

DEP

Date: October 17, 2001

Visual Assessment, Bulk Sampling & Air Monitoring Report:

Gateway Plaza Project: 365 South End Avenue
Building #300

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

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Introduction

October 17, 2001

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

Subject: Gateway Plaza Building #300

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, October 5 & 12, 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-even though further analysis at a second laboratory showed the results to be below the permissible limits-, 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/Sampling Technician:

Americo Rodriguez Jr. (License #AH 89-07160)

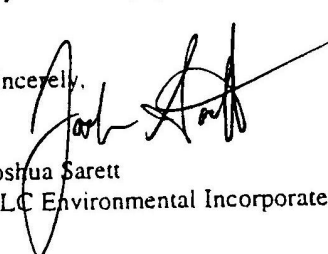
Inspector:

Alvin R. Blake (License #AH 00-08397)

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. All samples analyzed were found to be below the permissible limits for asbestos.

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 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.

With the guidance of the above referenced document and NYCDEP we went to each floor and assessed each apartment on each floor for visible dust and debris. Upon completion of the initial assessment and bulk sample collection, ALC determined that there were no elevated asbestos levels present above the guidelines in any of the apartments where samples were taken.

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

Twelve (12) initial background air samples were collected and analyzed via phase contrast microscopy (PCM) at building 300. Seven (7) samples were analyzed via Transmission Electron Microscopy (TEM). After analysis via TEM, all were below the permissible limits.

Based on EPA Guidelines, we collected six (6) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. Zero (0) were found to be above the regulatory limits.

Thirty (30) 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.

7. Report

7.1 Laboratory Results

7.12 Initial Bulk Sampling and Air Results



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. 1557.

Client: Mid-State
Project Name: 115 and 145 Southend Avenue
Location: Hallways, Buildings 100 and 100
Samples received in TEM Lab: 09/16/01

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 1, 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 0.05um and 5um and having a length-to-width ratio greater than 1:1. 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	PCO as Asbestos
1	14.3%	85.7%	0.0%	0.002
2	8.8%	55.9%	35.3%	0.001
3	0.0%	100.0%	0.0%	0.0
4	0.0%	61.1%	38.9%	0.0
5	0.0%	100.0%	0.0%	0.0
6	0.0%	94.2%	0.0%	0.001
7	0.0%	30.4%	69.6%	0.0
8	0.0%	83.3%	16.7%	0.0
9	0.0%	37.5%	62.5%	0.0
10	0.0%	60.8%	27.4%	0.002
11	11.8%	100.0%	0.0%	0.0
12	0.0%	100.0%	0.0%	0.0
13	0.0%	100.0%	0.0%	0.0
14	0.0%	75.0%	25.0%	0.0
15	0.0%			

Penny: Cross reference
report analyzed by
TEM for PCM samples
exceeding the
clearance level criteria.
Raw data attached
herewith. LP



As a consequence no sample exceeds 100 PPM as assessed

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 DCH 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,

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

PCM samples
exceeding the
cleanest level
criteria. See
TEM analysis of
18 PCM samples.



5557

3/9/00 06:31:4

Asbestos Air Sampling Data Form

Client:

Mid-State

Date:

7-23-00

Sampled By:

A. Caraballo

Release #:

• 42

Work Area:

365 South Street

Block 300 - Hallways

Project #:

Caselle 2000

Sample #

Lab #

Code

Sample Location

Time

Total Minutes

Flow Rate

Start

Stop

Total Volume

Filters

Results (f/cc)

17

4

Block 200 Hallway

17:21

18:31

10.0

10.0

600

9/100

0.018

18

4

Block 200 Hallway

17:28

18:38

10.0

10.0

600

11/100

0.017

19

20

2 of 2



Batch
#6379

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Client: Mid State Date: 9-27-01

Sampled By: Alexander Rotometer #: 4-2 Project #: 9-27-01

Work Area: 365 South Ave Bldg. 300 - Various Apts

Sample #	Lab #	Sample Location	Code	Time Start	Time Stop	Total Minutes	Flow Rate Start	Flow Rate Stop	Total Volume	# Fibers /100 Fields	Results (f/cc)
9		Apt 4B - Living Rm	4	1507	1607	60	10.0	10.0	600	6/100	<0.008
10		Bldg. 300, Apt 1 - Living Rm	4	1615	1715	60	10.0	10.0	600	4/100	<0.008
11		Bldg. 300, Apt 1 - Living Rm	4	1616	1716	60	10.0	10.0	600	7/100	<0.008
12		Bldg. 300, Apt 1 - Living Rm	4	1617	1717	60	10.0	10.0	600	10/100	0.008
13		Field Blank								0/100	-
14		Field Blank								0/100	-

☐ 1. Pre-Test
☐ 2. Project
☐ 3. Final
☐ 4. Investigative
☐ 5. Personal
☒ 6. DuPont
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☐ 9. Personal
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☐ 745. Personal
☒ 746. DuPont
☐ 747. Final
☐ 748. Investigative
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7.13 Bulk Sampling Results

3049

Building 300- 365 South End Avenue

AIC level

ATC ASSOCIATES INC - NEW YORK BULK ASBESTOS ANALYSIS SHEET

104 East 25th Street, 10th Floor, New York, NY 10010 Phone (212) 353-8280 FAX (212) 353-3599 or 8306

NYLAP 10107

ELAP 00179

Microscope On YP Bill

Client / Project: ALC / Lefschitz / Bldg 300-36 SEA Project No. 3049Analysis Date: 10/6/01 Analyst: gma Batch No. 3049

Field No.	Stereoscopic Exam	PLM Optical Properties	Asbestos Results PLM %	Other Fibrous %	Non Fibrous %	Gravimetric (NOB) Results %
1	Color: <u>tan</u> Homogeneity: <u>Y</u> # of Layers: <u>4</u> Color of Layer: <u>tan</u> Comments:	Morphology: <u>1/4x4</u> RI I: <u>1.54</u> DS Color: <u>tan</u> Biref: <u>+</u> Extinction: <u>RI II</u> Color: <u>Pico</u> Sign: <u>+</u>	Chrysotile: <u>0-21</u> Amosite: <u>0</u> Other: <u>0</u>	Cellulose: <u>24-35</u> Fiberglass: <u>4.0</u> Other: <u>5.0</u>	Mineral Filler: <u>28</u> Organic Binders: <u>0</u> Vermiculite: <u>0</u> Other: <u>0</u>	Organic: <u>0</u> Residue: <u>0</u> Carbonate: <u>0</u> Other: <u>0</u> Asbestos: <u>0</u>
Method: ☒ 10x ☐ 20x ☐ 40x ☐ 60x ☐ 80x ☐ 100x ☐ 120x ☐ 150x ☐ 200x ☐ 250x ☐ 300x ☐ 400x ☐ 500x ☐ 600x ☐ 700x ☐ 800x ☐ 900x ☐ 1000x ☐ 1200x ☐ 1500x ☐ 2000x ☐ 2500x ☐ 3000x ☐ 4000x ☐ 5000x ☐ 6000x ☐ 7000x ☐ 8000x ☐ 9000x ☐ 10000x ☐ 12000x ☐ 15000x ☐ 20000x ☐ 25000x ☐ 30000x ☐ 40000x ☐ 50000x ☐ 60000x ☐ 70000x ☐ 80000x ☐ 90000x ☐ 100000x ☐ 120000x ☐ 150000x ☐ 200000x ☐ 250000x ☐ 300000x ☐ 400000x ☐ 500000x ☐ 600000x ☐ 700000x ☐ 800000x ☐ 900000x ☐ 1000000x ☐ 1200000x ☐ 1500000x ☐ 2000000x ☐ 2500000x ☐ 3000000x ☐ 4000000x ☐ 5000000x ☐ 6000000x ☐ 7000000x ☐ 8000000x ☐ 9000000x ☐ 10000000x ☐ 12000000x ☐ 15000000x ☐ 20000000x ☐ 25000000x ☐ 30000000x ☐ 40000000x ☐ 50000000x ☐ 60000000x ☐ 70000000x ☐ 80000000x ☐ 90000000x ☐ 100000000x ☐ 120000000x ☐ 150000000x ☐ 200000000x ☐ 250000000x ☐ 300000000x ☐ 400000000x ☐ 500000000x ☐ 600000000x ☐ 700000000x ☐ 800000000x ☐ 900000000x ☐ 1000000000x ☐ 1200000000x ☐ 1500000000x ☐ 2000000000x ☐ 2500000000x ☐ 3000000000x ☐ 4000000000x ☐ 5000000000x ☐ 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7.14 Air Sampling Results

ATC ENVIRONMENTAL, INC.
104 East 25th Street
New York, NY 10010

APPROVED NY STATE DOH SLAP # 10872
ACCREDITED NYLAP Lab Code # 1187

Summary of TEM Results

ATC Environmental
115 W. 10th Street, 11th Fl.
New York, NY 10011
Attn: Joanna Garcia

DATE: 07/17/06

Project/Site Identification: Gateway Plaza Mont. Corp., 365 South End Ave., NY
Building 300, Floors 1-6

CONCLUSION:

STATISTICAL SUMMARY

1. Background Sampling

TEM#	Process #	Volume (L)	Sampled	SLAP	ngm/m ³
		Average	N/A	N/A	N/A
TEM#	Process #	Volume (L)	Sampled	SLAP	ngm/m ³
5674- 51100	1	1800	10.0	0.0048	
5674- 51100	2	1800	10.0	0.0048	
5674- 51100	3	1800	10.0	0.0048	
5674- 51100	4	1800	10.0	0.0048	
5674- 51100	5	1800	10.0	0.0048	
5674- 51100	6	1800	10.0	0.0048	
5674- 51100	7	1800	10.0	0.0048	
5674- 51100	8	1800	10.0	0.0048	
5674- 51100	9	1800	10.0	0.0048	
5674- 51100	10	1800	10.0	0.0048	
5674- 51100	11	1800	10.0	0.0048	
5674- 51100	12	1800	10.0	0.0048	
5674- 51100	13	1800	10.0	0.0048	
5674- 51100	14	1800	10.0	0.0048	
5674- 51100	15	1800	10.0	0.0048	
5674- 51100	16	1800	10.0	0.0048	
5674- 51100	17	1800	10.0	0.0048	
5674- 51100	18	1800	10.0	0.0048	
5674- 51100	19	1800	10.0	0.0048	
5674- 51100	20	1800	10.0	0.0048	
5674- 51100	21	1800	10.0	0.0048	
5674- 51100	22	1800	10.0	0.0048	
5674- 51100	23	1800	10.0	0.0048	
5674- 51100	24	1800	10.0	0.0048	
5674- 51100	25	1800	10.0	0.0048	
5674- 51100	26	1800	10.0	0.0048	
5674- 51100	27	1800	10.0	0.0048	
5674- 51100	28	1800	10.0	0.0048	
5674- 51100	29	1800	10.0	0.0048	
5674- 51100	30	1800	10.0	0.0048	
Average		18.0	10.0	0.0048	

2. Process

TEM#	Process #	Volume (L)	Sampled	SLAP	ngm/m ³
5674- 51100	31	1800	10.0	Not Analyzed	
5674- 51100	32	1800	10.0	Not Analyzed	
5674- 51100	33	1800	10.0	Not Analyzed	
5674- 51100	34	1800	10.0	Not Analyzed	

Average-

N/A

N/A

N/A

1) Value of the Sample N/A

* None detected. Concentration equivalent to analytical sensitivity assigned.

This test report relates only to the specific items listed in the analysis.

The analysis was carried out according to the approved TEM method. The laboratory is in compliance with the quality specified for the method.

This report must not be used by the client to claim product order issued by NIOSH or any agency of the U.S. Government.

Analyzed by:
Marek Peysakhov

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



The First Choice for Environmental Testing & Consulting

5678 - 1-84

5678

Asbestos Air Sampling Data Form

Client:

Gateway Plaza Mgmt. Corp.

Sampled By:

A. Koolhaas

Work Area:

365 Southend Ave. N.Y.C. - Bldg. 300 - 6th - 5th Fls.

Date:

10-12-01

Rotometer #:

2

Project #:

6173

Sample #

Lab #

Code

Time

Start

Stop

Total Minutes

Flow Rate

Start

Stop

Results (U/cc)

Sample Location

Code

Time

Start

Stop

Total Minutes

Flow Rate

Start

Stop

Results (U/cc)

Sample Location

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Time

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The First Choice for Environmental Testing & Consulting

#5678 7 of 4

Asbestos Air Sampling Data Form

Client:

Sampled By:

Work Area:

Sample #

Lab #

Date:

Project #:

Rotometer #:

365 Southwood Ave NYC - Bldg. 300 - 6th - 1st Fls.

Project #:

CasSette Ref: #1742

Sample #	Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Field	Results (f/cc)
				Start	Stop		Start	Stop			
9		5th floor Hallway West.	4	1039	1239	180	10.0	10.0	1800		
10		Apt # - Living Rm.	4	1040	1240	180	10.0	10.0	1800		
11		Apt # - Living Rm.	4	1043	1243	180	10.0	10.0	1800		
12		Apt # - Living Rm.	4	1044	1244	180	10.0	10.0	1800		
13		4th floor Hallway East.	4	1045	1245	180	10.0	10.0	1800		
14		Apt # - Living Rm.	4	1046	1246	180	10.0	10.0	1800		
15		4th floor Hallway West.	4	1047	1247	180	10.0	10.0	1800		
16		Apt # - Living Rm.	4	1050	1250	180	10.0	10.0	1800		

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. Duplicate

Analysis: ☒ TEM ALPHA ☐ TEM BETA ☐ PCM NIOSH 7400

Relinquished: [Signature] Date/Time: 10/13/01
Analyst: [Signature] Date/Time: 10/13/01

Received: [Signature] Date/Time: 10/13/01
Disposal By/Date: [Signature] 10/13/01

115 West 30th Street • 11th Floor • New York, New York 10001 • 212 279 1001 • 888 46 1629 • Fax: 212 279 6747
 Home Office: The Bellevue • Suite 600 • 200 S. Broad Street • Philadelphia, PA 19103 • 215 732 9499 • 1 800 719 8378 • Fax: 215 732 9555



The First Choice for Environmental Testing & Consulting

Client: 5078 Gateway Plaza Mgmt. Corp. #5618 3 of 4
 Sampled By: A. Roserick Corp.
 Work Area: 365 South Ave. NYC - Bldg. 300 - 6th - 1st Fls. Cassette: 742
 Rotometer #: #2 Date: 10-12-01 Project #: 10-12-01

Sample # Lab #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Fields	Results (U/cc)
			Start	Stop		Start	Stop			
17	3rd Floor, Hallway East.	4	1431	1731	180	10.0	10.0	1800		
18	Apt # - Living Rm.	4	1432	1732	180	10.0	10.0	1800		
19	3rd floor Hallway West.	4	1433	1733	180	10.0	10.0	1800		
20	Apt # - Living Rm.	4	1434	1734	180	10.0	10.0	1800		
21	Apt # - Living Rm.	4	1436	1736	180	10.0	10.0	1800		
22	2nd floor Hallway East.	4	1437	1737	180	10.0	10.0	1800		
23	Apt # - Living Rm.	4	1438	1738	180	10.0	10.0	1800		
24	Apt # - Living Rm.	4	1439	1739	180	10.0	10.0	1800		

Analysis: ☒ THERM AHERA ☐ THERM AHERA 7400
☐ THERM AHERA 7400
 Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. Drawings
 A. Aggressive D. Dormant T. TWA
 L. Inside Work Area O. Outside Work Area
 B. Excursion
 T. TWA
 Analysis: ☐ ASAP ☐ 2 Day (48hr) ☐ Same Day (12hr)
 Relinquished: Shadley Date/Time: 10/13/01
 Analyst: Shadley Date/Time: 10/13/01
 Disposal By/Date: Shadley 10/13/01

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The First Choice for Environmental Testing & Consulting

Client: 5678 Gateway Plaza Mgmt Corp #5618 4 874
 Sampled By: A. Rodriguez Sr. Date: 10-12-01
 Work Area: 365 Cordova Ave. NYC - Bldg. 300 - 6th - 1st fls. Project #: 08567874
 Rolometer #: #2

Sample #	Sample Location	Code	Time		Total Minutes	Flow Rate		Total Volume	# Fibers /100 Fields	Results (U/cc)
			Start	Stop		Start	Stop			
25	2nd floor hallway West.	4	1440	1740	180	10.0	10.0	1800		
26	Apt #10 -	4	1443	1743	180	10.0	10.0	1800		
27	Apt # - Living Rm.	4	1444	1744	180	10.0	10.0	1800		
28	Living Rm.	4	1445	1745	180	10.0	10.0	1800		
29	1st floor hallway East.	4	1446	1746	180	10.0	10.0	1800		
30	Apt # - Living Rm.	4	1447	1747	180	10.0	10.0	1800		
31	1st floor hallway West.	4								
32	field blanks									
33										
34	Sealed Blank									

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. Drawings

Analysis: ☒ TEM AMBERA ☐ TEM PHILADELPHIA ☐ PCM NIOSH 7400

Aggravation: ☐ A. Aggravated ☐ B. Dermal ☐ C. Inhalation ☐ D. Ingestion ☐ E. Injection ☐ F. Skin ☐ G. TWA

Excursion: ☐ H. Excursion ☐ I. TWA

ASAP: ☐ ASAP ☐ 2 Day (48hr) ☐ Same Day (12hr)

Relinquished: Madhavi Date/Time: 10/12/01
 Analyst: 10/13/01 Date/Time: 7:00

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8. Certifications

8.1 Company License



BUILDING 12, Room 161
STATE CAMPUS
ALBANY, NY 12240

ASBESTOS HANDLING LICENSE

RESTRICTED LICENSE - NO ASBESTOS REMOVAL PERMITTED

LICENSE NUMBER: 00-0358
DATE OF ISSUE: 04/27/01
EXPIRATION DATE: 04/30/02

~~Contractor:~~ Leadbusters Inc. T/A ALC Environmental

Address: 115 West 30th Street
Rm 1106
New York, NY 10001

Duly Authorized Representative: Joshua Saret

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. The licensee verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Richard Cuccio, Director
FOR THE COMMISSIONER OF LABOR

SH 432 (10-00)

8.2 Personnel Certifications

MUST BE CARRIED ON ASBESTOS PROJECTS

PII	CERTIFICATE NUMBER	
	AP 01-03329	
	EXPIRES	
	SOCIAL SECURITY NUMBER	
	PII	
EYES		HAIR
BRN		GRY
WEIGHT		HEIGHT
160 lbs		5' 10" 1/2
1768140		

ADDRESS CORRESPONDENCE TO
 (include certificate number)
 NYS Department of Labor
 OOSH - License and Certificate Unit
 PO Box 687, New York, NY 10014-0687


 STATE OF NEW YORK
 DEPARTMENT OF LABOR
 DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE
AUTHORIZED CLASS
C - SAMPLING TECHNICIAN (07/02)

ALVIN B BLAKE

PII	11434
------------	-------

RICHARD CUCOLO, Director - For the Commissioner of Labor

DOSH-442 (01/91)



STATE OF NEW YORK
DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE
AUTHORIZED CLASSES

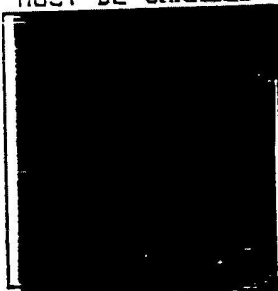
C - SAMPLING TECHNICIAN (04/02)
H - PROJECT MONITOR (04/02)

AMERICO RODRIGUEZ JR

PII

RICHARD CUCOLO, Director - For the Commissioner of Labor

MUST BE CARRIED ON ASBESTOS PROJECTS



CERTIFICATE NUMBER	
AH 89-37160	
EXPIRES	
SOCIAL SECURITY NUMBER	
PII	
EYES	HAIR
BRO	BRO
WEIGHT	HEIGHT
215 lbs.	5'2 1/2 in.

ADDRESS CORRESPONDENCE TO:
(include certificate number)
NYS Department of Labor
DOSH - License and Certificate Unit
PO Box 687, New York, NY 10014-0687

1800690

DOSH-992 101/711

 STATE OF NEW YORK
DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH

ASBESTOS HANDLING CERTIFICATE
AUTHORIZED CLASS
D - INSPECTOR (02/03)

ALVIN BLAKE

PII 10462

RICHARD CUCOLO, Director - For the Commissioner of Labor

MUST BE CARRIED ON ASBESTOS PROJECTS

PII

ADDRESS CORRESPONDENCE TO:
(include certificate number)
NYS Department of Labor
DOSH - License and Certificate Unit
PO Box 687, New York, NY 10014-0687

CERTIFICATE NUMBER	
AH 00-08397	
EXPIRES	
SOCIAL SECURITY NUMBER	
PII	
EYES	HAIR
BRO	BLK
WEIGHT	HEIGHT
140lbs.	5' 07"
151565C	

8.3 Laboratory Certifications

ANTONIA C. NOVELLO, M.D., M.P.H., M.A.



Expires 12:01 AM April 1, 2001
ISSUED April 1, 2000
REVISED July 24, 2000

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

Lab ID No. 10679

Director: MS. MILENA LOWE
Lab Name: ATC ASSOCIATES INC
Address: 104 EAST 25TH 10TH FLOOR
NEW YORK NY 10010

is hereby APPROVED as an Environmental Laboratory for the category

ENVIRONMENTAL ANALYSES/SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Miscellaneous:
Asbestos in Friable Material
Asbestos in Non-Friable Material
Lead in Dust Pipes
Lead in Pipes

Serial No.: 107613

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.
Must be conspicuously posted. Valid certificate has a red serial number.

DOH-3317 (3/97)

ANTONIA C. NOVELLO, M.D., M.P.H. Commissioner



Expires 12:01 AM April 1, 2001
ISSUED April 1, 2000
REVISED July 24 2000

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 302 Public Health Law of New York State

Lab ID No. 10879

Director: MS. MILENA LOWE
Lab Name: ATC ASSOCIATES INC
Address: 104 EAST 25TH 10TH FLOOR
NEW YORK NY 10010

is hereby APPROVED as an Environmental Laboratory for the category

ENVIRONMENTAL ANALYSES NON POTABLE WATER

All approved subcategories and/or analytes are listed below:

Heavy Metals:
Lead, Cadmium

Serial No.: 107610

Wadsworth Center

Property of the New York State Department of Health. Valid only at the address shown.
Must be conspicuously posted. No other use or sale. No other number.

DOH-3317 (3/97)

ENVIRONMENTAL LEAD PROFICIENCY ANALYTICAL TESTING (ELPAT) PROGRAM
INDIVIDUAL LABORATORY REPORT FOR ROUND 024
 LAB ID=07054 SEPTEMBER 23, 1998
 ATC ASSOCIATES INC., NEW YORK, NY 10010

SAMPLE TYPE	SAMPLE NO.	REPORTED RESULTS	REFERENCE VALUES *	ACCEPTABLE RANGE #		LAB @ PERFORMANCE	Z & SCORE
				LOWER	UPPER		
Paint Chips (%)	1	0.6582	0.7432	0.5812	0.9052	A	-1.57
	2	0.1752	0.2127	0.1492	0.2762	A	-1.77
	3	0.051	0.0524	0.0377	0.0672	A	-0.29
	4	3.2413	3.3834	2.6436	4.1232	A	-0.58
Soil (mg/kg)	1	400.7	440.6	354	527.2	A	-1.28
	2	626.1	686.3	545.3	827.4	A	-1.28
	3	713.1	820.9	651.2	990.5	A	-1.91
	4	39.9	34.2	13.1	55.3	A	0.81
Dust Wipes (ug)	1	58	57.8355	37.5	78.2	A	0.02
	2	1047.3	1127.0581	884	1370.2	A	-0.98
	3	127	128.3887	93.4	163.4	A	-0.11
	4	354.8	401.8589	326	477.8	A	-1.86

* Reference value is the mean of the reference laboratories
 # Upper limit: reference value + 3 standard deviations
 Lower limit: reference value - 3 standard deviations
 @ A: Analysis acceptable; -: Results not reported
 H: Results > upper limit, L: Results < lower limit, not acceptable
 & Z Score = (reported result-reference value)/standard deviation
 Note: the acceptability of reported results is based on z-scores.
 This is why a reported result may appear acceptable according to performance limits, but be identified as an outlier.

LABORATORY YEAR-TO-DATE PERFORMANCE REPORT
 LAB ID=07054

SAMPLE TYPE	ROUND NO.	ROUND * PERFORMANCE	ACCUMULATED 4 ROUNDS(%)		PERFORMANCE 2 ROUNDS(%)		PROFICIENCY RATING #
Paint Chips (%)	021	4/4					
	022	4/4					
	023	4/4					
	024	4/4	16/16	100	8/8	100	P
Soil (mg/kg)	021	4/4					
	022	4/4					
	023	4/4					
	024	4/4	16/16	100	8/8	100	P
Dust Wipes (ug)	021	4/4					
	022	4/4					
	023	4/4					
	024	4/4	16/16	100	8/8	100	P

* The denominators represent the number of total samples analyzed.
 The numerators represent the number of acceptable results.
 # P : Proficient NP: Nonproficient -: Not Rated
 Performance ratings are based on accumulated results over four rounds (one year). A lab's performance in ground paint chips, soil, or dust wipes is rated proficient (P), if: 1) three-fourths (75%) or more of the accumulated results over four rounds are acceptable or 2) for the last two rounds, all samples are analyzed and the results are 100 % acceptable.

ENVIRONMENTAL LEAD PROFICIENCY ANALYTICAL TESTING (ELPAT) PROGRAM
INDIVIDUAL LABORATORY REPORT FOR ROUND 023
LAB ID=07054 JUNE 24, 1998
ATC ASSOCIATES INC. NY, NEW YORK, NY 10010

SAMPLE TYPE	SAMPLE NO.	REPORTED RESULTS	REFERENCE VALUES *	ACCEPTABLE LOWER	RANGE # UPPER	LAB @ PERFORMANCE	2 & 3 SCORE
Paint Chips (%)	1	0.0375	0.4366	0.0265	0.0467	A	-1.20
	2	1.8316	1.8085	1.4203	2.1966	A	0.18
	3	0.4177	0.4255	0.3469	0.5042	A	-0.30
	4	1.0184	1.0131	0.8111	1.2152	A	0.06
Soil (mg/kg)	1	1392.7	1421.6	1187.5	1655.6	A	-0.37
	2	61.4	57.4	36.9	77.9	A	0.59
	3	213	212.9	168	269.7	A	-0.35
	4	459.4	460.2	388.2	532.2	A	-0.03
Dust Wipes (ug)	1	112.3	129.1348	99.4	158.9	A	-1.70
	2	249.5	271.547	210.4	332.7	A	-1.08
	3	55.2	59.0183	38.4	79.7	A	-0.56
	4	507	561.9713	438.3	685.7	A	0.17

* Reference value is the mean of the reference laboratories
Upper limit: reference value + 3 standard deviations
Lower limit: reference value - 3 standard deviations
@ A: Analysis acceptable; -: Results not reported
H: Results > upper limit, L: Results < lower limit, not acceptable
& 2 Score = (reported result-reference value)/standard deviation
Note: the acceptability of reported results is based on z-scores.
This is why a reported result may appear acceptable according to performance limits, but be identified as an outlier
=====

LABORATORY YEAR-TO-DATE PERFORMANCE REPORT
LAB ID=07054

SAMPLE TYPE	ROUND NO.	ROUND * PERFORMANCE	ACCUMULATED 4 ROUNDS(%)	PERFORMANCE 2 ROUNDS(%)	PROFICIENCY RATING #
Paint Chips (%)	020	4/4			
	021	4/4			
	022	4/4			
	023	4/4	16/16 100	8/8 100	P
Soil (mg/kg)	020	4/4			
	021	4/4			
	022	4/4			
	023	4/4	16/16 100	8/8 100	P
Dust Wipes (ug)	020	4/4			
	021	4/4			
	022	4/4			
	023	4/4	16/16 100	8/8 100	P

* The denominators represent the number of total samples analyzed.
The numerators represent the number of acceptable results.
P: Proficient NP: Nonproficient -: Not Rated
Performance ratings are based on accumulated results over four rounds (one year). A lab's performance in ground paint chips, soil, or dust wipes is rated proficient (P), if: 1) three-fourths (75%) or more of the accumulated results over four rounds are acceptable or 2) for the last two rounds, all samples are analyzed and the results are 100 % acceptable.

ENVIRONMENTAL LEAD PROFICIENCY ANALYTICAL TESTING (ELPAT) PROGRAM
 INDIVIDUAL LABORATORY REPORT FOR ROUND 022
 LAB ID=07054 MARCH 18, 1998
 ATC ASSOCIATES, INC. NY, NEW YORK, NY 10010

SAMPLE TYPE	SAMPLE NO.	REPORTED RESULTS	REFERENCE VALUES *	ACCEPTABLE RANGE # LOWER	UPPER	LAB @ PERFORMANCE	Z & SCORE
Paint Chips (%)	1	1.4275	1.4607	1.2043	1.7171	A	-0.39
	2	0.086	0.0818	0.0628	0.1000	A	0.56
	3	4.2394	4.5632	3.6256	5.5009	A	-1.04
	4	0.6247	0.6454	0.5264	0.7645	A	-0.52
Soil (mg/kg)	1	351.6	360.8	292.3	429.4	A	-0.40
	2	76.8	73.2	49.7	96.7	A	0.46
	3	799.3	834.5	682.5	986.5	A	-0.49
	4	649.9	683.2	560	806.3	A	-0.81
Dust Wipes (ug)	1	531.6	565.9373	432.1	699.8	A	-0.77
	2	123.5	128.9551	94.1	163.8	A	-0.47
	3	272.6	272.0263	198.9	345.2	A	0.02
	4	863.1	895.2703	714.6	1076	A	-0.53

* Reference value is the mean of the reference laboratories.
 # Upper limit: reference value + 3 standard deviations
 Lower limit: reference value - 3 standard deviations
 @ A: Analysis acceptable; -: Results not reported
 H: Results > upper limit, L: Results < lower limit, not acceptable
 & Z Score = (reported result-reference value)/standard deviation
 Note: the acceptability of reported results is based on z-scores.
 This is why a reported result may appear acceptable according to
 performance limits, but be identified as an outlier.
 =====

LABORATORY YEAR-TO-DATE PERFORMANCE REPORT
 LAB ID=07054

SAMPLE TYPE	ROUND NO.	ROUND * PERFORMANCE	ACCUMULATED 4 ROUNDS(%)	PERFORMANCE 2 ROUNDS(%)	PROFICIENCY RATING #
Paint Chips (%)	019	4/4			
	020	4/4			
	021	4/4			
	022	4/4	16/16 100	8/8 100	P
Soil (mg/kg)	020	4/4			
	021	4/4			
	022	4/4	12/12 100	8/8 100	P
Dust Wipes (ug)	019	4/4			
	020	4/4			
	021	4/4			
	022	4/4	16/16 100	8/8 100	P

* The denominators represent the number of total samples analyzed.
 The numerators represent the number of acceptable results.
 # P : Proficient NP: Nonproficient -: Not Rated
 Performance ratings are based on accumulated results over four rounds
 (one year). A lab's performance in ground paint chips, soil, or dust
 wipes is rated proficient (P), if: 1) three-fourths (75%) or more of the
 accumulated results over four rounds are acceptable or 2) for the last
 two rounds, all samples are analyzed and the results are 100 % acceptable.

ENVIRONMENTAL LEAD PROFICIENCY ANALYTICAL TESTING (ELPAT) PROGRAM
INDIVIDUAL LABORATORY REPORT FOR ROUND 021
LAB ID=07054 **DECEMBER 16, 1997**
ATC ASSOCIATES, INC. **NY, NEW YORK, NY 10010**

SAMPLE TYPE	SAMPLE NO.	REPORTED RESULTS	REFERENCE VALUES *	ACCEPTABLE LOWER	RANGE # UPPER	LAB # PERFORMANCE	Z & SCORE
Paint Chips (%)	1	1.0833	1.0578	0.864	1.2516	A	0.39
	2	0.0459	0.0452	0.0328	0.0575	A	0.17
	3	7.754	6.6414	4.5218	8.7609	A	1.58
	4	0.4999	0.5141	0.395	0.6332	A	-0.36
Soil (mg/kg)	1	459.6	463.5	387.3	539.7	A	-0.15
	2	846.9	830.8	675.6	985.9	A	0.31
	3	78.8	69.2	46.5	91.8	A	1.28
	4	342.4	347.2	262.2	432.3	A	-0.17
Dust Wipes (ug)	1	270.3	269.5319	198.4	340.7	A	0.03
	2	163.8	159.5374	111.5	207.5	A	0.27
	3	80.6	79.2462	53.9	104.6	A	0.16
	4	704.9	735.3033	592.2	877.0	A	-0.64

* Reference value is the mean of the reference laboratories
Upper limit: reference value + 3 standard deviations
Lower limit: reference value - 3 standard deviations
@ A: Analysis acceptable; -: Results not reported
H: Results > upper limit, L: Results < lower limit, not acceptable
& Z Score = (reported result-reference value)/standard deviation
Note: the acceptability of reported results is based on z-scores.
This is why a reported result may appear acceptable according to performance limits, but be identified as an outlier.

LABORATORY YEAR-TO-DATE PERFORMANCE REPORT
LAB ID=07054

SAMPLE TYPE	ROUND NO.	ROUND * PERFORMANCE	ACCUMULATED 4 ROUNDS(%)	PERFORMANCE 2 ROUNDS(%)	PROFICIENCY RATING #
Paint Chips (%)	018	4/4			
	019	4/4			
	020	4/4			
	021	4/4	16/16	100	8/8 100 P
Soil (mg/kg)	020	4/4			
	021	4/4	8/8	100	8/8 100 P
Dust Wipes (ug)	018	4/4			
	019	4/4			
	020	4/4			
	021	4/4	16/16	100	8/8 100 P

* The denominators represent the number of total samples analyzed.
The numerators represent the number of acceptable results.
P : Proficient NP: Nonproficient -: Not Rated
Performance ratings are based on accumulated results over four rounds (one year). A lab's performance in ground paint chips, soil, or dust wipes is rated proficient (P), if: 1) three-fourths (75%) or more of the accumulated results over four rounds are acceptable or 2) for the last two rounds, all samples are analyzed and the results are 100 % acceptable.



THE AMERICAN INDUSTRIAL HYGIENE ASSOCIATION
is proud to acknowledge that

ATC Associates, Inc.
New York, NY
Laboratory ID# 7054

has fulfilled the requirements for the Environmental Lead Laboratory Accreditation Program and has earned distinguished recognition as an

AIHA ELAP ACCREDITED LABORATORY

04/13/1998 04/13/2001

In the following matrices: Paint Soil Dust Air

This program is recognized by the EPA as meeting the requirements of the National Lead Laboratory Accreditation Program established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air analysis is not included as part of the NLLAP.

James B. Bower
D. Jeff Bower, CHS, PE, CSP
President, American Industrial Hygiene Association

Eric L. Babinck
Eric L. Babinck, Chair, Environmental
Lead Laboratory Accreditation Committee

Mark A. Pushkar
Mark Pushkar, Ph.D., Chair,
Analytical Accreditation Board

Appendix A: Letter to Tenants for Re-Occupation



The First Choice for Environmental Testing & Consulting

October 17, 2001

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

Subject: **Gateway Plaza Building #300**

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.

Twelve (12) initial background air samples were collected and analyzed via phase contrast microscopy (PCM) at building 300. Seven (7) samples were analyzed via Transmission Electron Microscopy (TEM). **After analysis via TEM, all were below the permissible limits.**

Based on EPA Guidelines, we collected six (6) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. **Zero (0)** were found to be above the regulatory limits.

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 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.

Thirty (30) 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.**

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

The air samples were collected by licensed technicians.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Sarett", written over a large, loopy flourish that extends from the left side of the signature.

Joshua Sarett
ALC Environmental Incorporated