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Fungal Investigation

**The Millennium Hilton Hotel
55 Church Street
New York, New York**

for

**Bovis Lend Lease
200 Park Avenue
New York, New York**

by

**TESTWELL LABORATORIES, INC.
47 Hudson Street
Ossining, NY 10562
(914) 944-2570**

A Minority Business Enterprise



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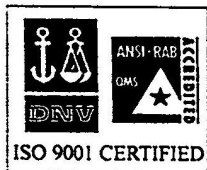
June 6, 2002

Mr. Michael Deane
Bovis Lend Lease LMB, Inc.
200 Park Avenue
New York, New York 10166
Michael.Deane@bovislendlease.com

Certifications & Accreditations

Telephone: (212) 592-6912
Facsimile: (212) 592-6988

Regarding: Fungal Inspection and Prevention
55 Church Street
New York, New York



Dear Mr. Deane,

As requested we have inspected accessible areas of the building for signs of fungal growth and wish to provide you with preliminary findings of our efforts. To date, we have conducted the following activities:

1. Field survey of wall and ceiling surfaces on floors 45-55 to determine moisture readings of walls and reconnaissance for visible fungal growth.
2. Reconnaissance of podium and lower levels for visible fungal growth.
3. Collection of samples for presence of fungal contamination.
4. Establish preliminary recommended actions to prevent fungal growth.



Field Survey of Floors 45-55

Moisture reading taken in each room on floors 45-55 did not indicate moist conditions suitable for fungal growth. Signs of fungal growth were evident, however, in isolated areas. These areas mostly consist of mechanical chases adjacent to the individual fan coil units in guest and function rooms on the upper floors. A significant number of the drywall chases on the top floors (51-55) showed signs that fungal growth had been present. Lower floors (45-50), however, showed little to no indication of fungal growth. Fungal growth was also observed in locations where ice making machines were previously located. There was no standing water observed on any of the floors inspected.



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Reconnaissance of Podium and Lower Levels

A visual inspection of the podium floors and lower levels was conducted. Moisture readings were not conducted, as the areas did not yet have finishes (i.e. vinyl backed wallpaper) stripped.



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in the industrial hygiene program
CERT. NO. 100147

Visual inspection of the podium floors 3, 4, 5 revealed no signs of fungal growth. The inspection included the casework and walls along the west façade, where a



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Regarding: Fungal Inspection and Prevention
55 Church Street
New York, New York
June 6, 2002
Page 2

majority of the curtainwall was damaged or destroyed and to the kitchen area where there are likely sources of moisture. No standing water was observed on floors 3, 4 or 5.

The lower levels (C and SC) were inspected and signs of fungal growth were observed in the housekeeping office area(s) located on the Cellar level, along the west foundation wall. Fungal growth was observed concentrated on the furred out drywall partition in several of the areas. Other surfaces within the housekeeping office proper were also observed to have visible fungal growth, including a leather chair and carpeting.

Standing water has been observed in the past in several lower level areas including the laundry area and electrical equipment room.

Collection of Samples for Presence of Fungal Contamination

Samples to determine the presence of viable fungal contamination were collected from the following materials:

Piping system insulation jacket (ASJ) that indicated visible fungal growth located within a mechanical pipe chase on the 50th floor.

Drywall from mechanical chase indicating fungal growth on 50th floor.

Material from leather chair located in housekeeping office on cellar level.

Acoustic duct lining from HVAC #3 located in the 6th floor MER and feeding the 3rd floor.

These samples have been submitted to the laboratory for incubation and analysis. We anticipate having results on the testing on or about June 12th.

Recommended Actions to Prevent Fungal Growth

As fungal growth has been observed in several areas of the building, it is important to reduce or eliminate the host conditions for further growth. To that end, we recommend that HVAC systems be made operational to circulate air and provide conditioning to eliminate moisture in the air. As the building is currently undergoing decontamination of asbestos fibers, this activity should be limited to those areas where such decontamination has already been performed.

Prior to re-starting, the HVAC systems should be re-commissioned in accordance with the procedures established by Cosentini Associates, including cleaning of the HVAC units and related ductwork and installing new filters.

Mechanical chases on the 50th, 45th and every five floors downward thereafter, should be opened and all vertical penetrations sealed with an appropriate material. Un-insulated piping within the mechanical chases should be insulated to prevent condensation. Drain pans in the fan coil units should be checked to



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Regarding: Fungal Inspection and Prevention
55 Church Street
New York, New York
June 6, 2002
Page 3

ensure that there is no blockage and there is adequate drainage flow. Fins, coils and drain pans of the units should be cleaned with a biocide or germicide.

As the housekeeping area has not yet been decontaminated for asbestos fibers, we recommend that all materials located within the office areas be disposed of during the decontamination process. Further, we request that the furred out drywall partition be removed in its entirety during the decontamination process.

The presence of uncontained water in any areas of the building should be called to the attention of appropriate persons for investigation into the cause and appropriate repairs made. Documentation of any such instances should be maintained for future correlation, if needed.

Further recommendations will be made after test results are received for samples collected to date.

Please contact me with any questions you may have.

Respectfully submitted,

Testwell Laboratories, Inc.

A handwritten signature in black ink, appearing to read 'CS', is written over the printed name of Charles Schnugg.

Charles Schnugg
Vice President



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July 10, 2002

Offices in

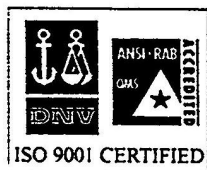
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Certifications &
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Regarding: Fungal Inspection
Tower Floors 26-55
55 Church Street
New York, New York



Dear Mr. Deane,

We have completed inspection for visible fungal growth on floors 26 to 55 and present the following report and scope.

Inspection

Spot locations throughout the upper tower floors indicated the presence of fungal growth. Bulk samples collected from an affected pipe chase on the 50th floor indicated that the mold remained viable and most likely, would continue to grow, given a re-introduction of moisture to the chase.

The attached drawings T-26 through T-55 indicate locations where visible mold growth was identified.

Please contact me with any questions you may have.

Respectfully submitted, -

Testwell Laboratories, Inc.

Charles Schnugg
Vice President



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11142 & 11651

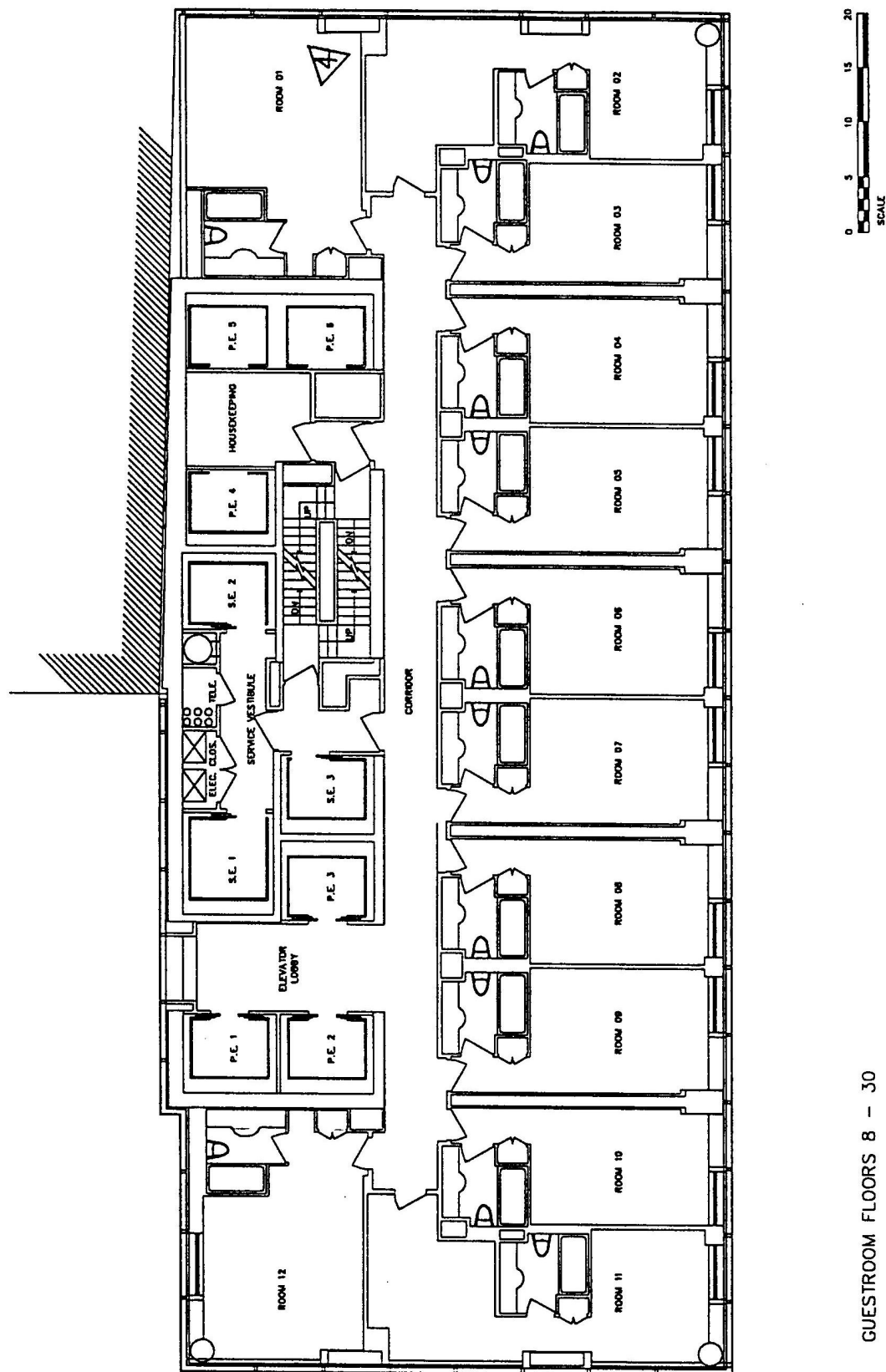




WORK PROCEDURES

The following procedures shall be followed for the removal of the microbial contaminated drywall surfaces from tower floors 26 through 55 as identified on the attached drawings.

1. The Contractor shall be responsible for providing trained, experienced and qualified workers for this project.
2. Drawings identify locations where visible growth has been observed along with an estimated quantity of affected drywall surface
3. The Contractor shall abide by all health and safety requirements including NYC Department of Health Guidelines for fungi remediation. It is the responsibility of the Contractor to provide adequate Personal Protection Equipment (PPE) including protective clothing, respiratory protection in accordance with OSHA 1910.134, and decontamination facilities to the workers and inspectors involved in the microbial cleanup and sanitization.
4. Removal of affected drywall surfaces identified as affected shall be as follows:
 - a. Small Isolated Areas (30 sq. ft or less).
 - (1). One (1) layer of plastic sheeting shall be placed on the floor directly under the sheetrock to act as a drop cloth.
 - (2). Materials to be removed shall be lightly misted with a disinfectant for dust suppression prior to removal
 - (3). The Sub-contractor must use a HEPA vacuum in conjunction with sheetrock cutting and removal.
 - (4). All contaminated absorbed wall and/or ceiling drywall shall be removed and placed in six mil plastic bag for disposal. Contractor shall remove sheetrock in the affected areas and an additional 2'-0" beyond the affected adjacent planar surface. Do not extend cutting into other significant structures (i.e chase to wall, wall to chase, wall to ceiling, etc.)
 - (5). Where affected drywall includes a vertical chase enclosure containing mechanical systems, such mechanical systems shall be inspected for signs of visible growth and, if determined to be present, said insulation shall be removed.
 - (6). All exposed metal studs shall be cleaned and sanitized after sheetrock removal.
 - (7). Do not disturb or otherwise undermine finished stone base, flooring, sinks, bathtubs, tile walls, ceilings, etc. If such items are adjacent to affected surfaces, remove as much drywall as possible and spray the remaining surfaces with disinfectant.
 - (8). Affected areas shall be allowed to thoroughly dry prior to closing openings.



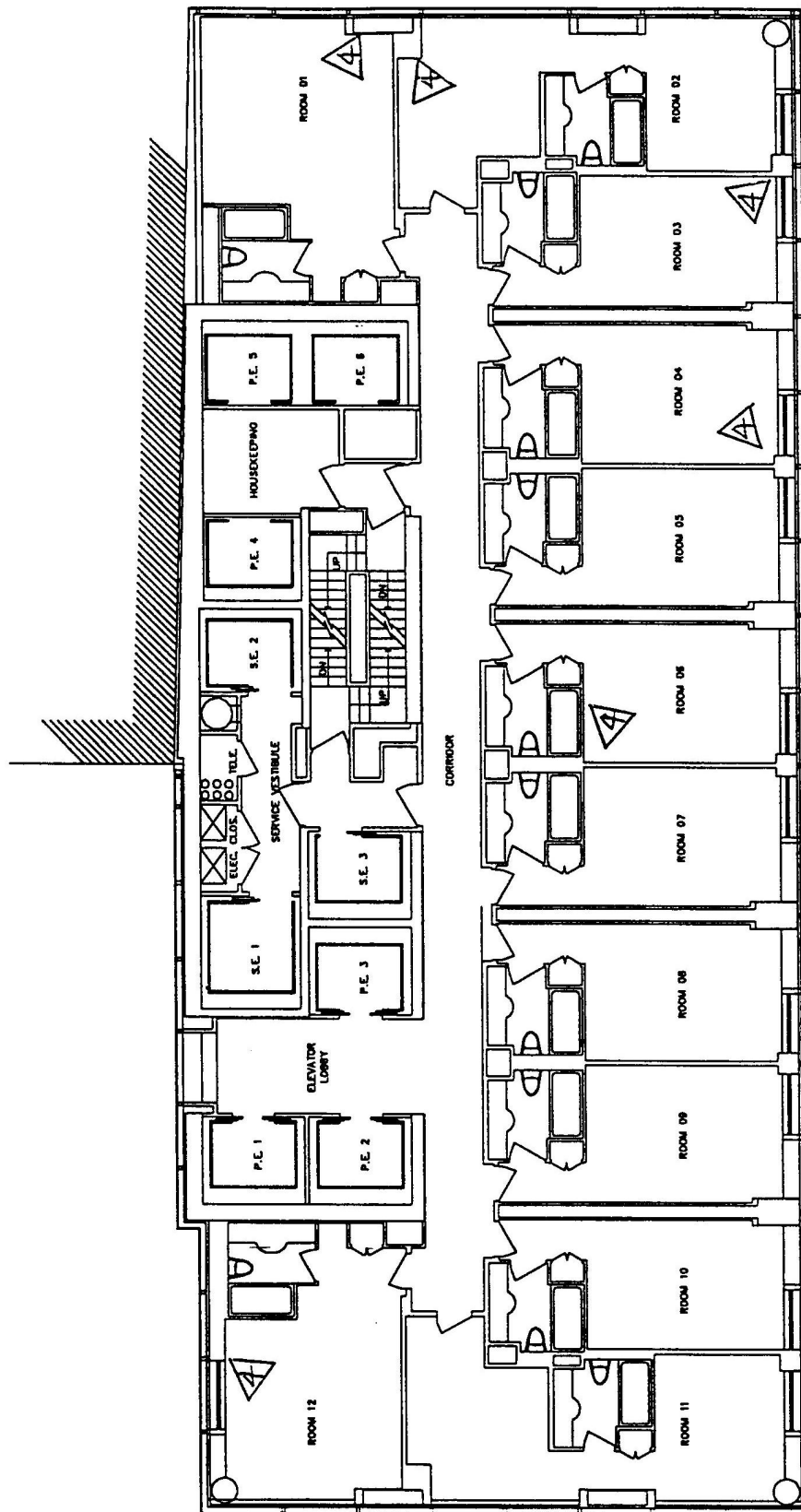
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Scale: None
 Date: 12/15/01
 No. T-27



GUESTROOM FLOORS 8 - 30

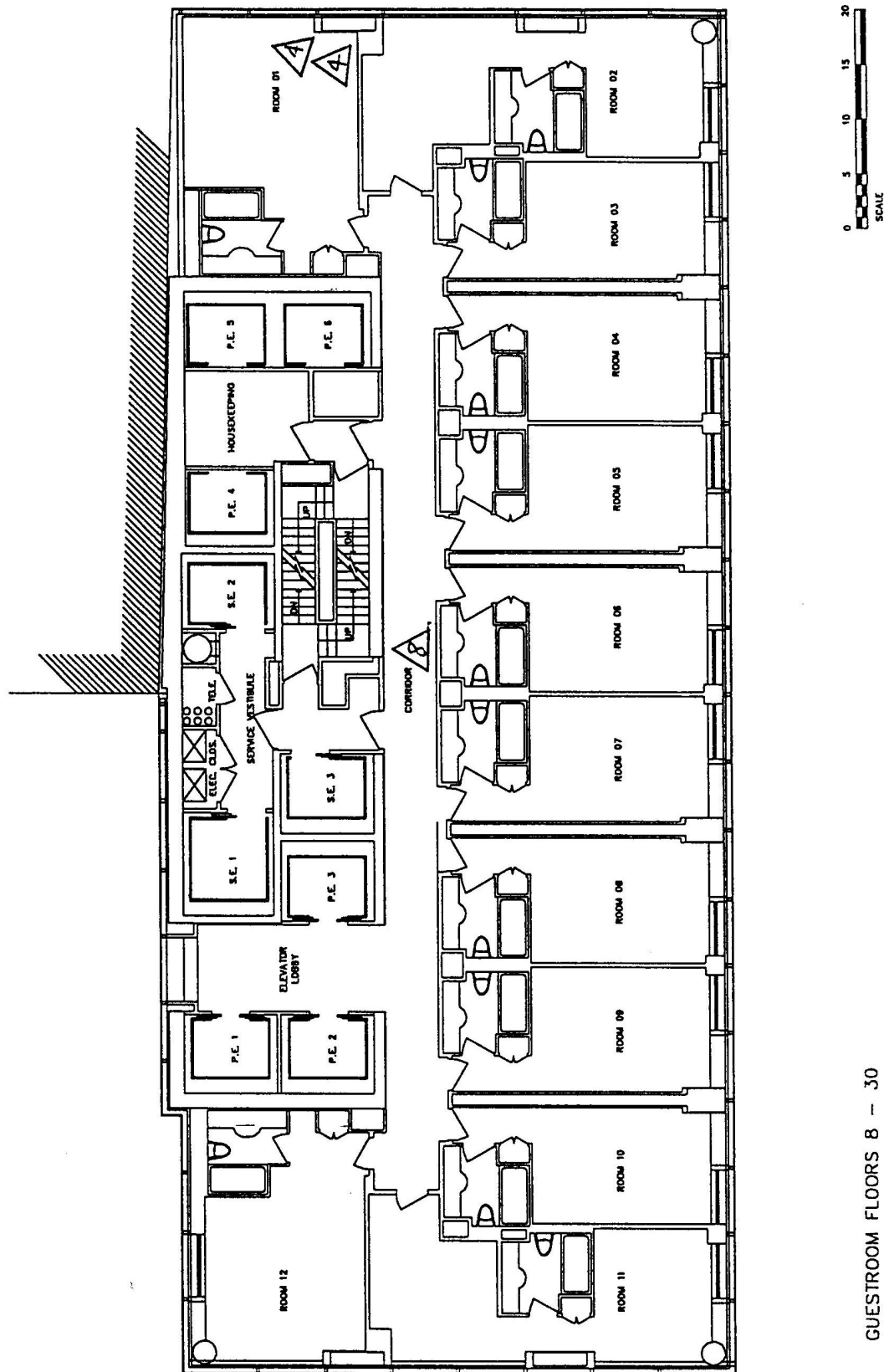


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Scale:	None
Date:	12/15/01
No.	T-28



GUESTROOM FLOORS 8 - 30

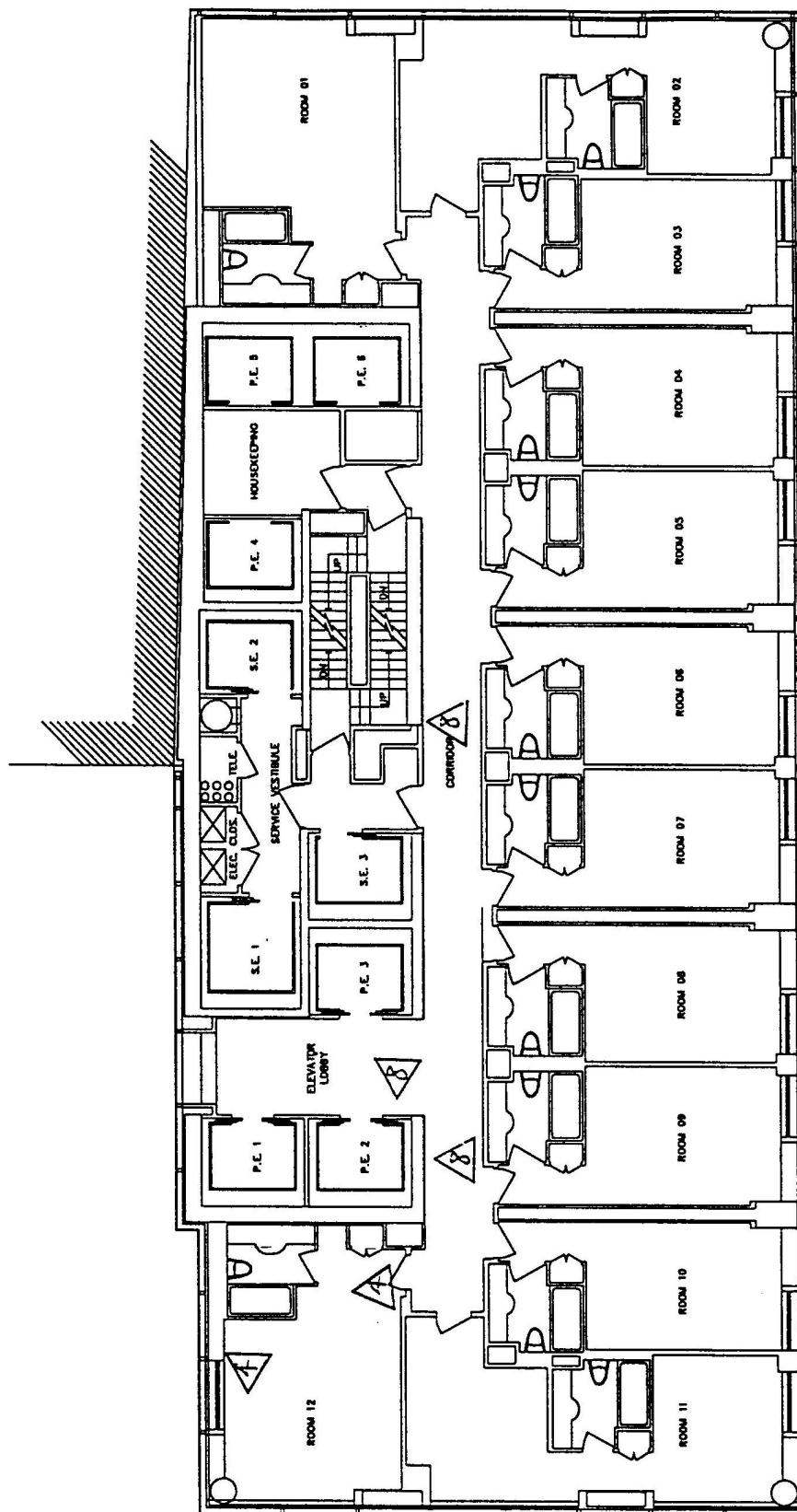


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Scale:	None
Date:	12/15/01
No.	T-29



GUESTROOM FLOORS 8 - 30

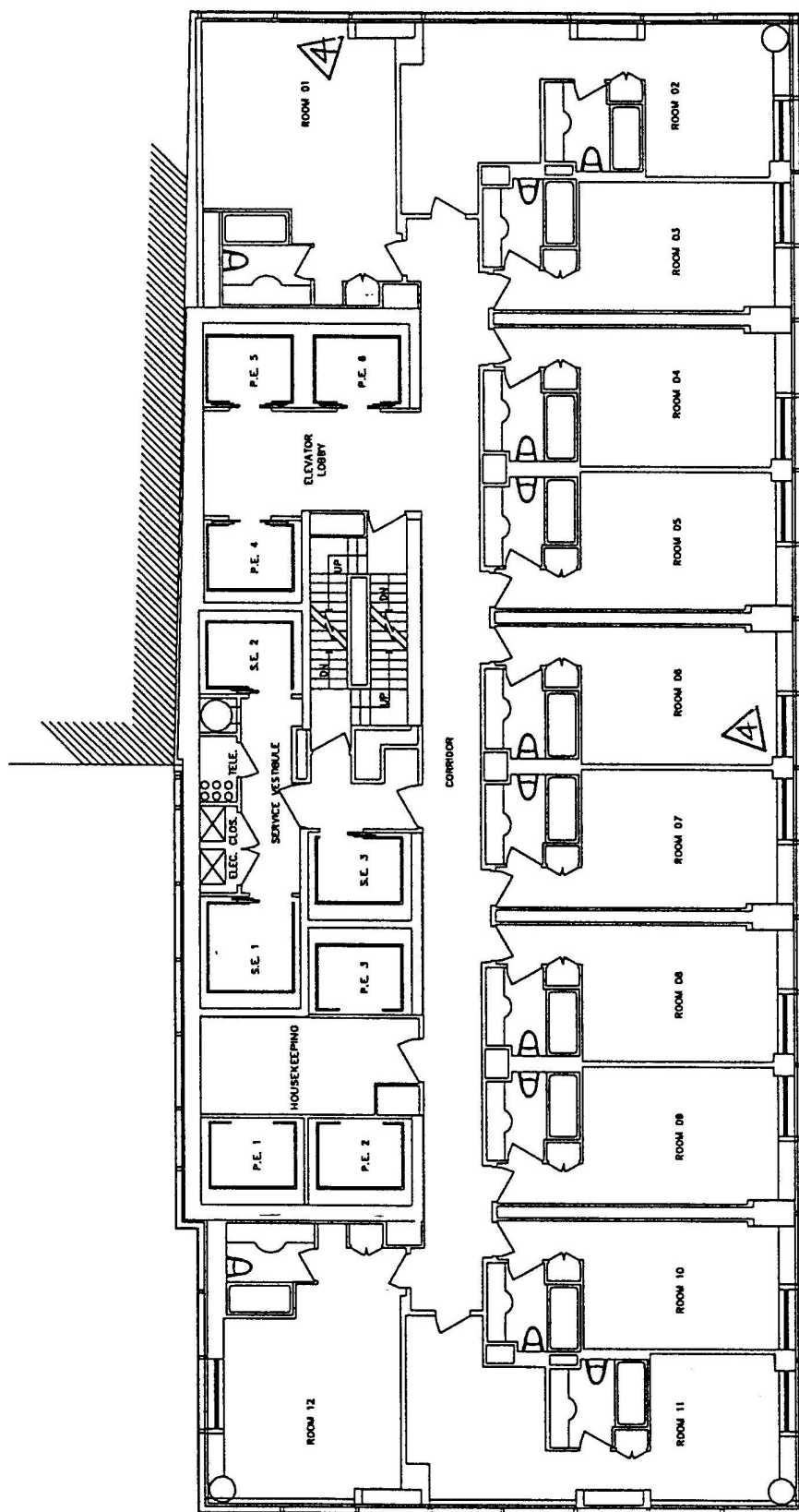


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Scale: None
 Date: 12/15/01
 No. T-30



GUESTROOM FLOORS 31, 32



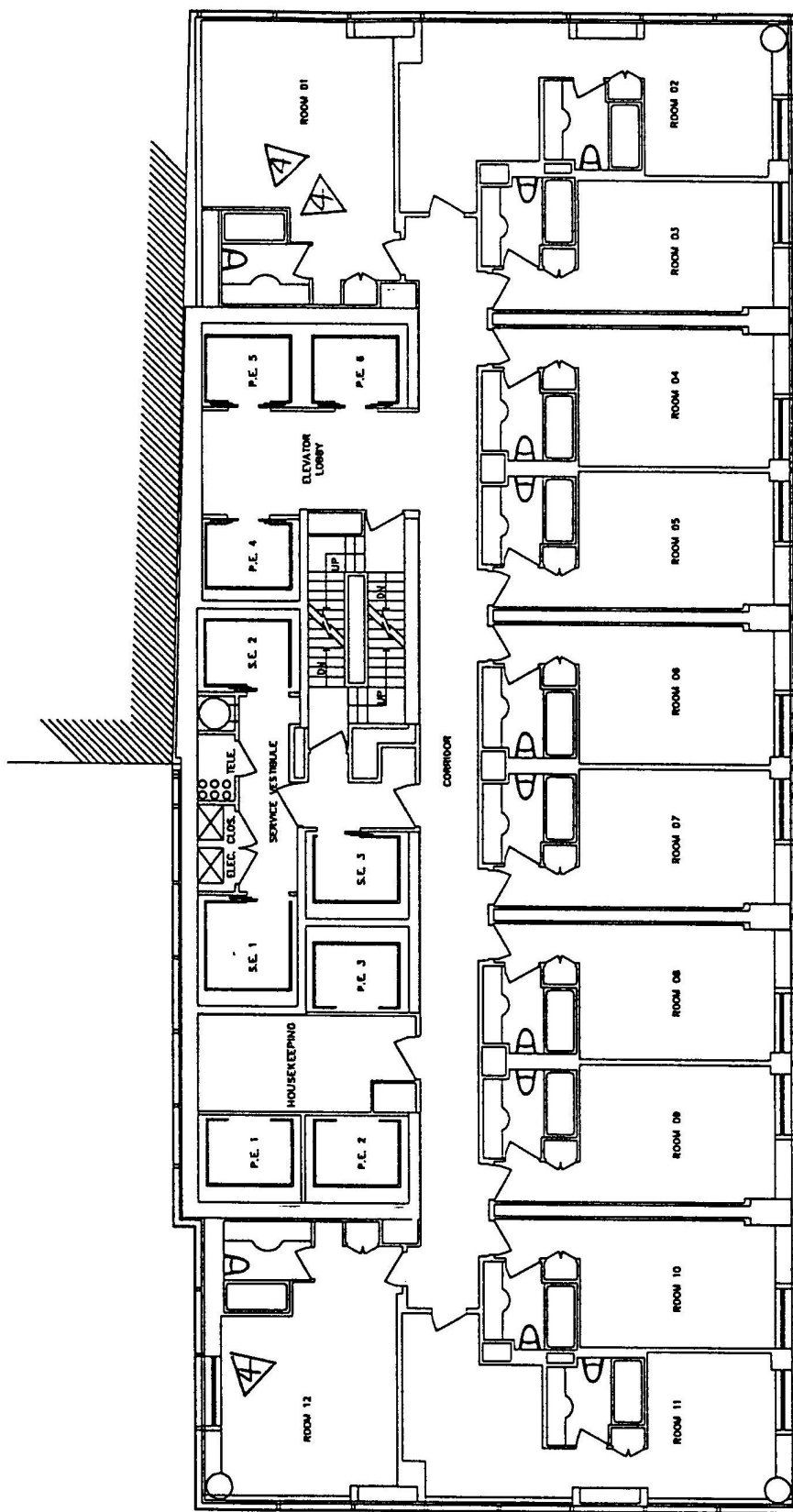
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SCOPE:	None
DATE:	12/15/01
NO.	T-31



GUESTROOM FLOORS 31, 32

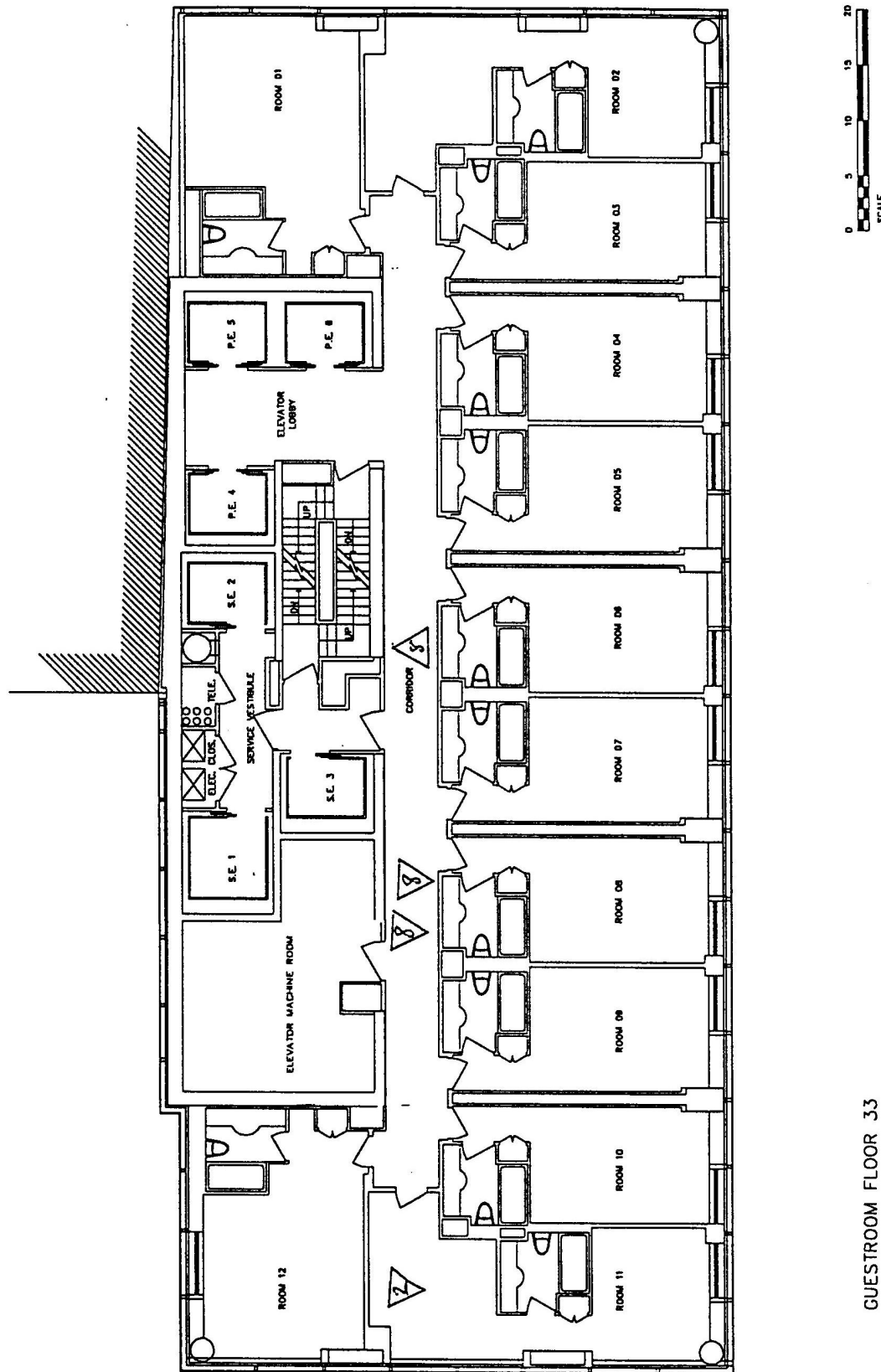


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SCALE:	None
DATE:	12/15/01
NO.	T-32

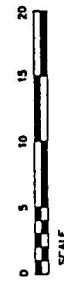
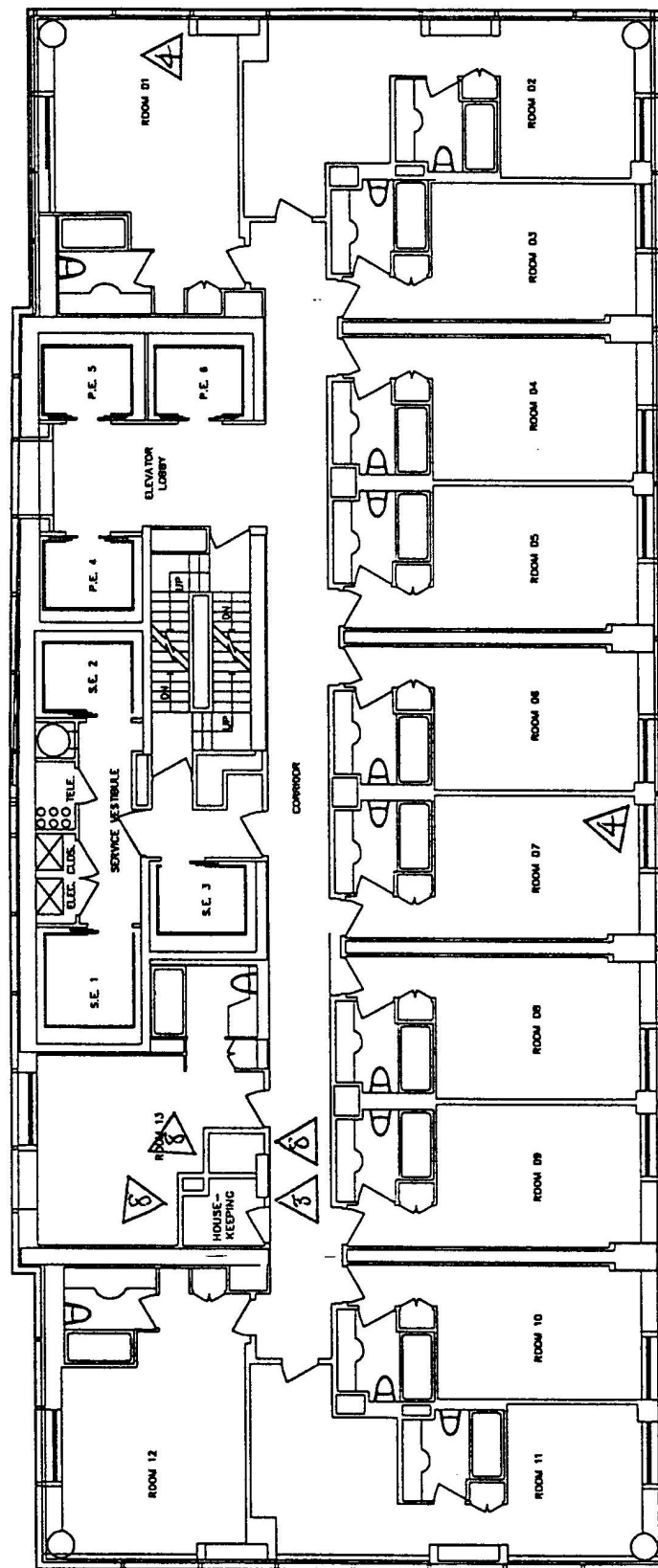


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Scale:	None
Date:	12/15/01
No.	T-33

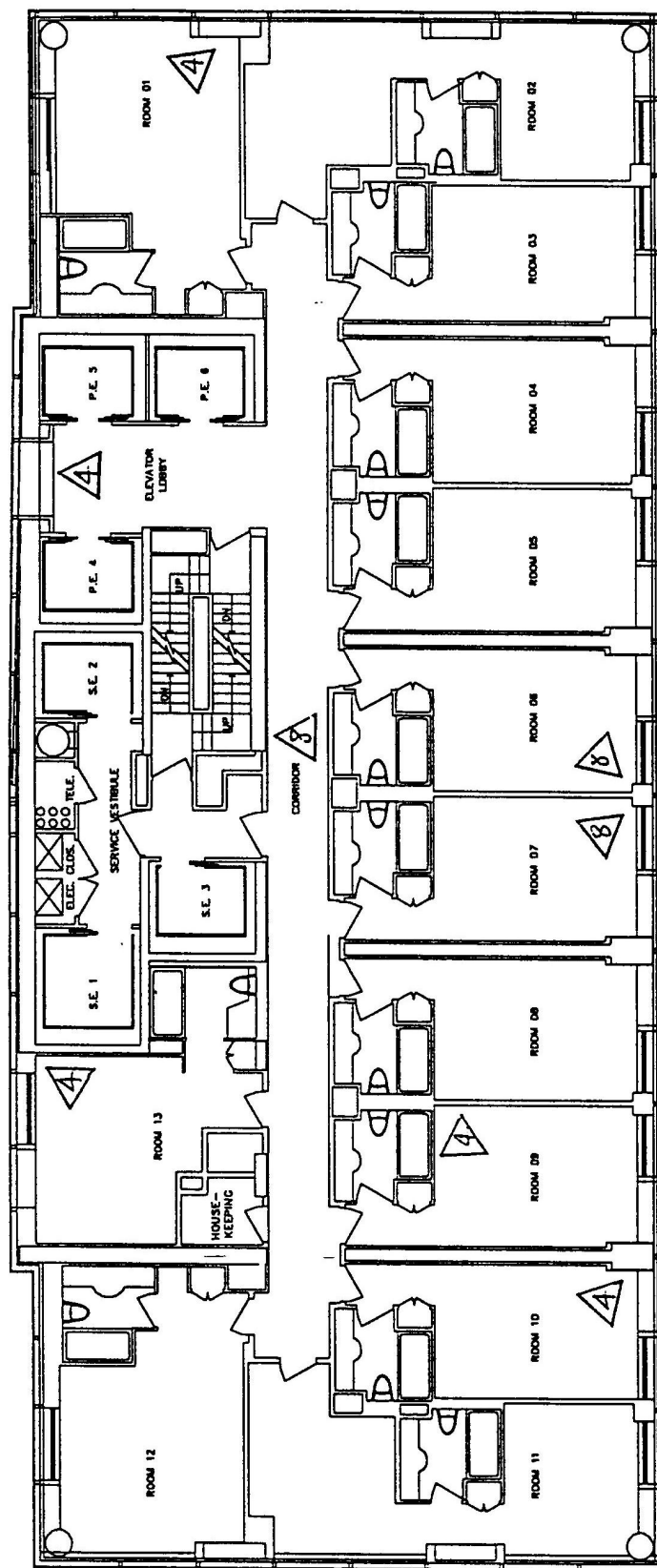


GUESTROOM FLOORS 34 - 50



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 Base Floor Plan

PC018: None
 Date: 12/15/01
 No. T-34



GUESTROOM FLOORS 34 - 50

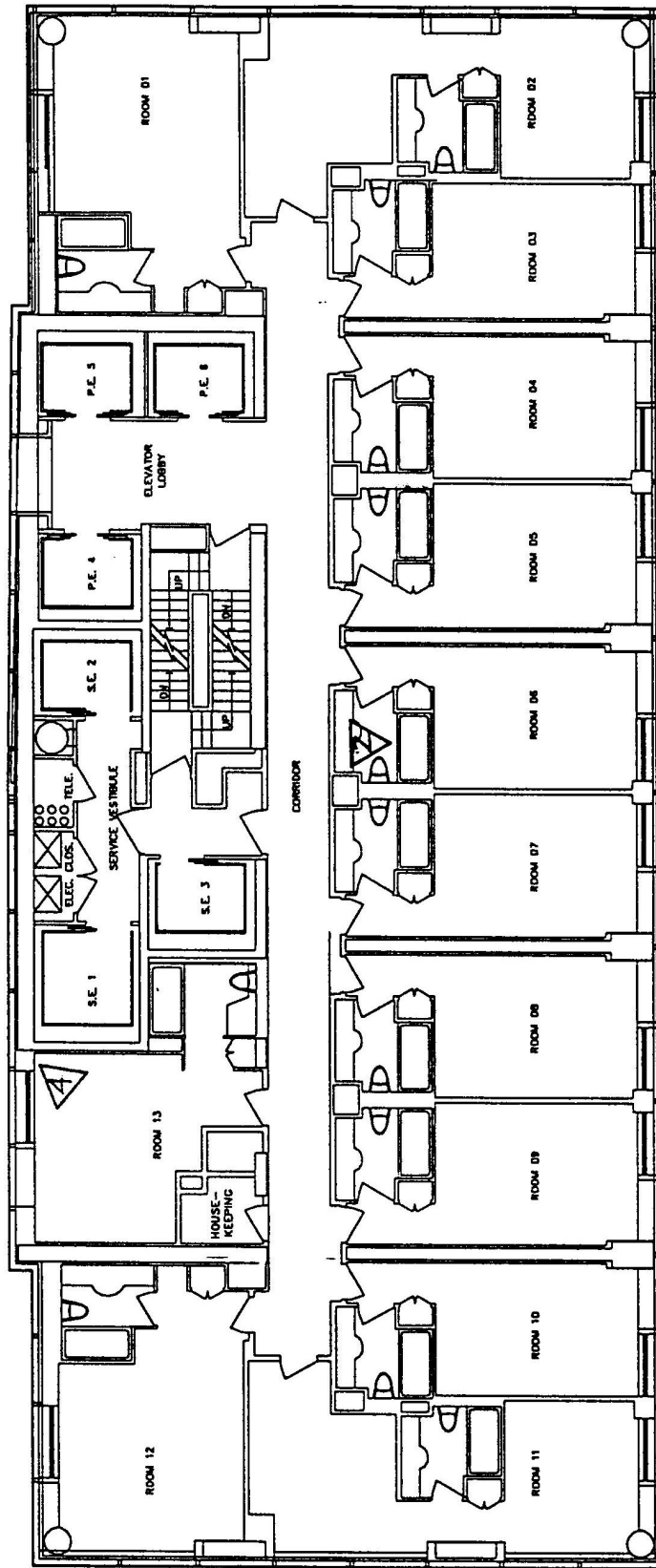


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Scale:
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 Date:
 12/15/01
 No.
 T-35



GUESTROOM FLOORS 34 - 50

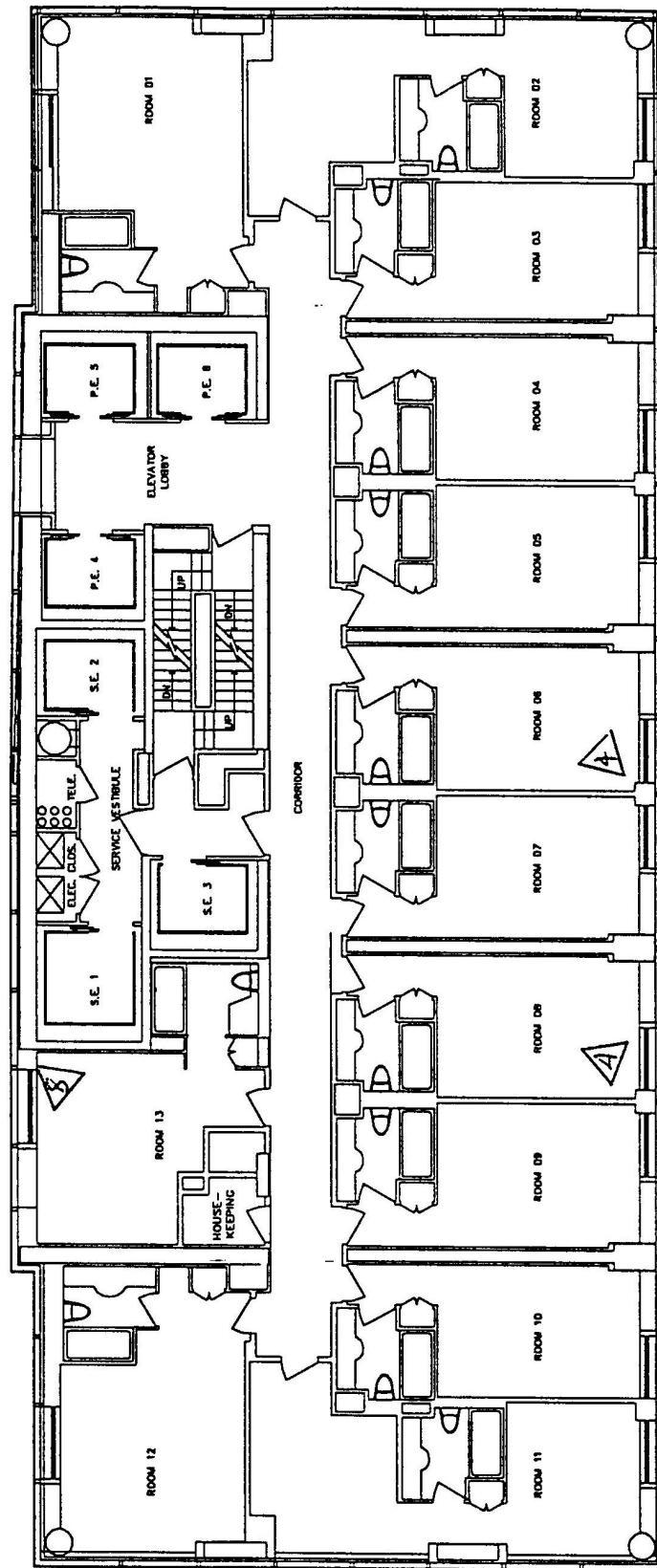


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Scale: None
 Date: 12/15/01
 No. T-36



GUESTROOM FLOORS 34 - 50

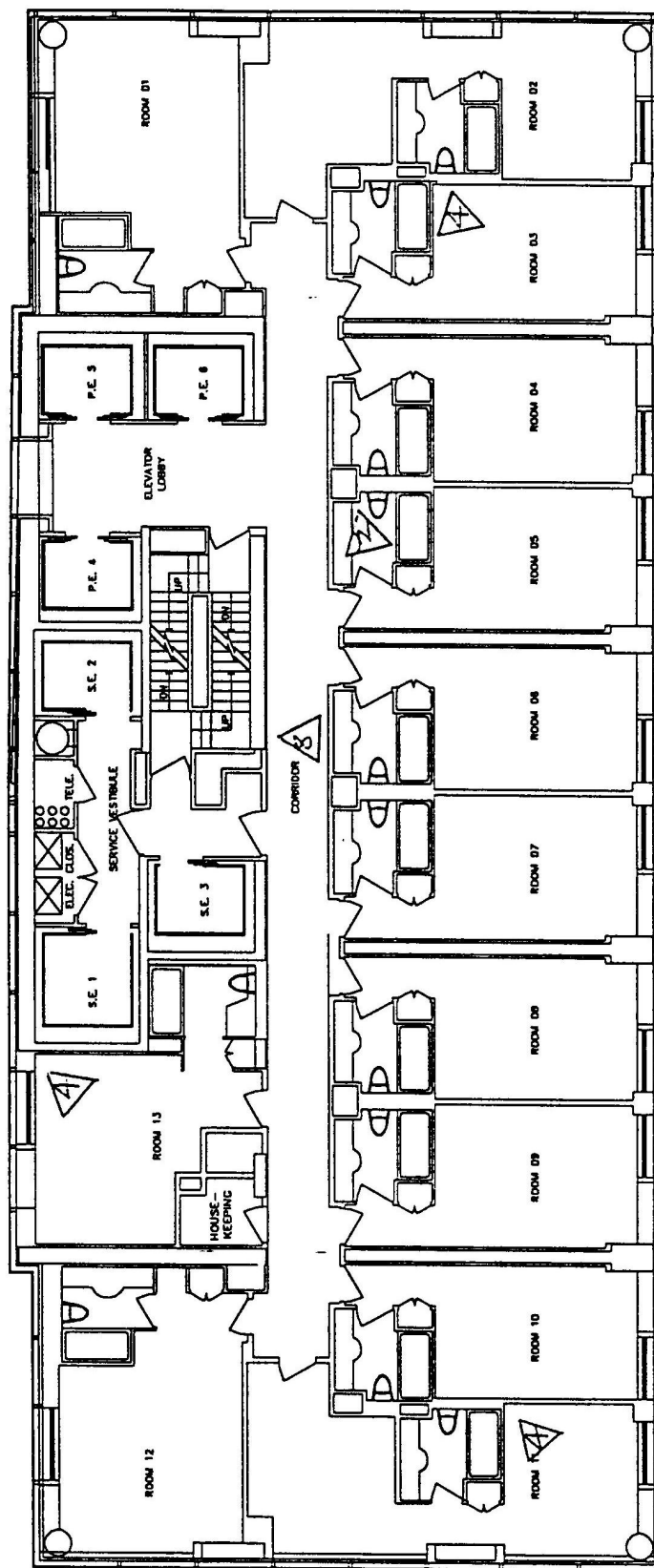


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Scale:	None
Date:	12/15/01
No.	T-37



GUESTROOM FLOORS 34 - 50

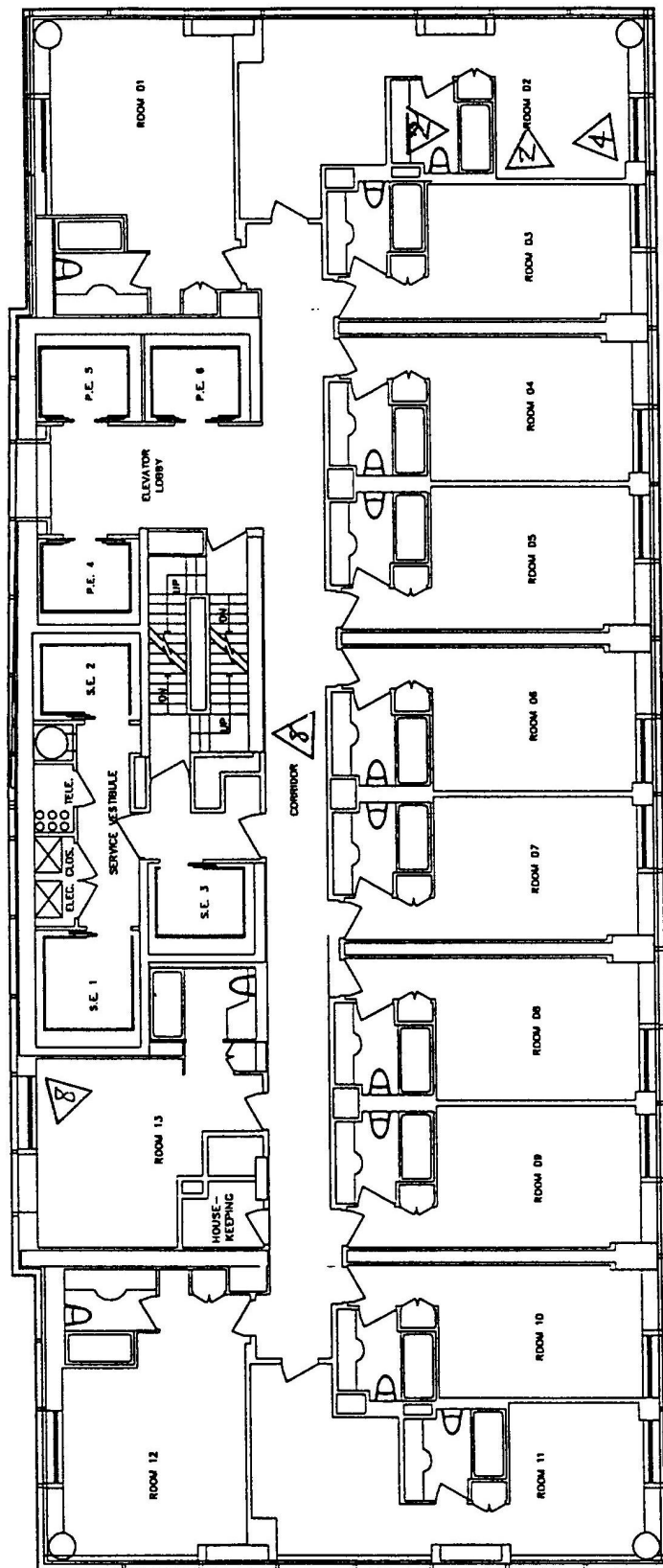


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Scale:	None
Date:	12/15/01
No.	T-38



GUESTROOM FLOORS 34 - 50

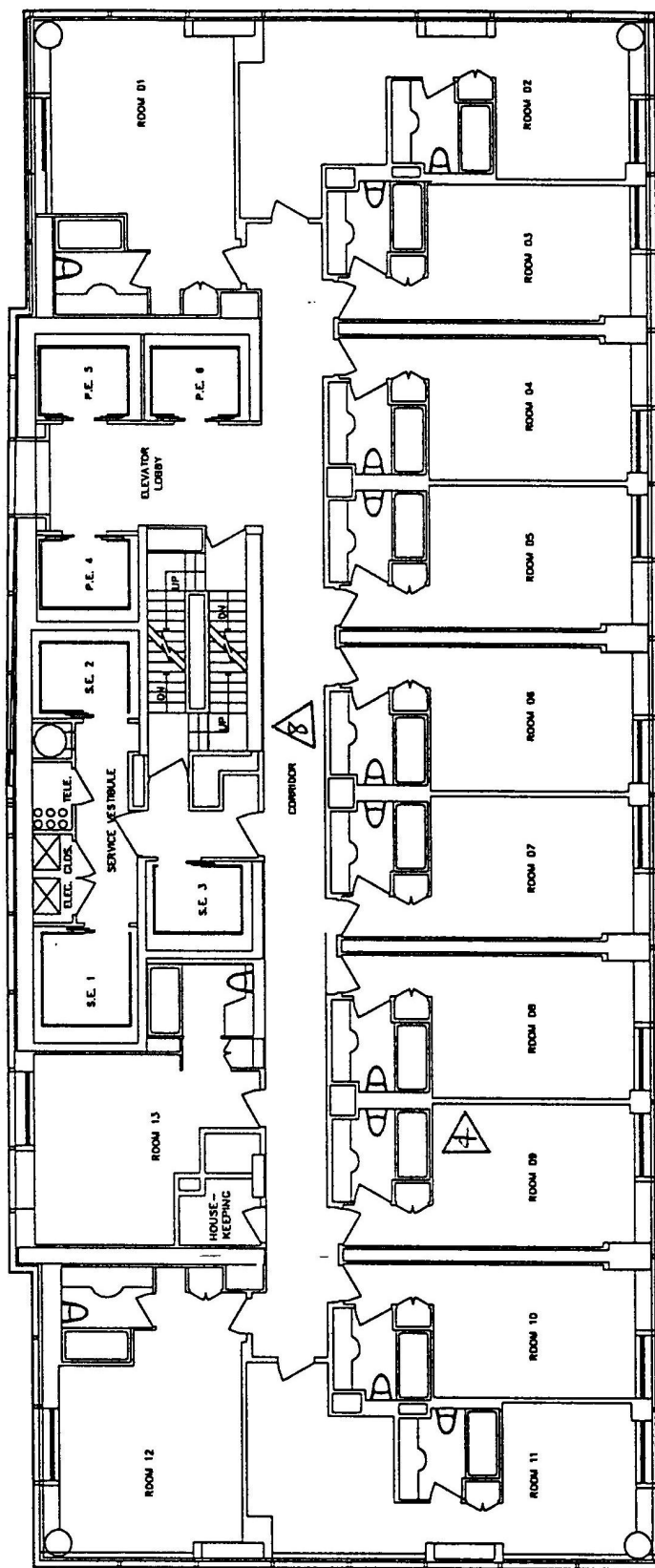


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Scale:	None
Date:	12/15/01
No.	T-39



GUESTROOM FLOORS 34 - 50

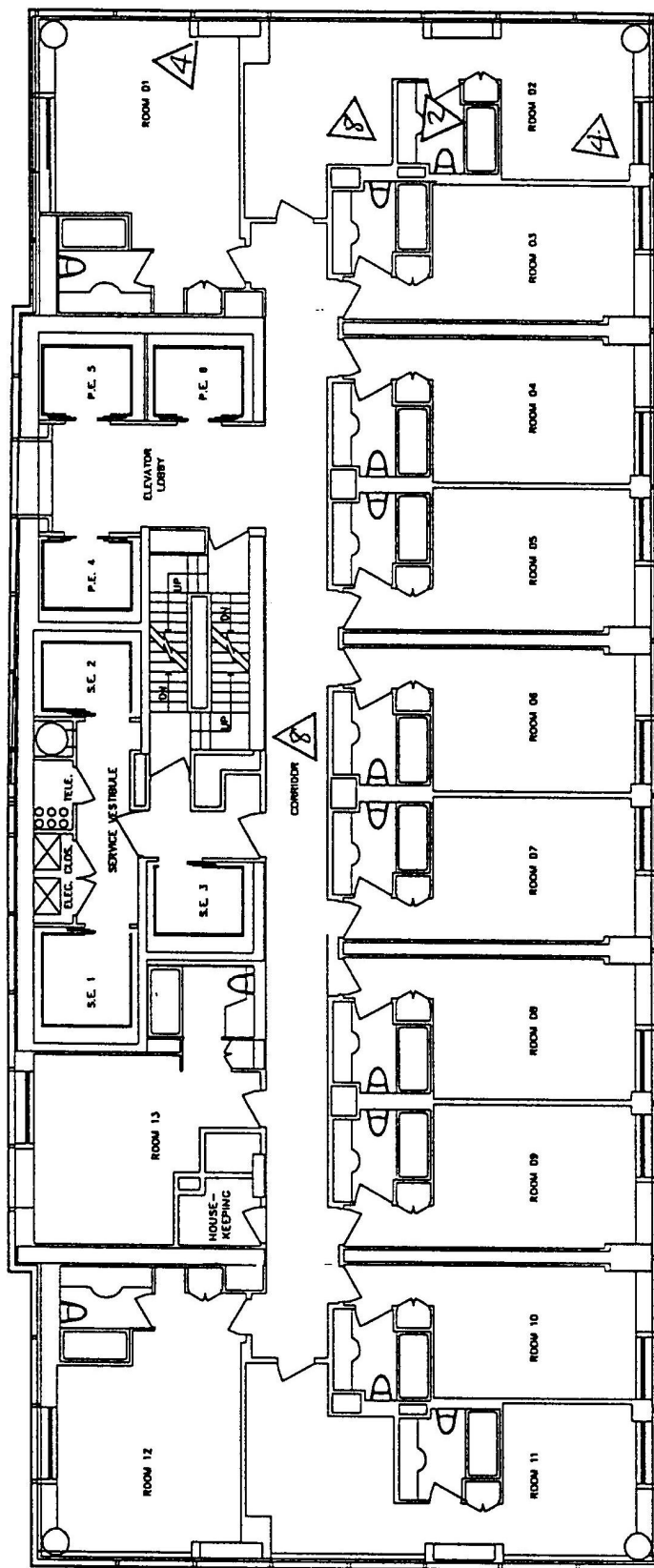


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Scale:	None
Date:	12/15/01
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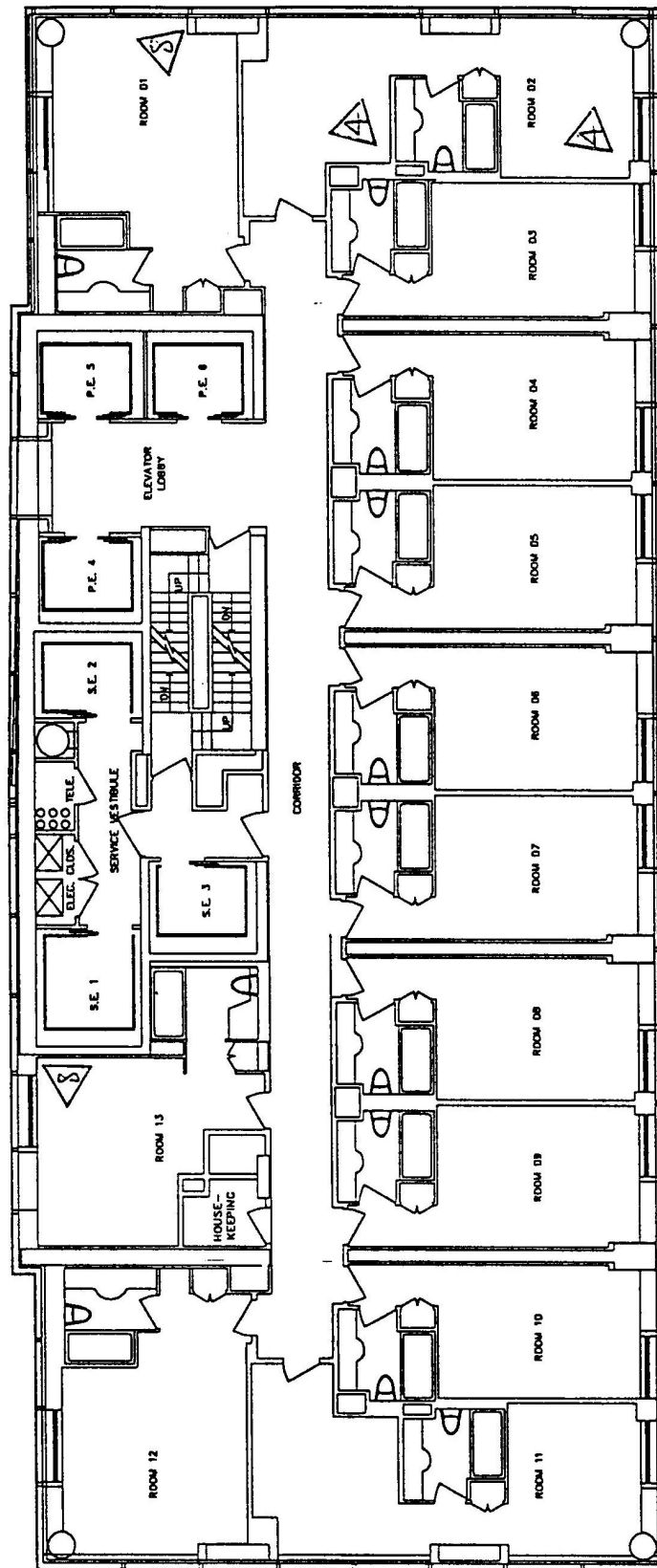


GUESTROOM FLOORS 34 - 50

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Scale:	None
Date:	12/15/01
No.	T-41



GUESTROOM FLOORS 34 - 50

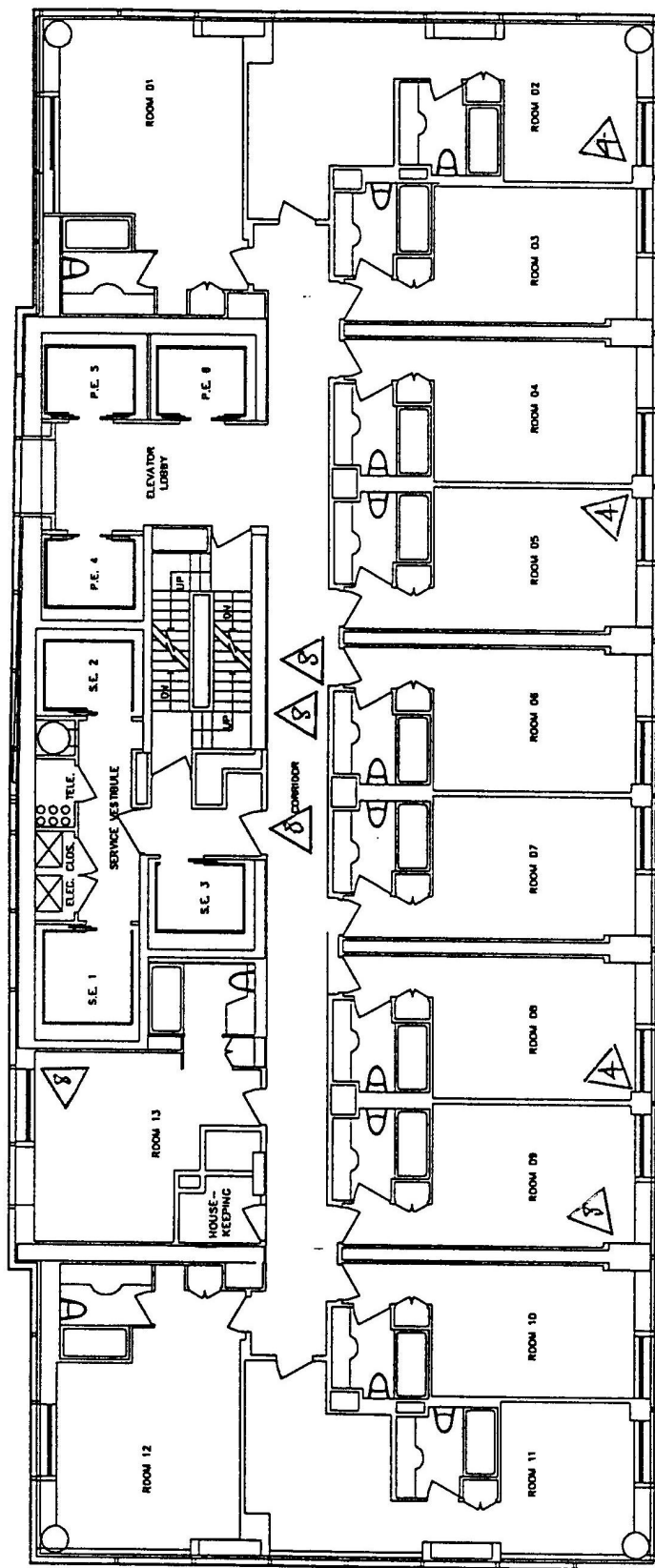


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 New York, New York
 Base Floor Plan

Scale:
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 Date:
 12/15/01
 No.
 T-42

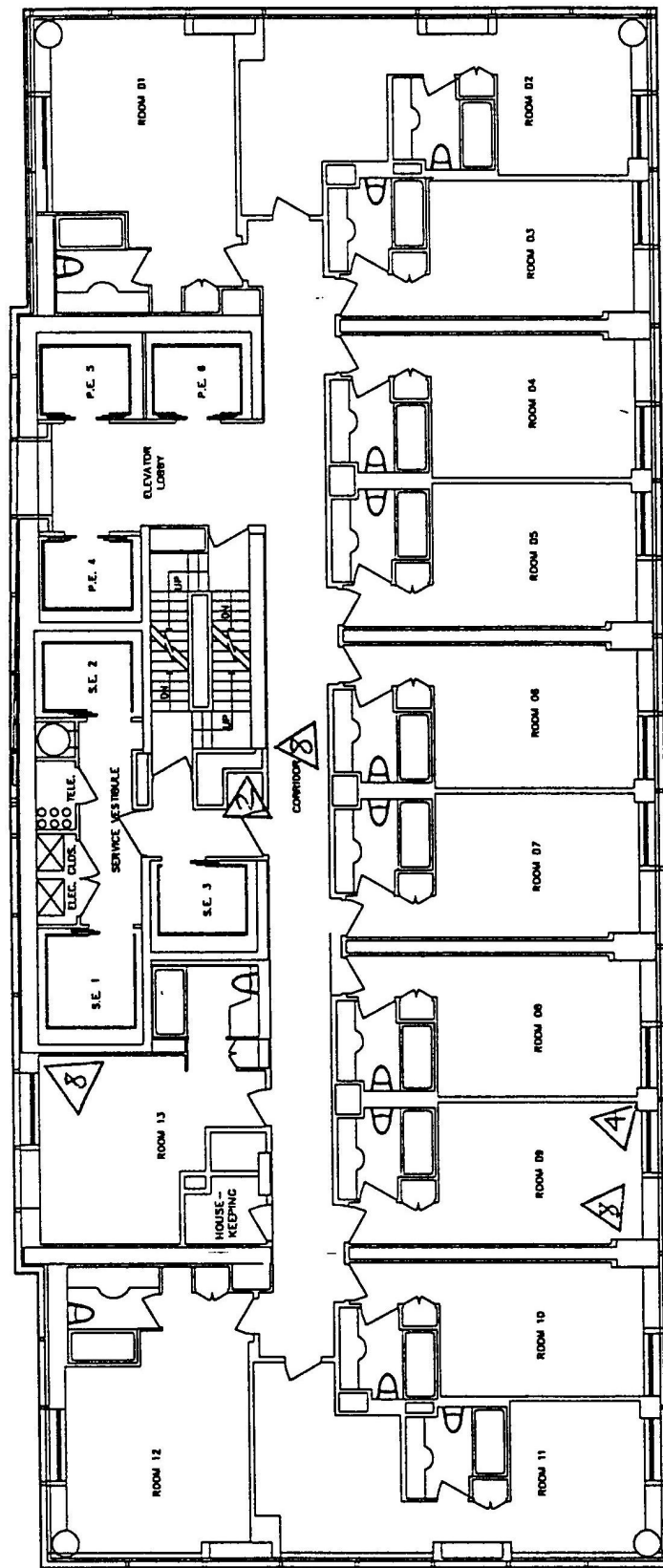


GUESTROOM FLOORS 34 - 50



Millennium Hilton Hotel
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 New York, New York
 Base Floor Plan

Scale:
 None
 Date:
 12/15/01
 No.
 T-43



GUESTROOM FLOORS 34 - 50



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Scale:	None
Date:	12/15/01
No.	T-44

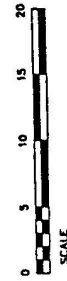
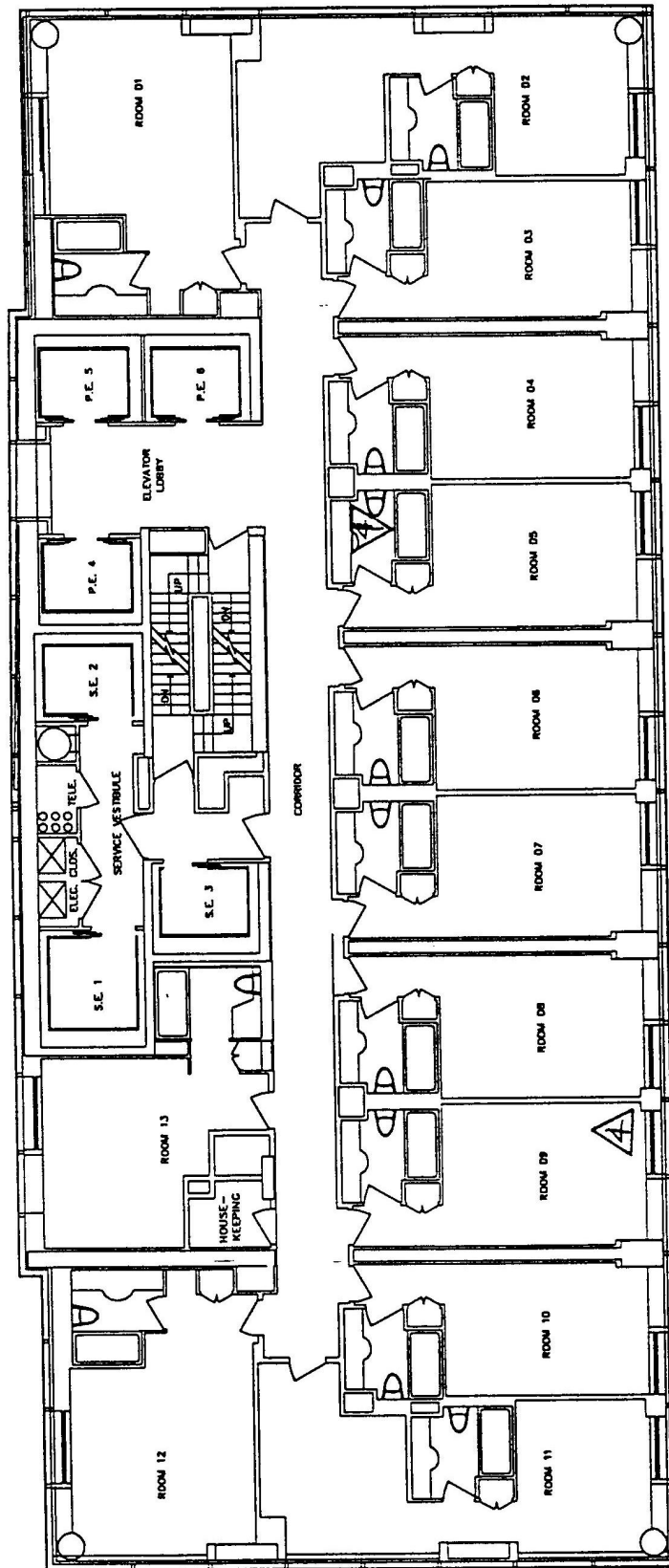


GUESTROOM FLOORS 34 - 50



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Scale:	None
Date:	12/15/01
No.	T-45



GUESTROOM FLOORS 34 - 50

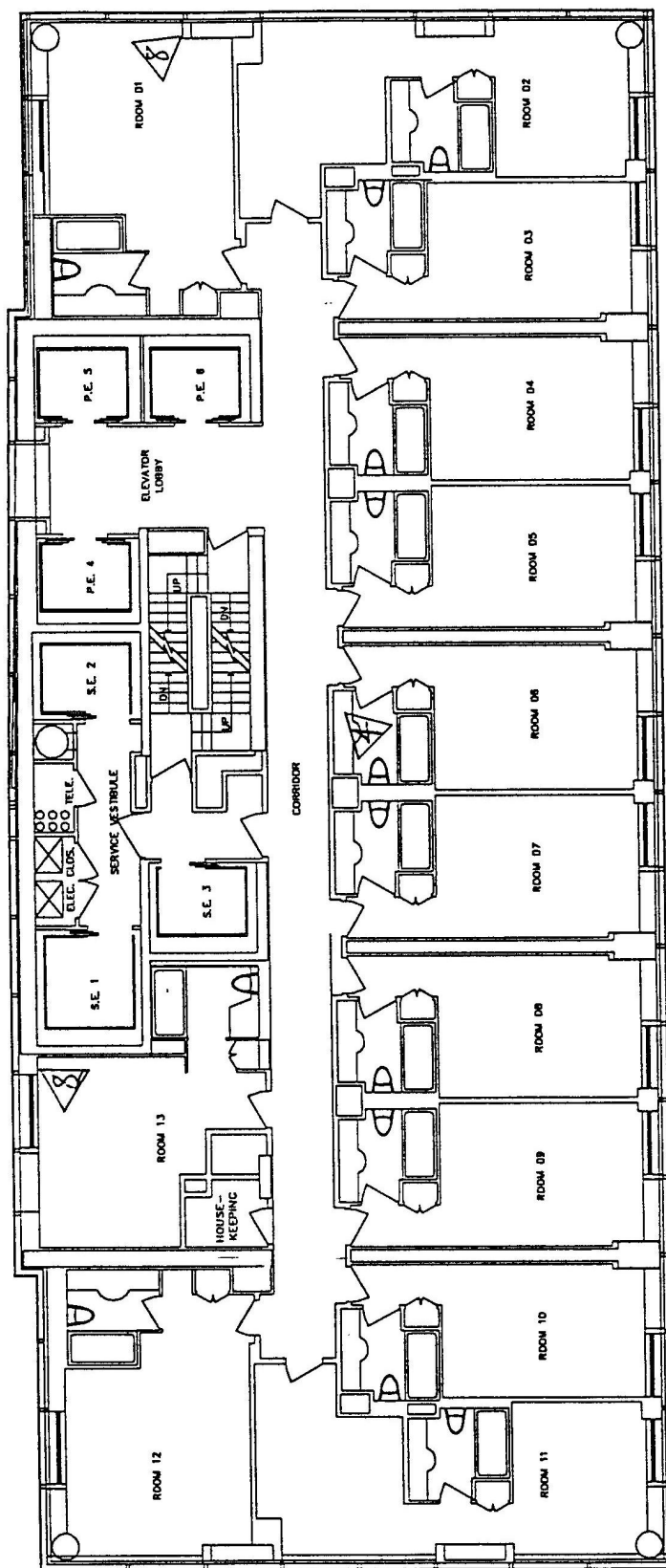


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Scale:	None
Date:	12/15/01
No.	T-46



GUESTROOM FLOORS 34 - 50

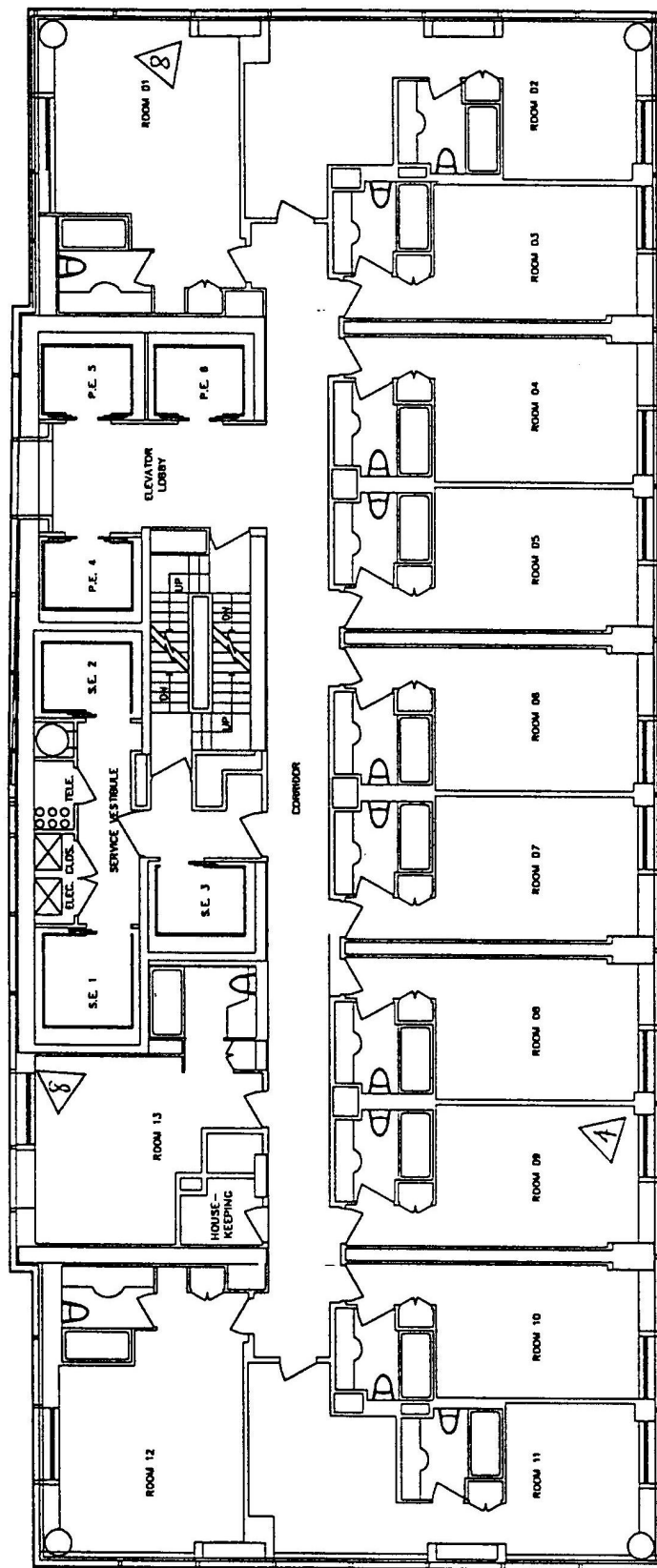


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Scale: None
 Date: 12/15/01
 No. T-47



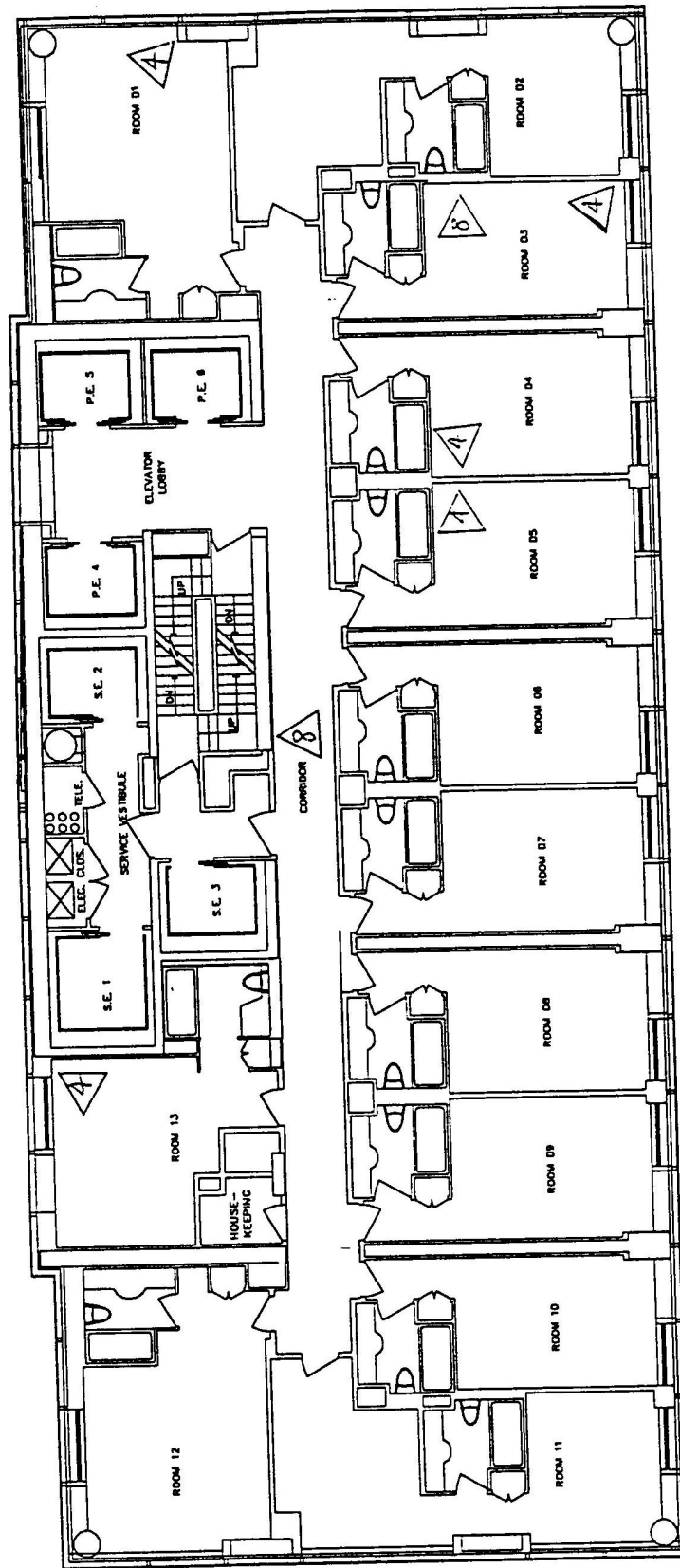
GUESTROOM FLOORS 34 - 50



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Scale: None
 Date: 12/15/01
 No. T-48



GUESTROOM FLOORS 34 - 50



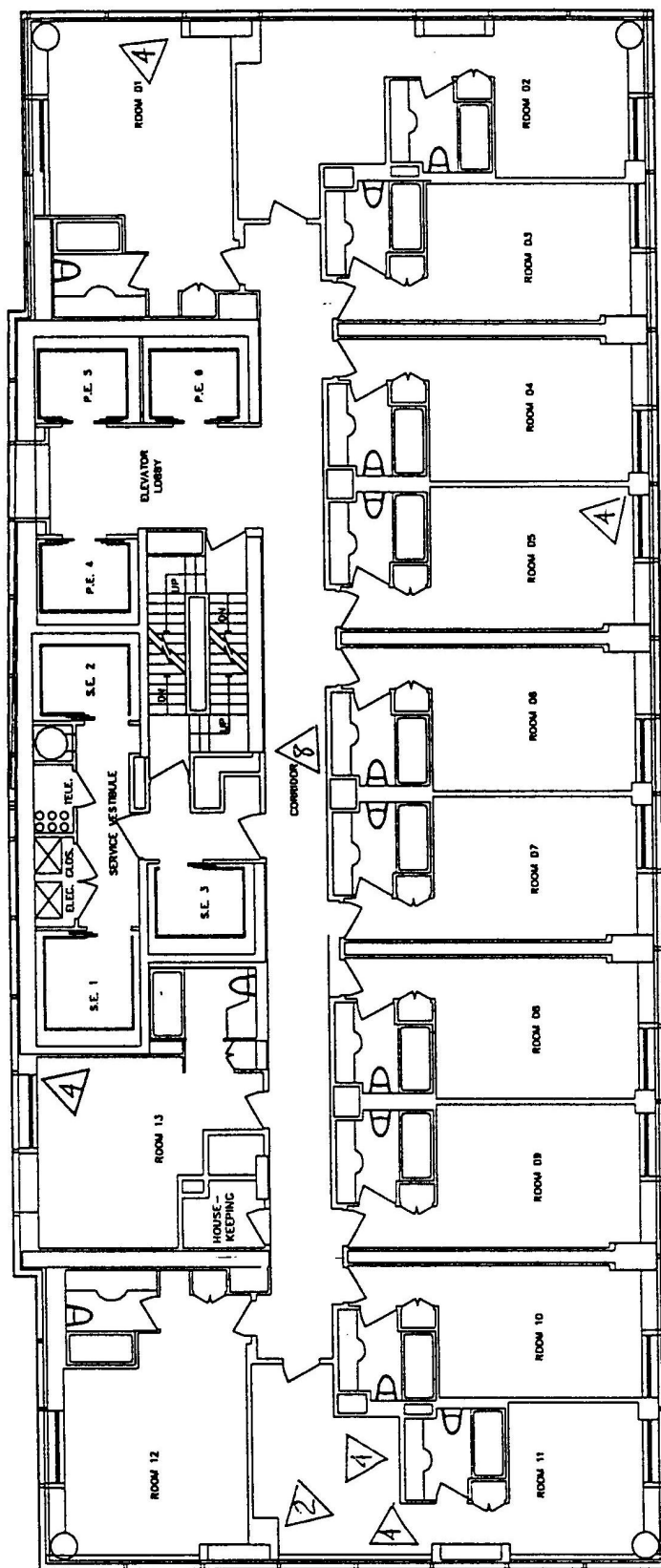
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New York, New York
Base Floor Plan

Score:	None
Date:	12/15/01
No.	T-49



GUESTROOM FLOORS 34 - 50

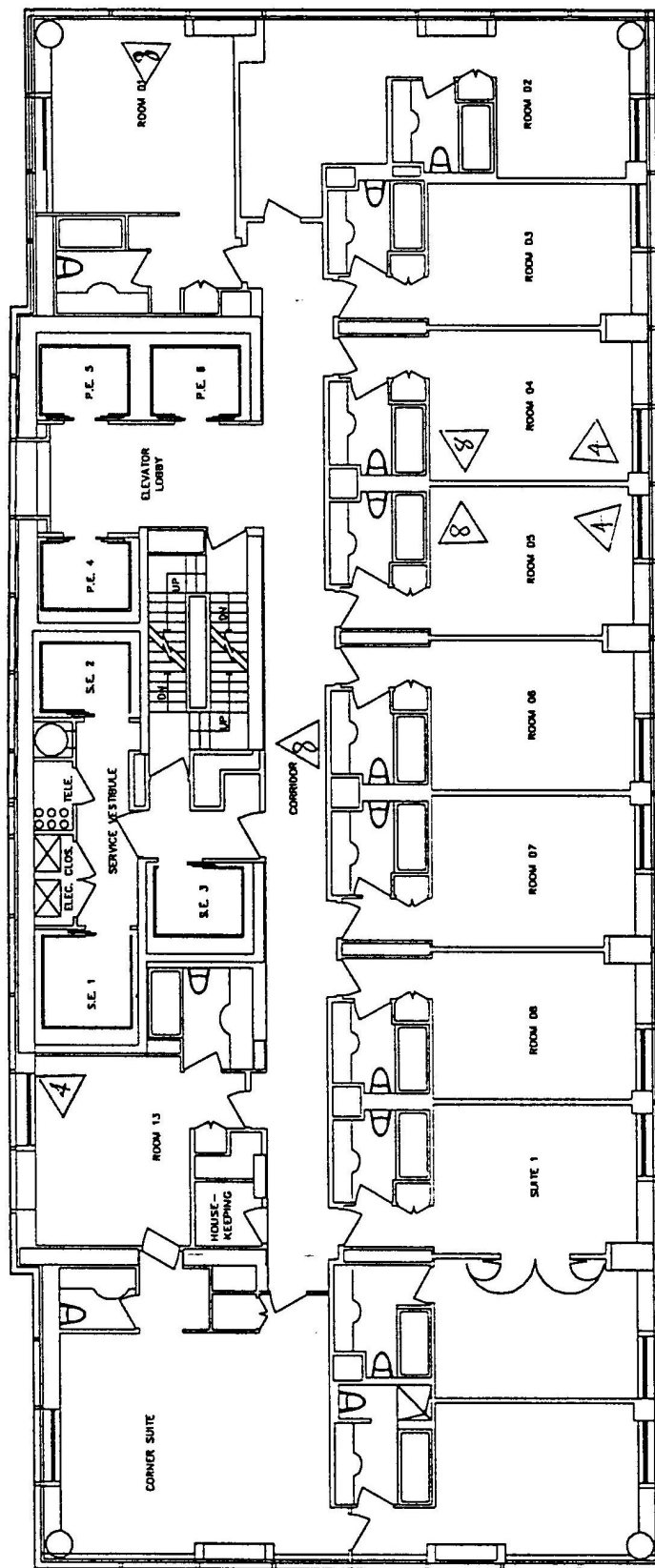


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Scale:	None
Date:	12/15/01
No.	T-50



GUESTROOM FLOORS 51, 52

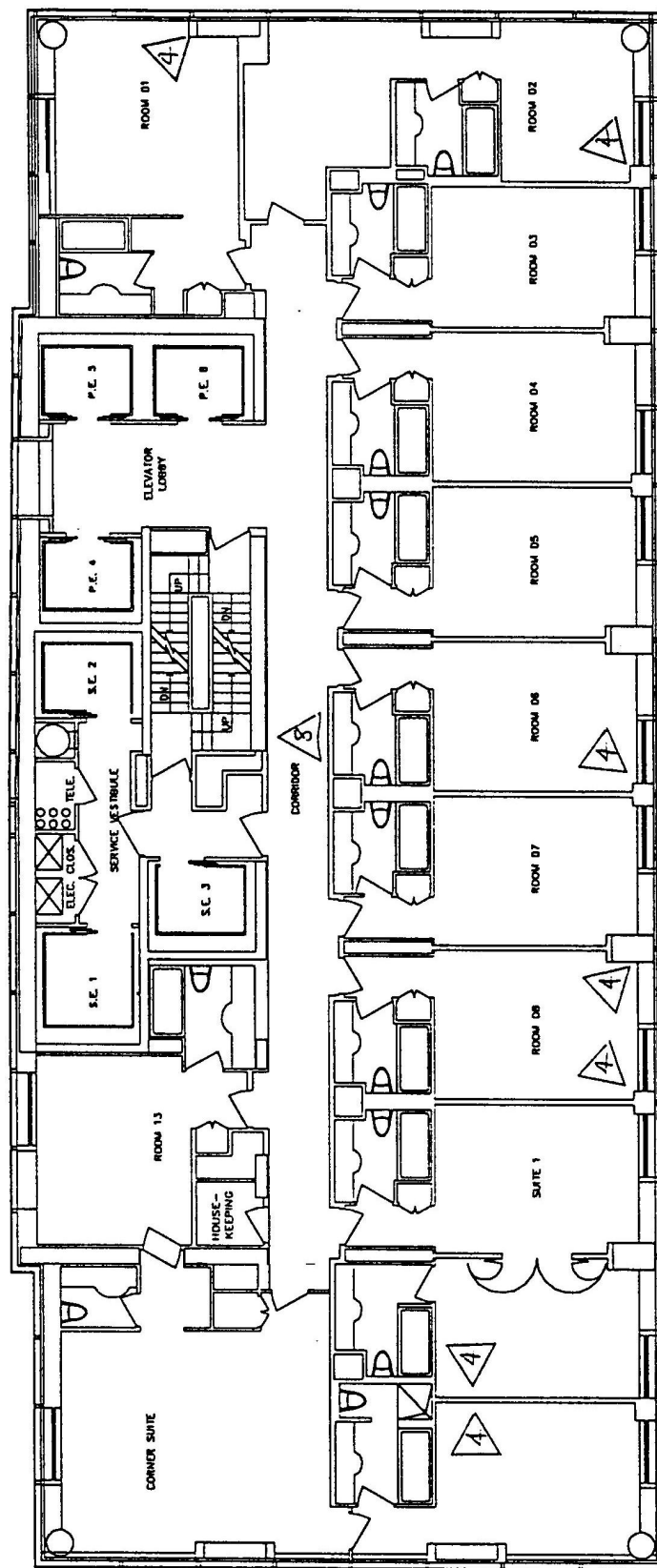


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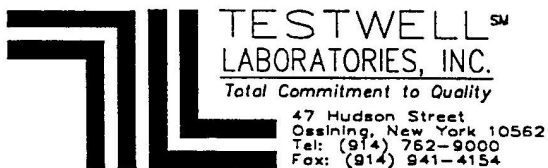
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 Base Floor Plan

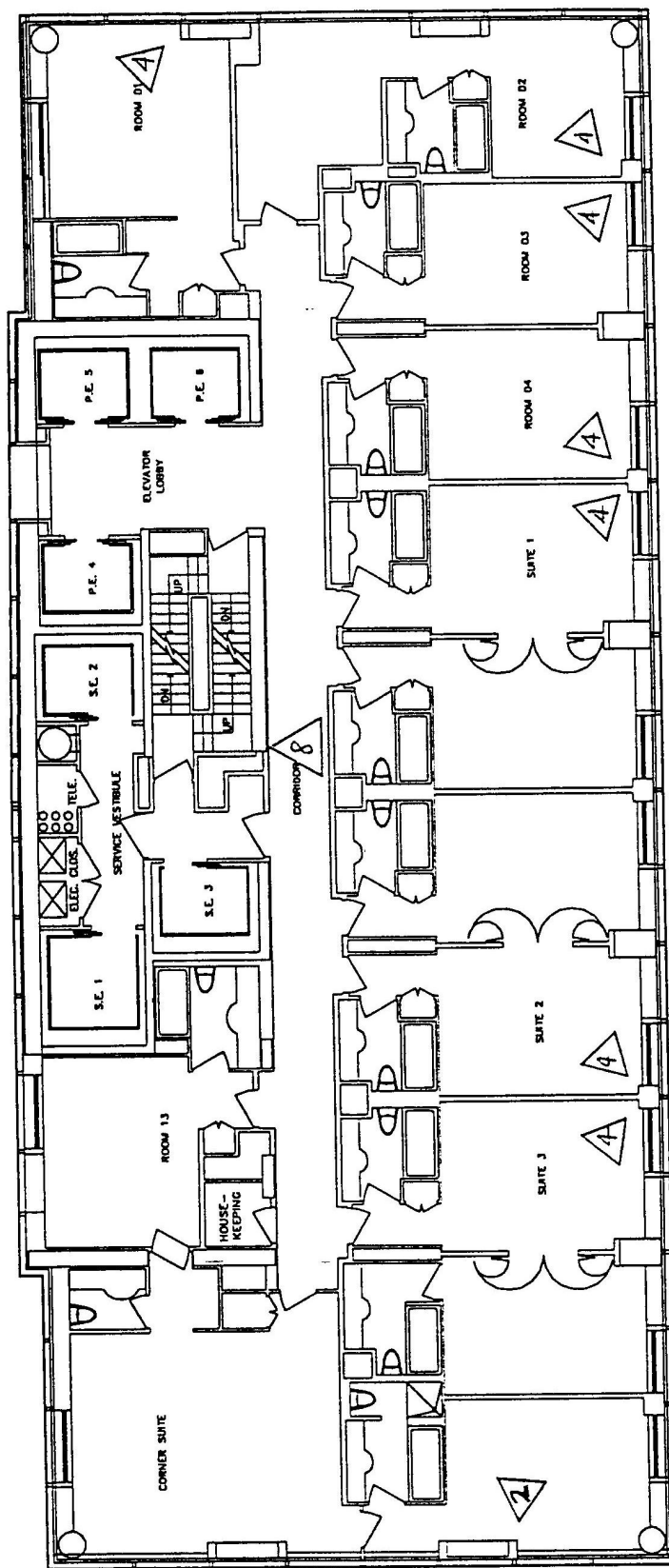
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GUESTROOM FLOORS 51, 52



Millennium Hilton Hotel,	Scale:
Church and Dey Streets	None
New York, New York	Date:
Base Floor Plan	12/15/01
	No.
	T-52

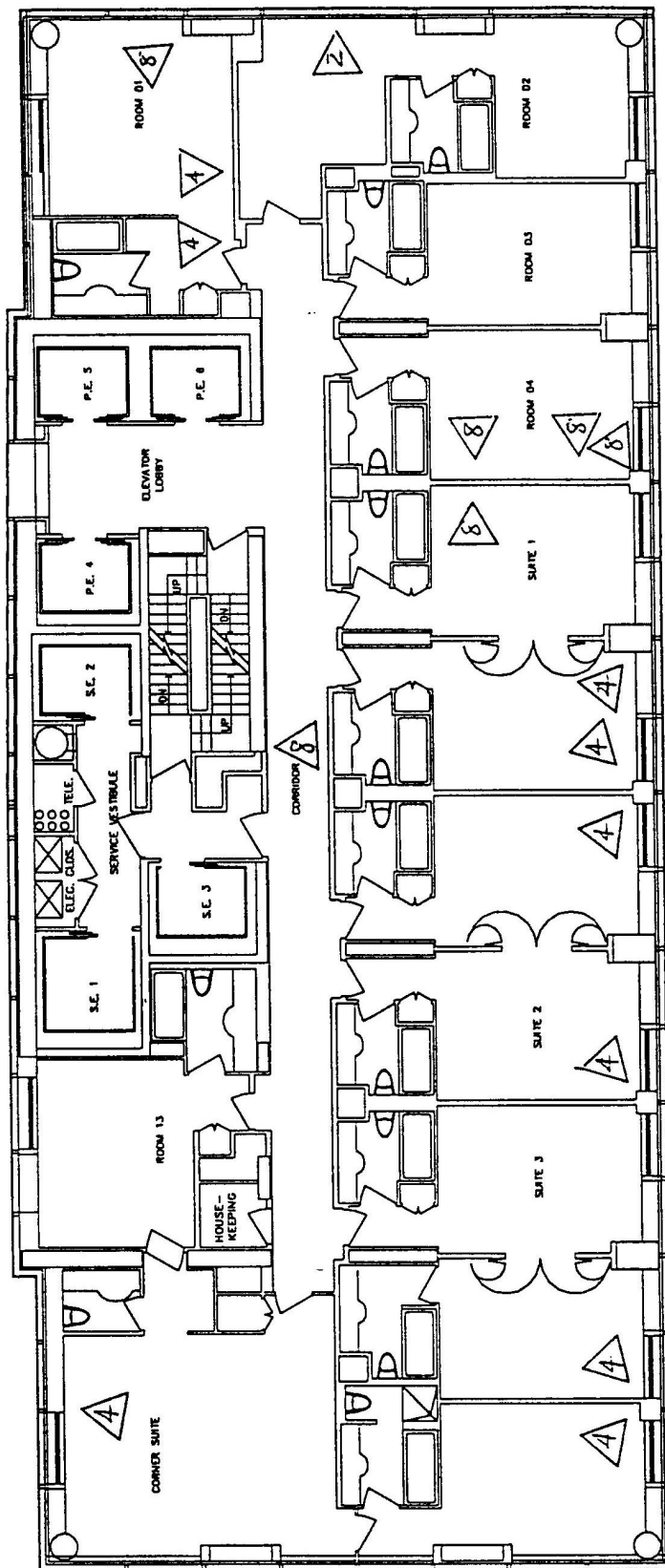


GUESTROOM FLOORS 53, 54



TESTWELLSM
LABORATORIES, INC.
 Total Commitment to Quality
 47 Hudson Street
 Ossining, New York 10562
 Tel: (914) 762-9000
 Fax: (914) 941-4154

Millennium Hilton Hotel,	Scale:
Church and Dey Streets	None
New York, New York	Date:
Base Floor Plan	12/15/01
	No.
	T-53



GUESTROOM FLOORS 53, 54

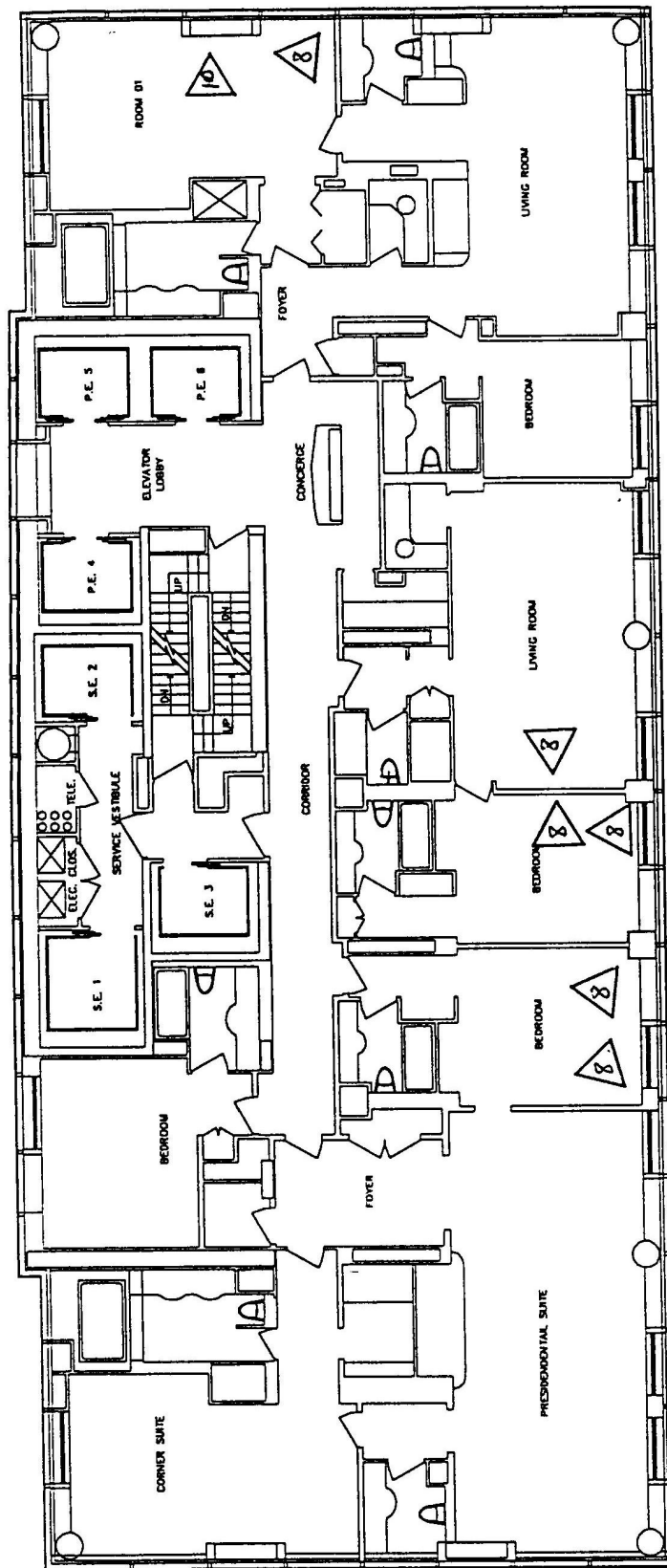


TESTWELLSM
LABORATORIES, INC.
 Total Commitment to Quality

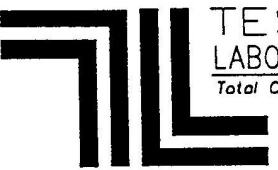
47 Hudson Street
 Ossining, New York 10562
 Tel: (914) 762-9000
 Fax: (914) 941-4154

Millennium Hilton Hotel
 Church and Dey Streets
 New York, New York
 Base Floor Plan

Scale:	None
Date:	12/15/01
No.	T-54



GUESTROOM FLOOR 55

 TESTWELLSM LABORATORIES, INC. <i>Total Commitment to Quality</i> 47 Hudson Street Ossining, New York 10562 Tel: (914) 762-9000 Fax: (914) 941-4154	Millennium Hilton Hotel	Scale:
	Church and Dey Streets	None
	New York, New York	Date:
	Base Floor Plan	12/15/01
		No.
		T-55



47 Hudson Street, Ossining, New York 10562
Tel: (914)-762-9000 • Fax: (914)-762-9638 • testwellabs.com

October 9, 2002

Offices in

Albany, NY
Queens, NY
Woodbridge, NJ
Miami, FL

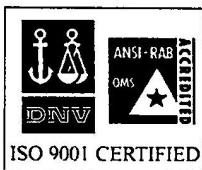
Michael Deane, Project Manager
Bovis Lend Lease LMB
200 Park Avenue
New York, New York 10166

Telephone: **212-592-6700**
Facsimile: **212-592-6964**

Certifications & Accreditations

Regarding: **Millennium Hilton Hotel**
55 Church Street, New York, NY
Completion of Mold Abatement

Dear Mr. Deane,



This is to inform you that mold abatement has been completed at the Millennium Hilton Hotel, 55 Church Street, New York, New York.

Work involved the removal or cleaning of mold contaminated surfaces by ETS Contracting, Inc., Clay Street, Brooklyn.

Work commenced on September 16, 2002 on the 55th floor and proceeded down to the subcellar. A punchlist was prepared on September 25, 2002 and work was completed September 27, 2002.



Please find the attached spreadsheet showing locations and type of work performed.

If you have any questions or need additional information, please feel free to contact me at (914) 944-2563.



Respectfully,

Testwell Laboratories, Inc.

NYS DOH ELAP #10871,
11142 & 11651


Charles Schnugg
Vice President



Testwell Laboratories, Inc.
Ossining, NY is accredited
by the American Industrial
Hygiene Association (AIHA)
in the industrial hygiene program
CERT. NO. 100147

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal - appx sq ft						Cleaning - appx sf					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
SC	None												
C	Executive Housekeeper						400						
	Telephone Equipment						200						
	Shirt Laundry						400						
L	None												
2	Loading Dock						1000						
3	Kitchen Service Pantry						20						
							4						
	Restroom Vestibule						12						
	Men's Room						80						
							12						
							12						
	Women's Room												8
													4
	Passenger Elevator Lobby												1
4	Men's Room												4
													1
5	Pool adj. Men's Room												1
6	None												
7	706								4				
	707								1				
8	802								1				
	804										1		
	805								1				
	806								10				
9	906								4				
	907								1				
10	1003						40						
	Hallway	8											
11	1103						40						
	1104								2				
	Hallway @ 1109									4			
12	1201								1				
	1203						40						
	1206									1			
									6				
	1207								1				
	1212								2				
										1			
	Hallway	8											
14	1401					4							
			8										
	1406								8				
	1407								4				
	1409				20								
15	1501					20							
									6				
	1504								2				
	1508									10			

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
	1509										4		
	1512								6				
16	1601		10										
	1603										2		
									6				
	1604								2				
	1605								1				
	1608			20						4			
	1609			20									
	1610									1			
	1611												1
17	1702								2				
										2			
									1				
	1703								8				
							20						
	1706								1				
	1707						20						
	1708						40						
													4
	1711												1
	1712								4				
18	1805						40						
	1807						40						
	1808									8			
	1810												2
	1812								4				
	Hallway @ 1809									10			
19	1901									1			
	1902								2				
	1903		20										
	1904									10			
	1905						40						
	1910								4				
	1912								10				
	Hallway @ 1908									10			
	Hallway							4					
20	2001												2
	2002												2
	2003									1			
	2004								8				
	2008									1			
										1			
											1		
	2009									2			
	2010								4				8
	2101												2
											16		
											2		

Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
	2102									2			1
	2103									1			1
	2108									2			1
	2109												10
													1
	2112								4				
	Hallway							8					
	Hallway opp. 2106												1
	Hallway @ 2104									1			
22	2201												2
	2204												1
													2
	2208												2
	2209									2			
	2211									2			
	2212								2				
													4
	Hallway	12											
	Hallway @ 2205									2			
	Hallway @ 2204									2			
	Hallway @ 2203									4			
23	2304								1				
	2306								1				
										1			
	2308												1
	2311									4			
	Hallway @ 2311									2			
	Hallway @ 2308									2			
	Hallway	10											
24	2401									1			
													1
									6				
	2404								4				
	2408									2			
	2409									6			
	2411								2				
	2412								6				
													2
													4
	Hallway	20											
25	2501												2
													1
	2502												1
	2509									1			
	2512												2

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
									1				
	Hallway	10											
26	2601								1				
									2				
	2602								1				
									1				
	2604								2				
										2			
	2605								4				
	2606								1				
	2607								1				
	2609								1				
	2611								1				
	2612								1				
	Hallway	20											
27	2701								2				
	2704								1				
	2707								1				
	2712								1				
	Hallway	20											
28	2801									2			
			20										
									4				
	2802								2				
									2				
	2803								6				
	2804								4				
	2809								1				
	2812								6				
	Hallway							10					
29	2901								2				
									2				
	2902								4				
													4
	2911								1				
	2912								1				
	Hallway	20											
30	3004								1				
	3005								1				
	3012								2				
													2
	Hallway @ 3012												2
	Hallway @ Pass Elev												2
	Pass Elev Lobby												4
	Hallway	32											
31	3101								2				
	3104				6								
	3106								4				
	3108								2				

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
32	3201									8			
	3209								4				
	3212								6				
33	3301		10										
	3311								4				
	3312								10				
	Hallway @ 3308									10			
	Hallway							8					
34	3401								1				
	3407								1				
	3413						20						
										10			
	Hallway @ 3413						20						
35	3501		8										
	3506								2				
	3507								2				
	3509									2			
	3510						32						
	3513		2										
	Hallway	20											
	Pass Elev Lobby								10				
36	3602				10								
	3603				8								
	3604				8								
	3606				8								
	3613								6				
37	3706								1				
	3708								1				
	3713								2				
38	3802										1		
										1			
	3805				6								
	3811									1			
	3813								2				
	Hallway	10											
39	3902									1			
										1			
									1				
	3913								4				
	Hallway	10											
40	4002									4			
	4007										2		
	4009												4
	Hallway	10											
41	4101		20										
	4102									4			
											1		
									2				
	4104								2				

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
	Hallway	20											
42	4201		20										
	4202									10			
	4213		20						6				
43	4302		20										
	4305		20										
	4308								2				
	4309								2				
	4313								8				
	Hallway @ 4313									8			
	Hallway	40											
44	4401									8			
	4402									2			
	4407										6		
	4408										3		
	4409										3		
									3				
							16						
	4413		20										
	Hallway	8											
45	4501								4				
	4513								2				
46	4601								2				
	4604										2		
	4605				4								
	4609		4										
	4611								2				
	Hallway	8											
47	4701		20										
	4706				8								
	4707										2		
	4713								4				
48	4801		20										
	4804										2		
	4805										2		
	4807								1				
	4809								2				
	4813								4				
	Hallway @ 4803									6			
	Hallway @ 4804									10			
49	4901								6				
	4902				2								
	4903			8									
			12										
	4904									2			
	4905									2			
	4913								2			2	
	Hallway @ 4905			4									
	Hallway	10											

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
50	5001								4				
	5005		4										
	5011		4										
				12									
						4							
													1
							2						
	5013		2										
	Hallway	20											
51	5101								2				
	5104								1				
											4		
	5105								1				
											4		
	5108						4						
	Suite 1										2		
	Corner suite								1				
	5103								1				
	Hallway	28											
52	5201								2				
	5202								4				
	5206								2				
	5208					8							
			20										
	Suite 1												4
	Corner suite bedroom												4
	Hallway	4											
53	5301		10										
	5302								2				
	5303								2				
	5304								1				
	Suite 1								2				
			20										
	Suite 2								1				
	Suite 3								1				
	Coner suite								2				
	Hallway	20											
54	5401		16										
			8										
													2
													2
													2
													2
	5402		4										1
							10						
	5404		4										
							40						
	Suite 1						20						
									1				

**Millennium Hilton Hotel
55 Church Street, New York, NY
Report of Mold Findings**

Floor	Location	Removal						Cleaning					
		R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6
			10										
	Suite 2								2				
									2				
	Suite 3								4				
													10
	Corner suite								6				
			10										
						10							
						8							
			10										
	Hallway	8											
55	5501		12										
										1			
	Living room (middle)												
	Bedroom (middle)												2
			6										
	Presidential suite bedroom												6
									6				
		376	394	64	80	54	2624	30	373	199	64	2	135
		Square footage to be removed						3592					
		Square footage to be cleaned						803					

R Removal & Cleaning
C Cleaning (Biocide)

1 Ice Machine
2 Mech Chase
3 Opp Plumbing
4 Bathroom
5 Window
6 Misc