

Address:

136 CHURCH ST.

Bulk Samples
PLM

Yes

No

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

3

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

0

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) 8

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

PT

02/19/02 12:32



001



Heller Properties
15 Maiden Lane
New York, NY 10088

212-964-3180
FAX: 212-233-2608

Affiliates:

Relide Realty Co.
J.W. Realty Co.
Jackson Realty Co.
M&S Realty Co.
The Propeller Co. LLC
Calfred Management Co.

DATE: 2/19/02
FAX NO: 718 595-3744
COMPANY: City of NY
ATTENTION: R. Radhakrishnan
No of Pages (including this page): 7

From: Francine McDowell

Note:

If you did not receive legible copies of all pages, please call.

02/19/02 12:32 ☎

002

**HELLER PROPERTIES
15 MAIDEN LANE, SUITE 1300
NEW YORK, NY 10038
(212) 964-3180/FACSIMILE (212) 233-2608**

February 19, 2002

Re: 136 Church Street
a/k/a 37 Warren Street
New York, NY 10007

R. Radhakrishnan, P.E.
Director of Asbestos Control Program
The City of New York
59-17 Junction Blvd.
Corona, NY 11368-5107

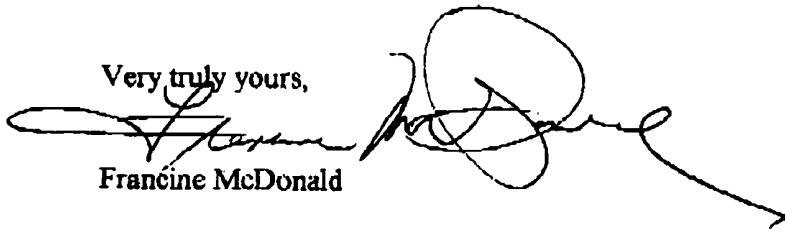
Dear R. Radhakrishnan:

In response to your request, we did do air quality tests at the above mentioned building and attached herewith are the satisfactory results of that testing.

We also hepa vacuumed the air conditioning ducts, cleaned all public areas of the building, changed air conditioning filters and portoblashed all units, washed all windows and window sills and cleaned elevator shafts.

If you have any other questions, please feel free to call me.

Very truly yours,


Francine McDonald

DUR-ALL ENVIRONMENTAL, INC.

30-51 14th Street
L.I.C., N.Y. 11102

(718) 278-8945

Fax (718) 545-3440

October 3, 2001

Heller Properties
15 Maiden Lane
New York, NY 10038

Re: Environmental Assessment
136 Church Street, New York, NY

Dur-All Environmental, Inc. and Testing Mechanics Corp. have performed extensive tests throughout 136 Church Street, New York, NY on September 27, 2001, to determine the environmental impact following the exposure to the Trade Center's airborne particulates.

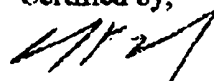
All testing was performed in accordance with the New York City Department of Environmental Protection's protocol, and procedures established by the National Institute for Occupational Safety and Health (NIOSH).

Analysis of dust/debris samples collected showed concentrations of none detected to trace. Trace concentrations of asbestos have a content of less than 1% and are not considered to be regulated materials.

We have determined that the building's ambient air is within all established criteria and that the building is safe to reoccupy.

Dur-All Environmental, Inc. can be contacted at 718-278-8945 should you have any questions.

Certified by,



Richard P. Mucelli
Dur-All Environmental, Inc.

02/19/02 12:33

004

ENVIROSCIENCE CONSULTANTS, INC.

2150 SMTHTOWN AVENUE
ROXBOROUGH, NEW YORK 11778
PHONE: (631) 580-3191
FACSIMILE: (631) 580-3190
WWW.ENVIROHEALTH.ORG
ELAP # 11681
NVLAP # 2005310

TEM AIR SAMPLE RESULTS

CLIENT: Testing Mechanics Corp. SAMPLE DATE: September 27, 2001
PROJECT NAME: Dnr-AJ RECEIVED DATE: September 27, 2001
AREA: 136 Church Street SAMPLER: Client
CLIENT #: 01-10389 CUSTODY #: B-06-02

Sample #	Sample Location	Start	End	Run Time minutes	Flow Rate Avg.	Volume Liters	Filter Conc. S/mm ²	Sensitivity S/cc	Air Conc. S/cc
136-01	First Floor Mezzanine, Store by Entrance					1760	0.0	0.0028	<Sensitivity
136-02	Lower Level Store					1184	0.0	0.0041	<Sensitivity
136-03	Third Floor by Staircase A					1568	0.0	0.0031	<Sensitivity
136-04	Fourth Floor by Staircase A					1112	0.0	0.0044	<Sensitivity
136-05	Fifth Floor by Staircase A					1248	0.0	0.0039	<Sensitivity
136-06	Sixth Floor by Staircase A					1144	0.0	0.0042	<Sensitivity
136-07	Seventh Floor, Office Hallway					1380	0.0	0.0035	<Sensitivity
136-08	Eighth Floor, Office by Copy Machine					1048	0.0	0.0046	<Sensitivity
136-B1	Blank 1								
136-B2	Blank 2								

Analyzed by: *Edward M. O'Sullivan* Date Analyzed: 9/27/01 S=Asbestos structures, cubic centimeters, mm-millimeter
cc=less than, Flow Rate in liters per minute

Samples were analyzed using Phillips 400T Transmission Electron Microscope. Asbestos identification is determined by the morphology, visual Selected Area Electron Diffraction (SAED), and Elemental Analysis using an Energy Dispersive X-ray Analyzer (EDAX).

Concentration as the filter is calculated by taking the number of asbestos structures and dividing by the area analyzed. Air concentration is calculated by multiplying the effective filter area (EFA) by the filter concentration and then dividing by the volume of air collected in cubic centimeters (cc).

The data pertaining to these calculations can be found on the Asbestos Count Sheet.

The air filter concentration relates only to air filter content. When samples are submitted by an outside agency for analysis, EnviroScience can only guarantee the accuracy of the filter concentration. This report may not be reproduced without the express permission of EnviroScience. This report can not be used to claim endorsement of products by NVLAP or any agency of the U.S. Government.

The samples collected in the response action area demonstrated a filter concentration of asbestos less than seventy structures per square millimeter. This response action is considered complete according to EPA 40 CFR 763.

A result of zero structures per square millimeter is only applicable to the area analyzed. Test results only reflect conditions at the time samples were taken.

P3 lot 1

42

CLIENT: HRES.		ADDRESS:		CONTACT:	
LAB NO.		SAMPLE LOCATION (Address)		TEL:	
DUN-811		136 Church St NY, NY.			
01-1165		Project Phase:			
WTC Demolition		Project Number: 103112			
Sample I.D. No	Date Collected	Time	No of Containers	Sample Identification	Project Phase
RL-01	9/24/81	Am	1	FL/Meta - Stone - BY EXAMIN.	
RL-02				Long End - Stone	
3L-03				3 FI - BY STAINLESS A.	
3L-04				4 FI - In STAINLESS A.	
3L-05				5 FI - BY STAINLESS A.	
RL-06				6 FI - BY STAINLESS A.	
RL-07				7 FI - OFFICE - STAINLESS	
3L-08				8 FI - OFFICE - 157 COPT MACHINE.	
3L-09				Blank 1	
3L-10				Blank 2	

Sample I.D. No	Date Collected	Time	No of Containers	Sample Identification	Project Phase
RL-01	9/24/81	Am	1	FL/Meta - Stone - BY EXAMIN.	
RL-02				Long End - Stone	
3L-03				3 FI - BY STAINLESS A.	
3L-04				4 FI - In STAINLESS A.	
3L-05				5 FI - BY STAINLESS A.	
RL-06				6 FI - BY STAINLESS A.	
RL-07				7 FI - OFFICE - STAINLESS	
3L-08				8 FI - OFFICE - 157 COPT MACHINE.	
3L-09				Blank 1	
3L-10				Blank 2	

Sample I.D. No	Date Collected	Time	No of Containers	Sample Identification	Project Phase
RL-01	9/24/81	Am	1	FL/Meta - Stone - BY EXAMIN.	
RL-02				Long End - Stone	
3L-03				3 FI - BY STAINLESS A.	
3L-04				4 FI - In STAINLESS A.	
3L-05				5 FI - BY STAINLESS A.	
RL-06				6 FI - BY STAINLESS A.	
RL-07				7 FI - OFFICE - STAINLESS	
3L-08				8 FI - OFFICE - 157 COPT MACHINE.	
3L-09				Blank 1	
3L-10				Blank 2	

Sample I.D. No	Date Collected	Time	No of Containers	Sample Identification	Project Phase
RL-01	9/24/81	Am	1	FL/Meta - Stone - BY EXAMIN.	
RL-02				Long End - Stone	
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3L-04				4 FI - In STAINLESS A.	
3L-05				5 FI - BY STAINLESS A.	
RL-06				6 FI - BY STAINLESS A.	
RL-07				7 FI - OFFICE - STAINLESS	
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RL-02				Long End - Stone	
3L-03				3 FI - BY STAINLESS A.	
3L-04				4 FI - In STAINLESS A.	
3L-05				5 FI - BY STAINLESS A.	
RL-06				6 FI - BY STAINLESS A.	
RL-07				7 FI - OFFICE - STAINLESS	
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3L-05				5 FI - BY STAINLESS A.	
RL-06				6 FI - BY STAINLESS A.	
RL-07				7 FI - OFFICE - STAINLESS	
3L-08				8 FI - OFFICE - 157 COPT MACHINE.	
3L-09				Blank 1	
3L-10				Blank 2	

Sample I.D. No	Date Collected	Time	No of Containers	Sample Identification	Project Phase
RL-01	9/24/81	Am	1	FL/Meta - Stone - BY EXAMIN.	
RL-02				Long End - Stone	
3L-03					

09/28/60 16:37

02/19/02 12:35

008



TESTING MECHANICS CORP. ENVIRONMENTAL TESTING AND MONITORING

3770 Merrick Rd. Seaford NJ New York 11783 (516) 221-3800
LABORATORY RESULTS

Method: (1) EPA-600/R-93/116/July, 1993/Polarized Light Microscopy
(2) Modified EPA-600/R-93/116/July, 1993/Polarized Light Microscopy
(3) NYSDOH Environmental Laboratory Approval Program (ELAP) Certified Method 198.1, Polarized Light Microscopy Method for Identifying And Quantifying Asbestos In Bulk Samples.

IDENTIFYING INFORMATION:

PROJECT NAME: WTC Emergency
CLIENT: Dnt-All Environmental

TMC NVLAP NUMBER: 102001
TMC ELAP NUMBER: 11018
LAB NUMBER: 01-1014
PROJECT NUMBER: 112

NVLAP

SAMPLE ORIGINATOR:

SAMPLING AGENCY: Testing Mechanics Corporation
SAMPLING SITE: 136 Church Street New York, New York
NUMBER OF SAMPLES: Three (3) Bulk Samples

SAMPLING DATE: 9/27/01
DATE ANALYZED: 10/3/01

SAMPLE NUMBER	TMC ID #	COLOR METHOD	SAMPLE TYPE	SAMPLE IDENTIFICATION	ASBESTOS TYPE	ASBESTOS CONTENT (%)	ASBESTOS TOTAL (%)	OTHER COMPONENTS (%)
01	41819	Grey, 3	FRI	Roof - Debris	Chrysotile	Trace (< 1.0%)	Trace (< 1.0%)	Fiberglass - 55, Cellulose - 45
02	41820	Grey, 3	FRI	Third Floor - Debris (Area Under Construction)	Chrysotile	Trace (< 1.0%)	Trace (< 1.0%)	Fiberglass - 60, Cellulose - 40
03	41821	Grey, 3	FRI	Sixth Floor - Dust On Interior Window Ledge	Chrysotile	Trace (< 1.0%)	Trace (< 1.0%)	Fiberglass - 60, Cellulose - 40

ND - No Asbestos Detected FRI - Friable Sample NOB - Non-Friable Organically Bound Sample N/A - Not Applicable

Testing Mechanics Corp. is accredited by the NYSDOH Environmental Laboratory Approval Program (ELAP) for the use of the NVLAP (102001). TMC does not claim that NVLAP or any other government accreditation agency certifies the accuracy of this report. The results contained in this report relate only to the items tested. This report shall not be relied upon for any other purpose. This report may not be used by the client to claim product conformance by NVLAP, or any agency of the U.S. Government. Unless otherwise specified, all test items are characterized as suspect ACM submitted for asbestos analysis by PLM and were received in acceptable condition for analysis.

Polarized light microscopy is not consistently reliable in detecting asbestos in non-friable or organically bound materials (e.g. floor covering, asbestos roofing products, etc.). Before these materials can be considered or tested as non-asbestos containing, the New York State Department of Health requires confirmation analysis by quantitative transmission electron microscopy.

Unless otherwise specified, all test items are characterized as suspect asbestos containing materials (ACM) for use by PLM and were received in an acceptable condition.

Material is considered an asbestos containing material (greater than 1% asbestos).

Material is a non-friable organically bound substance. No asbestos was detected by PLM analysis. Additional Analysis by TEM (see above) is required before this material can be treated as non-ACM.

Reviewed by: _____

PS 1041

3770 Merrick Rd., Seafood LI, New York 11783 (516) 221-3800

[illegible]



**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

EL758387361US

February 12, 2002

Heller Properties
15 Maiden Lane
New York, NY

**Subject: 37 WARREN STREET
132-138 Church St.**

Dear Sir/ Madam:

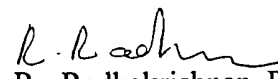
In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment 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,


R. Radhakrishnan, P.E.
Director

Asbestos Control Program



www.nyc.gov/dep

(718) DEP-HELP

WTC Visual Survey Form

1001444

Premise Address: 136 Church St / 37 WARREN ST.		
Block: 133	Residential ☐ Commercial ☐	Name of Building:
Lot: 29	Mix Use ☐ Other ☐	
# of Stories: 8 th	AKA's: 37-39 Warren St / 132-138 Church St.	
Building Owner/Management:		Telephone Number: (212) 964-3180
Name: Heller Properties Rental Dept.		FAX: () C
Address: Fran. 15 Maiden Lane		
On Site Contact:		Telephone Number: (212) 587 3349
Name: Adam Sobieraj		
Building Owner Management Activities		
Interior Survey Performed ☒ Yes ☐ No		
Exterior Survey Performed ☒ Yes ☐ No		
General Clean Up ☒ Yes ☐ No Locations: Custodial Staff - common spaces.		
ACM Clean Up ☐ Yes ☐ No Locations:		
Air Monitoring ☒ Yes ☐ No Locations:		
Dur. All Environmental Copies of All Reports and Data Requested ☒ Yes		

Visual Inspection Results:

Facade:

	Inspected	Debris
North ☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
South ☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
East ☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
West ☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"

Facade Description:

Has not been cleaned has bid out for power washing.

Roof

Debris: ☐ No Visible /Fine Layer ☐ ½ to 1" ☐ > 1"

Description: Custodial Staff did clean-up of roof, water tower on the roof HVAC and ducts were cleaned.

Setbacks N/A ☐

Floor: _____	Debris: ☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer ☐ ½ to 1" ☐ > 1"

Comments

Will provide data with a written request from Department.
 Elevator cleaned elevator shaft
 37 Murray same ownership

Date: 1/25/2002

Inspection Team: Name: HORTON HENDRICK Agency: NYSDOL
 Name: Penny Theodore Agency: NYCDOT