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2, 2001

AIR MONITORING REPORT:

*Gateway Plaza
Parking Garage
New York, New York*

Prepared For:

Gateway Plaza Management Corporation
375 South End Avenue
New York, New York 10280

Prepared By:

ALC Environmental Inc.
115 West 30th Street, 11th Floor
New York, New York 10001

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Introduction

Gateway Plaza Management Corporation
175 South End Avenue
New York, New York 10280

Subject: Air Sampling Results: The Parking Garage at Gateway Plaza Facility

Gentlemen:

Please find enclosed the air monitoring report performed in *the parking garage* located at the Gateway Plaza Facility. Air sampling was conducted on October 21, 2001 via Transmission Electron Microscopy (TEM) analysis at the request of the owner.

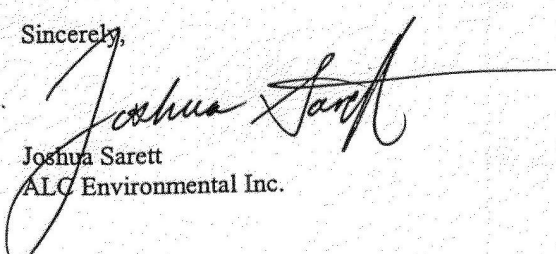
ATC Associates (ELAP #10879) analyzed the samples using the Transmission Electron Microscopy (TEM) Methodology. The results indicated that the areas achieved the acceptance criteria below <70 structures per mm² set by the above regulations. (Please See Attached TEM Report)

The air sampling and analysis were done utilizing applicable Federal, State and City Regulations pertaining to asbestos to include Federal OSHA (29 CFR 1926.58) EPA NESHAPS (40 CFR PART 61), AND TSCA TITLE II AHERA/ASHARA (40 CFR PART 763) Asbestos Regulations; the New York State Department of Labor Industrial Code Rule 56 and the New York City Department of Environmental Protection Title 15 Asbestos Regulations.

The air samples were collected by Alvin B. Blake (License #AH-89-07160) NY State Department of Labor Sampling Technician. Americo Rodriguez Jr. supervised all work at the facility and was the project manager for this job.

If you have any questions and/or comments please contact us directly at 212 279-1001.

Sincerely,



Joshua Sarett
ALC Environmental Inc.

2.0 Scope of Work

2.1 Air Sampling Procedures

ALC's licensed technician collected air samples using TEM Methodology. The technician collected five (5) air samples on each floor of the garage.

The air samples were collected using high volume air sampling pumps. Once the pumps were in place the air sampling technician recorded the location, time, date, sample numbers, pump number, flow rate, start and stop times and his initials.

The air cassette was independent of the pump motor. This is to prevent the vibrations of the motor from affecting the fibers in the cassette. A separate stand or tripod was used to hold the cassette in place. The cassette was angled 45 degrees downward from the horizontal stand. This is to insure that no asbestos will drop into the cassette while sampling.

Using a rotameter, we calibrated each pump to the required flow rate, noting this rate on the sample record. After calibrating the pumps, the end cap from the cassette was removed; the pump was turned on and run for the required amount of time.

The sampling pumps were checked periodically to ensure they were still operating, the cassettes were still in place, and no one has disturbed the equipment. If at any time the area being sampled was suspected of having high fiber counts, the filter inside the cassettes were examined for "overloading", or an excessive amount of fibers and/or debris on the filter.

When the pre-determined volume of air has been collected, the technician then calibrated the sampling pump again to determine the current flow rate. This rate will often be different from the flow rate measured at the beginning of the sampling period. That difference is usually due to the clogging of the filter, thereby adding increased resistance to the flow of air.

Once the pre-determined volume of air has been reached, the time was recorded as well as on the cassette. Before the pump was turned off, the cassette was angled upward and the cap replaced and the end plug. The cassettes were placed in sealed containers, labeled with an identifying code and a sample log was kept. The samples were then submitted to the laboratory to be analyzed for asbestos content. A chain of custody record was prepared and accompanied the samples to the laboratory.

2.2 Asbestos Analysis and Methodology

Each air sample is cross-referenced by field designation and lab internal code to ensure proper, consistent handling through a chain of custody. Sample preparation takes place within a HEPA Filter clean bench to avoid any possible contamination. Air sampling was conducted at a level approximating the breathing zone of persons anticipated to be present in the area during normal operations. Samples collected represent the typical airborne fiber concentration of the area.

3. Findings and Conclusions

Fifteen (15) air samples were collected and analyzed via TEM Methodology. The results indicated that the areas achieved the acceptance criteria below <70 structures per mm² set by the above regulations.

4. Limitations and Exclusions

All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ALC in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the fieldwork was conducted. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of the report. No other warranty, express or limited is made. ALC's liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to ALC for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ALC is strictly prohibited without the expressed written consent of ALC. Portions of this report may not be used independent of the entire report.



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October 21, 2001

ALC Environmental
115 W. 30th Street
New York, NY 10001
Attn: Mr. Joshua Sarett

Re: Report of TEM Analysis

Dear Mr. Sarett:

Following are the results of transmission electron microscopy (TEM) analysis of air samples from our Group No. 5736.

Client: Gateway Plaza Mngt. Corp.
Project Name: Parking Garage, Gateway Plaza
Location: Various Sites
Samples received: 10/21/01

These results will confirm and document the data transmitted today to you. The analyses were performed in strict conformance with the methodology of the AHERA Final Rule (CFR October 30, 1987) for clearance of abatement sites. As indicated on the attached Summary Results sheet, no asbestos structures were detected in any of the fifteen samples submitted from the site.

Results reported as Struct/cc are a function of air volume collected in the field and are, as such, not verifiable by this laboratory. This report may be reproduced only in its entirety and not without prior permission of this laboratory. If the post-abatement inside samples pass, the response action may be considered to have been completed. The analyses were supervised by Dr. Michael A. Gorycki, Director of Electron Microscopy.

We are pleased to note that our TEM lab has received full accreditation from NVLAP, as is currently required for recognized analysis of TEM air samples for AHERA projects, and also approval under the NY State DOH ELAP program. These analyses were performed by ATC d/b/a ATC Associates Inc.

Please contact me regarding any questions relating to these materials.

Very truly yours,

Michael A. Gorycki, Ph.D.
Director of Electron Microscopy

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Submitted By: A. BLAKE Rotometer #: 001 Project: 61910
 Purchased: PARKING GARAGE - GATEWAY PLAZA 61926 COASTAL

Sample# Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Fields	Results (#ft)
			Start	Stop		Start	Stop			
1	SOUTH WEST CORNER LOWER LEVEL (LEVEL 1)	4	2130	0030	180	10	10	1800		FINN2 <22.3
2	NORTH WEST CORNER LOWER LEVEL	4	2135	0035	180	10	10	1800		<22.3
3	CENTER (LEVEL 1) LOWER LEVEL	4	2140	0040	180	10	10	1800		<22.3
4	SOUTH EAST CORNER LOWER LEVEL	4	2145	0045	180	10	10	1800		<22.3
5	NORTH EAST CORNER LOWER LEVEL	4	2150	0050	180	10	10	1800		<22.3
6	NORTH WEST CORNER 1ST FLOOR LEVEL	4	2200	0100	180	10	10	1800		<22.3
7	SOUTH WEST CORNER 1ST FLOOR LEVEL	4	2205	0105	180	10	10	1800		<22.3
8	CENTER (LEVEL 1) 1ST FLOOR LEVEL	4	2208	0108	180	10	10	1800		<22.3

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. During 7. Aggravated 8. Dormant 9. Inside Work Area 10. Outside Work Area 11. Excursion 12. TWA

Analysis: ☒ TEMAHIRA ☐ TEM Philadelphia ☐ PCN NIOSH 7400 ☐ ASAP ☐ 2 Day (48hr) ☒ Same Day (12hr) ☒ RUSH

Relinquished: A. BLAKE Date/Time: 10/21/01 7:00 PM
 Analyst: AT-TEM By: RK Received: ATC Disposal By/Date: 10/21/01 1:00 PM

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Analyzed By: A- BLANKS Rotometer #: GA08 WNY PLAZA
 Work Area: PARKING GARAGE - GA08 WNY PLAZA

Sample # Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Fields	Remit (feet) F/min
			Start	Stop		Start	Stop			
9	NORTH EAST CORNER 1ST FLOOR LEVEL	4	2212	0112	180	10	10	1800		<22.3
10	SOUTHWEST CORNER 1ST FLOOR LEVEL	4	2216	0116	180	10	10	1800		<22.3
11	SOUTHWEST CORNER 2ND FLOOR LEVEL	4	2220	0120	180	10	10	1800		<22.3
12	EAST WEST CORNER 2ND FLOOR LEVEL	4	2225	0125	180	10	10	1800		<22.3
13	CENTER (LEVEL 4) 2ND FLOOR LEVEL	4	2230	0130	180	10	10	1800		<22.3
14	SOUTH EAST CORNER 2ND FLOOR LEVEL	4	2235	0135	180	10	10	1800		<22.3
15	NORTH EAST CORNER 2ND FLOOR LEVEL	4	2240	0140	180	10	10	1800		<22.3
16	BLANK									
17	BLANK									

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. During 7. Aggravated 8. Dormant 9. Inside Work Area 10. Outside Work Area 11. Escalation 12. TWA

Analysis: ☒ TEM AHRA ☐ TEM PHILADELPHIA ☐ TEM AHRA ☐ TEM PHILADELPHIA ☐ TEM AHRA ☐ TEM PHILADELPHIA

Relinquished: A- BLANKS Date/Time: 10.21.01 Received: ATC Date/Time: 10/21/01 7am
 Analyst: ATC-TEM By: RLY Disposal By/Date: 10.21.01

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