



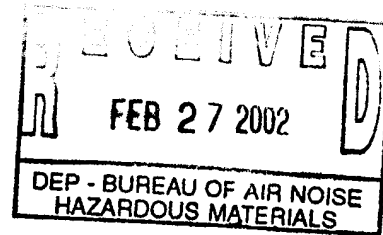
WILLIAMSON, PICKET, GROSS, INC.

Over 25 Years of Real Estate Experience

116 John Street, New York, New York 10038 • Tel: (212) 233-6810 • Fax: (212) 233-9193

February 26, 2002

City of New York
Department of Environmental Protection
59-17 Junction Boulevard
Corona, NY 11368-5107



Attn: Mr. R. Radhakrishnan, P.E., Director

Dear Mr. Radhakrishnan:

This letter will outline the actions taken by Williamson, Pickett, Gross, Inc. as managing agent of 116 John Street since September 11, 2001.

After September 11, 2001, Williamson, Pickett, Gross, Inc. with the valuable assistance of Con Edison installed an emergency generator to power up the building.

During the week of the attack, all building windows were washed and cleaned, the first and second perimeter walls were all washed down and all debris was removed from the roof and all setbacks. In addition, all areas of the building were hosed down and cleaned.

All air conditioning units were cleaned and all filters were replaced with a bag type filter. In addition, all interior tenant space was thoroughly cleaned.

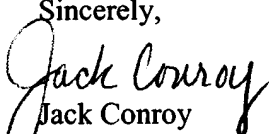
On October 13, 2001, Williamson, Pickett, Gross, Inc. retained the Independent Monitoring & Analysis Company to take air samples throughout the building and made the report available to all tenants that requested the report (a copy of this report is attached).

During the week of February 25, 2002, Williamson, Pickett, Gross, Inc. has again scheduled air samples to be taken. When we receive our findings, we will forward them to you for review.

In addition, Reuters, a tenant at 116 John Street, hired CSI in December 2001 to take air samples of their space on the 9th floor at 116 John Street and according to Reuters all test results were negative.

If you have any other questions, please do not hesitate to call.

Sincerely,


Jack Conroy
Director of Operations

Midtown Office: 51 East 42nd Street, New York, New York 10017 • Tel: (212) 687-5353 • Fax: (212) 949-4744

A Member of the CORE Network **CORE**



511 Avenue of the Americas - Suite 353
New York, N.Y. 10011
Phone: 212-727-2726
Fax: 212-727-7181

October 15, 2001

Williamson Pickett Gross
116 John Street
New York NY 10038
Attention: Mr. David George - Chief Building Engineer

Regarding: Air Quality Testing

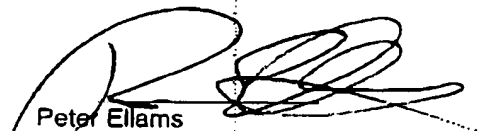
Dear Mr. George:

Please find attached analysis results for air samples collected at 116 John Street on Saturday October 13, 2001. The samples were collected from five locations each on floors 4, 8, 16, 20 and 29.

The samples and two blank cassettes were submitted to Scientific Laboratories, Inc. (ELAP# 11480) for analysis using phase contrast microscopy (PCM). The federal EPA action level for asbestos fiber exposure in the work place is 0.01 Fibers/cubic centimeter of air. The results indicate that the ambient fiber concentrations at the time of sampling were well below this limit.

If there are any questions regarding the attached results or the methodologies employed, please do not hesitate to contact this office.

Best regards,


Peter Ellams
President

SciLab Job #: 201102274

Page 1 of 3

Client Name: Independent Monitoring & Analysis, Inc.

Phase Contrast Microscopy (PCM) Fiber Results

201205; 116 John Street, New York, New York (29, 20, 16, 8 & 4th Floors) AMBIENT MONITORING

P. 02/08

2126793114 TO 7277181

OCT 15 2001 16:51 FR SCIENTIFIC LABS

10/15/01 MON 16:38 [TX/RX NO 5884] 0003

SciLab Sample #	Client Sample # / Location	Date Collected	Flow Rate (liters/min.)	Duration (min.)	Air Filtered (liters)	Fibers Fields	Fiber Density (Fibers/mm ²)	Fibers Conc. (Fibers/cc)	TWA
01	001 Next To The Elevator 29th Floor	10/13/01	15	90	1350	100	7.64	0.002	
02	002 East Of The 29th Floor	10/13/01	15	90	1350	100	5.10	<0.002	
03	003 West Of The 29th Floor	10/13/01	15	90	1350	100	3.18	<0.002	
04	004 North Of The 29th Floor	10/13/01	15	90	1350	100	1.27	<0.002	
05	005 South Of The 29th Floor	10/13/01	15	90	1350	100	3.82	<0.002	
06	006 Next To Elevator 20th Floor	10/13/01	15	75	1125	100	5.10	<0.002	
07	007 East Of 20th Floor	10/13/01	15	75	1125	100	7.64	0.003	
08	008 West Of 20th Floor	10/13/01	15	75	1125	100	6.37	<0.002	
09	009 North Of 20th Floor	10/13/01	15	75	1125	100	4.46	<0.002	
10	010 South Of 20th Floor	10/13/01	15	75	1125	100	2.55	<0.002	
11	011 Next To Elevator 16th Floor	10/13/01	15	70	1050	100	7.64	0.003	
12	012 East Of 16th Floor	10/13/01	15	70	1050	100	6.37	<0.003	
13	013 West Of 16th Floor	10/13/01	15	70	1050	100	3.82	<0.003	
14	014 North Of 16th Floor	10/13/01	15	70	1050	100	5.10	<0.003	
15	015 South Of 16th Floor	10/13/01	15	70	1050	100	2.55	<0.003	

SciLab Job #: 201102274

Client Name: Independent Monitoring & Analysis, Inc.

Phase Contrast Microscopy (PCM) Fiber Results

201205; 116 John Street, New York, New York (29, 20, 16, 8 & 4th Floors) AMBIENT MONITORING

P. 03/08

SciLab Sample #	Client Sample # / Location	Date Collected	Flow Rate (liters/min.)	Duration (min.)	Air Filtered (liters)	Fields	Fibers	Fiber Density (Fibers/mm ²)	Fibers Conc. (Fibers/cc)	TWA
16	016 Next To The Elevator 8th Floor	10/13/01	15	80	1200	100	7	8.92	0.002	
17	017 East Of 8th Floor	10/13/01	15	80	1200	100	3	3.82	<0.002	
18	018 West Of 8th Floor	10/13/01	15	80	1200	100	4	5.10	<0.002	
19	019 North Of 8th Floor	10/13/01	15	80	1200	100	2	2.55	<0.002	
20	020 South Of 8th Floor	10/13/01	15	80	1200	100	6	7.64	0.002	
21	021 Next To Elevator 4th Floor	10/13/01	15	80	1200	100	3	3.82	<0.002	
22	022 East Of 4th Floor	10/13/01	15	80	1200	100	4	5.10	<0.002	
23	023 West Of 4th Floor	10/13/01	15	80	1200	100	2	2.55	<0.002	
24	024 North Of 4th Floor	10/13/01	15	80	1200	100	6	7.64	0.002	
25	025 South Of 4th Floor	10/13/01	15	80	1200	100	6	7.64	0.002	
26	026 Field Blank	10/13/01	0	0	0	100	0.5	0.64	Footnotes: /	
27	027 Field Blank	10/13/01	0	0	0	100	0.5	0.64	Footnotes: /	

2126793114 TO 7277181

OCT 15 2001 16:51 FR SCIENTIFIC LABS

10/15/01 MON 16:38 [TX/RX NO 5884] 0004

SciLab Job #: 201102274

Client Name: Independent Monitoring & Analysis, Inc.

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Phase Contrast Microscopy (PCM) Fiber Results

201205; 116 John Street, New York (29, 20, 16, 8 & 4th Floors) AMBIENT MONITORING

P. 04/08

SciLab Sample #	Client Sample # / Location	Date Collected	Flow Rate (liters/min.)	Duration (min.)	Air Filtered (liters)	Fields	Fibers (Fibers/mm ²)	Fiber Density (Fibers/cc)	Fibers Conc. (Fibers/cc)	TWA
28	028	10/13/01	0	0	0	100	0.5	0.64		
	Field Blank									Footnotes: 1
29	029	10/13/01	0	0	0	100	0.5	0.64		
	Field Blank									Footnotes: 1

Reporting Notes:

(1) Fibers/cc cannot be determined for samples for which no air volume was analyzed by Aelbert Hines.

Date Analyzed: 10/31/01

*NADMSD = no asbestos detected; NA = not analyzed; NYSLAP Lab #200646-0; New York samples (NYSDOH ELAP Lab #11480); National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. NIEA # 102843.

2126793114 TO 7277181

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10/15/01 MON 16:38 [TX/RX NO 5884] 0005

IMA Inc.
511 6th Avenue
New York, NY 10011
212-727-2726
Fax 727-7181

01
7 01102274

Chain of Custody

Type of Samples

Asbestos;

Air

Bulk Material

Lead;

Air

Paint Chip Sample

Other _____

Sample Origin

116 JOHN STREETNEW YORK NEW YORK.

Title of Project:

AMBIENT MONITORING.

Name of Laboratory

SCI LAB

Number of Samples

1. CLIFTON Sue Clifton 10/13/01
Technician Signature Date2. _____
Recipient Signature Date

SCI LAB ONLY CHECK ONE

TURN AROUND TIME: RUSH _____ 12 HOURS _____ 24 HOURS _____ 72 HOURS _____Santana 10/13/01 17:40

Fax 727-7181

511 6th Avenue New York, NY 10011 212-727-2726

IMA Inc.

Sample Data Sheet

Technician: Chifon Sue Date 10/13/01 Shift Start _____ Shift End _____Client KIPG Project _____ Rotometer # _____ Saved As: _____Address 116 Total Street New York New York Location 29, 20, 16, 8 & 04 Floor Project # 201205

Phase of Work _____

Type of Removal Ambient Monitoring

Sample #	Location	Time on Time off	Duration	LPM On LPM Off	Volume	IF	ICC
001	Next to the Elevator 29 th Floor.	9:00 AM 10:30 AM	90	15L 15L	1350		
002	East of the 29 th Floor:	9:02 AM 10:32 AM	90	15L 15L	1350		
003	West of the 29 th Floor:	9:04 AM 10:34 AM	90	15L 15L	1350		
004	North of the 29 th Floor:	9:06 AM 10:36 AM	90	15L 15L	1350		
005	South of the 29 th Floor	9:08 AM 10:38 AM	90	15L 15L	1350		
006	Next to Elevator 20 th Floor	10:00 AM 12:00 AM	75	15L 15L	1125		
007	East of 20 th Floor	10:47 AM 12:02 AM	75	15L 15L	1125		
008	West of 20 th Floor	10:49 AM 12:04 AM	75	15L 15L	1125		
009	North of 20 th Floor	10:51 AM 12:06 AM	75	15L 15L	1125		
010	South of 20 th Floor.	10:53 AM 12:08 PM	75	15L 15L	1125		
011	Next to Elevator 16 th Floor	12:15 PM 12:55 PM	70	15L 15L	1050		
012	East of 16 th Floor	12:17 PM 12:7 PM	70	15L 15L	1050		

Analyst _____ Date _____

P. 06/08

2126793114 TO 7277181

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10/15/01 MON 16:38 [TX/RX NO 5884] 007

511 6th Avenue New York, NY 10011 Fax 727-7181

212-727-2726

IMA Inc.

Sample Data Sheet

Technician: Clifton Sue Date: 10/13/01 Shift Start: _____ Shift End: _____ Rotometer #: _____
 Client: William Pickett Gross Project Saved As: _____ Project #: 201205
 Address: 116 JOHN STREET New York, NY Location: 29 30 16 08 100 04 Floor

Phase of Work

Type of Removal: Ambient Sampling

Sample #	Location	Time on Time off	Duration	LPM On LPM Off	Volume	FF	floc
013	WEST OF 16 TH FLOOR	1219 PM 1239 PM	70	15L 15L	1050		
014	NORTH OF 16 TH FLOOR	1221 PM 121	70	15L 15L	1050		
015	South OF 16 TH FLOOR	1223 PM 123 PM	70	15L 15L	1050		
016	Next to the Elevator 8 TH FLOOR	150 PM 310 PM	80	15L 15L	1200		
017	EAST OF 8 TH FLOOR	152 PM 312 PM	80	15L 15L	1200		
018	West OF 8 TH FLOOR	154 PM 314 PM	80	15L 15L	1200		
019	NORTH OF 8 TH FLOOR	156 PM 316 PM	80	15L 15L	1200		
020	South of 8 TH FLOOR	158 PM 318 PM	80	15L 15L	1200		
021	Next to Elevator 4 TH FLOOR	325 PM 425	80	15L 15L	1200		
022	EAST OF 4 TH FLOOR	327 PM 427 PM	80	15L 15L	1200		
023	WEST OF 4 TH FLOOR	329 PM 429 PM	80	15L 15L	1200		
024	NORTH OF 4 TH FLOOR	331 PM 431 PM	80	15L 15L	1200		

201102274

Analyst _____
Date _____

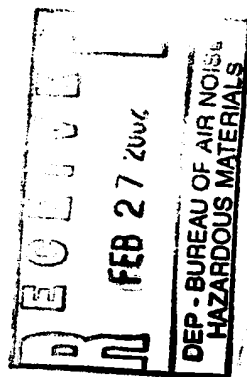
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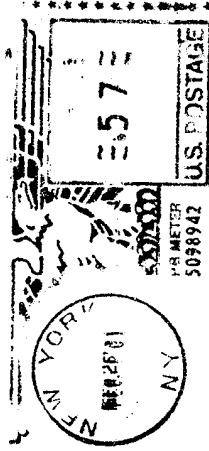
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WILLIAMSON, PICKET, GROSS, INC.
116 John Street, New York, New York 10038



City of New York
Department of Environmental Protection
59-17 Junction Boulevard
Corona, NY 11368-5107



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