

R Y MANAGEMENT CO., INC.

**1619 THIRD AVENUE
NEW YORK, NY 10128**

**(212) 534-7771
FAX (212) 534-6140**

February 19, 2002

Department of Environmental Protection
59-17 Junction Boulevard
Corona, NY 11368

Attention: R. Radhakrishnan, P.E.

Re: Hudson View East Condominium
250 South End Avenue
New York, NY 10280

Dear Mr. Radhakrishnan:

Pursuant to your letter of February 12, 2002, enclosed are test reports from an independent testing company as well as your agency regarding the above building.

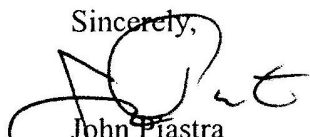
Please note that this building is a residential condominium and as a result the cleaning of the interior of the individual units was left to the unit owners. The Condominium Board of Managers retained various contractors to clean the exterior façade and patio area and interior venting and duct work. The interior halls were cleaned by building staff wearing disposable coveralls and masks and using HEPA vacuum cleaners for carpeting and wet mopping for interior concrete stairwells.

The exterior façade cleaning included the HEPA vacuuming of ledges, sills and louvers followed by the power washing of the exterior areas.

Asbestos abatement in soil samples found in the patio area were removed by Environmental Management Solutions of New York, Inc. in accordance with the enclosed scope of work submitted to Mr. Alfonso Plumtree of your office. This work was completed in January, 2002, subsequent to the façade cleaning.

Should you have any questions or require further information, please contact the undersigned.

Sincerely,



John Piastra
Property Manager



**Department of
Environmental
Protection**

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

February 12, 2002

Hudson View E Condominium c/o RY Management Co. Inc.
1619 3rd Avenue
New York, NY 10128-3459

Subject: 250 SOUTH END AVENUE
Gateway Plaza, Hudson View East

Joel A. Miele Sr., P.E.
Commissioner

Robert C. Avaltroni
Deputy Commissioner

Bureau of
Environmental Compliance
Tel (718) 595-4418
Fax (718) 595-4422

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,

A handwritten signature in black ink, appearing to read "R. Radhakrishnan", is written over the typed name.

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

**Environmental Sampling
Report
Related to the World Trade Center**

Property Inspected
Hudson View East Condominiums
250 South End Avenue
New York, New York

**Environmental Management Solutions
of New York, Inc.**
67 Woodside Avenue
Briarcliff Manor, New York 10510

October 31, 2001

ENVIRONMENTAL MANAGEMENT SOLUTIONS OF NY, INC.

67 Woodside Avenue, Briarcliff Manor, NY 10510 • Tel 914 762 6333 • Fax 914 762 5578

October 5, 2001

Mr. Bob Vaccarello
R Y Management
1619 3rd Avenue
NYC, NY 10128

Tel: (212) 534-7771
Fax: (212) 534-6140

Re: Environmental Sampling at
Hudson View East Condominiums – 250 South End Avenue

Dear Mr. Vaccarello:

Following the WTC terrorist attack, EMS of NY was retained by your firm to conduct air testing within the hallways and select apartments, wipe/debris sampling within apartments that contained visible debris and water sampling for E. Coli, an indicator of water quality.

The information below details the actions undertaken, along with providing an explanation of the processes and applicable standards for the testing performed.

Airborne Asbestos Testing: The airborne fiber testing was performed within the common hallways and select apartment units within the buildings. The purpose of performing the testing was to determine whether elevated concentrations of asbestos, above current regulatory standards are present within the areas tested.

Current acceptable levels set forth by the Environmental Protection Agency is an airborne concentration of 70 structures per square millimeter of air (s/mm²). The standard of 70 s/mm² is used to determine whether airborne levels following an abatement project are acceptable for human occupancy. If the concentration exceeds 70 s/mm², the affected area is compared to background levels prior to determine acceptability. Levels below 70 s/mm² are deemed acceptable for reoccupancy according to NYC DEP.

Asbestos Debris/Dust Testing: The testing in this situation was performed within select hallways whereby accumulated dust/debris was identified. The purpose of testing the debris material was to determine whether asbestos was present and if so, could this material become airborne, especially if cleaning activities commence using non-specialized equipment.

In evaluating the results, asbestos was reported as absent or present. The absence of asbestos suggests that no asbestos fibers were identified and that if the air data in and around the building was also less than 70 s/mm², then the likelihood of the results remaining below maximum acceptable levels.

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If asbestos either within the dust or airborne asbestos was identified, then the unit should be cleaned using conventional asbestos/clean-up methodologies. This would involve using HEPA vacuums, negative air filtration, wet-wiping, steam cleaning (fabric materials) etc. followed by clearance airborne fiber testing to document the expected low airborne concentrations in connection with the cleaning efforts. If low or no airborne asbestos was detected, the cleanup procedures as stated above should still be followed to avoid making any of the settle dust/debris airborne.

Water Testing: The Coliform (E-Coli) in-water testing was performed in each building to identify whether the water met the coliform standard for potability.

The EPA recommended level for E-Coli in water is 1.1 CFU (Colony Forming Units) per 100 milliliters of potable (drinking) water. The lab findings indicate sample results less than 1.1 CFU's.

If you have any questions or require any additional services regarding the above, please do not hesitate to speak with me at your earliest convenience.

Sincerely,


 Marc Rutstein
 Vice President


 Reviewed by Marco J. Pedone
 PhD, MPH, CSP, CE

