP is hereby requesting copies of the environmental hazard assessments including bulk sample results and air monitoring results and a summary of clean-up activities at the above referenced site. Please forward the requested documents to our offices within FIVE BUSINESS DAYS. They may be faxed to (718) 595-3744 or sent to the NYC DEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

Please be advised building owners are responsible for the cleaning of building exteriors, grounds, and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

If you have any questions, you may reach the Department at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. DEP staff is available to provide guidance and technical assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Radhakrishnan".

**R. Radhakrishnan, P.E.
Director
Asbestos Control Program**



www.nyc.gov/dep

(718) DEP-HELP

FEB-15-2002 13:41

P.03/07

GOLDSTEIN ASSOCIATES PLLC
consulting engineers

September 18, 2001

Ms Ro Cutting
Newmark Management
270 Broadway
New York, NY

STANLEY H GOLDSTEIN PE
MICHAEL GUILFOYLE PE
ANDRZEJ OKOLSKI PE
JOHN J WHELAN PE
KEITH NK LOO PE

31 WEST 27TH STREET
NEW YORK NY 10001
212 545 7878
FAX 545 8222

RE: 270 Broadway**GAPC #A1073.01**

Dear Ms. Cutting,

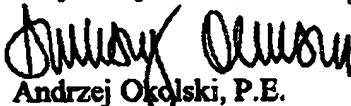
On 9/18/2001 we visited the above referenced buildings at your request. The purpose of our visit was to determine if recent events had in any way impacted the structural integrity of the building.

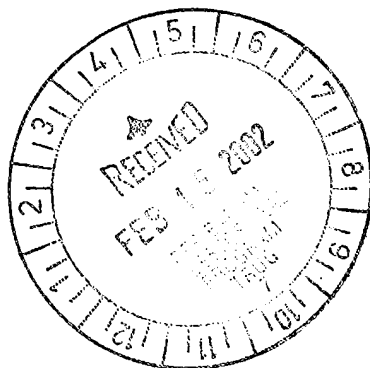
Our assessment of the structure is based on a visual inspection of the structural elements, including columns, beams, slabs and foundation walls where these are visible. Interior partitions and finishes, elevator shaft and stairwell perimeter walls, façade elements and mechanical equipment supports were also inspected where accessible.

We found no evidence of recent damage to the building elements and it is our opinion that the structural integrity of the building has not been adversely affected by the collapse of the World Trade Center Buildings which occurred on 9/11/01.

If you have any questions or if you require further service please call.

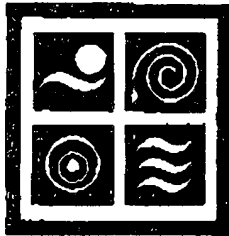
Very Truly Yours,


Andrzej Okolski, P.E.
Principal



FEB-15-2002 13:41

P.04/07

**ambient group inc.**

Indoor environmental quality surveys
 Water treatment consulting
 Asbestos & lead field services
 Regulatory compliance programs
 Air, water & soil analytical laboratories

10 MANHATTAN AVENUE
 CLINTON CORNER NEW YORK 10542
 TEL: (516) 649-0809
 FAX: (516) 607-8678
 WWW.AMBIENTGROUP.COM

September 21, 2001

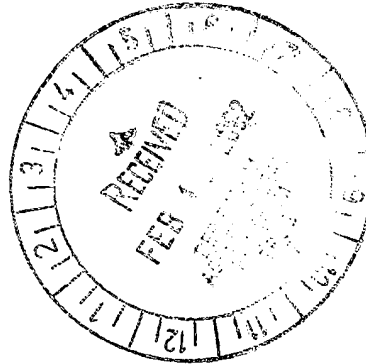
Darryl Slanc

AES

Phone (201) 931-0313

(201) 931-0318

Re: 270 Broadway
 Ambient Project # 211418



Dear Mr. Slanc:

The following is a summary of the indoor environmental quality survey that Ambient Group, Inc. performed on September 19, 2001 at the above referenced location. The survey included sampling for air and settled dust characterization, as well as air sample collection and analysis by TEM.

Three (3) settled dust samples were collected from various locations on floors 3, 16, and 26 and analyzed for dust characterization. All three (3) settled dust samples collected tested negative for the presence of asbestos. Other constituents found in the settled dust samples are all items found in New York City commercial office buildings.

Three (3) air samples were collected on floors 28, 13 and 2 and analyzed by transmission electron microscopy (TEM) for asbestos structures. The results of the analysis indicated that airborne asbestos levels at the time of testing were less than the analytical sensitivity of the instrument, as well as well below the EPA standard of 70 structures/mm² and other recommended industry guidelines and/or regulations.

Three (3) air samples were collected from various locations on floors 27, 15, and 5 and analyzed for dust characterization. All three (3) airborne dust samples collected tested negative 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:

for Keith Cleversy
 Keith Cleversy,
 Project Manager

NEW YORK, NY
 412 461-7812

MIAMI, FL
 305 861-0011

CHICAGO, IL
 312 647-5526

SEATTLE, WA
 206 483-4145

FEB-15-2002 13:42

P.05/07

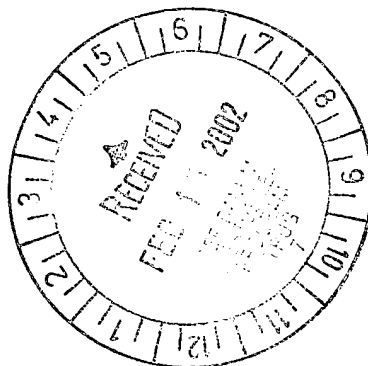
Ambient Group, Inc.
10 Morris Avenue,
Glen Cove 11542
(516) 609-0009

ELAP 10865

**AIRBORNE ASBESTOS STRUCTURES RESULTS
(TRANSMISSION ELECTRON MICROSCOPY - TEM)**

RA Levine
270 Broadway
Project Number 211418
Date Collected: 9/19/01

Sample Number	Lab Sample ID	Sample Location	Asbestos Structures/cm ³
211418-01	AEM990 09420	1:25 PM 28 th Floor LT ANYL SENS	<0.0046
211418-02	AEM990 09421	1:32 PM 13 th Floor LT ANYL SENS	<0.0048
211418-03	AEM990 09422	1:40 PM 2 nd Floor Building Office LT ANYL SENS	<0.0050

*Elurik*

LT ANALY SENS = LESS THAN THE ANALYTICAL SENSITIVITY
ANALYTICAL SENSITIVITY = 0.0046 - 0.0050

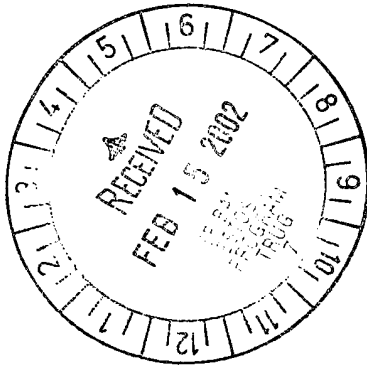
FEB-15-2002 13:42

SEP-21-2001 16:44 PM FROM AFFILIATE ENVIRONMENTAL SVCS INC

*2010370310

FEB-15-2002 13:42

P.06/07



Ambient Group, Inc.
Particulate Analysis
On Air-O-Cell (Zefon) Cassette

ProjID#: 211418
Client: RA Levine and Associates
Location: 270 Broadway

Field ID#: Lab ID#:	Date Collected	Date Analyzed	Flow Rate	Sample Time	Volume	Sample Description	Concentration C/m ³	Total Cl
211418-01 E20548	8/19/01 1:52 PM	8/21/01	15	5	0.013281	27th Floor	Fungal Spores 3,559 Pollen 753 Skin Fragment 3,087 Carbon Particles 9,487 Cellulose 904 Cement Dust 1,431 Gravel Road Dust 3,464 Fiberglass 878	49 10 41 128 12 19 46 13
211418-02 E20548	8/19/01 2:05 PM	8/21/01	15	5	0.013281	16th Floor SW	Fungal Spores 2,258 Skin Fragment 763 Carbon Particles 7,981 Cellulose 904 Cement Dust 2,334 Gravel Road Dust 3,464	30 10 106 12 31 46

Analyst:

Frank Fala

Terak Fala

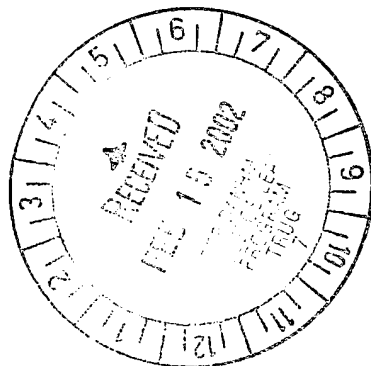
HAZ - None Detected. NA = Not Analyzed. All results disclosed in this report relate only to the tests listed. No location is listed based on the visible characteristics as they appear under high magnification. Presumptive analysis is required for confirmation. No reproduction of all or any portion of this report shall occur without written approval of Ambient Group, Inc. Unless otherwise directed by the client. Ambient Group will retain the original data in this report for 30 days, after which time they may be disposed of in accordance with applicable regulations.

FEB-15-2002 13:43

SEP-21-2001 12:28 PM FROM AFFILIATE ENVIRONMENTAL SVCS NY INC

FEB150210

P.07/07



Ambient Group, Inc.
Particulate Analysis
On Air-O-Cell (Zefon) Cassette

Proj ID#: 211418
Client: RA Levine and Associates
Location: 270 Broadway

Field ID: Lab ID:	Date Collected	Date Analyzed	Flow Rate	Sample Time	Volume	Sample Description	Constituents	Total Ct	Concentration Cf/m3
211418-03 E20550	8/18/01 2:14 PM	9/21/01	15	6	0.013281	5th Floor, N	Fungal Spores Pollen Carbon Particles Cellulose Cement Dust Gravel Road Dust Fiberglass	26 51 131 21 46 116 19	1,958 3,840 9,884 1,581 3,484 8,734 1,431

Analyst:

Tarek Fala

Tarek Fala

ND = Not Detected, NA = Not analyzed. Ambient Group's data is only used on the visible characteristics of the sample. Under light microscopy, Presumptive counting is required for confirmation. No reproduction of all or any portion of this report shall occur without written approval of Ambient Group, Inc. Unless otherwise directed by the client, Ambient Group will retain the samples listed in this report for four (4) days, after which time they may be disposed of in accordance with applicable regulations.