Hygienetics Environmental

Hygienetics Environmental Services, Inc.

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September 26, 2001

Mr. Victor Purpura
Building Manager
Stellar Management
Two Rector Street
New York, NY 10006

Re: Report of Air Sampling Results
Two Rector Street -Floors PII

Dear Mr. Purpura:

As requested, Hygienetics Environmental Services, Inc. (Hygienetics) conducted ambient air sampling at the captioned areas. This air sampling was conducted on September 19 - 21, 2001.

Methodology:

Air monitoring was performed by setting up a sampling train at each sampling location. Each train consisted of a high volume air sampling pump, which was calibrated to collect air in accordance with the appropriate sampling methodology (NIOSH 7400 Method for airborne fibers), attached to 0.45 micrometer pore size, 25 millimeter diameter mixed cellulose ester membrane filter cassettes with tygon tubing. Open faced cassettes were utilized for the air sampling.

Area air samples were collected at representative interior spaces on each of the referenced floors at Two Rector Street. In addition, field blank samples were also submitted to the analytical laboratory, for quality control/quality assurance (QA/QC) purposes. A total of 74 samples were submitted for analysis by Scientific Laboratories, Inc. a New York State Department of Health (ELAP) Approved laboratory.

On-site pump calibration was performed with a high-flow rotameter, at the start and completion of each sample collection period, to ensure an accurate volumetric reading. The rotameter's calibration was confirmed prior to its use on-site, utilizing a Mini Buck Model M-30 bubble calibrator, a primary calibration standard.

Sample Data and Discussion

Optical Phase Contrast Microscope Analysis:

Please refer to copies of the attached analytical laboratory's report for the results of the sampling conducted. In summary, the levels of measured airborne fibers present during the sampling period were relatively low, and did not approach or exceed any applicable, enforceable industrial exposure limits as set by governmental agencies.

At the present time, there are no non-industrial indoor air quality standards, or permissible exposure limits for airborne asbestos. However, a generally accepted airborne fiber concentration for "Clean Air" subsequent to asbestos abatement activities in commercial buildings in New York City is 0.01

fibers per cubic centimeter (f/cc). This 0.01 f/cc concentration is also referred to as a "Reoccupancy Criteria" by the NYC Department of Environmental Protection.

While the PCM analytical data generated at Two Rector Street was not obtained for the purpose of determining clean air following asbestos activities, the raw analytical results indicate the majority (> 95%) of measured airborne fiber concentrations to be below this commonly accepted criteria value. Sample results ranged from < 0.003 f/cc to 0.013 f/cc. All but four of the air samples collected at Two Rector Street were found to exhibit fiber concentrations below 0.01 f/cc.

With regards to sampling analysis, optical Phase Contrast Microscopy (PCM) is a standard analytical method to assess airborne fiber concentration. This method does not distinguish between asbestos and non-asbestos fiber types, and only those fibers wider than 0.25 micrometers, greater than 5 micrometers in length, and with a length-to-width (aspect) ratio equal to or greater than 3:1 were counted. Because of these limitations, fiber counts by PCM typically provide an "index" of the total concentration of particulates in the ambient air of an occupied building.

Transmission Electron Microscope Re-analysis:

The aforementioned four (4) air samples exhibiting elevated (> 0.01 f/cc) PCM results were re-analyzed by Scientific Laboratories using Transmission Electron Microscopy (TEM). This form of analysis, coupled with selected area electron diffraction (SAED) and x-ray energy dispersive spectroscopy (EDS), enables a fiber's chemical composition to be identified, thereby overcoming the aforementioned non-specificity of PCM analysis, allowing a definitive determination of whether the material is asbestos or not.

The laboratory results revealed no asbestos structures were detected in any of the four air samples collected at Two Rector Street that exhibited elevated "total" airborne fiber concentrations via PCM analysis. Copies of the analytical data are attached for your reference.

If you have any questions or comments regarding the information presented herein, please feel free to contact Hygienetics at (212) 244 - 3443.

Very truly yours,

Laurence M. Jaret
Project Director

(attachment)

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