

Gateway Plaza Management Corporation

375 South End Avenue
New York, NY 10280

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Timeline:

On 9/11, Gateway Plaza was completely evacuated. The property was used by FEMA, FDNY, and NYPD for the next several weeks. In the 2nd week post 9/11, staff members began clean-up of the buildings and surrounding areas. Initial clean-up was done by Maxon Services. A second round of cleaning was done by the Southern Baptists and a third round of cleaning was done by Maxon Services. In total, the Gateway Plaza Management Corporation has spent several millions of dollars on post 9/11 environmental sampling and clean-up efforts. All sampling and clean-up activities were at cost to the landlord; cost of clean-up of personal property (i.e., furniture, clothing) was the responsibility of the tenant.

10/13: Building 200 re-occupied
~10/20: Buildings 300 and 400 re-occupied
~10/27: Buildings 100 and 500 re-occupied
12/20: Building 600 to re-occupy

Environmental Sampling:

ALC Environmental Incorporated (ALC) was contracted to perform visual assessments, bulk sampling, and air sampling to identify any asbestos contaminant at Gateway.

Building 100: Tested 9/25, 10/5, 10/13, 10/14/01

1. **Eight initial background air samples** were collected and analyzed via PCM; 5 were analyzed via TEM. After analysis via TEM, all were below the permissible limits.
2. **Forty bulk samples** were collected and analyzed by PLM. Zero were found to be above regulatory limits.
3. **Twenty-nine air samples** were collected and analyzed by TEM. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm².

Building 200: Tested 9/23, 9/25, 9/30, 10/1, 2, 3, 4, 5, 6, 7/01

1. **Twenty-one initial background air samples** were collected and analyzed via PCM; 12 were analyzed via TEM. All were below the permissible limits.
2. **One hundred ninety-nine bulk samples** were collected and analyzed by PLM. **Sixteen samples from 6 apartments** were found to have **asbestos levels slightly above the regulatory limits of 1%.** Of the 16 bulk samples found to be above the limits, zero were found to be above regulatory limits upon further analysis at a second laboratory for quality control purposes.

Asbestos abatement was done in these 6 apartments by a certified asbestos abatement company, Approved Asbestos Abatement, Inc, which was hired independently by Gateway (despite negative results on repeat testing of same samples by a second laboratory). **Upon satisfactory cleaning of those 6 apartments, ALC conducted repeat air sampling; all air samples were found to be below the permissible limits.**

3. **One hundred eighty-two air samples** were collected and analyzed by TEM. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm².

Building 300: Tested 9/23, 10/5, 10/12/01

1. **Twelve initial background air samples** were collected and analyzed via PCM; 7 were analyzed via TEM. After analysis via TEM, all were below the permissible limits.
2. **Six bulk samples** were collected and analyzed by PLM. Zero were found to be above regulatory limits.
3. **Thirty air samples** were collected and analyzed by TEM. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm².

Building 400: Tested 9/26, 10/1, 2, 3, 4, 10/7, 8, 9, 10, 11/01

1. **Twelve initial background air samples** were collected and analyzed via PCM; 5 were analyzed via TEM. After analysis via TEM, all were below the permissible limits.

2. **One hundred fifty-eight bulk samples** were collected and analyzed by PLM. **One sample collected from one apartment was found to be slightly above the regulatory limits of 1%. Zero were found to be above regulatory limits upon further analysis at a second laboratory for quality control purposes.**

Asbestos abatement was done in this apartment by a certified asbestos abatement company, Approved Asbestos Abatement, Inc, which was hired independently by Gateway (despite negative results on repeat testing of same samples by a second laboratory). **Upon satisfactory cleaning of the apartment, ALC conducted repeat air sampling; all air samples were found to be below the permissible limits.**

3. **One hundred seventy air samples** were collected and analyzed by TEM. **The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm2.**

Building 500: Tested 9/25, 10/5, 10/13/01

1. **Eight initial background air samples** were collected and analyzed via PCM; 5 were analyzed via TEM. **After analysis via TEM, all were below the permissible limits.**
2. **Forty-six bulk samples** were collected and analyzed by PLM. **Zero were found to be above regulatory limits.**
3. **Thirty-five air samples** were collected and analyzed by TEM. **The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm2.**

Building 600: Results pending

Parking Garage: Tested 10/21/01

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

Clean-up Activities by Building Manager:

1. All debris was packaged and removed by Dept of Sanitation
2. All exterior surfaces of buildings, including terraces, were washed.
3. All building windows were re-glazed.
4. All lawns and parks on property were replaced (i.e., soil, shrubbery, etc).
5. All rooftop stones were removed and replaced.
6. Management purchased 20 HEPA vacuums and vacuumed the common areas ~6 times. Common area rugs/carpets were shampooed by a professional company ~3 times.
7. All common area carpets in Building 600 will be replaced.
8. All elevators and air ducts were HEPA vacuumed.
9. All apartments were cleaned by Maxon Services at least once. Some were cleaned 2-3 times.
10. All apartment air conditioning units were replaced.
11. All apartment refrigerators will be replaced.