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April 10, 2001

Environmental Assessment, Bulk Sampling & Air Monitoring Report:

Gateway Plaza Project: 355 South End Building #200

Prepared For:

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

Prepared By:

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

ENVIRONMENTAL
INCORPORATED

The First Choice for Environmental Testing & Consulting

1.0 Introduction

October 8, 2001

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

Subject: Gateway Plaza Building #200

Gentlemen:

ALC Environmental Incorporated (ALC) has been contracted by to perform visual assessments, bulk sampling, and air sampling to identify any asbestos contaminant at the above referenced building. ALC performed sampling according to the EPA Guidelines for asbestos bulk sampling and air sampling. The inspections were conducted in this building on September 23, 25, 30 October 1, 2, 3, 4, 5, 6, 7 2001

ALC worked under the guidance provided by the EPA guidelines for asbestos-"Asbestos in Buildings: Simplify Sampling Scheme for Friable Surfacing Materials." and the direction of the Department of Environmental Protection (DEP) to perform the bulk sample collection and analysis. Additionally, ALC provided on site Third Party Air Monitoring and Project Management, which included performing area air sampling on each floor of the building, supervising the clean-up activities in specific apartments where minimal asbestos was found, performing quality assurance inspections and monitoring the work practices of the Asbestos Abatement Contractor. Air Sampling was conducted in accordance with Federal State and Local regulations including New York City Department of Environmental Protection (NYC-DEP) Title 15, Chapter 1, Asbestos Control Program Subchapter D, "Air and Bulk Sampling, Monitoring and Analysis: and New York State Department of Labor Industrial Code Rule 56 (NYS-DOL ICR56) Section 56-17 "Air Sampling, Monitoring and Analysis."

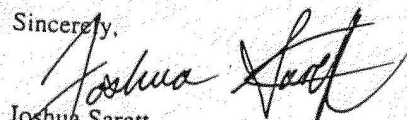
ALC is licensed to perform asbestos activities by the State of New York Department of Labor (License # 00-0358). ALC employs only certified asbestos personnel to perform required tasks. The following personnel were used to perform asbestos air monitoring and/or asbestos inspections.

Project Manager Inspector/Project Monitor: Americo Rodriguez Jr. (License #AH 89-07160)
Inspector: Alvin R. Blake (License #AH 00-08397)
Sampling Technician: Alvin B. Blake (License #AH 01-03528)
Project Monitor: Y. Benyaguya (License #AH 95-21191)

ATC Associates 104 East 25th Street New York, New York analyzed all samples. Further analysis was performed by SciLab 117 East 30th Street New York, New York.

If you have any questions or comments please do not hesitate to contact us directly at 212-279-1001.

Sincerely,


Joshua Sarett
ALC Environmental Incorporated

2.0 Executive Summary

ALC Environmental Incorporated (ALC) has been retained to perform bulk sampling, visual assessments & air monitoring according to the *EPA Protocol* to determine the presence of asbestos at the above referenced project. Every apartment in the building was assessed by our inspectors for dust and debris. Any area where visible dust and debris was found, ALC's inspectors took a sample, which was then sent to a third party independent laboratory for analysis. In most cases there was insufficient debris to sample and a visual assessment only was performed. If any areas were found to be positive after analysis, they were sent to another laboratory for further analysis and quality control. All confirmatory samples analyzed were found to be below the permissible limits for asbestos.

However, certified asbestos abatement contractors hired independently by the owner, were used to clean those specific apartments found to be in question. Upon satisfactory cleaning and following a visual inspection by ALC samples were collected and analyzed via Transmission Electron Microscopy (TEM) sampling. All air samples were found to be below the permissible limits.

ALC then collected TEM samples on every floor in the building. The air sampling and analysis was 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, a licensed sampling technician (AH#01-03528) and Y. Benyaguya a licensed project monitor (AH# 95-21191) under the supervision of Americo Rodriguez Jr., a licensed project monitor (AH# 89-07160). The visual assessment and bulk samples were collected by, A.R. Blake a NY State Asbestos Inspector (AH#00-08397) and Americo Rodriguez, a NY State Asbestos Inspector (AH#89-07160).

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

3.0 Definitions

Air Sampling: Process of measuring the fiber content of a known volume of air collected during a specific period. The procedure utilized for asbestos follows the NIOSH Standard Analytical Method 7400, or the provisional transmission electron microscopy methods developed by the US EPA which are utilized for lower detection levels and specific fiber identification.

Asbestos: Any hydrated mineral silicate separable into commercially usable fibers, including but not limited to chrysotile (serpentine), amosite (cummingtonite-grunerite), crocidolite (riebeckite), tremolite, anthophyllite and actinolite.

Asbestos-Containing Material (ACM): Asbestos or any material containing more than one-percent asbestos.

Clearance Air Monitoring: Employment of aggressive sampling techniques with a volume of air collected to determine the airborne concentration of residual fibers and shall be performed as the final abatement activity.

ELAP: Environmental Laboratory Approval Program administered by the New York State Department of Health.

EPA or USEPA: United States Environmental Protection Agency.

Homogeneous Work Area: Portion of the Work Area that contains one type of ACM and/or where one type of abatement is used.

Phase Contrast Microscopy: "PCM" shall mean the measurement protocol for the assessment for the fiber content of air. For PCM analysis, the clearance air monitoring shall be considered satisfactory when every sample is less than or equal to 0.01 f/cc or the background concentrations, whichever is greater.

Polarized Light Microscopy: "PLM" shall mean the measurement protocol for the assessment for the asbestos content of bulk materials. For PLM analysis, the New York City and EPA Regulatory limit is 1.0%.

Transmission Electron Microscopy: "TEM" shall mean the measurement protocol for the assessment for the asbestos fiber content of air. For TEM analysis, the clearance air monitoring shall be considered satisfactory when the requirements stated in 40 CFR Part 763, Subpart E, Appendix A, Section IV are met. For the purposes of our testing the regulatory limit is 70 asbestos structures per mm².

4.0 Scope of Work

4.1 Bulk Sampling Procedures

ALC's licensed technicians worked under the guidance provided by the EPA guidelines for asbestos: "Asbestos in Buildings: Simplify Sampling Scheme for Friable Surfacing Materials." This sampling procedure uses random sampling to ensure that the samples are representative of the sampling area. ALC's inspectors:

1. Identified all friable surfacing materials and grouped them into homogenous sampling areas by floor
2. Prepared diagrams of each sampling area
3. Determine the number of samples to collect (9 samples per homogenous areas are recommended) Determine sampling locations
4. Collect samples
5. Fill out chain of custody
6. Send samples to a qualified laboratory

Due to the insufficient amount of dust and debris in the apartment units and public areas of the building, we were unable to collect the optimum number of samples suggested in the above referenced guidelines.

Upon completion of the initial assessment and bulk sample collection, ALC determined that there were elevated asbestos levels in six apartments. With the guidance of the above referenced document and NYCDEP we went back to each floor and assessed each apartment on each floor for visible dust and debris.

If any dust and/or debris was found in the apartment we collected a bulk sample and sent it to the laboratory for analysis.

If no sample could be taken due to insufficient material present at the time we were in the apartment, the inspector documented this on the log.

4.2 Air Sampling Procedures

ALC's licensed technicians collected air samples using TEM Methodology. The technician collected five (5) air samples on each floor. The samples were taken in three (3) apartments and at two separate areas in the hallways on each floor. The technician identified the locations that appeared to contain the most visible dust and debris to perform sampling.

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.

4.3. 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.

5. Findings and Conclusions

Twenty-one (21) initial background air samples were collected and analyzed at building 200. Twenty-one (21) were analyzed via phase contrast microscopy (PCM) and twelve (12) were re-analyzed via transmission electron microscopy (TEM). All were below the permissible limits.

Based on EPA Guidelines, we collected one hundred ninety-nine (199) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. Sixteen (16) samples collected from six (6) apartments were found to be slightly above the regulatory limits of 1%. Of the sixteen (16) bulk samples that were found to be above the limits, zero (0) were found to be above the regulatory limits upon further analysis at a second laboratory for quality control purposes.

One hundred eighty-two (182) air samples were collected and analyzed via TEM Methodology. The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm² set by the above regulations.

6. 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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 Fax 212.353.8308

September 26, 2001

ALC Environmental
 115 W. 30th Street
 New York, NY 10001
 Attn: Mr. [redacted]

Re: Report of TEM Analysis

Dear Mr.

Following are the results of transmission electron microscopy (TEM) analysis of eleven PCM air samples from our Group No. 5556:

Client: Mid-State
 Project Name: 345 and 355 Southend Avenue
 Location: Hallways and Apartments, Buildings 100 and 200
 Samples received in TEM Lab: 09/26/01

These results will confirm and document the data transmitted to you today. The analyses were performed in strict conformance with the methodology of the NIOSH method 7402, Issue 2, August 15, 1994.

Forty grid openings from each of the samples were examined at relatively low magnifications (approximately 1,000X and 10,000X) for structures greater than 5um in length and widths between 0.25um and 3um, and having a length-to-width ratio greater than 3:1. These structures would be large enough to be observed by PCM analysis. Asbestos and non-asbestos structures were detected in the samples in the following proportions:

sample number	chrysotile	gypsum	cellulose	fiber glass	F/CC as Asbestos
3	0.0%	93.8%	0.0%	6.2%	0.0
4	22.2%	77.8%	0.0%	0.0%	0.005
5	0.0%	76.9%	0.0%	23.1%	0.0
6	0.0%	55.0%	0.0%	45.0%	0.0
8	0.0%	76.2%	9.5%	14.3%	0.0
13	0.0%	77.3%	9.1%	13.6%	0.0
14	0.0%	100.0%	0.0%	0.0%	0.0
17	0.0%	100.0%	0.0%	0.0%	0.0
18	3.6%	68.7%	0.0%	27.7%	0.001
19	0.0%	66.7%	0.0%	33.3%	0.0
20	0.0%	42.0%	0.0%	58.0%	0.0



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As a consequence, no sample exceeds 0.01 f/cc as asbestos

The analyses were supervised by Dr. Michael A. Gorycki, Director of Electron Microscopy. These analyses were performed by ATC d/b/a ATC Associates Inc. This report may be reproduced only in its entirety and not without prior permission of this laboratory

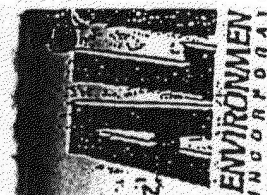
We are pleased to note that our TEM lab has received full accreditation from NVLAP and also approval under the NY State DOH ELAP program, as is currently required for recognized analysis of TEM air samples for AHERA projects.

Please contact me regarding any questions relating to these materials.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Michael A. Gorycki', written in a cursive style.

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



Byleh
#6367

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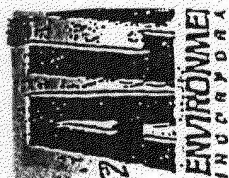
Client: 11101-STORE Date: 9-25-01
 Sampled By: H. KOPPEL Project #: 9-25-01
 Work Area: 345 Southend Ave. Bldg 100 - Hallways Cassette: 7-912
 Polymeter #: 59484-59494 # 2

Sample #	Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 P.P.M.	Results (Use)
				Start	Stop		Start	Stop			
1		7th Fl. Hallway - Northside	4	10:00	11:00	60	10.0	10.0	600	10/100	0.003
2		7th Fl. Hallway - Middle	4	10:01	11:01	60	10.0	10.0	600	9/100	0.003
3		7th Fl. Hallway - Southside	4	10:08	11:08	60	10.0	10.0	600	12/100	0.012
4		4th Fl. Hallway - Northside	4	11:30	12:30	60	10.0	10.0	600	26.5/100	0.002
5		4th Fl. Hallway - Middle	4	11:31	12:31	60	10.0	10.0	600	14/100	0.011
6		4th Fl. Hallway - Southside	4	11:32	12:32	60	10.0	10.0	600	17/100	0.014
7		2nd Fl. Hallway - Northside	4	13:00	14:00	60	10.0	10.0	600	5/100	0.008
8		2nd Fl. Hallway - Middle	4	13:01	14:01	60	10.0	10.0	600	16/100	0.013

Analysis: ☐ TEM/ANALYST ☒ TEM/PHILADELPHIA
 Rollinquisition: Flodrig Date/Time: 09/26/01 19:30
 Analyst: Flodrig Date/Time: 09/26/01 19:30

Received: ATC 10/13/01 Date/Time: 09/26/01 19:30
 Disposal By/Date: TEAT 10/13/01 19:30

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Beta
#636

Client: Alfred Stare Date: 09-25-01 Project #: 09-25-01

Sampled By: A. Rodriguez Jr. Ratometer #: 700 - APJS

Work Area: 355 Southern Ave. Bldg. 200 - Apt 10

Sample #	Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Fields	Results (N/cc)
				Start	Stop		Start	Stop			
9		2nd Fl. Hallway - South Side	4	1302	1402	60	10.0	10.0	600	6/100	<0.005
10		Bldg. 200, Apt 10 - Living Rm	P11	1415	1515	60	10.0	10.0	600	3/100	<0.005
11		Bldg. 200, Apt 10 - Living Rm	P11	1416	1516	60	10.0	10.0	600	12/100	0.010
12		Bldg. 200, Apt 10 - Living Rm	P11	1417	1517	60	10.0	10.0	600	5/100	<0.005
13		Bldg. 200, Apt 10 - Living Rm	P11	1430	1530	60	10.0	10.0	600	24/100	0.020
14		Bldg. 200, Apt 10 - Living Rm	P11	1431	1531	60	10.0	10.0	600	13/100	0.011
15		Bldg. 200, Apt 10 - Living Rm	P11	1432	1532	60	10.0	10.0	600	3/100	<0.005
16		Bldg. 200, Apt 10 - Living Rm	P11	1530	1630	60	10.0	10.0	600	2/100	<0.005

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. During 7. TWA
 Analyte: ☐ THM A1818 ☐ THM A1818/1819 ☐ THM A1818/1819/1820
 Relinquished: [Signature] Date/Time: 09/25/01 17:30
 Analyst: [Signature] Date/Time: 09/25/01 17:30

Received: ATC Date/Time: 09/25/01 17:30
 Disposal By/Date: TEAT 09/26/01 10:30
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Box 1
1969#

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Client: Mid-State
Sampled By: A. J. [Signature]
Work Area: 355 Sordine Ave. Bldg. 200 - Apts —

Date: 9-25-01
Project #: 9-25-01
Cassette: ZENCON 9128

Sample # Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Mic ²	Results (U/cc)
			Start	Stop		Start	Stop			
(17)	Bldg. 200, Apt 111 Living Rm.	P II	1531	1631	60	10.0	10.0	600	16/100	0.013
(18)	Bldg. 200, Apt 111 Living Rm.	P II	1537	1637	60	10.0	10.0	600	45/100	0.037
(19)	Bldg. 200, Apt 111 Living Rm.	P II	1540	1640	60	10.0	10.0	600	15/100	0.012
(20)	Bldg. 200, Apt 111 Living Rm.	P II	1541	1641	60	10.0	10.0	600	13/100	0.011
21	Bldg. 200, Apt 111 Living Rm.	P II	1542	1642	60	10.0	10.0	600	4/100	0.008
22	field blanks									
23										
24										
25										

Analyse:
☐ TEM AHIRA
☒ TEM Philips
☐ Pre-Test
☐ Project

3. Final
4. Investigative
5. Personal
 b. bearings

Transferred
☐ ABAP
☐ 2 Day (48hr)
☒ Same Day (12hr)

1. Inside Work Area
2. Outside Work Area
3. Background
TWA

Received ATC Lab
Disposal By/Date
 REAM 9/20/01 10:30
 Date/Time 9/25/01 12:56/125

Rollingmill Analyst
 115 West 30th Street • 11th Floor • New York, New York 10001 • 212 279 1001 • 888 460 3620 • Fax: 212 275 6717



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September 26, 2001

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

Re: Report of TEM Analysis

Dear Mr.

Following are the results of transmission electron microscopy (TEM) analysis of thirteen PCM air samples from our Group No. 5557:

Client: Mid-State
 Project Name: 135 and 365 Southend Avenue
 Location: Hallways, Buildings 200 and 300
 Samples received in TEM Lab: 09/26/01

These results will confirm and document the data transmitted to you today. The analyses were performed in strict conformance with the methodology of the NIOSH method 7402, Issue 2, August 15, 1994.

Forty grid openings from each of the samples were examined at relatively low magnifications (approximately 1,000X and 10,000X) for structures greater than 5um in length and widths between 0.25um and 3um, and having a length-to-width ratio greater than 3:1. These structures would be large enough to be observed by PCM analysis. Asbestos and non-asbestos structures were detected in the samples in the following proportions.

sample number	chrysotile	gypsum	cellulose	F/CC as Asbestos
1	14.3%	85.7%	0.0%	0.002
3	8.8%	55.9%	35.3%	0.001
5	0.0%	100.0%	0.0%	0.0
6	0.0%	61.1%	38.9%	0.0
8	0.0%	100.0%	0.0%	0.0
9	5.8%	94.2%	0.0%	0.001
10	0.0%	30.4%	69.6%	0.0
11	0.0%	83.3%	16.7%	0.0
12	0.0%	37.5%	62.5%	0.0
13	11.8%	60.8%	27.4%	0.002
14	0.0%	100.0%	0.0%	0.0
16	0.0%	100.0%	0.0%	0.0
18	0.0%	75.0%	25.0%	0.0

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The analyses were supervised by Dr. Michael A. Gorycki, Director of Electron Microscopy. These analyses were performed by ATC d/b/a ATC Associates Inc. This report may be reproduced only in its entirety and not without prior permission of this laboratory.

We are pleased to note that our TEM lab has received full accreditation from NVLAP and also approval under the NY State DOH ELAP program, as is currently required for recognized analysis of TEM air samples for AHERA projects.

please contact me regarding any questions relating to these materials.

Very truly yours,

Mutail A. G. 34

Michael A. Goryck1, Ph.D
Director of Electron Microscopy

Appendix A: Letter to Tenants for Re-Occupation





The First Choice for Environmental Testing & Consulting

October 9, 2001

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

Via Facsimile

Subject: Gateway Plaza Building #200

Gentlemen:

ALC Environmental Incorporated (ALC) has been retained to perform bulk sampling, visual assessments & air monitoring according to the *EPA Protocol* to determine the presence of asbestos at the above referenced project. Every apartment in the building was assessed by our inspectors for dust and debris. Any area where visible dust and debris was found, ALC's inspectors took a bulk sample, which was then sent to a third party independent laboratory for analysis. In most cases there was insufficient debris to sample and a visual assessment only was performed. Additionally, air sampling was performed using TEM Methodology on every floor in the building

Twenty-one (21) initial background air samples were collected and analyzed at building 200. Twenty-one (21) were analyzed via phase contrast microscopy (PCM) and twelve (12) were re-analyzed via transmission electron microscopy (TEM). All were below the permissible limits.

Based on EPA Guidelines, we collected one hundred ninety-nine (199) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. Sixteen (16) samples collected from six (6) apartments were found to be slightly above the regulatory limits of 1%. Of the sixteen (16) bulk samples that were found to be above the limits, zero (0) were found to be above the regulatory limits upon further analysis at a second laboratory for quality control purposes. However, certified asbestos abatement contractors hired independently by the owner, were used to clean those specific apartments found to be in question and the areas were cleared by ALC via TEM sampling. All air samples were found to be well below the permissible limits and the tenants where this cleaning took place have been notified of the clearance.

ALC then collected air samples on every floor in the building. The air sampling and analysis was 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 ASHERA/ASHARA (40 CFR PART 763) Asbestos

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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.

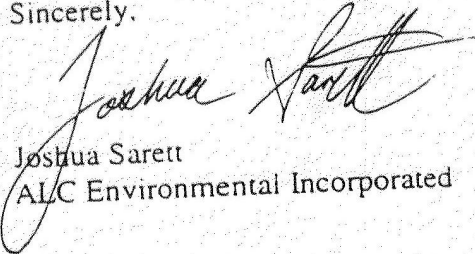
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ATC Associates (ELAP #10879) analyzed the samples using the Polar Light Microscopy (PLM) Methodology and the Transmission Electron Microscopy (TEM) Methodology.

The air samples were collected by Alvin B. Blake, a licensed sampling technician (AH#01-03528) and Y. Benyaguya a licensed project monitor (AH# 95-21191) under the supervision of Americo Rodriguez Jr., a licensed project monitor (AH# 89-07160). The visual assessment and bulk samples were collected by, A.R. Blake a NY State Asbestos Inspector (AH#00-08397) and Americo Rodriguez Jr., a NY State Asbestos Inspector (AH#89-07160).

Tenants may re-occupy their apartments at the present time.

Sincerely,



Joshua Sarett
ALC Environmental Incorporated

Appendix B: Letter to Tenants in Apartments where Final Air Clearance Was Performed



The First Choice for Environmental Testing & Consulting

October 9, 2001

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

Via Facsimile

Subject: Final Air Clearance Sampling: Gateway Plaza 355 South End Avenue Building
200: Apartment-34D

Gentlemen:

ALC Environmental Incorporated (ALC) (License #00-0358) has been retained to perform bulk sampling, visual assessments & air monitoring according to the *EPA Protocol* to determine the presence of asbestos at the above referenced project.

Based on EPA Guidelines, we collected two (2) bulk sample from this apartment and analyzed it via Polarized Light Microscopy (PLM) Methodology. The two (2) samples collected from this apartment were found to be slightly above the regulatory limits of 1% by weight. The sample was then forwarded to a second laboratory for further analysis and was determined to be below the regulatory limits. (See Attached Results)

Approved Asbestos Abatement Inc. (License #99-1184), a certified asbestos abatement contractor hired independently by the owner, was used to clean this specific apartment.

Upon completion of the asbestos clean up procedures, a visual inspection was conducted in Apartment 34D of the 200 building at Gateway Plaza. No visible asbestos containing material (acm) or debris was observed, ALC then performed final air clearance sampling.

The areas were cleared by ALC via Transmission Electron Microscopy (TEM) Methodology. **The results indicated that the work areas achieved the acceptance criteria well below <70 structures per mm² set by the above regulations.**

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.

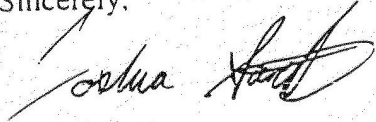
West 30th Street • 11th Floor • New York, New York 10001 • 212 279 1001 • 888 466 3620 • Fax: 212 279 6747
Office: The Bellevue • Suite 600 • 200 S. Broad Street • Philadelphia PA 19102 • 215 732 0400 • 888 780 8378 • Fax: 215 732 0550

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The air samples were collected by A. Blake a licensed sampling technician (AH#01-3528) under the supervision of Americo Rodriguez Jr., a licensed project monitor (AH# 89-07160)

~~ATC~~ Associates, a qualified laboratory (ELAP #10879, NVLAP #101187)) analyzed the bulk samples and air samples using the Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM) Methodology. Additionally, further analysis was performed by Scientific Laboratories Inc., a qualified laboratory (ELAP #11480 NVLAP 101904-1)

Sincerely,



Joshua Sarett
ALC Environmental Incorporated



The First Choice for Environmental Testing & Consulting

October 9, 2001

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

Via Facsimile

Subject: Final Air Clearance Sampling: Gateway Plaza 355 South End Avenue Building
200: Apartment-23F

Gentlemen:

ALC Environmental Incorporated (ALC) (License #00-0358) has been retained to perform bulk sampling, visual assessments & air monitoring according to the *EPA Protocol* to determine the presence of asbestos at the above referenced project.

Based on EPA Guidelines, we collected six (6) bulk sample from this apartment and analyzed it via Polarized Light Microscopy (PLM) Methodology. The six (6) samples collected from this apartment were found to be slightly above the regulatory limits of 1% by weight. **The sample was then forwarded to a second laboratory for further analysis and was determined to be below the regulatory limits.** (See Attached Results)

Approved Asbestos Abatement Inc. (License #99-1184), a certified asbestos abatement contractor hired independently by the owner, was used to clean this specific apartment.

Upon completion of the asbestos clean up procedures, a visual inspection was conducted in Apartment 23F of the 200 building at Gateway Plaza. No visible asbestos containing material (acm) or debris was observed, ALC then performed final air clearance sampling.

The areas were cleared by ALC via Transmission Electron Microscopy (TEM) Methodology. **The results indicated that the work areas achieved the acceptance criteria well below <70 structures per mm² set by the above regulations.**

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.

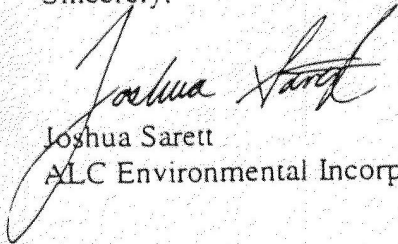
15 West 30th Street • 11th Floor • New York, New York 10001 • 212.279.1001 • 888.466.3620 • Fax: 212.279.6747
The Office: The Bellevue • Suite 600 • 200 S. Broad Street • Philadelphia, PA 19102 • 215.732.0400 • 888.780.8378 • Fax: 215.732.0550

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The air samples were collected by A. Blake a licensed sampling technician (AH#01-3528) under the supervision of Americo Rodriguez Jr., a licensed project monitor (AH#89-07160)

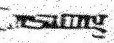
~~ATC~~ Associates, a qualified laboratory (ELAP #10879, NVLAP #101187)) analyzed the bulk samples and air samples using the Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM) Methodology. Additionally, further analysis was performed by Scientific Laboratories Inc., a qualified laboratory (ELAP #11480 NVLAP 101904-1)

Sincerely,



Joshua Sarett
ALC Environmental Incorporated



The First Choice for Environmental Testing 

October 9, 2001

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

Via Facsimile

Subject: Final Air Clearance Sampling: Gateway Plaza 355 South End Avenue Building
200: Apartment-22F

Gentlemen:

ALC Environmental Incorporated (ALC) (License #00-0358) has been retained to perform bulk sampling, visual assessments & air monitoring according to the *EPA Protocol* to determine the presence of asbestos at the above referenced project.

Based on EPA Guidelines, we collected four (4) bulk sample from this apartment and analyzed it via Polarized Light Microscopy (PLM) Methodology. The four (4) sample collected from this apartment were found to be slightly above the regulatory limits by weight. The sample was then forwarded to a second laboratory for further analysis and was determined to be below the regulatory limits. (See Attached Report)

Approved Asbestos Abatement Inc. (License #99-1184), a certified asbestos abatement contractor hired independently by the owner, was used to clean this specific apartment.

Upon completion of the asbestos clean up procedures, a visual inspection was conducted in Apartment 22F of the 200 building at Gateway Plaza. No visible asbestos containing material (acm) or debris was observed, ALC then performed final air clearance sampling.

The areas were cleared by ALC via Transmission Electron Microscopy (TEM) Methodology. **The results indicated that the work areas achieved the acceptance criteria well below <70 structures per mm² set by the above regulations.**

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 24 Asbestos Regulations.

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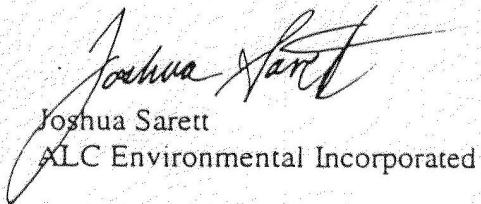
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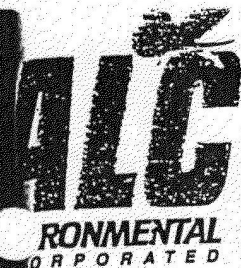
The air samples were collected by A. Blake a licensed sampling technician (AH#01-3528) under the supervision of Americo Rodriguez Jr., a licensed project monitor (AH# 89-07160)

~~ATC~~ Associates, a qualified laboratory (ELAP #10879, NVLAP #101187)) analyzed the bulk samples and air samples using the Polarized Light Microscopy (PLM) and Transmission Electron Microscopy (TEM) Methodology. Additionally, further analysis was performed by Scientific Laboratories Inc., a qualified laboratory (ELAP #11480 NVLAP 101904-1)

Sincerely,


Joshua Sarett
ALC Environmental Incorporated

Appendix C: Letter to NYCDEP: Final Air Clearance Results



The First Choice for Environmental Testing & Consulting

October 4, 2001

NYC DEP
Mr. Krish Radhakrishnan, P.E.
Director
59-17 Junction Boulevard, 8th Floor
Corona, NY 11368-5107

Via Facsimile

Subject: Final Air Clearance Sampling: Gateway Plaza 355 Southend Avenue Building 200: Apartments-23F, 22F, 34D, 19H, 17B, 16F

Dear Mr. Radhakrishnan, P.E.

Please find enclosed the third party air monitoring report performed at selected locations of the above referenced location. Upon completion of the asbestos clean up procedures, a visual inspection was conducted in the work areas located in the specific apartments of the 200 building of the Gateway Plaza. Since no visible asbestos containing material (acm) or debris was seen, final air clearance sampling was then conducted.

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 a licensed sampling technician (AH#01-03528) under the supervision of Americo Rodriguez Jr., a licensed project monitor (AH# 89-07160).

ATC Associates (ELAP #10879) analyzed the samples using the Transmission Electron Microscopy (TEM) Methodology. The results indicated that the work areas achieved the acceptance criteria of at or below <0.01 fibers per cubic centimeters set by the above regulations.

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

Sincerely,

Joshua Sarett
ALC Environmental Inc.

Cc: Richard Lefrak, Charles Mehlman

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