

Address: 2 SOUTH END AVE.

Bulk Samples
PLM

Yes

No

Number of Negative ($\leq 1\%$) Samples _____

Number of Positive ($> 1\%$) Samples _____

Air Samples

Yes

No

PCM

Number of Samples Collected (≤ 0.01 f/cc) 33

Number of Samples Collected (>0.01 f/cc) 0

TEM

Number of Samples Collected (≤ 70 s/mm²) _____

Number of Samples Collected (>70 s/mm²) _____

02-15-2002 05:15pm From-COOPER SQUARE

+12126348920

T-521 P.001/010 F-791



6 East 43rd Street • New York, NY 10017 • Tel: 212-682-7373 • Fax: 212-682-5441

TRANSMISSION COVER SHEET

DATE: 2/15/02

TO: Department of Environmental Protection

Fax Number: 718-595-3744

FROM: Dan Wurtzel

RE: 2 South End Avenue

REPLY NEEDED _____ **HARD COPY TO FOLLOW** _____**PLEASE CALL SENDER UPON RECEIPT** _____**PLEASE SIGN AND REFAX TO SENDER** _____**Total Number of Pages (including cover sheet):** 10

Please call our office immediately if transmission is illegible or not received properly.

02-15-2002 05:15pm From-COOPER SQUARE

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T-521 P.002/010 F-791



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-5107

**Joel A. Mile Sr., P.E.
Commissioner**

**Robert C. Avaltroni
Deputy Commissioner**
Bureau of
Environmental Compliance
Tel (718) 595-4418
Fax (718) 595-4422

February 12, 2002

Cove Club Condo
2 South End Avenue
New York, NY 10280-1062

Subject: 2 SOUTH END AVENUE

TO: DAN
WURTZEL

From: Bob M.

Dear Sir/ Madam:

In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment of building contamination for possible hazardous components, including asbestos, and a retrospective filing, as required, if applicable.

The NYC DEP is hereby requesting copies of the environmental hazard assessments including bulk sample results and air monitoring results and a summary of clean-up activities at the above referenced site. Please forward the requested documents to our offices within FIVE BUSINESS DAYS. They may be faxed to (718) 595-3744 or sent to the NYC DEP Asbestos Control Program at 59-17 Junction Boulevard; 8th floor, Corona, New York 11373 5108.

Please be advised building owners are responsible for the cleaning of building exteriors, grounds, and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

If you have any questions, you may reach the Department at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. DEP staff is available to provide guidance and technical assistance.

Sincerely,

R. Radhakrishnan
R. Radhakrishnan, P.E.
Director
Asbestos Control Program



02-16-2002 05:16pm From-COOPER SQUARE

+12126348920

T-521 P 003/010 F-791



September 25, 2001

Cooper Square Realty
6 East 43rd Street
New York, NY 10017

Attention: Mr. Dan Wurtzel

Reference: PCM Air Sampling Analysis for 2 South End Avenue, New York, NY

Dear Mr. Wurtzel:

Enclosed please find the analytical results for air sampling conducted at 2 South End Avenue, New York, NY.

All samples were collected and analyzed by JLC Environmental Consultants, Inc. (JLC) at the request of Cooper Square Realty.

After their arrival, samples were individually prepared and tested for airborne fiber content. The detailed protocol for air sample preparation and analysis is discussed in detail in the five sections on the following page: Introduction, Methodology, Analytical Procedures, Phase Contrast Microscopy, and Analytical Results. Any questions concerning results and documentation should also be answered in these sections.

JLC Environmental Consultants, Inc. appreciates the opportunity to serve your organization. Please contact us with any questions. We hope to be of further assistance in the future.

Sincerely,

JLC Environmental Consultants, Inc.

A handwritten signature in dark ink, appearing to read "Al Wallner", is written over a horizontal line.

Al Wallner
Laboratory Director
cc: File

Cooper Square Realty
JLC Project # 01-2104
September 25, 2001
page 2

Air Sampling Analysis and Procedure

Introduction

Air sampling is defined as the process of measuring the filter content of a known volume of air entrained on a filter membrane over a specified period of time. Each sample is cross-referenced by field designation and a JLC lab internal code to ensure proper, consistent handling through a chain of custody. Sample preparation takes place within an HEPA filter clean bench to avoid any possible contamination.

Methodology

Test procedures for these samples conform to the National Institute of Occupational Safety and Health (NIOSH) standards.

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 should represent the area's typical airborne fiber concentration.

All samples were collected on fully exposed 25 millimeter, 0.8 micrometer (μm) cellulose ester membrane air sampling cassettes with conductive cowl.

Analytical Procedures

A section of the filter approximating twenty-five percent of the total filter was removed and placed on a pre-cleaned microscope slide and then exposed to approximately 250 microliter (μl) of acetone vapor. A single 3.0 - 3.5 μl drop of triacetin was applied and a clean #1.5 cover slip was placed upon the filter. The prepared slide was then heated on a slide heater until clarity allowed analysis to be conducted.

Analysis was accomplished utilizing a Phase Contrast Microscope in accordance with NIOSH 7400 method, counting rule "A."

Phase Contrast Microscopy

JLC Environmental's laboratory uses an Olympus BH-PC Phase Contrast Microscope, (PCM) equipped with a Walton-Beckett Graticule. Samples were analyzed by first dissolving the filter through a chemical process (described above) and then counting the fibers with PCM at 400x magnification. Phase contrast increases the light contrast between the object and the background, thus enhancing the microscopist's ability to see fibers. Normally, 100 microscopic fields or 100 fibers are counted, whichever occurs first.

Analytical Results

The "Summary of Analytical Results" represents the results of the analysis of the samples. The PCM limit of reliable quantification is less than 0.01 fibers/cubic centimeter (f/cc) of air. If final tests do not meet these requirements, the entire work site must be re-cleaned and re-tested.

02-15-2002 05:17pm From-COOPER SQUARE

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T-521 P.005/010 F-791

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-6119 Fax: (212) 420-6092

Cooper Square Realty
 6 East 43rd Street
 New York, NY 10017

ELAP Lab Code: 11029
 NIOSH and AHERA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2104
 Analyte: FIBERS
 Date Received: 9/25/01
 Date Analyzed: 9/25/01
 Batch #: 0109A656

SUMMARY OF ANALYTICAL RESULTS

Site: 2 South End Avenue, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
001 24-September A 6468	Ambient/ 9th Floor/ Hallway	120	1847	30/100	<u>0.008</u>
002 24-September A 6469	Ambient/ 9th Floor/ Apartment # PII	120	1847	26/100	<u>0.007</u>
003 24-September A 6470	Ambient/ 9th Floor/ Apartment # PII	120	1847	9/100	<u>0.002</u>
004 24-September A 6471	Ambient/ 8th Floor/ Hallway	120	1847	7/100	<u>0.002</u>
005 24-September A 6472	Ambient/ 8th Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
006 24-September A 6473	Ambient/ 8th Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the NIOSH 7400 Method using "A" Counting Rules, Issue 2, August 1994

Instrumentation:

Olympus PCM Model BR-2 with Walton-Beckett Graticule (10cm field diameter).

<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

AT Wallner
 Laboratory Director

Report Date: September 25,
 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this method gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analysis of these samples are limited in recovery to the cost of analyzing samples. JLC accepts no other liability and the client agrees to seek no costs beyond the above.

02-15-2002 05:18pm From-COOPER SQUARE

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T-521 P.006/010 F-791

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-6092

Cooper Square Realty
 8 East 43rd Street
 New York, NY 10017

ELAP Lab Code: 11029
 NIOSH and AHERA Lab Code: 100273
 NYELAP Lab Code: 101953

Project No.: 01-2104
 Analyte: FIBERS
 Date Received: 9/25/01
 Date Analyzed: 9/25/01
 Batch #: 0109A656

SUMMARY OF ANALYTICAL RESULTS

Site: 2 South End Avenue, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
007 24-September A 6474	Ambient/ 8th Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
008 24-September A 6475	Ambient/ 7th Floor/ Hallway	120	1847	2/100	<u><0.001<LOD</u>
009 24-September A 6476	Ambient/ 7th Floor/ Apartment # PII	120	1847	3/100	<u><0.001<LOD</u>
010 24-September A 6477	Ambient/ 7th Floor/ Apartment # PII	120	1847	6/100	<u>0.002</u>
011 24-September A 6478	Ambient/ 7th Floor/ Apartment # PII	120	1847	3/100	<u><0.001<LOD</u>
012 24-September A 6479	Ambient/ 6th Floor/ Apartment # PII	120	1847	3/100	<u><0.001<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

Method of Sample Preparation and Analysis

All samples analyzed in accordance with the NIOSH 7400 Method using "A" Counting Rules, Issue 2, August 1994

Instrumentation:

Olympus PCM Model BH-2 with Walton-Beckett Graticule (100um field diameter).

<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

AT Wallner
 Laboratory Director

Report Date: September 25,
 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this method gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analysis of these samples are limited in recovery to the cost of analyzing samples. JLC accepts no other liability and the client agrees to seek no costs beyond the above.

02-15-2002 05:19pm From-COOPER SQUARE

+12126348920

T-521 P.007/010 F-791

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001 New York, New York 10003
 Phone: (212) 420-6119 Fax: (212) 420-6092

Cooper Square Realty
 6 East 43rd Street
 New York, NY 10017

ELAP Lab Code: 1029
 NIOSH and OSHA Lab Code: 100273
 NYLAP Lab Code: 101953

Project No.: 01-2104
 Analyte: FIBERS
 Date Received: 9/25/01
 Date Analyzed: 9/25/01
 Batch #: 0109A666

SUMMARY OF ANALYTICAL RESULTS

Site: 2 South End Avenue, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
013 24-September A 6480	Ambient/ 6th Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
014 24-September A 6481	Ambient/ 6th Floor/ Hallway	120	1847	3/100	<u><0.001<LOD</u>
015 24-September A 6482	Ambient/ 6th Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
016 24-September A 6483	Ambient/ 5th Floor/ Hallway	120	1847	2/100	<u><0.001<LOD</u>
017 24-September A 6484	Ambient/ 5th Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
018 24-September A 6485	Ambient/ 5th Floor/ Apartment # PII	120	1847	3/100	<u><0.001<LOD</u>

Sample Analysis by:
 Positive Phase Contrast Microscopy (PCM)

<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the NIOSH 7400 Method using "A" Counting Rules. Issue 2, August 1994

Instrumentation:

Olympus PCM Model BH-2 with Walton-Beckett Graticule (100um field diameter).

AT Wallner
 Laboratory Director

Report Date: September 25,
 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this method gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analysis of these samples are limited in recovery to the cost of analyzing samples. JLC accepts no other liability and the client agrees to seek no costs beyond the above.

02-15-2002 05:19pm From-COOPER SQUARE

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T-521 P.008/010 F-791

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-6092

Cooper Square Realty
 6 East 43rd Street
 New York, NY 10017

ELAP Lab Code: 1029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2104
 Analyte: FIBERS
 Date Received: 9/25/01
 Date Analyzed: 9/25/01
 Batch #: 0109A665

SUMMARY OF ANALYTICAL RESULTS

Site: 2 South End Avenue, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
019 24-September A 6486	Ambient/ 5th Floor/ Apartment # PII	120	1847	4/100	0.001 < LOD
020 24-September A 6487	Ambient/ 4th Floor/ Apartment # PII	120	1847	2/100	< 0.001 < LOD
021 24-September A 6488	Ambient/ 4th Floor/ Apartment # PII	120	1847	3/100	< 0.001 < LOD
022 24-September A 6489	Ambient/ 4th Floor/ Apartment # PII	120	1847	8/100	0.002
023 24-September A 6490	Ambient/ 4th Floor/ Hallway	120	1847	2/100	< 0.001 < LOD
024 24-September A 6491	Ambient/ 3rd Floor/ Apartment # PII	120	1847	2/100	< 0.001 < LOD

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the NIOSH 7400 Method using "A" Counting Rules, Issue 2, August 1994

Instrumentation:

Olympus PCM Model BH-2 with Walton-Beckett Graticule (100um field diameter).

AT Wallner
 Laboratory Director

Report Date: September 25,
 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this method gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analysis of these samples are limited in recovery to the cost of analyzing samples. JLC accepts no other liability and the client agrees to seek no costs beyond the above.

02-15-2002 05:20pm From-COOPER SQUARE

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T-521 P.009/010 F-791

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-6092

Cooper Square Realty
 6 East 43rd Street
 New York, NY 10017

ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2104
 Analyte: FIBERS
 Date Received: 9/25/01
 Date Analyzed: 8/25/01
 Batch #: 0108A656

SUMMARY OF ANALYTICAL RESULTS

Site: 2 South End Avenue, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
025 24-September A 6492	Ambient/ 3rd Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
026 24-September A 6493	Ambient/ 3rd Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
027 24-September A 6494	Ambient/ 3rd Floor/ Hallway	120	1847	9/100	<u>0.002</u>
028 24-September A 6495	Ambient/ 2nd Floor/ Apartment # PII	120	1847	3/100	<u><0.001<LOD</u>
029 24-September A 6496	Ambient/ 2nd Floor/ Apartment # PII	120	1847	2/100	<u><0.001<LOD</u>
030 24-September A 6497	Ambient/ 2nd Floor/ North Side/ Town House # PII	120	1847	2/100	<u><0.001<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the NIOSH 7400 Method using "A" Counting Rules, Issue 2, August 1994

Instrumentation:

Olympus PCM Model BH-2 with Walton-Beckett Graticule (10Cum field diameter).

Al Wallner
 Laboratory Director

Report Date: September 25,
 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this method gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analysis of these samples are limited in recovery to the cost of analyzing samples. JLC accepts no other liability and the client agrees to seek no costs beyond the above.

02-15-2002 05:21pm From-COOPER SQUARE

+12126348920

T-521 P.010/010 F-791

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001 New York, New York 10003
 Phone: (212) 420-6119 Fax: (212) 420-6092

Cooper Square Realty
 6 East 43rd Street
 New York, NY 10017

ELAP Lab Code: 1029
 NIOSH and ALHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2104
 Analyte: FIBERS
 Date Received: 9/25/01
 Date Analyzed: 9/25/01
 Batch #: 0109A655

SUMMARY OF ANALYTICAL RESULTS

Site: 2 South End Avenue, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
031 24-September A 6498	Ambien/ 2nd Floor/ North Side/ Hallway	120	1847	3/100	<u><0.001<LOD</u>
032 24-September A 6499	Ambient/ Lobby	120	1847	4/100	<u>0.001<LOD</u>
033 24-September A 6500	Ambient/ Lobby	120	1847	4/100	<u>0.001<LOD</u>
034 24-September A 6501	FIELD BLANK			0/100	
035 24-September A 6502	FIELD BLANK			0/100	
036 24-September A 6503	FIELD BLANK			0/100	

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the NIOSH 7400 Method using "A" Counting Rules, Issue 2, August 1994

Instrumentation:

Olympus PCM Model BH-2 with Walton-Beckett Graticule (100um field diameter).

AT Wallner
 Laboratory Director

Report Date: September 25,
 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this method gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analysis of these samples are limited in recovery to the cost of analyzing samples. JLC accepts no other liability and the client agrees to seek no costs beyond the above.

OCT. 24. 2001

6:15PM

JLC ENVIRONMENTAL

NO. 080

P. 2



ENVIRONMENTAL CONSULTANTS, INC

October 24, 2001

Mr. Dan Wurtzel
Cooper Square Realty
6 East 43rd Street
New York, NY 10017

Re: Air Quality Monitoring at 2 South End Avenue, New York, NY

Dear Mr. Wurtzel:

JLC Environmental Consultants, Inc. (JLC) conducted ambient air sampling for asbestos in Hallways and common areas of the 1st thru 9th Floors at the above site on October 17, 2001. The air samples were first analyzed using the Phase Contrast Microscopy (PCM) Methodology and the results indicated that were all below the acceptance criteria of at or below <0.01 fibers per cubic centimeters.

The air samples were then submitted for analysis using the Transmission Electron Microscopy Method NIOSH 7402. The analytical results of the air samples indicated that all samples were under the acceptance criteria of below 70 structures per square millimeters.

Based on these results the sampled locations are considered safe for re-occupancy.

The air sampling and analysis were done utilizing applicable Federal, New York State and New York 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.

Upon review should you have any questions please feel free to contact me at (212) 420-8119.

Sincerely,
JLC Environmental Consultants, Inc.

A handwritten signature in black ink, appearing to read "Stephen Pharai", is written over a circular stamp or seal.

Stephen Pharai
Director of Operations

Cc: file: 00-2104-01