

AIR MONITORING (TEM) INSPECTION REPORT

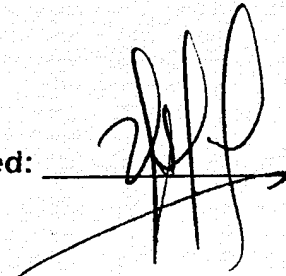
Report Number: 01231.

**Project Monitoring
conducted for:** Duane Street Associates c/o,
Hudson River Management LLC.,
40 Harrison Street
New York, NY 10013

Performed at: 51 Harrison Street,
New York, NY.
(Townhouses).

Air monitoring date: November 6, 7 2001

Analysis Method: Transmission Electron Microscopy (TEM)
Performed by EPA 40 CFR 763 Final Rule.

Signed:  _____

Date: November 28, 2001.

Commercial Lab Enterprise.
270 Swinton Avenue
Bronx, NY 10465
(718) 792-2832.
Victor Escalona, CES.
Project Manager.



November 28, 2001.

Duane Street Associates
c/o Hudson River Management, LLC.,
40 Harrison Street
New York, NY.
10013

Attn.: Ms. Deborah Dolan.
Manager.

RE: TEM Air quality monitoring conducted at 51 Harrison Street, NY, NY.
Location: Townhouses apartments.

Dear Ms. Dolan,

The results of the air monitoring conducted at the above referenced address, show that the asbestos fibers airborne concentration levels were below 70 structures/mm² at testing time. The scope of work was the air quality testing in each of the townhouses chosen, in two (2) randomly areas of the townhouse as per our professional judgment. The samples were collected during regular activities.

The air monitoring was conducted following all City, State and EPA Federal Guidelines and Regulations. An inspection was conducted on a daily basis in each of the areas tested to verify the absence of any suspicious materials and to make sure that the tests had been performed properly.

The air monitoring and inspection was conducted on November 6, 7 2001.

The samples were analyzed by Transmission Electron Microscopy (TEM) Technique following the EPA 40 CFR 763 Final Rule for AHERA. Victor Escalona, NYS DOL Certificate # AH 90-16572, Maria Escalona, NYS DOL Certificate # AH 98-01434 and Segundo Jofat, NYS DOL Certificate # AH 89-09474 conducted the air monitoring. Victor Escalona, NYS DOL Inspector Certificate # AH 90-16572 and NYC DEP Investigator Certificate # 78125 conducted the inspections in each of the tested areas.

The TEM air samples were analyzed by EMSL Analytical, Inc., NYS DOH ELAP Certificate #: 11506 and NVLAP TEM Certificate #: 101048-9. The results meet NYC DEP, NYS DOL, OSHA and EPA Federal Standards.

The areas are safe for occupancy.

CLOSING AFFIDAVIT:

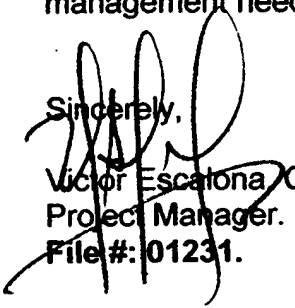
All data collection and result reporting was made without bias. Contact this office for clarification of any section of this report as needed.

I certify that the contents of this report are true to the best of my knowledge and reflect conditions at the time of testing/data collection.

If you should require additional information, please do not hesitate to contact us at (718) 792-2832.

Thank you for allowing **Commercial Lab Enterprise** to assist you in your environmental management needs.

Sincerely,



Victor Escalona CES.

Project Manager.

File #: 01231.

TRANSMISSION ELECTRON MICROSCOPY (TEM) **METHODOLOGY**

Transmission Electron Microscopy (TEM) is a technique, which focuses an electron beam onto a thin sample mounted in the microscope column (under a vacuum). As the beam transmits through the sample, an image resulting from varying density of the sample is projected onto a fluorescent screen. Air samples for TEM analysis can be collected on either mixed cellulose ester or polycarbonate filters and are prepared using direct transfer techniques (as per EPA regulations). Direct preparation allows for the transfer of a carbon-coated replica of the filter material (with embedded fibers and particulates, etc.) right on to a copper grid suitable for TEM analysis. Indirect transfer techniques require an intermediate step that may break-up fiber bundles, resulting in an increased fiber amount.

Several methods exist for the preparation and analysis of air samples by electron microscopy. Most significant are the mandatory and non-mandatory TEM methods set forth as appendices to 40 CFR 763, Subpart E (AHERA Regulations). These methods are to be used for analysis of final clearance air samples on school abatement projects.

The analytical sensitivity is the airborne asbestos concentration represented by each fiber counted under the electron microscope. It is determined by the air volume collected and the proportion of the filter examined. This method requires that the analytical sensitivity be no greater than 0.005 structures/cc.

Sampling pumps must be calibrated and their flow indicators must register more than 1 but no more than 10 liters/min. Two (2) field blanks are to be taken by removing the cap for not more than 30 seconds. A sealed blank is to be carried with each sample set. This representative cassette is not to be opened in the field. These samples are submitted to the laboratory for quality control purposes. The sampling should be conducted for a period of time to conform at least a volume of 1200 liters of air. The samples are later brought to a certified laboratory for the analysis.

CONCLUSIONS:

An air quality monitoring project was conducted in the inside the townhouses located at 51 Harrison Street, New York, NY. The scope of work at the townhouses was the air quality testing in tow different areas of the house chosen randomly as per our professional judgment. The samples were collected during regular activities.

The air testing was conducted in response to an emergency situation that aroused due to the tragic events that happened in the financial district of Manhattan on September 11, 2001. The tests were conducted to determine the concentration of airborne asbestos fibers in the areas. The air monitoring and inspection was conducted on November 6, 7 2001.

The project was conducted following all the NYC Department of Environmental Protection (Title 15), NYS Department of Labor (Industrial Code 56) and all EPA Federal applicable regulations.

The results found in each of the areas of the different buildings were below the 70 structures/mm² standard number established by the Environmental Protection Agency (EPA), New York City Department of Environmental Protection (NYCDEP), New York State Department of Labor (NYSDOL), New York City Department of Health (NYCDOH) and the Occupational Safety and Health Administration (OSHA).

A visual inspection was also conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc., to identify any or all suspicious materials. It was not necessary at the time to collect any bulk sample since there was no suspicious materials found in the premises.

Results of all air monitoring conducted at the buildings are enclosed in the report.

Townhouses
51 Harrison Street, New York, NY.
TEM Laboratory results and tables

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COMMERCIAL LAB ENTERPRISE

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

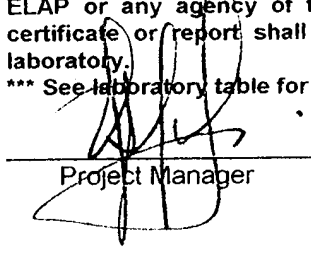
**REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.**

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
623	By staircase landing area.	10.0	10.0	9:00am – 11:05am		125	1250	***
624	By windows area.	10.0	10.0	9:02am – 11:09am		127	1270	***
	Apartment # PII							
	PII Family.							
625	By staircase landing area.	10.0	10.0	7:30am – 9:30am		120	1200	***
626	By windows area.	10.0	10.0	7:32am – 9:32am		120	1200	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.

This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH ELAP or any agency of the US Government. This report relates only to the items listed. This certificate or report shall not be reproduced except in full, without the written approval of the laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

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New York, NY.

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Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

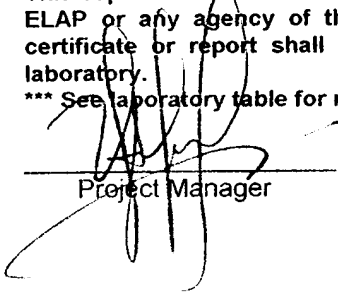
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TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.**

Sample #:	Location:	Flow Rate (lts/min) ON OFF		Time of test. ON OFF		Duration (minutes)	Volume (liters)	Results Fibers/cc
	Apartment # PII							
	PII Family.							
627	By staircase landing area.	10.0	10.0	8:40am – 10:50am		130	1300	***
628	By windows area.	10.0	10.0	8:42am – 10:52am		130	1300	***
	Apartment # PII							
	PII Family.							
629	By staircase landing area.	10.0	10.0	8:10am – 10:15am		125	1250	***
630	By windows area.	10.0	10.0	8:11am – 10:17am		126	1260	***

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Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.

AH 90-16572. Rotameter #: 1.
AH 98-01434.

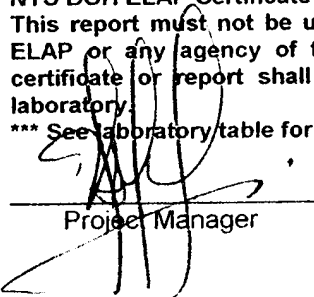
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Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.**

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII B:							
	PII Family.							
631	By staircase landing area.	10.0	10.0	8:15am – 10:20am		125	1250	***
632	By windows area.	10.0	10.0	8:16am – 10:22am		126	1260	***
	Apartment # PII							
	PII Family.							
633	By staircase landing area.	10.0	10.0	8:35am – 10:35am		120	1200	***
634	By windows area.	10.0	10.0	8:36am – 10:37am		121	1210	***

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Duane Street Associates c/o
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40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

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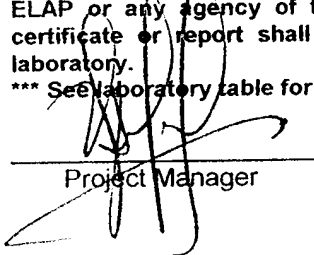
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Sample #:	Location:	Flow Rate (lts/min) ON OFF		Time of test. ON OFF		Duration (minutes)	Volume (liters)	Results Fibers/cc
	Apartment # [PII]							
	[PII] Family.							
635	By staircase landing area.	10.0	10.0	8:30am – 10:30am		120	1200	***
636	By windows area.	10.0	10.0	8:31am – 10:31am		120	1200	***
	Apartment # [PII]							
	[PII] Family.							
637	By staircase landing area.	10.0	10.0	9:15am – 11:25am		130	1300	***
638	By windows area.	10.0	10.0	9:16am – 11:26am		130	1300	***

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Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

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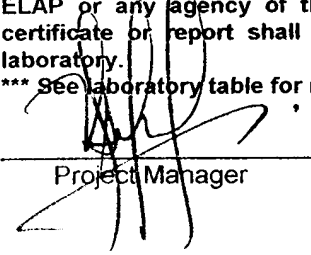
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Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.**

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
639	By staircase landing area.	10.0	10.0	8:55am – 10:58am		123	1230	***
640	By windows area.	10.0	10.0	8:56am – 10:59am		123	1230	***
641	Field Blank # 1.							***
642	Field Blank # 2.							***
643	Sealed Balnk.							***

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Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 7, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

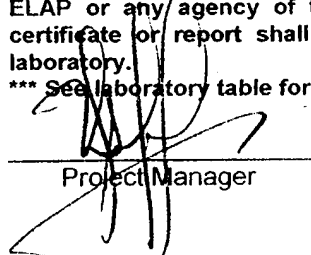
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Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.**

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # 51A:							
	Vacant Apartment.							
644	By staircase landing area.	10.0	10.0	7:30am – 9:30am		120	1200	***
645	By windows area.	10.0	10.0	7:35am – 9:35am		120	1200	***
	Apartment # PII							
	PII Family.							
646	By staircase landing area.	10.0	10.0	7:45am – 9:50am		125	1250	***
647	By windows area.	10.0	10.0	7:46am – 9:51am		125	1250	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107604.

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270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
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40 Harrison Street
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10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 7, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

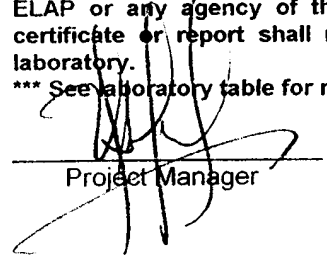
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Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
650	By staircase landing area.	10.0	10.0	8:05am – 10:05am		120	1200	***
651	By windows area.	10.0	10.0	8:06am – 10:06am		120	1200	***
	Apartment # PII							
	PII Family.							
652	By staircase landing area.	10.0	10.0	8:10am – 10:15am		125	1250	***
653	By windows area.	10.0	10.0	8:11am – 10:16am		125	1250	***

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Project Manager

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Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 7, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
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AH 90-16572. Rotameter #: 1.
AH 98-01434.

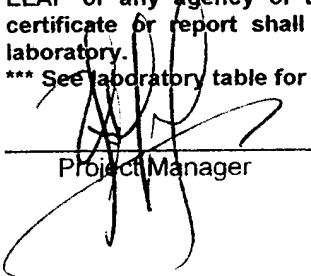
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Sample #:	Location:	Flow Rate (lts/min) ON OFF		Time of test. ON OFF		Duration (minutes)	Volume (liters)	Results Fibers/cc
	Apartment # PII							
	PII Family.							
654	By staircase landing area.	10.0	10.0	8:14am – 10:20am		126	1260	***
655	By windows area.	10.0	10.0	8:16am – 10:24am		128	1280	***
656	Field Blank # 1.							***
657	Field Blank # 2.							***
658	Sealed Balnk.							***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107604.

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*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email:

EMSL

Attn: Victor Escalona
Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: 01231 / TOWN HOUSE / 51 HARRISON / INSIDE APTS

Customer ID: COMM56

Customer PO:

Received: 11/06/01 12:50 PM

EMSL Order: 030107554

EMSL Project ID:

Analysis Date: 11/6/01

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5µ - 5µ ≥ 5µ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ²) (S/cc)	Notes
623 030107554-0001	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
624 030107554-0002	1270.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
625 030107554-0003	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
626 030107554-0004	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
627 030107554-0005	1300.00	0.0625	0	None Detected		0.0047	<16.00 <0.0047	
628 030107554-0006	1300.00	0.0625	0	None Detected		0.0047	<16.00 <0.0047	
629 030107554-0007	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
630 030107554-0008	1260.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
631 030107554-0009	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
632 030107554-0010	1260.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
633 030107554-0011	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	

George William (18)


Laboratory Manager
or other approved signatory

Disclaimers: The laboratory is not responsible for data reported in structures/cc, which is dependent on volume collected by non-laboratory personnel. This lab is only responsible for data reported in structures/mm². This report may not be reproduced, except in full, without written approval by EMSL. 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 reported above. Quality control data (including 95% confidence limits and laboratory and analysis accuracy and precision) is available upon request.

Accredited for NVLAP PLM/TEM #101048-9, NY State ELAP #11505

TEMAHERA-1

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email:

EMSL

Attn: Victor Escalona
Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: 01231 / TOWN HOUSE / 51 HARRISON / INSIDE APTS

Customer ID: COMM56

Customer PO:

Received: 11/06/01 12:50 PM

EMSL Order: 030107554

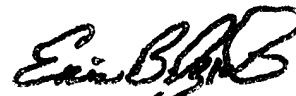
EMSL Project ID:

Analysis Date: 11/6/01

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure		Analytical Sensitivity (S/cc)	Asbestos Concentration		Notes
					0.5µ -5µ	≥ 5µ		(S/mm ²)	(S/cc)	
634 030107554-0012	1210.00	0.0750	0	None Detected			0.0042	<13.33	<0.0042	
635 030107554-0013	1200.00	0.0750	0	None Detected			0.0043	<13.33	<0.0043	
636 030107554-0014	1200.00	0.0750	0	None Detected			0.0043	<13.33	<0.0043	
637 030107554-0015	1300.00	0.0625	0	Chrysotile	1	0	0.0047	16	0.0047	
638 030107554-0016	1300.00	0.0625	0	None Detected			0.0047	<16.00	<0.0047	
639 030107554-0017	1230.00	0.0750	0	None Detected			0.0042	<13.33	<0.0042	
640 030107554-0018	1230.00	0.0750	0	None Detected			0.0042	<13.33	<0.0042	

George William (18)



Laboratory Manager
or other approved signatory

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Accredited for NVLAP PLM/TEM #101048-9, NY State ELAP #11506

TEM/AHERA:1

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email:

EMSLAttn: Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: Town House 51 Harrison Street, New York NY- Inside
Apts.

Customer ID: COMM56

Customer PO:

Received: 11/07/01 11:45 AM

EMSL Order: 030107604

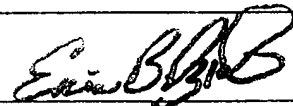
EMSL Project ID:

Analysis Date: 11/7/2001

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5µ -5µ ≥ 5µ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ²) (S/cc)	Notes
644 030107604-0001	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
645 030107604-0002	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
646 030107604-0003	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
647 030107604-0004	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
648 030107604-0005	1200.00	0.0750	1	None Detected		0.0043	<13.33 <0.0043	
649 030107604-0006	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
650 030107604-0007	1200.00	0.0750	1	None Detected		0.0043	<13.33 <0.0043	
651 030107604-0008	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
652 030107604-0009	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
653 030107604-0010	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
654 030107604-0011	1260.00	0.0625	0	Chrysotile	1 0	0.0049	16 0.0049	

Jose Arriaga (12)

Laboratory Manager
or other approved signatory

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Accredited for NVLAP PLM/TEM #101048-9, NY State ELAP #11506

TEMAHERA-1

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email:

EMSL

Attn: Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: Town House 51 Harrison Street, New York NY- Inside
Apts.

Customer ID: COMM56

Customer PO:

Received: 11/07/01 11:45 AM

EMSL Order: 030107604

EMSL Project ID:

Analysis Date: 11/7/2001

Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by EPA 40 CFR Part 763 Final Rule (AHERA)

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5μ -5μ ≥ 5μ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ²) (S/cc)	Notes
655 030107604-0012	1280.00	0.0625	0	None Detected		0.0048	<16.00 <0.0048	

Jose Arriaga (12)



Laboratory Manager
or other approved signatory

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TEMAHERA-1

Asbestos Airborne Permissible Exposure Levels (PEL)

Adopted by Various Government Agencies.

<u>Agency</u>	<u>Concentration levels</u>
* Occupational Safety & Health Administration (OSHA).	0.1 fibers/cc.
* National Institute for Occupational Safety & Health (NIOSH).	0.1 fibers/cc.
* New York City Department of Environmental Protection (NYCDEP – Title 15 Regulation).	0.01 fibers/cc.
* Environmental Protection Agency (EPA).	0.01 fibers/cc.
* New York State Department of Labor (NYSDOL) Industrial Regulations Code 56.	< 0.01 fibers/cc.
* State of New Jersey – Department of Community Affairs (Sub-chapter 8).	0.01 fibers/cc.
* Environmental Protection Agency (EPA – AHERA) (Transmission Electron Microscopy).	70.00 structures/mm ²

All these readings are applicable after final clean up.

Independence Plaza
Duane Street Associates c/o
Hudson River Management LLC.
40 Harrison Street
New York, NY 10013

Manager: Ms. Deborah Dolan
(212) 962-3530

Environmental Sampling:

Commercial Lab Enterprise was contracted to perform visual assessments, bulk sampling, and air sampling to identify any asbestos contaminant at Independence Plaza. I spoke with Victor Escalona from Commercial Lab Enterprises. He reports that 5 samples were taken from every floor of every building: 2 apartment samples and 3 from common areas. Bulk samples were not collected because there was no obvious dust to be collected.

51 Harrison Street: Tested 11/6, 11/7/01

Visual inspections were conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc. to identify any or all suspicious materials. It was determined that it was not necessary to collect any bulk samples since there was no suspicious materials found in the premises.

1. **Thirty air samples from 14 townhouses and common areas** were collected and analyzed by TEM. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm².

80 North Moore Street: Tested 10/31, 11/1, 2, 5/01

Visual inspections were conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc. to identify any or all suspicious materials. It was determined that it was not necessary to collect any bulk samples since there was no suspicious materials found in the premises.

1. **Two hundred air samples from 66 apartments and common areas** were collected and analyzed by TEM. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm².

40 Harrison Street: Tested 10/25, 26, 29, 30/01

Visual inspections were conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc. to identify any

or all suspicious materials. It was determined that it was not necessary to collect any bulk samples since there was no suspicious materials found in the premises.

1. **Two hundred fourteen air samples from 73 apartments and common areas** were collected and analyzed by TEM. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm2.

310 Greenwich Street: Tested 10/19, 22, 23, 24/01

Visual inspections were conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc. to identify any or all suspicious materials. It was determined that it was not necessary to collect any bulk samples since there was no suspicious materials found in the premises.

1. **Two hundred ten air samples from 76 apartments and common areas** were collected and analyzed by TEM. **One sample (sample # 38 taken 10/19/01) from the East Side Corridor of the 32nd floor was found to have 78.74 structures per mm2. Commercial Lab Enterprises recommended wet-wiping the walls and HEPA vacuuming the carpets. Repeat sampling was done post-cleaning on 10/24 and found to be negative. The remaining results from all other samples indicated that the living areas achieved the acceptance criteria below <70 structures per mm2.**

Clean-up Activities by Building Manager:

Per Victor of Commercial Lab Enterprises and Ms. Deborah Dolan: Management purchased 3 and received 30 donated HEPA vacuums.

Sani-Chute (38 Drysdale St, Staten Island, NY 10314) was hired to clean all ducts and vents. They used EPA-certified disinfectants for cleaning ducts. They have had 2 rounds of cleaning ducts/vents in each apartment. They are currently scheduling a 3rd round of cleaning for tenants whose apartment ducts have not yet been cleaned (February 2002).

1. Cleanup of individual apartments, air-conditioners, and balconies was the responsibility of the tenants. Per Ms. Dolan, the "Board of Health" recommended that the tenants clean their own balconies since they are outside of the building.
2. Tenants were provided with HEPA vacuums for use.
3. Management HEPA vacuumed all carpeting in common areas.
4. Management mopped all floors ~2 times per day.
5. Building management cleaned the grounds on a daily basis.
6. Building facades were not power-washed.

AIR MONITORING (TEM) INSPECTION REPORT

Report Number: 01231.

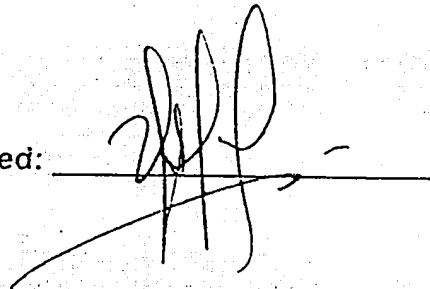
**Project Monitoring
conducted for:** Duane Street Associates c/o,
Hudson River Management LLC.,
40 Harrison Street
New York, NY 10013

Performed at: 51 Harrison Street,
New York, NY.
(Townhouses).

Air monitoring date: November 6, 7 2001

Analysis Method: Transmission Electron Microscopy (TEM)
Performed by EPA 40 CFR 763 Final Rule.

Signed:

A handwritten signature in black ink, appearing to be 'V. Escalona', written over a horizontal line.

Date: November 28, 2001.

Commercial Lab Enterprise.
270 Swinton Avenue
Bronx, NY 10465
(718) 792-2832.
Victor Escalona, CES.
Project Manager.



November 28, 2001.

Duane Street Associates
c/o Hudson River Management, LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.
Manager.

RE: TEM Air quality monitoring conducted at 51 Harrison Street, NY, NY.
Location: Townhouses apartments.

Dear Ms. Dolan,

The results of the air monitoring conducted at the above referenced address, show that the asbestos fibers airborne concentration levels were below 70 structures/mm² at testing time. The scope of work was the air quality testing in each of the townhouses chosen, in two (2) randomly areas of the townhouse as per our professional judgment. The samples were collected during regular activities.

The air monitoring was conducted following all City, State and EPA Federal Guidelines and Regulations. An inspection was conducted on a daily basis in each of the areas tested to verify the absence of any suspicious materials and to make sure that the tests had been performed properly.

The air monitoring and inspection was conducted on November 6, 7 2001.

The samples were analyzed by Transmission Electron Microscopy (TEM) Technique following the EPA 40 CFR 763 Final Rule for AHERA. Victor Escalona, NYS DOL Certificate # AH 90-16572, Maria Escalona, NYS DOL Certificate # AH 98-01434 and Segundo Jofat, NYS DOL Certificate # AH 89-09474 conducted the air monitoring. Victor Escalona, NYS DOL Inspector Certificate # AH 90-16572 and NYC DEP Investigator Certificate # 78125 conducted the inspections in each of the tested areas.

The TEM air samples were analyzed by EMSL Analytical, Inc., NYS DOH ELAP Certificate #: 11506 and NVLAP TEM Certificate #: 101048-9. The results meet NYC DEP, NYS DOL, OSHA and EPA Federal Standards.

The areas are safe for occupancy.

CLOSING AFFIDAVIT:

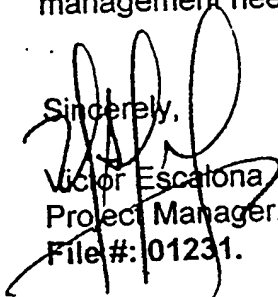
All data collection and result reporting was made without bias. Contact this office for clarification of any section of this report as needed.

I certify that the contents of this report are true to the best of my knowledge and reflect conditions at the time of testing/data collection.

If you should require additional information, please do not hesitate to contact us at (718) 792-2832.

Thank you for allowing **Commercial Lab Enterprise** to assist you in your environmental management needs.

Sincerely,


Victor Escatona, CES.

Project Manager.

File #: 01231.

TRANSMISSION ELECTRON MICROSCOPY (TEM) **METHODOLOGY**

Transmission Electron Microscopy (TEM) is a technique, which focuses an electron beam onto a thin sample mounted in the microscope column (under a vacuum). As the beam transmits through the sample, an image resulting from varying density of the sample is projected onto a fluorescent screen. Air samples for TEM analysis can be collected on either mixed cellulose ester or polycarbonate filters and are prepared using direct transfer techniques (as per EPA regulations). Direct preparation allows for the transfer of a carbon-coated replica of the filter material (with embedded fibers and particulates, etc.) right on to a copper grid suitable for TEM analysis. Indirect transfer techniques require an intermediate step that may break-up fiber bundles, resulting in an increased fiber amount.

Several methods exist for the preparation and analysis of air samples by electron microscopy. Most significant are the mandatory and non-mandatory TEM methods set forth as appendices to 40 CFR 763, Subpart E (AHERA Regulations). These methods are to be used for analysis of final clearance air samples on school abatement projects.

The analytical sensitivity is the airborne asbestos concentration represented by each fiber counted under the electron microscope. It is determined by the air volume collected and the proportion of the filter examined. This method requires that the analytical sensitivity be no greater than 0.005 structures/cc.

Sampling pumps must be calibrated and their flow indicators must register more than 1 but no more than 10 liters/min. Two (2) field blanks are to be taken by removing the cap for not more than 30 seconds. A sealed blank is to be carried with each sample set. This representative cassette is not to be opened in the field. These samples are submitted to the laboratory for quality control purposes. The sampling should be conducted for a period of time to conform at least a volume of 1200 liters of air. The samples are later brought to a certified laboratory for the analysis.

C
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E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.
10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

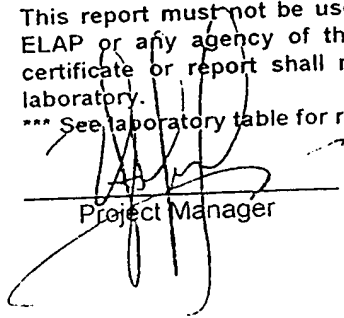
Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.AH 90-16572. Rotameter #: 1.
AH 98-01434.**REPORT**
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
627	By staircase landing area.	10.0	10.0	8:40am – 10:50am		130	1300	***
628	By windows area.	10.0	10.0	8:42am – 10:52am		130	1300	***
	Apartment # PII 3:							
	PII Family.							
629	By staircase landing area.	10.0	10.0	8:10am – 10:15am		125	1250	***
630	By windows area.	10.0	10.0	8:11am – 10:17am		126	1260	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.
This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH ELAP or any agency of the US Government. This report relates only to the items listed. This certificate or report shall not be reproduced except in full, without the written approval of the laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

CONCLUSIONS:

An air quality monitoring project was conducted in the inside the townhouses located at 51 Harrison Street, New York, NY. The scope of work at the townhouses was the air quality testing in tow different areas of the house chosen randomly as per our professional judgment. The samples were collected during regular activities.

The air testing was conducted in response to an emergency situation that aroused due to the tragic events that happened in the financial district of Manhattan on September 11, 2001. The tests were conducted to determine the concentration of airborne asbestos fibers in the areas. The air monitoring and inspection was conducted on November 6, 7 2001.

The project was conducted following all the NYC Department of Environmental Protection (Title 15), NYS Department of Labor (Industrial Code 56) and all EPA Federal applicable regulations.

The results found in each of the areas of the different buildings were below the 70 structures/mm² standard number established by the Environmental Protection Agency (EPA), New York City Department of Environmental Protection (NYCDEP), New York State Department of Labor (NYSDOL), New York City Department of Health (NYCDOH) and the Occupational Safety and Health Administration (OSHA).

A visual inspection was also conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc., to identify any or all suspicious materials. It was not necessary at the time to collect any bulk sample since there was no suspicious materials found in the premises.

Results of all air monitoring conducted at the buildings are enclosed in the report.

Townhouses
51 Harrison Street, New York, NY.
TEM Laboratory results and tables

C
L
E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.AH 90-16572. Rotameter #: 1.
AH 98-01434.

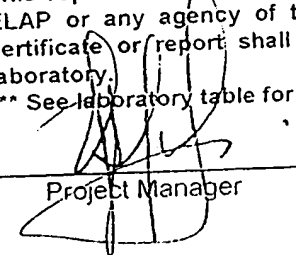
REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
623	By staircase landing area.	10.0	10.0	9:00am – 11:05am		125	1250	***
624	By windows area.	10.0	10.0	9:02am – 11:09am		127	1270	***
	Apartment # PII							
	PII Family.							
625	By staircase landing area.	10.0	10.0	7:30am – 9:30am		120	1200	***
626	By windows area.	10.0	10.0	7:32am – 9:32am		120	1200	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10;
NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.

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*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

C
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E**COMMERCIAL LAB ENTERPRISE**

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Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

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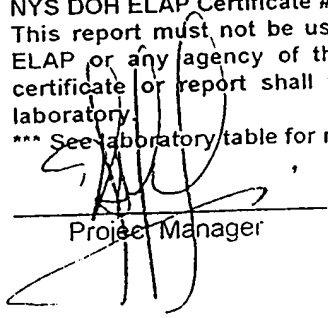
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ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
631	By staircase landing area.	10.0	10.0	8:15am – 10:20am		125	1250	***
632	By windows area.	10.0	10.0	8:16am – 10:22am		126	1260	***
	Apartment # PII							
	PII Family.							
633	By staircase landing area.	10.0	10.0	8:35am – 10:35am		120	1200	***
634	By windows area.	10.0	10.0	8:36am – 10:37am		121	1210	***

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ENVIRONMENTAL CONSULTING SERVICES

CONCLUSIONS:

An air quality monitoring project was conducted in the inside the townhouses located at 51 Harrison Street, New York, NY. The scope of work at the townhouses was the air quality testing in tow different areas of the house chosen randomly as per our professional judgment. The samples were collected during regular activities.

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Townhouses
51 Harrison Street, New York, NY.
TEM Laboratory results and tables

C L E

COMMERCIAL LAB ENTERPRISE

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.
10013
Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.
Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.
Industrial Hygienists: Victor Escalona.
Maria Escalona.

AH 90-16572. Rotameter #: 1.
AH 98-01434.

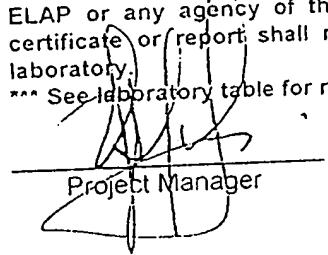
REPORT ASBESTOS FIBER ANALYSIS BY TRANSMISSION ELECTRON MICROSCOPY (TEM) Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min) ON . OFF	Time of test. ON . OFF	Duration (minutes)	Volume (liters)	Results Fibers/cc
	Apartment # PII					
	PII Family:					
623	By staircase landing area.	10.0 10.0	9:00am – 11:05am	125	1250	***
624	By windows area.	10.0 10.0	9:02am – 11:09am	127	1270	***
	Apartment PII 3:					
	PII Family:					
625	By staircase landing area.	10.0 10.0	7:30am – 9:30am	120	1200	***
626	By windows area.	10.0 10.0	7:32am – 9:32am	120	1200	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10;
NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.

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ELAP or any agency of the US Government. This report relates only to the items listed. This
certificate or report shall not be reproduced except in full, without the written approval of the
laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

C
L
E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

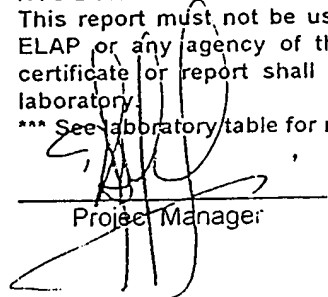
REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/c
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
631	By staircase landing area.	10.0	10.0	8:15am – 10:20am		125	1250	***
632	By windows area.	10.0	10.0	8:16am – 10:22am		126	1260	***
	Apartment # PII B:							
	PII Family.							
633	By staircase landing area.	10.0	10.0	8:35am – 10:35am		120	1200	***
634	By windows area.	10.0	10.0	8:36am – 10:37am		121	1210	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.

This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH ELAP or any agency of the US Government. This report relates only to the items listed. This certificate or report shall not be reproduced except in full, without the written approval of the laboratory.

*** See laboratory table for results of analysis.

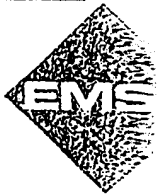

Project Manager

ENVIRONMENTAL CONSULTING SERVICES

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email:



Attn: Victor Escalona
 Commercial Lab Enterprise
 270 Swinton Ave
 Bronx, NY 10465
 Fax: (718) 904-9117 Phone: 718-792-2832
 Project: 01231 / TOWN HOUSE / 51 HARRISON / INSIDE APTS

Customer ID: COMM56
 Customer PO:
 Received: 11/06/01 12:50 PM
 EMSL Order: 030107554
 EMSL Project ID:
 Analysis Date: 11/6/01

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
 EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5µ - 5µ ≥ 5µ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ²) (S/cc)	Notes
634 030107554-0012	1210.00	0.0750	0	None Detected		0.0042	<13.33 <0.0042	
635 030107554-0013	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
636 030107554-0014	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
637 030107554-0015	1300.00	0.0625	0	Chrysotile	1 0	0.0047	16 0.0047	
638 030107554-0016	1300.00	0.0625	0	None Detected		0.0047	<16.00 <0.0047	
639 030107554-0017	1230.00	0.0750	0	None Detected		0.0042	<13.33 <0.0042	
640 030107554-0018	1230.00	0.0750	0	None Detected		0.0042	<13.33 <0.0042	

George William (18)

Laboratory Manager
 or other approved signatory

Disclaimers: The laboratory is not responsible for data reported in structures/cc, which is dependent on volume collected by non-laboratory personnel. This lab is only responsible for data reported in structures/mm². This report may not be reproduced, except in full, without written approval by EMSL. 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 reported above. Quality control data (including 95% confidence limits and laboratory and analysis accuracy and precision) is available upon request.

Accredited for: NVLAP PLM/TEM #101048-9, NY State ELAP #11595

TEMAHERA-1

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900050 Email:



Attn: Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: Town House 51 Harrison Street, New York NY- Inside
Apts.

Customer ID: COMM56

Customer PO:

Received: 11/07/01 11:45 AM

EMSL Order: 030107604

EMSL Project ID:

Analysis Date: 11/7/2001

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5μ - 5μ ≥ 5μ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ²) (S/cc)	Notes
544 030107604-0001	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
545 030107604-0002	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
546 030107604-0003	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
547 030107604-0004	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
548 030107604-0005	1200.00	0.0750	1	None Detected		0.0043	<13.33 <0.0043	
549 030107604-0006	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
550 030107604-0007	1200.00	0.0750	1	None Detected		0.0043	<13.33 <0.0043	
551 030107604-0008	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
552 030107604-0009	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
553 030107604-0010	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
554 030107604-0011	1260.00	0.0625	0	Chrysotile	1 0	0.0049	16 0.0049	

Jose Arriaga (12)

Laboratory Manager
 or other approved signatory

Disclaimers: The laboratory is not responsible for data reported in structures/br, which is dependent on volume collected by non-laboratory personnel. This lab is only responsible for data reported in structures/mm². This report may not be reproduced, except in full, without written approval by EMSL. 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 reported above. Quality control data (including 95% confidence limits and laboratory and analysis accuracy and precision) is available upon request.

Accredited for: NVLAP PLM/TEM #101049-9, NY State ELAP #11595

TEM-AHERA-1

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 212-250-0058 Email:



Attn: Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465

Fax: (718) 904-9117

Phone: 718-792-2832

Project: Town House 51 Harrison Street, New York NY- Inside
Apts.

Customer ID: COMM56

Customer PO:

Received: 11/07/01 11:45 AM

EMSL Order: 030107604

EMSL Project ID:

Analysis Date: 11/7/2001

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5µ - 5µ ≥ 5µ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ³) (S/cc)	Notes
555 030107604-0012	1280.00	0.0625	0	None Detected		0.0048	<16.00 <0.0048	

Jose Arriaga (12)

Laboratory Manager
or other approved signatory

Disclaimers: The laboratory is not responsible for data reported in structures/cc, which is dependent on volume collected by non-laboratory personnel. This lab is only responsible for data reported in structures/mm³. This report may not be reproduced, except in full, without written approval by EMSL. 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 reported above. Quality control data (including 95% confidence limits and laboratory and analysis accuracy and precision) is available upon request.

Accredited for: NVLAP PLM-TEM #101048-5, NY State ELAP #11506

TEMAHERA-1

C
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E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.
10013
Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 7, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.

AH 90-16572. Rotameter #: 1.
AH 98-01434.

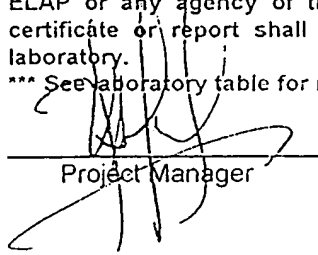
REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
650	By staircase landing area.	10.0	10.0	8:05am – 10:05am		120	1200	***
651	By windows area.	10.0	10.0	8:06am – 10:06am		120	1200	***
	Apartment # PII							
	PII Family.							
652	By staircase landing area.	10.0	10.0	8:10am – 10:15am		125	1250	***
653	By windows area.	10.0	10.0	8:11am – 10:16am		125	1250	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107604.

This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH ELAP or any agency of the US Government. This report relates only to the items listed. This certificate or report shall not be reproduced except in full, without the written approval of the laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

Asbestos Airborne Permissible Exposure Levels (PEL)

Adopted by Various Government Agencies.

<u>Agency</u>	<u>Concentration levels</u>
* Occupational Safety & Health Administration (OSHA).	0.1 fibers/cc.
* National Institute for Occupational Safety & Health (NIOSH).	0.1 fibers/cc.
* New York City Department of Environmental Protection (NYCDEP – Title 15 Regulation).	0.01 fibers/cc.
* Environmental Protection Agency (EPA).	0.01 fibers/cc.
* New York State Department of Labor (NYSDOL) Industrial Regulations Code 56.	< 0.01 fibers/cc.
* State of New Jersey – Department of Community Affairs (Sub-chapter 8).	0.01 fibers/cc.
* Environmental Protection Agency (EPA – AHERA) (Transmission Electron Microscopy).	70.00 structures/mm ²

All these readings are applicable after final clean up.

New York Lab

307 West 38th Street, New York, NY 10018

Phone: 212-290-0051 Fax: 2122900058 Email:



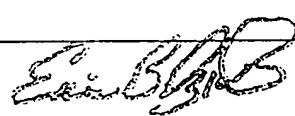
Attn: Victor Escalona
Commercial Lab Enterprise
270 Swinton Ave
Bronx, NY 10465
Fax: (718) 904-9117 Phone: 718-792-2832
Project: 01231 / TOWN HOUSE / 51 HARRISON / INSIDE APTS

Customer ID: COMM56
Customer PO:
Received: 11/06/01 12:50 PM
EMSL Order: 030107554
EMSL Project ID:
Analysis Date: 11/6/01

**Asbestos Fiber Analysis by Transmission Electron Microscopy (TEM) Performed by
EPA 40 CFR Part 763 Final Rule (AHERA)**

Sample	Volume	Area Analyzed	Non Asb	Asbestos Type(s)	# Structure 0.5μ-5μ ≥ 5μ	Analytical Sensitivity (S/cc)	Asbestos Concentration (S/mm ²) (S/cc)	Notes
523 030107554-0001	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
524 030107554-0002	1270.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
525 030107554-0003	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
526 030107554-0004	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	
527 030107554-0005	1300.00	0.0625	0	None Detected		0.0047	<16.00 <0.0047	
528 030107554-0006	1300.00	0.0625	0	None Detected		0.0047	<16.00 <0.0047	
529 030107554-0007	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
530 030107554-0008	1260.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
531 030107554-0009	1250.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
532 030107554-0010	1260.00	0.0625	0	None Detected		0.0049	<16.00 <0.0049	
533 030107554-0011	1200.00	0.0750	0	None Detected		0.0043	<13.33 <0.0043	

George William (18)


Laboratory Manager
or other approved signatory

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Accredited for NVLAP P/LM/TEM #101040-9, NY State ELAP #11500

TEM AHERA-1

C
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E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 7, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

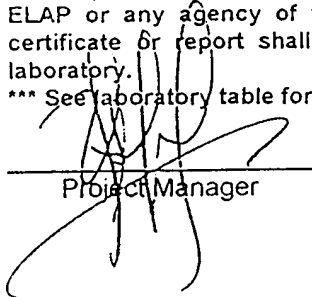
REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII:							
	PII Family.							
654	By staircase landing area.	10.0	10.0	8:14am – 10:20am		126	1260	***
655	By windows area.	10.0	10.0	8:16am – 10:24am		128	1280	***
656	Field Blank # 1.							***
657	Field Blank # 2.							***
658	Sealed Balnk.							***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107604.

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*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

C
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E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.
10013
Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 7, 2001.

Type of test: TEM – Air Quality Tests.

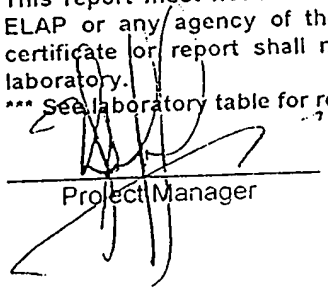
Industrial Hygienists: Victor Escalona.
Maria Escalona.AH 90-16572. Rotameter #: 1.
AH 98-01434.

REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # 51A:							
	Vacant Apartment.							
644	By staircase landing area.	10.0	10.0	7:30am – 9:30am		120	1200	***
645	By windows area.	10.0	10.0	7:35am – 9:35am		120	1200	***
	Apartment # PII							
	PII Family.							
646	By staircase landing area.	10.0	10.0	7:45am – 9:50am		125	1250	***
647	By windows area.	10.0	10.0	7:46am – 9:51am		125	1250	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107604.
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*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

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E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.
10013
Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.AH 90-16572. Rotameter #: 1.
AH 98-01434.

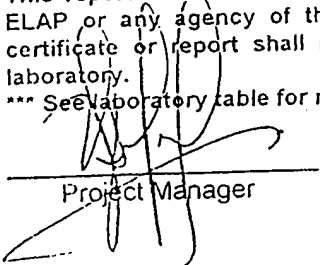
REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
635	By staircase landing area.	10.0	10.0	8:30am – 10:30am		120	1200	***
636	By windows area.	10.0	10.0	8:31am – 10:31am		120	1200	***
	Apartment # PII							
	PII Family.							
637	By staircase landing area.	10.0	10.0	9:15am – 11:25am		130	1300	***
638	By windows area.	10.0	10.0	9:16am – 11:26am		130	1300	***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10;
NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.

This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH
ELAP or any agency of the US Government. This report relates only to the items listed. This
certificate or report shall not be reproduced except in full, without the written approval of the
laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

C

L

E

COMMERCIAL LAB ENTERPRISE

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-T.

Project: Townhouses – 51 Harrison Street, New York, NY.

Location: Inside apartments.

Samples collected on: November 6, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.

Maria Escalona.

AH 90-16572. Rotameter #: 1.

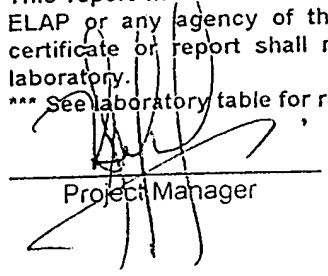
AH 98-01434.

REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
	Apartment # PII							
	PII Family.							
639	By staircase landing area.	10.0	10.0	8:55am – 10:58am		123	1230	***
640	By windows area.	10.0	10.0	8:56am – 10:59am		123	1230	***
641	Field Blank # 1.							***
642	Field Blank # 2.							***
643	Sealed Balnk.							***

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10; NYS DOH ELAP Certificate #: 11469. Lab Report reference # 030107554.
This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH ELAP or any agency of the US Government. This report relates only to the items listed. This certificate or report shall not be reproduced except in full, without the written approval of the laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

AIR MONITORING (TEM) INSPECTION REPORT

Report Number: 01231.

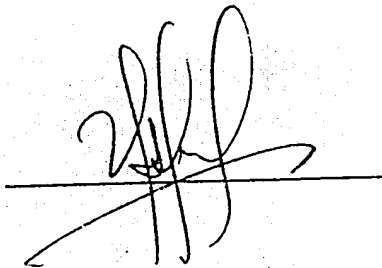
**Project Monitoring
conducted for:** Duane Street Associates c/o,
Hudson River Management LLC.,
40 Harrison Street
New York, NY 10013

Performed at: 40 Harrison Street,
New York, NY.
(Common areas and apartments).

Air monitoring date: October 25, 26, 29, 30 2001.

Analysis Method: Transmission Electron Microscopy (TEM)
Performed by EPA 40 CFR 763 Final Rule.

Signed:



Date: November 28, 2001.

Commercial Lab Enterprise.
270 Swinton Avenue
Bronx, NY 10465
(718) 792-2832.
Victor Escalona, CES.
Project Manager.



November 28, 2001.

Duane Street Associates
c/o Hudson River Management, LLC.,
40 Harrison Street
New York, NY.
10013
Attn.: Ms. Deborah Dolan.
Manager.

RE: TEM Air quality monitoring conducted at 40 Harrison Street, NY, NY.
Location: Common areas and apartments.

Dear Ms. Dolan,

The results of the air monitoring conducted at the above referenced address, show that the asbestos fibers airborne concentration levels were below 70 structures/mm² at testing time. The scope of work was the air quality testing in the common areas of each floor of the building and in two (2) randomly chosen apartments in each floor as per our professional judgment. The samples were collected during regular activities.

The air monitoring was conducted following all City, State and EPA Federal Guidelines and Regulations. An inspection was conducted on a daily basis in each of the areas tested to verify the absence of any suspicious materials and to make sure that the tests had been performed properly.

The air monitoring and inspection was conducted on October 25, 26, 29, 30 2001.

The samples were analyzed by Transmission Electron Microscopy (TEM) Technique following the EPA 40 CFR 763 Final Rule for AHERA. Victor Escalona, NYS DOL Certificate # AH 90-16572, Maria Escalona, NYS DOL Certificate # AH 98-01434 and Segundo Jofat, NYS DOL Certificate # AH 89-09474 conducted the air monitoring. Victor Escalona, NYS DOL Inspector Certificate # AH 90-16572 and NYC DEP Investigator Certificate # 78125 conducted the inspections in each of the tested areas.

The TEM air samples were analyzed by EMSL Analytical, Inc., NYS DOH ELAP Certificate #: 11506 and NVLAP TEM Certificate #: 101048-9. The results meet NYC DEP, NYS DOL, OSHA and EPA Federal Standards.

The areas are safe for occupancy.

CLOSING AFFIDAVIT:

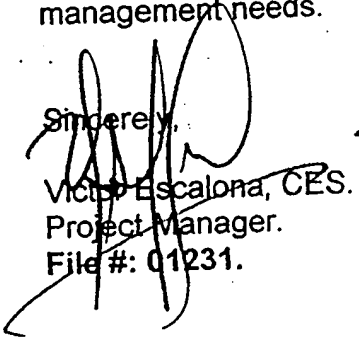
All data collection and result reporting was made without bias. Contact this office for clarification of any section of this report as needed.

I certify that the contents of this report are true to the best of my knowledge and reflect conditions at the time of testing/data collection.

If you should require additional information, please do not hesitate to contact us at (718) 792-2832.

Thank you for allowing **Commercial Lab Enterprise** to assist you in your environmental management needs.

Sincerely,



Victor Escalona, CES.
Project Manager.
File #: 01231.

TRANSMISSION ELECTRON MICROSCOPY (TEM) METHODOLOGY

Transmission Electron Microscopy (TEM) is a technique, which focuses an electron beam onto a thin sample mounted in the microscope column (under a vacuum). As the beam transmits through the sample, an image resulting from varying density of the sample is projected onto a fluorescent screen. Air samples for TEM analysis can be collected on either mixed cellulose ester or polycarbonate filters and are prepared using direct transfer techniques (as per EPA regulations). Direct preparation allows for the transfer of a carbon-coated replica of the filter material (with embedded fibers and particulates, etc.) right on to a copper grid suitable for TEM analysis. Indirect transfer techniques require an intermediate step that may break-up fiber bundles, resulting in an increased fiber amount.

Several methods exist for the preparation and analysis of air samples by electron microscopy. Most significant are the mandatory and non-mandatory TEM methods set forth as appendices to 40 CFR 763, Subpart E (AHERA Regulations). These methods are to be used for analysis of final clearance air samples on school abatement projects.

The analytical sensitivity is the airborne asbestos concentration represented by each fiber counted under the electron microscope. It is determined by the air volume collected and the proportion of the filter examined. This method requires that the analytical sensitivity be no greater than 0.005 structures/cc.

Sampling pumps must be calibrated and their flow indicators must register more than 1 but no more than 10 liters/min. Two (2) field blanks are to be taken by removing the cap for not more than 30 seconds. A sealed blank is to be carried with each sample set. This representative cassette is not to be opened in the field. These samples are submitted to the laboratory for quality control purposes. The sampling should be conducted for a period of time to conform at least a volume of 1200 liters of air. The samples are later brought to a certified laboratory for the analysis.

C
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E**COMMERCIAL LAB ENTERPRISE**

270 Swinton Avenue, Bronx, New York 10465 ☎ (718) 792-2832

Duane Street Associates c/o
Hudson River Management LLC.,
40 Harrison Street
New York, NY.

10013

Attn.: Ms. Deborah Dolan.

File #: 01231-B3.

Project: Building # 3 – 40 Harrison Street, New York, NY.

Location: 39th Floor – Various locations.

Samples collected on: October 25, 2001.

Type of test: TEM – Air Quality Tests.

Industrial Hygienists: Victor Escalona.
Maria Escalona.

AH 90-16572. Rotameter #: 1.

AH 98-01434.

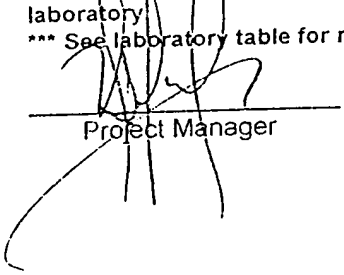
REPORT
ASBESTOS FIBER ANALYSIS BY
TRANSMISSION ELECTRON MICROSCOPY (TEM)
Performed by EPA 40 CFR Part 763 Final Rule, EPA Level II.

Sample #:	Location:	Flow Rate (lts/min)		Time of test.		Duration (minutes)	Volume (liters)	Results Fibers/cc
		ON	OFF	ON	OFF			
207	South side corridor.	10.0	10.0	7:50am – 10:10am		140	1400	***
208	Middle of corridor by elevator.	10.0	10.0	7:51am – 10:11am		140	1400	***
209	East side corridor.	10.0	10.0	7:52am – 10:12am		140	1400	***
210	Inside apartment # PII by windows area.	10.0	10.0	7:55am – 10:14am		139	1390	***
211	Inside apartment # PII by windows area.	10.0	10.0	7:58am – 10:15am		137	1370	***
	Apt. # PII b Family.							
	Apt. # PII b Family.							

TEM air samples were analyzed by EMSL Analytical, Inc.; accredited for NVLAP TEM # 101048-10;
NYS DOH ELAP Certificate #: 11469. Lab Report reference # LI01-16316.

This report must not be used by the client to claim product endorsement by NVLAP or NYS DOH
ELAP or any agency of the US Government. This report relates only to the items listed. This
certificate or report shall not be reproduced except in full, without the written approval of the
laboratory.

*** See laboratory table for results of analysis.


Project Manager

ENVIRONMENTAL CONSULTING SERVICES

***40 Harrison Street, New York, NY.
TEM Laboratory results and tables***

CONCLUSIONS:

An air quality monitoring project was conducted in the building located at 40 Harrison Street, New York, NY. The scope of work at the building was the air quality testing in the common areas of each floor of the building and in two (2) randomly chosen apartments in each floor as per our professional judgment. The samples were collected during regular activities.

The air testing was conducted in response to an emergency situation that aroused due to the tragic events that happened in the financial district of Manhattan on September 11, 2001. The tests were conducted to determine the concentration of airborne asbestos fibers in the areas. The air monitoring and inspection was conducted on October 25, 26, 29, 30 2001.

The project was conducted following all the NYC Department of Environmental Protection (Title 15), NYS Department of Labor (Industrial Code 56) and all EPA Federal applicable regulations.

The results found in each of the areas of the different buildings were below the 70 structures/mm² standard number established by the Environmental Protection Agency (EPA), New York City Department of Environmental Protection (NYCDEP), New York State Department of Labor (NYSDOL), New York City Department of Health (NYCDOH) and the Occupational Safety and Health Administration (OSHA).

A visual inspection was also conducted in different areas of the buildings such as roofs, hallways, garages, compactor rooms, common areas, etc., to identify any or all suspicious materials. It was not necessary at the time to collect any bulk sample since there was no suspicious materials found in the premises.

Results of all air monitoring conducted at the buildings are enclosed in the report.