

02/20/2002 08:53 FAX

002

February 15, 2002



**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

Building Owner Name: INSIGNIA / RENAISSANCE

Address: 100 JOHN STREET
NY NY 10038

Subject: 100 JOHN STREET

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



www.nyc.gov/dep

(718) DEP-HELP

Address: 100 JOHN ST.

Bulk Samples
PLM

Yes

No

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

5*

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

0

* 4 OF THESE SAMPLES WERE TAKEN
VIA VACUUMING SO VALIDITY NEED TO
BE REVIEWED.

4 (DOH)

Air Samples

Yes

No

6, 2, 6, 2, 6, 2, 8, 8

PCM

Number of Samples Collected (≤ 0.01 f/cc)

92

6, 6, 6, 5, 6, 4, 3, 4, 4, 4

Number of Samples Collected (> 0.01 f/cc)

6

1, 1, 1, 1

*

TEM

Number of Samples Collected (≤ 70 s/mm²)

20

Number of Samples Collected (> 70 s/mm²)

0

* ALSO RETESTED 6 SAMPLES VIA TEM (CLAIMED THAT THESE WERE
THE POSITIVE PCM TEST ABOVE) AND ALL WERE "AT OR BELOW .01 F/CC"
(SEE ANALYSIS OF R-HW, JLC). DOH ALSO DID 4 TEM TESTS ON "DUST"-ALL
WERE LIKELY ASB FIBERS

INTERIOR DEBRIS - DOH STATED THAT DUST IN
BUILDING AND THAT 4 "DUST AND
DEBRIS" SAMPLES WERE TAKEN. DUST
AND DEBRIS SAMPLES WERE TAKEN VIA
VACUUMING.

NO INDICATION OF
CLEANING DONE

02/20/2002 08:52 FAX

0001

RENAISSANCEAT 100 JOHN STREET,
NY, NY 10038

DOWNTOWN'S

MOST

LUXURIOUS

RENTAL

RESIDENCE

Fax Cover Sheet

RENAISSANCE
100 JOHN STREET
NY, NY 10038

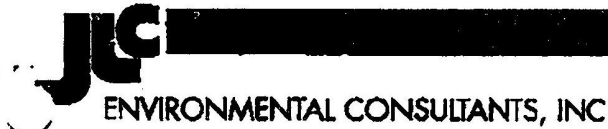
Tel: 212-489-6666

Fax: 212-842-9555

To: The City of NY Dept of Environmental ProtectionFrom: Beth Lucio, Account Executive - 100 John St.Fax: 718 595 3744Date: 2/20/02Total # of Pages (Including Cover): 76Comments: Y to call the above # to
confirm receipt.
Thank youOn-Site
LEADING OFFICE:
212-489-6666A DEVELOPMENT OF
THE MOINIAN GROUP

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003



September 20, 2001

Insignia Residential Group, Inc.
675 Third Avenue
New York, NY 10017

Attention: Mr. Robert Corso

Reference: PCM Air Sampling Analysis for 100 John Street, New York, NY

Dear Mr. Corso:

Enclosed please find the analytical results for air sampling conducted at 100 John Street, New York, NY.

All samples were collected and analyzed by JLC Environmental Consultants, Inc. (JLC) at the request of Insignia Residential Group, Inc..

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

Insignia Residential Group, Inc.
JLC Project # 01-2094
September 20, 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 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.

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JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax (212) 420-8092

Insignia Residential Group, Inc.
 75 Third Avenue
 New York, NY 10017

ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101853

Project No.: 01-2004
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0108A843

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
001 19-September A 6318	Ambient/ Lobby/ @ Entrance Doors	60	923	8/100	<u>0.004</u>
002 19-September A 6319	Ambient/ Lobby/ In Lounge Area	60	923	5/100	<u>0.003<LOD</u>
003 19-September A 6320	Ambient/ Apartment #2007/ Kitchen/ Living Room Area	70	1077	7/100	<u>0.003</u>
004 19-September A 6321	Ambient/ 20th Floor/ Hallway	70	1077	4/100	<u>0.002<LOD</u>
005 19-September A 6322	Ambient/ 29th Floor/ Hallway	70	1077	8/100	<u>0.004</u>
006 19-September A 6323	Ambient/ Apartment #2903/ Foyer Area	60	923	4/100	<u>0.002<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).

[Signature]
 Al Wallner
 Laboratory Director

Report Date: September 20,
 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.

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008

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8092

Insignia Residential Group, Inc.
 75 Third Avenue
 New York, NY 10017

ELAP Lab Code: 11028
 NIOSH and NIOSH Lab Code: 100273
 NVLAP Lab Code: 101863

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0199A843

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
007 19-September A 6324	Ambient/ 3rd Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
008 19-September A 6326	Ambient/ Apartment #3302/ Living Room Area	60	923	4/100	<u>0.002<LOD</u>
009 19-September A 6328	Ambient/ 32nd Floor/ Hallway	60	923	2/100	<u>0.001<LOD</u>
010 19-September A 6327	Ambient/ Apartment #3201/ Foyer Area	60	923	5/100	<u>0.003<LOD</u>
011 19-September A 6328	Ambient/ 31st Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
012 19-September A 6329	Ambient/ Apartment #3102/ Foyer Area	60	923	6/100	<u>0.003</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).

Al Wallner
 Laboratory Director

Report Date: September 20,
 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.

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007

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8092

Insignia Residential Group, Inc.
 175 Third Avenue
 New York, NY 10017

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

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(mn)	VOLUME(l)	FIB/FIELD	RESULTS(#cc)
013 19-September A 6330	Ambient/ 30th Floor/ Hallway	60	923	6/100	<u>0.003</u>
014 19-September A 6331	Ambient/ Apartment # P11 / Foyer/ Living Room Area	60	923	8/100	<u>0.004</u>
015 18-September A 6332	Ambient/ 28th Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
016 19-September A 6333	Ambient/ Apartment # P11 / Foyer Area	60	923	6/100	<u>0.003</u>
017 19-September A 6334	Ambient/ 27th Floor/ Hallway	60	923	8/100	<u>0.004</u>
018 19-September A 6335	Ambient/ Apartment # P11 / Foyer	60	923	4/100	<u>0.002<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).

Al Wallner
 Laboratory Director

Report Date: September 20,
 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.

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008

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8082

Insignia Residential Group, Inc.
 75 Third Avenue
 New York, NY 10017

ELAP Lab Code: 11029
 NIOSH 552 APCA Lab Code: 100273
 NVLAP Lab Code: 101853

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A043

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS#/cc
019 19-September A 6336	Ambient/ 26th Floor/ Hallway	60	923	4/100	<u>0.002<LOD</u>
020 19-September A 6337	Ambient/ Apartment # PII Foyer/ Living Room Area	60	923	3/100	<u>0.002<LOD</u>
021 19-September A 6338	Ambient/ 25th Floor/ Hallway	60	923	65/100	<u>0.035</u>
? September A 6339	Ambient/ Apartment # PII Foyer Area	60	923	17/100	<u>0.009</u>
023 19-September A 6340	Ambient/ 24th Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
024 19-September A 6341	Ambient/ Apartment # PII Foyer/ Living Room Area	60	923	14/100	<u>0.007</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

Al Walmer
 Laboratory Director

Report Date: September 20,
 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.

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009

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8092

Insignia Residential Group, Inc.
 975 Third Avenue
 New York, NY 10017

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

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
025 19-September A 6342	Ambient/ 23rd Floor/ Hallway	80	923	16/100	<u>0.009</u>
026 19-September A 6343	Ambient/ Apartment # PII / Foyer Area	70	1077	6/100	<u>0.003</u>
027 19-September A 6344	Ambient/ 22nd Floor/ Hallway	70	1077	5/100	<u>0.003<LOD</u>
028 September A 6345	Ambient/ 22nd Floor/ Laundry Room	70	1077	10/100	<u>0.005</u>
029 19-September A 6346	Ambient/ 21st Floor/ Hallway	70	1077	3/100	<u>0.001<LOD</u>
030 19-September A 6347	Ambient/ Apartment # PII / Foyer/ Living Room Area	70	1077	7/100	<u>0.003</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).

Al Wajner
 Laboratory Director

Report Date: September 20,
 2001

I am 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.

JLC ENVIRONMENTAL CONSULTANTS, INC.
200 Park Avenue South, Suite 1001, New York, New York 10003
Phone: (212) 420-8119 Fax: (212) 420-8092

Insignia Residential Group, Inc.
575 Third Avenue
New York, NY 10017

ELAP Lab Code: 11028
NIOEN 5TH GRADE Lab Code: 100273
NVLAP Lab Code: 101953

Project No.: 01-2094
Analyte: FIBERS
Date Received: 9/20/01
Date Analyzed: 9/20/01
Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	PIB/FIELD	RESULTS(Bcc)
031 19-September A 6348	Ambient/ 19th Floor/ Hallway	60	923	52/100	<u>0.028</u>
032 19-September A 6349	Ambient/ Apartment # PII Foyer Area	60	923	7/100	<u>0.004</u>
033 19-September A 6350	Ambient/ 18th Floor/ Hallway	60	923	10/100	<u>0.005</u>
034 September A 6351	Ambient/ Apartment # PII / Foyer/ Living Room Area	60	923	5/100	<u>0.003<LOD</u>
035 19-September A 6352	Ambient/ 17th Floor/ Hallway	60	923	8/100	<u>0.004</u>
036 19-September A 6354	Ambient/ Apartment # PII Foyer Area	60	923	70/100	<u>0.037</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 (100 μ m 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

Al Warner
Laboratory Director

Report Date: September 20, 2001

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.

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011

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8082

Insignia Residential Group, Inc.
 3 Third Avenue
 New York, NY 10017

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

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A843

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
037 19-September A 6356	Ambient/ 16th Floor/ Hallway	60	923	130/100	<u>0.069</u>
038 19-September A 6356	Ambient/ Apartment # PII Foyer Area	60	923	53/100	<u>0.028</u>
039 19-September A 6357	Ambient/ 15th Floor/ Hallway	60	923	28/100	<u>0.014</u>
1 September A 6358	Ambient/ Apartment # PII Living Room/ Foyer Area	60	923	9/100	<u>0.005</u>
041 19-September A 6358	Ambient/ 14th Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
042 19-September A 6360	Ambient/ Apartment # PII Foyer	60	923	5/100	<u>0.003<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

<LOD = Less than limit of detection which is 6.5 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 1984

Instrumentation:

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

AT Wallner
 Laboratory Director

Report Date: September 20,
 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.

02/20/2002 08:58 FAX

012

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8092

Insignia Residential Group, Inc.
 675 Third Avenue
 New York, NY 10017

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

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0199A643

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD RESULTS(f/cc)
043 19-September A 6361	FIELD BLANK			0/100
044 19-September A 6362	FIELD BLANK			0/100
045 19-September A 6363	FIELD BLANK			0/100
046 September 6364	FIELD BLANK			0/100
047 19-September A 6365	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).

Al Wallner
 Al Wallner
 Laboratory Director

Report Date: September 29,
 2001

I am 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.

02/20/2002 08:58 FAX
SEP. 27. 2001 9:14 PM

JLC ENVIRONMENTAL

0013

NO.184 P.2

File COPY



ENVIRONMENTAL CONSULTANTS, INC

September 27, 2001

Mr. Robert Corso
Insignia Residential Group, Inc.
875 Third Avenue
New York, NY 10017

Re: Ambient Air Monitoring at 100 John Street, New York, NY

Dear Mr. Corso:

JLC Environmental Consultants, Inc. (JLC) conducted ambient air sampling for asbestos and lead at various locations at the above site on September 19, 2001. The asbestos and lead samples were analyzed using the Phase Contrast Microscopy (PCM) Methodology and Atomic Absorption Spectrometry Method respectively.

The analytical results of the air samples using both the asbestos (PCM) and Lead (AAS) methods indicated that all samples were under the acceptance criteria of at or below <0.01 fibers per cubic centimeters and below 0.05 mg per cubic centimeters.

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 & 1926.62), EPA (NESHAPS 40 CFR Part 61 & 40 CFR Part 745), and TSCA Title II AHERA/ASHARA (40 CFR Part 763) Asbestos Regulations; the New York State Department of Labor Industrial Code Rule 58 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.

Stephen Pharai
Director of Operations

Cc: file: 01-2094

02/20/2002 08:59 FAX

OCT. 18. 2001 1:23PM

JLC ENVIRONMENTAL

NO. 787

P.2

014



ENVIRONMENTAL CONSULTANTS, INC

October 18, 2001

Ms. Beth Triolo
Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

Re: Ambient Air Monitoring at 100 John Street, New York, NY

Dear Ms. Triolo:

JLC Environmental Consultants, Inc. (JLC) conducted ambient air sampling for asbestos at various locations at the above site on October 11, 2001. The asbestos air samples were analyzed using the Transmission Electron Microscopy (TEM) Methodology.

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

Co: file: 01-2094-01

14

200 Park Ave South, Suite 1001 New York, New York 10003 • Tel: (212) 420-8119 • Fax: (212) 420-6092

02/20/2002 09:00 FAX

JLC ENVIRONMENTAL

NO. 787

P. 3

015



ENVIRONMENTAL CONSULTANTS, INC

October 18, 2001

Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

Attention: Mr. Beth Triolo

Reference: 100 John Street, New York, NY

Dear Mr. Triolo:

Enclosed please find the analytical results for the Transmission Electron Microscopy (TEM) Air sample analysis for materials collected at the 100 John Street, New York, NY.

The samples were analyzed by means of Transmission Electron Microscopy (TEM), Selected Area Electron Diffraction (SAED), and Energy Dispersive Spectroscopy (EDS) in accordance with the USEPA "Asbestos Containing Materials in Schools Final Rule and Notice" Federal Register Volume 52 (210):41826-41903 (10/30/87).

Any questions concerning results and/or documentation should be directed to Gulam Machhiwala, our laboratory director.

JLC Environmental Consultants, Inc. appreciates the opportunity to serve your organization. Please contact us with any further questions. We look forward to working with you again in the future.

Sincerely,

JLC Environmental Consultants, Inc.



Gulam Machhiwala
Laboratory Director
cc: File

15

Park Ave South, Suite 1001 New York, New York 10003 • Tel: (212) 420-8119 • Fax: (212) 420-6092

02/20/2002 09:01 FAX

018

JLC ENVIRONMENTAL
JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8082

NO. 787 P. 4

Messal Group LLC (100 John Street)
 One West Street
 New York, NY 10004

ELAP Lab Code: 11028
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101853

Project No.: 01-208400
 Analyte: Fibers
 Date Collected: 10/11/01
 Date Received: 10/12/01
 Date Relinquished: 10/12/01
 Date Analyzed: 10/12/01
 Batch #:

Site: **100 John Street, New York, NY**

SUMMARY OF ANALYTICAL RESULTS - TEM AIR

Sample # Lab #	Description/ Location	Time (min)	Volume (l)	AS/mm2 Results (STR/cc)	TYPE OF ASBESTOS
1 597401	Ambient/ Lobby Area/ South East Section/ Entrance Area	120	1231	<15.50	NSD
2 597402	Ambient/ Lobby Area/ North West Section/ Lounge Area	120	1231	<15.50	NSD
3 597403	Ambient/ 14th Floor/ Hallway	120	1231	<15.50	NSD
4 597404	Ambient/ 16th Floor/ Hallway	120	1231	<15.50	NSD
5 597405	Ambient/ 18th Floor/ Hallway	120	1231	<15.50	NSD
6 597406	Ambient/ 20th Floor/ Hallway	120	1231	<15.50	NSD

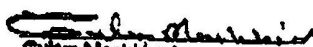
AS/mm2= Asbestos Structures per Square Millimeter
 (STR/cc)= Asbestos Structures per Cubic Centimeter
 CHRYs= Chrysotile Asbestos
 NSD= No Asbestos Structures Detected
 N/A= Not Analyzed

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the USEPA "Asbestos Containing Materials in Schools Final and Notice" Federal Register Vol. 62 (201):41828-41803 (10/30/97).

Asbestos Analysis by:

Transmission Electron Microscopy (TEM)
 Selected Area Electron Diffraction (SAED)
 Energy Dispersive Spectroscopy (EDS)


 Gulam Machhiwala
 Laboratory Director

Note: All samples were analyzed by EMGL Analytical Inc., a NIST-NVLAP and NYS-ELAP accredited laboratory and a sub-contractor of JLC Environmental Consultants, Inc. (NVLAP # 101045-9, ELAP # 11506).

Page 1 of 4

02/20/2002 09:01 FAX

NO. 787

P.5

017

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8118 Fax: (212) 420-8082

Mazal Group LLC (100 John Street)
 One West Street
 New York, NY 10004

ELAP Lab Code: 11028
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-208400
 Analyte: Fibers
 Date Collected: 10/11/01
 Date Received: 10/12/01
 Date Relinquish: 10/12/01
 Date Analyzed: 10/12/01
 Batch #:

Site:

100 John Street, New York, NY

SUMMARY OF ANALYTICAL RESULTS - TEN AIR

Sample # Lab #	Description/ Location	Time (min)	Volume (l)	AS/min2 Results (STR/cc)*	TYPE OF ASBESTOS
7 597407	Ambient/ 22nd Floor/ Hallway	120	1231	<15.50	NSD
8 597408	Ambient/ 24th Floor/ Hallway	120	1231	<15.50	NSD
9 597409	Ambient/ 26th Floor/ Hallway	120	1231	<15.50	NSD
10 597410	Ambient/ 28th Floor/ Hallway	120	1231	<15.50	NSD
11 597411	Ambient/ 30th Floor/ Hallway	120	1231	<15.50	NSD
12 597412	Ambient/ 32nd Floor/ Hallway	120	1231	<15.50	NSD

AS/min2= Asbestos Structures per Square Millimeter
 (STR/cc)*= Asbestos Structures per Cubic Centimeter
 CHRY= Chrysotile Asbestos
 NSD= No Asbestos Structures Detected
 N/A= Not Analyzed

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the USEPA "Asbestos Containing Materials in Schools Final and Notice" Federal Register Vol. 52 (201):41826-41903 (10/30/87).

Asbestos Analysis by:

Transmission Electron Microscopy (TEM)
 Selected Area Electron Diffraction (SAED)
 Energy Dispersive Spectroscopy (EDS)

Gulam Machhiwala
 Gulam Machhiwala
 Laboratory Director

Note: All Samples were analyzed by EMSL Analytical Inc., a NIST-NVLAP and NYS-ELAP accredited laboratory and a sub-contractor of JLC Environment Consultants, Inc. (NVLAP # 101048-9, ELAP # 11506).

Page 2 of 4

02/20/2002 09:02 FAX

02/16/2001 1:24PM

JLC ENVIRONMENTAL
JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8118 Fax: (212) 420-8092

NO. 787

P. 6

018

Mazzei Group LLC (100 John Street)
 One West Street
 New York, NY 10004

ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100275
 NVLAP Lab Code: 101953

Project No.: 01-209400
 Analyte: Fibers
 Date Collected: 10/11/01
 Date Received: 10/12/01
 Date Relinquish: 10/12/01
 Date Analyzed: 10/12/01
 Batch #:

Site: **100 John Street, New York, NY**

SUMMARY OF ANALYTICAL RESULTS - TEM AIR

Sample # Lab #	Description/ Location	Time (min)	Volume (l)	AS/mm2	Results (STR/cc)*	TYPE OF ASBESTOS
13 597413	Ambient/ PII / Hallway	120	1231	<15.50		NSD
14 597414	Ambient/ PII / Living Room	120	1231	<15.50		NSD
15 597415	Ambient/ 27th Floor/ Apt. PII Living Room	120	1231	<15.50		NSD
16 597416	Ambient/ 27th Floor/ Apt. PII Living Room	120	1231	<15.50		NSD
17 597417	Ambient/ 28th Floor/ Apt. PII Living Room	120	1231	<15.50		NSD
18 597418	Ambient/ 30th Floor/ Apt. PII Living Room	120	1231	<15.50		NSD

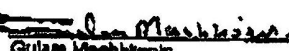
AS/mm2= Asbestos Structures per Square Millimeter
 (STR/cc)= Asbestos Structures per Cubic Centimeter
 CHRY= Chrysotile Asbestos
 NSD= No Asbestos Structures Detected
 N/A= Not Analyzed

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the US EPA "Asbestos Containing Materials in Schools Final and Notice" Federal Register Vol. 62 (201):41828-41903 (10/30/87).

Asbestos Analysis by:

Transmission Electron Microscopy (TEM)
 Selected Area Electron Diffraction (SAED)
 Energy Dispersive Spectroscopy (EDS)


 Gulam Mashtwala
 Laboratory Director

Note: All Samples were analyzed by EMSL Analytical Inc., a NIST-NVLAP and NY8-ELAP accredited laboratory and a sub-contractor of JLC Environment Consultants, Inc. (NVLAP # 101048-B, ELAP # 11506).

Page 3 of 4

02/20/2002 09:02 FAX

OCT.16.2001 1:25PM

JLC ENVIRONMENTAL
JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8082

NO. 787

P. 7

019

Mazal Group LLC (100 John Street)
 One West Street
 New York, NY 10004

ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100279
 NVLAP Lab Code: 101853

Project No.: 01-208400
 Analyte: Fibers
 Date Collected: 10/11/01
 Date Received: 10/12/01
 Date Reinspected: 10/12/01
 Date Analyzed: 10/12/01
 Batch #:

Site:

100 John Street, New York, NY

SUMMARY OF ANALYTICAL RESULTS - TEM AIR

Sample # Lab #	Description/ Location	Time (min)	Volume (l)	AS/mm2 Result (STR/cc)*	TYPE OF ASBESTOS
-------------------	-----------------------	------------	------------	-------------------------------	---------------------

19 597419	Ambient/ 26th Floor/ Apt. PII Living Room	120	1231	<15.50	NSD
--------------	--	-----	------	--------	-----

20 597420	Ambient/ 20th Floor/ Apt. PII Living Room	120	1231	<15.50	NSD
--------------	--	-----	------	--------	-----

AS/mm2= Asbestos Structures per Square Millimeter
 (STR/cc)= Asbestos Structures per Cubic Centimeter
 CHRY= Chrysotile Asbestos
 NSD= No Asbestos Structures Detected
 N/A= Not Analyzed

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the USEPA "Asbestos Containing Materials in Schools Final and Notice" Federal Register Vol. 82 (201):41826-41903 (10/30/97).

Asbestos Analysis by:

Transmission Electron Microscopy (TEM)
 Selected Area Electron Diffraction (SAED)
 Energy Dispersive Spectroscopy (EDS)


 Gulam Machhiwala
 Laboratory Director

Note: All Samples were analyzed by EMSL Analytical Inc., a NIST-NVLAP and NYS-ELAP accredited laboratory and a sub-contractor of JLC Environment Consultants, Inc. (NVLAP # 101048-9, ELAP # 11508).

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02/20/2002 09:03 FAX

OCT. 18. 2001 12:39PM

JLC ENVIRONMENTAL

NO. 879

P.2

020



ENVIRONMENTAL CONSULTANTS, INC

October 18, 2001

Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

Attention: Mr. Bath Triolo

Reference: 100 John Street, New York, NY

Dear Mr. Triolo:

Enclosed please find the analytical results of the building materials inspection conducted at 100 John Street, New York, NY.

All samples were collected and analyzed by JLC Environmental Consultants, Inc. (JLC) at the request of Mazal Group LLC (100 John Street).

According to procedure, samples were placed in double plastic bags at the site location and transported to the JLC laboratory. Upon arrival, the samples were individually prepared and identified as friable or non-friable and then analyzed and indexed by date of collection, receipt, and analysis, as well as location, color, total estimated percentage of asbestos, and type(s) and estimated percentage(s) of each asbestos fiber group and non-asbestos fiber groups.

The detailed protocol for friable bulk material sample preparation and analysis is discussed in detail in the five sections on the following page: Introduction, Methodology, Analytical Procedures, Polarized Light Microscopy, and Analytical Results. These sections should clarify most questions concerning the results and documentation for this project.

JLC Environmental Consultants, Inc. appreciates the opportunity to serve your organization. Please contact us with any further questions. We look forward to working with you again in the

Sincerely,

JLC Environmental Consultants, Inc.

Gulam Machhiwala,
Laboratory Director
cc: File

200 Park Ave South, Suite 1001 New York, New York 10003 • Tel: (212) 420-8119 • Fax: (212) 420-6092

Maza! Group LLC (100 John Street)
JLC Project # 01-2094001

page 2

Bulk Building Materials Analysis and Procedure

Introduction

Polarized light microscopy with dispersion staining (PLM-DS) is the most efficient method for detecting asbestos in bulk samples. It is this method that the JLC lab uses during bulk building material analyses.

Methodology

A chain of custody is kept for each sample to ensure proper handling and delivery to the JLC lab prior to analysis. To avoid any possible contamination, all sample and slide preparation is carried out in a ventilated, HEPA-filter hood with continuous airflow. Sample analysis is performed using PLM-DS in accordance with the USEPA, "Method for the Determination of Asbestos in Bulk Building Materials," EPA 800 R-93 116, July 1993, and NYDOH-ELAP certification manual, "Polarized Light Microscope Methods for Identifying and Quantitating Asbestos in Bulk Samples," ELAP 188.1, October 1993.

Analytical Procedures

All samples are subject to preliminary visual stereomicroscopic examination. Observation of homogeneity, fiber identification, and semi-quantitation of constituents can be made at this point. Samples lacking uniformity of composition and/or distribution of component materials then undergo homogenization. Some non-friable organically bound (NOB) samples such as floor tiles and roofing materials may require additional steps to dislodge problem matrices (i.e. ashing, extractions, and TEM).

Identification of suspect fibers is made by PLM analysis of subsamples. A microscope equipped with dual polarizing filters enables us to observe specific optical characteristics of each sample. Positive identification of asbestos requires determination of the following optical properties: morphology, color and pleochroism, refractive indices, birefringence, extinction characteristics, and signs of elongation.

Asbestos quantitation is performed by point-counting procedure, a standard technique in petrography for determining the relative areas occupied by separate minerals in rock. An ocular reticle superimposes a point or points over the microscope's field of view. The number of points positioned directly above each kind of particle or fiber is recorded. A total of 400 points must be counted over at least eight different representative subsamples to complete analysis.

Polarized Light Microscopy

JLC uses an Olympus BHT-P Polarizing Microscope complete with polarizer, analyzer, port for wave retardation plate, 360 degree graduated rotating stage, substage condenser, lamp and lamp iris, eyepiece reticle, and 25 point Chalkley Point Array. Plane polarized light allows for the determination of refraction indices relative to specific crystallographic orientations. Morphology and color can also be observed under plane polarized light. Observation of particles or fibers while oriented between polarizing filters whose privileged vibration directions are perpendicular allows for determination of isotropism/ anisotropism, extinction characteristics of anisotropic particles, and calculation of birefringence. A retardation plate may be placed in the polarized light path for verification of signs of elongation.

Analytical Results

The "Summary of Analytical Results" represents the results of analysis. Positive results mean the sample is asbestos or contains more than one percent asbestos by weight. The results are generally sufficient for identification and quantitation of major concentrations of asbestos. However, it may be found that additional techniques may be necessary. Please be aware that PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. Before the material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative Transmission Electron Microscopy (TEM).

02/20/2002 09:04 FAX

022

JLC ENVIRONMENTAL
JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8110 Fax: (212) 420-8082

NO. 879

P. 4

Mazel Group LLD (100 John Street)
 One West Street
 New York, NY 10004

ELAP Lab Code: 11029
 NIOSH and AHA Lab Code: 100273
 NVLAP Lab Code: 101853

Project No.: 01-2084001
 Analyte: ASBESTOS
 Date Received: 10/11/01
 Date Analyzed: 10/15/01
 Batch #: 81108411

SUMMARY OF ANALYTICAL RESULTS - PLM

Site: 100 John Street, New York, NY

SAMPLE #	DATE COLLECTED	DESCRIPTION / LOCATION	COLOR	ASBESTOS DETECTED?	TOTAL % OF ASBESTOS	CONSTITUENTS
001	10/11/01	27th Floor/ Apartment P11 Terraces/ Sample of Dust	TAN	NO	0%	CELL 20% FGL 80% NFB 30%
12035						
001						

INSUFFICIENT MATERIAL SUBMITTED

TEM RECOMMENDED

NOT ANALYZED POSITIVE STOP

Sample Analysis by:

Polarized Light Microscopy-Dispersion Staining (PLM-DG)

Method of Sample Preparation and Analysis:

All samples were prepared and analyzed in accordance with the EPA "Method for the Determination of Asbestos in Bulk Building Materials" US EPA/ 600/R-93/118, July 1989.

Instrumentation:

Olympus PLM, Model BH-2/AM Stereomicroscope, Model VHX 1A-4x

ASBESTOS CONSTITUENTS

CHRY = Chrysotile Asbestos
 AMOS = Amosite Asbestos
 GRGO = Crocidolite Asbestos
 AUTN = Anthroite Asbestos
 TREM = Tremolite Asbestos
 ANTH = Anthrophyllite Asbestos

NON-ASBESTOS CONSTITUENTS

PAPF = Paper Fiber
 MINW = Mineral Wool
 FGL = Fiberglass
 SYNFB = Synthetic Fibers
 CELL = Cellulose
 NFB = Non-Fibrous
 ORGM = Organic Material
 WOLL = Wollestone
 HSHR = Horse Hair
 OTHR = Other

Gulam Machhiwala
 Gulam Machhiwala
 Laboratory Director

Analytical results reflect the make up of the materials only in the areas sampled. This "Summary of Analytical Results" shall not be reproduced except in full, without the written approval of JLC Laboratory, and it must not be used by client to claim product endorsement by NVLAP or any agency of the U.S. Government. This method is not applicable to samples containing large amounts of free fibers below the resolution of the light microscope. The value of this method is limited to the quantitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples, expressed as a percentage of the protected area. Quantitation of asbestos content was determined with a visual volume estimate, a calibrated visual area estimate, and/or point counting procedure. CAUTION: Other fibers with optical properties similar to asbestos may give positive interferences and will be considered asbestos under this methodology. Also, PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically-bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

02/20/2002 09:05 FAX

023

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-8092

Insignia Residential Group, Inc.
 575 Third Avenue
 New York, NY 10017

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

Project No.: 01-2158
 Analyte: FIBERS
 Date Received: 10/23/01
 Date Analyzed: 10/23/01
 Batch #: 0110A817

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
001 22-October A 8267	Ambient/ Lobby Area/ Elevator Bank Section	100	1539	6/100	<u>0.002 <LOD</u>
002 22-October A 8268	Ambient/ Lobby Area/ Elevator Bank Section	100	1539	4/100	<u>0.001 <LOD</u>
003 22-October A 8268	Ambient/ Lobby Area/ Elevator Bank Section	100	1539	6/100	<u>0.002</u>
004 22-October A 8270	Ambient/ Lobby Area/ Elevator Bank Section	73	1123	7/100	<u>0.003</u>
005 22-October A 8271	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).


 Gulam Machhiwala
 Laboratory Director

Report Date: October 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.

02/20/2002 09:05 FAX

024

JLC ENVIRONMENTAL CONSULTANTS, INC.

0110A817

INDOOR AIR SAMPLE LOGCLIENT: Tasigna Residential

PROJECT NUMBER:

012158

SITE: 100 John St.

LAB BATCH NUMBER:

TECHNICIAN:

C. Gordon

SIGNATURE:

CJ

DATE: 02/20/02

PROJECT MANAGER:

SP

White Copy = Folder
 Yellow Copy = Laboratory
 Pink Copy = Project Manager
 Gold Copy = Technician

PAGE 1 OF 1

SAMPLE I.D.		DESCRIPTION / LOCATION (Personal Sample Must Include SS#)	TIME (military)		FLOW RATE		VOLUME (l)	RESULTS (ug/m ³)	
SAMPLE #	FIELD #		start/end	min	start/end	l/m		Content	TWA STEL
01		Ambient / Lobby Area / Elevator bank	10:57	100	15	15	1539	5/100	0.002
LAB #	008267	Section	11:27						
PUMP #									
02		Ambient / Lobby Area / Elevator bank	12:27	100	15	15	1539	4/100	0.001
LAB #	008268	Section	14:07						
PUMP #									
03		Ambient / Lobby Area / Elevator bank	14:07	100	15	15	1539	6/100	0.002
LAB #	008269	Section	15:47						
PUMP #									
04		Ambient / Lobby Area / Elevator bank	15:57	73	15	15	1123	7/100	0.003
LAB #	008270	Section	17:00						
PUMP #									
05		Field Blank						0/100	
LAB #	008271								
PUMP #									
SAMPLE #	FIELD #	FIELD BLANK							NA
LAB #									
SAMPLE #	FIELD #	FIELD BLANK							NA
LAB #									

Filter	Rotometer	Turnaround Time	Type	Verbal Results To	Report To
☐ 37mm 0.8um MCEF	ID# <u>HF061</u>	☐ 8 HRS	☐ OSHA	NAME _____	NAME _____
☐ 8 x 10in Glass Fiber	C.F. <u>1.026</u>	☐ 24 HRS	☐ AMBIENT	PHONE/FAX# _____	ADDRESS: _____
LOT # <u>PCM</u>	CALIB. DATE <u>2/9/01</u>	☐ 48 HRS	☐ OTHER	DATE / / TIME: _____	DATE / / TIME: _____
		OTHER _____			

RELINQUISHED BY: (print)	RECEIVED BY: (print)	ENTERED BY: (print)	CORRECTED BY: (print)	DATE	TIME
<u>C. Gordon</u> (sign)	<u>J.B.</u> (sign)			<u>02/20/02</u>	
				<u>10/23/01</u>	

LAB NAME:	METHODOLOGY	INSTRUMENT	COMMENTS:
<u>JLC</u>	☐ NIOSH 7082/NIOSH 7150	☐ Varian SpectraAA-250 plus	
ANALYZED BY: <u>MB</u>	☐ 40 CFR Pt50 AppG.B	☐ Air-Acetylene Flame	
DATE: <u>02/23/02</u> TIME: _____	☐ EPA 1979 (238-1, 2)	☐ Graphite Tube Atomizer	
QC BY: _____ DATE: _____			

02/20/2002 09:06 FAX

025

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-6082

Insignia Residential Group, Inc.
 675 Third Avenue
 New York, NY 10017

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

Project No.: 01-2158
 Analyte: FIBERS
 Date Received: 10/24/01
 Date Analyzed: 10/24/01
 Batch #: 0110A821

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
001 23-October A 8286	Middle of Lobby/ Left Side of Flowers Jar/ Front Elevators	120	1863	4/100	<u>0.001 <LOD</u>
002 23-October A 8287	Lobby - Left Side of the Front Desk	120	1863	4/100	<u>0.001 <LOD</u>
003 23-October A 8288	Middle of Lobby/ Left Side of Flowers Jar/ Front Elevator	120	1863	5/100	<u>0.001 <LOD</u>
004 23-October A 8289	Lobby/ Left Side of the Front Desk	120	1863	6/100	<u>0.001</u>
005 23-October A 8290	FIELD BLANK			0/100	
006 23-October A 8291	FIELD BLANK			0/100	

Sample Analysis by:
 Positive Phase Contrast Microscopy (PCM)

<LOD = Less than limit of detection which is 5.6 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).


 Gulam Machhiwala
 Laboratory Director

Report Date: October 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.

02/20/2002 09:07 FAX

0208

JLC ENVIRONMENTAL CONSULTANTS, INC.**AIR SAMPLE LOG**CLIENT: MAZAL GROUP LLCPROJECT NUMBER: 01-2158SITE: 100 JOHN STREET - LOBBYPROJECT MANAGER: KHANTECHNICIAN: ROBERTO WALKER SIGNATURE: [Signature]DATE: 10/23/01WHITE COPY = FILE
YELLOW COPY = LABORATORY
PINK COPY = PROJECT MANAGERPAGE 01 OF 01

SAMPLE I.D.	DESCRIPTION / LOCATION	TIME (military)		FLOW RATE		VOLUME (l)	FIBERS/FIELD	RESULTS (f/cc)
		start/end	min	start/end	l/m			
SAMPLE # <u>001</u> LAB # <u>008286</u> PUMP #	MIDDLE OF LOBBY / LEFT SIDE OF FLOWERS JAR / FRONT ELEVATORS	<u>08:02</u> <u>10:02</u>	<u>120</u>	<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>4</u> <u>100</u>	<u>0.001</u> <u>< LOD</u>
SAMPLE # <u>002</u> LAB # <u>008287</u> PUMP #	LOBBY - LEFT SIDE OF THE FRONT DESK	<u>10:03</u> <u>10:03</u>	<u>120</u>	<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>4</u> <u>100</u>	<u>0.001</u> <u>< LOD</u>
SAMPLE # <u>003</u> LAB # <u>008288</u> PUMP #	MIDDLE OF LOBBY / LEFT SIDE OF FLOWERS JAR / FRONT ELEVATOR	<u>12:04</u> <u>14:04</u>	<u>120</u>	<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>5</u> <u>100</u>	<u>0.001</u> <u>< LOD</u>
SAMPLE # <u>004</u> LAB # <u>008289</u> PUMP #	LOBBY - LEFT SIDE OF THE FRONT DESK	<u>14:05</u> <u>16:05</u>	<u>120</u>	<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>6</u> <u>100</u>	<u>0.001</u>
SAMPLE # <u>005</u> LAB # <u>008290</u> PUMP #	FIELD BLANK						<u>0</u> <u>100</u>	<u>FB</u>
SAMPLE # <u>006</u> LAB # <u>008291</u> PUMP #	FIELD BLANK						<u>0</u> <u>100</u>	<u>FB</u>

CASSETTE	ROTOMETER	TURNAROUND TIME	TYPE	RESULTS TO
☒ PCM (0.8 MICRON MCE) ☐ TEM (0.45 MICRON MCE) LOT #	ID# C.F. <u>1.035</u> CALIB. DATE / /	☐ 2 HRS ☐ 24 HRS ☐ 4 HRS ☐ 48 HRS ☐ 6 HRS ☐ OTHER	☐ PRE-ABATE ☐ OSHA ☐ DURING ☐ ENVIRON ☐ POST-ABATE ☒ AMBIENT	NAME PH/PGR# DATE / / TIME :

RELINQUISHED BY: (print) <u>ROBERTO WALKER</u>	(sign) <u>[Signature]</u>	DATE <u>10/23/01</u>
RECEIVED BY: (print) <u>M.S.</u>	(sign) <u>[Signature]</u>	DATE <u>10/24/01</u>
RELINQUISHED BY: (print)	(sign)	DATE
RECEIVED BY: (print)	(sign)	DATE
ENTERED BY: (print)	(sign)	DATE
CORRECTED BY: (print)	(sign)	DATE

LAB NAME:	METHODOLOGY	MICROSCOPE/SERIAL #	COMMENTS:
ANALYZED BY: <u>M.S.</u>	☐ PCM - NIOSH 7400.A ☐ TEM - AHERA	☐ OLYMPUS BH2/204104 ☐ OLYMPUS CHS/7C0021	
DATE: <u>10/24/01</u>			

02/20/2002 09:07 FAX

027

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1001, New York, New York 10003
 Phone: (212) 420-8118 Fax: (212) 420-6082

Insignia Residential Group, Inc.

875 Third Avenue

New York, NY 10017

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2168

Analyte: FIBERS

Date Received: 10/25/01

Date Analyzed: 10/25/01

Batch #: 0110A823

SUMMARY OF ANALYTICAL RESULTS

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(l)	FIB/FIELD	RESULTS(f/cc)
001 24-October A 8288	Lobby - Left Side of Front Desk	120	1863	5/100	<u>0.001 <LOD</u>
002 24-October A 8299	Middle Lobby - Left Side of Flowers' Jar - Front Elevators	120	1863	6/100	<u>0.002</u>
003 24-October A 8300	Lobby - Left Side of Front Desk	120	1863	5/100	<u>0.001 <LOD</u>
004 24-October A 8301	Middle Lobby - Left Side of Flower's Jar - Front Elevator	120	1863	4/100	<u>0.001 <LOD</u>
005 24-October A 8302	FIELD BLANK			0/100	
006 24-October A 8303	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).


 Gulam Machhiwala
 Laboratory Director

Report Date: October 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.

02/20/2002 09:08 FAX

028

JLC ENVIRONMENTAL CONSULTANTS, INC.**AIR SAMPLE LOG**CLIENT: MAZAL GROUP LLC

010A-823

PROJECT NUMBER: 01-2158SITE: 100 JOHN STREET - LOBBYPROJECT MANAGER: KHANTECHNICIAN: ROBERTO WALLER SIGNATURE: [Signature]DATE: 10/24/01

WHITE COPY = FILE

YELLOW COPY = LABORATORY

PINK COPY = PROJECT MANAGER

PAGE 01 OF 01

SAMPLE I.D.	DESCRIPTION / LOCATION	TIME (military)		FLOW RATE		VOLUME (l)	FIBERS/ FIELD	RESULTS (f/cc)
		start/end	min	start/end	l/min			
SAMPLE # <u>001</u> LAB # <u>008298</u> PUMP #	LOBBY - LEFT SIDE OF FRONT DESK	<u>1039</u> <u>1039</u>	<u>120</u>	<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>5</u> <u>100</u>	<u>0.001</u> <u><100</u>
SAMPLE # <u>002</u> LAB # <u>008299</u> PUMP #	MIDDLE LOBBY - LEFT SIDE OF FLOWERS' JAR - FRONT ELEVATORS	<u>1040</u> <u>1240</u>	<u>120</u>	<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>6</u> <u>100</u>	<u>0.002</u>
SAMPLE # <u>003</u> LAB # <u>008300</u> PUMP #	LOBBY - LEFT SIDE OF FRONT DESK	<u>1241</u> <u>1441</u>		<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>5</u> <u>100</u>	<u>0.001</u> <u><100</u>
SAMPLE # <u>004</u> LAB # <u>008301</u> PUMP #	MIDDLE LOBBY - LEFT SIDE OF FLOWERS' JAR - FRONT ELEVATORS	<u>1442</u> <u>1642</u>		<u>15</u> <u>15</u>	<u>15</u>	<u>1863</u>	<u>4</u> <u>100</u>	<u>0.001</u> <u><100</u>
SAMPLE # <u>005</u> LAB # <u>008302</u> PUMP #	FIELD BLANK						<u>0</u> <u>100</u>	<u>FB</u>
SAMPLE # <u>006</u> LAB # <u>008303</u> PUMP #	FIELD BLANK						<u>0</u> <u>100</u>	<u>FB</u>

CASSETTE	ROTOMETER	TURNAROUND TIME	TYPE	RESULTS TO
☒ PCM (0.8 MICRON MCE)	ID#	☐ 2 HRS ☐ 24 HRS	☐ PRE-ABATE ☐ OSHA	NAME
☐ TEM (0.45 MICRON MCE)	C.F. <u>1.085</u>	☐ 4 HRS ☐ 48 HRS	☐ DURING ☐ ENVIRON	PH/PRG#
LOT #	CALIB. DATE / /	☐ 8 HRS ☐ OTHER	☐ POST-ABATE ☒ AMBIENT	DATE / / TIME :

RELINQUISHED BY: (print) <u>ROBERTO WALLER</u>	(sign) <u>[Signature]</u>	DATE <u>10/24/01</u>	TIME
RECEIVED BY: (print) <u>HS</u>	(sign) <u>[Signature]</u>	DATE <u>10/25/01</u>	
RELINQUISHED BY: (print)	(sign)		
RECEIVED BY: (print)	(sign)		
ENTERED BY: (print)	(sign)		
CORRECTED BY: (print)	(sign)		

LAB NAME:	METHODOLOGY	MICROSCOPE/SERIAL #	COMMENTS:
ANALYZED BY: <u>TW</u>	☐ PCM - NIOSH 7400.A	☐ OLYMPUS BH2/204104	
DATE: <u>10/25/01</u> TIME:	☐ TEM - AHERA	☐ OLYMPUS CHS/7C0021	
QC BY: DATE:	☐ TEM - EPA LEVEL II	<u>28</u>	

02/20/2002 09:09 FAX
DEC. 4.2001 11:36AM

JLC ENVIRONMENTAL

NO.193 P.2/7 029



ENVIRONMENTAL CONSULTANTS, INC

December 4, 2001

The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

Attention: Mr. Beth Triolo

Reference: PCM Air Sampling Analysis for 100 John Street, New York, NY

Dear Mr. Triolo:

Enclosed please find the analytical results for air sampling conducted at 100 John Street, New York, NY.

All samples were collected and analyzed by JLC Environmental Consultants, Inc. (JLC) at the request of The Renaissance

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, reading "Gulam Machhiwala". The signature is written in a cursive style with a large, stylized "G" and "M".

Gulam Machhiwala
Laboratory Director
cc: File

The Renaissance
JLC Project # 01-2226
December 4, 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.

02/20/2002 09:10 FAX
DEC. 4.2001 11:37AM

JLC ENVIRONMENTAL

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

NO. 193

031
P. 4/7The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/3/2000

Date Analyzed: 12/4/2000

Batch #: 0112A936

SUMMARY OF ANALYTICAL RESULTS - PCM

Site:

100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(#cc)
001 03-December A 9495	Ambient/ Lobby Opposite Elevators/ On East Wall	265	2124.2	7/100	<u>0.002</u>
002 03-December A 9496	Ambient/ 16th Floor/ East Wall/ Near Apartment # PII	260	2084.1	8/100	<u>0.002</u>
003 03-December A 9497	Ambient/ 24th Floor/ East Wall/ Near Apartment # PII	255	2044	5/100	<u>0.001<LOD</u>
004 03-December A 9498	Ambient/ 34th Floor/ North Wall/ Near PII	220	1763.5	5/100	<u>0.001<LOD</u>
005 03-December A 9499	Ambient/ Lobby/ South Wall/ Near Stairs to Lounge	240	1923.8	10/100	<u>0.003</u>
006 03-December A 9500	Ambient/ 16th Floor/ West Wall in Corridor/ Near Apartment # PII	240	1923.8	4/100	<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 5.6 Fibers/ 100 Fields
VOID1 = H.C.P. (High Concentration of Particles)
VOID2 = OverloadedG. Machinwaia
Laboratory Director

Report Date: December 4, 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.

02/20/2002 09:11 FAX
DEC. 4.2001 11:37AM

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

NO.193 P.5/7 ☒ 032

The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273
NVLAP Lab Code: 101983

Project No.: 01-2226
Analyte: FIBERS
Date Received: 12/3/200
Date Analyzed: 12/4/200
Batch #: 0112A938

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(F/cc)
007 03-December A 9501	Ambient/ 24th Floor/ South Wall in Corridor/ Near Apartment # PII	240	1923.8	6/100	0.002
008 03-December A 9502	Ambient/ 34th Floor/ South Wall in Corridor/ Near PII	223	1787.5	5/100	0.001<LOD
009 03-December A 9503	FIELD BLANK			0/100	
010 03-December A 9504	FIELD BLANK			0/100	

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


G. Machinwald
Laboratory Director

Report Date: December 4, 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.

02/20/2002 09:11 FAX
DEC. 4.2001 11:37AMJLC ENVIRONMENTAL
JLC ENVIRONMENTAL CONSULTANTS, INC.
200 Park Avenue South, Suite 1106, New York, New York 10003
Phone: (212) 420-8119 Fax: (212) 420-8092

NO. 193 P. 6/7 033

The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

ELAP Lab Code: 11028

NIOSH and AIHA Lab Code: 100273
NYLAP Lab Code: 101963Project No.: 01-2228
Analyte: Airborn ParticulatesDate Collected: 12/3/200
Date Received: 12/3/200
Date Analyzed: 12/4/200

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m ³)	CONCENTRATION (mg / m ³)
01 1203	Ambient/ Lobby/ South Wall in Lobby/ Near Mail Room	397.5		0.18
02 1204	Ambient/ 16th Floor/ West Wall in Corridor/ Near Apartment # PII	380		0.13
03 1205	Ambient/ 24th Floor/ South Wall in Corridor/ Near Apartment # PII	382.5		0.16
04 1206	Ambient/ 34th Floor/ South Wall in Corridor/ Near PII	384		0.26
05 1207	Ambient/ Lobby/ North East in Corridor/ Near Painting	380		0.22
06 1208	Ambient/ 18th Floor/ East Wall/ Near Apartment # PII	360		0.31
07 1208	Ambient/ 24th Floor/ East Wall/ Near Apartment # PII	380		0.14

Sample Analysis by:
Analytical Balance

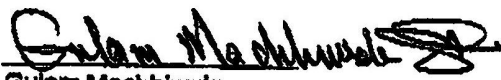
* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-20GDS, with resolution at 0.01 mg.


 Gulam Machhiwala
 Laboratory Director
OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m³

02/20/2002 09:12 FAX
DEC. 4.2001 11:37AM

JLC ENVIRONMENTAL
JLC ENVIRONMENTAL CONSULTANTS, INC.
200 Park Avenue South, Suite 1106, New York, New York 10003
Phone: (212) 420-8119 Fax: (212) 420-8092

NO. 193 P. 7/7 034

The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273
NVLAP Lab Code: 101883

Project No.: 01-2226
Analyte: Airborn Particulate
Date Collected: 12/3/200
Date Received: 12/3/200
Date Analyzed: 12/4/200

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLD* (mg / m ³)	CONCENTRATION (mg / m ³)
08 1210	Ambient/ 34th Floor/ North Wall/ Near PII	360		0.18
09 1211	FIELD BLANK			<0.01 mg/ Filter
10 1212	FIELD BLANK			<0.01 mg/ Filter

Sample Analysis by:
Analytical Balance

*PLD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.


Gulam Machhiwala
Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 8 mg/m³

02/20/2002 09:12 FAX

035



ENVIRONMENTAL CONSULTANTS, INC

December 5, 2001

The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

Attention: Mr. Beth Triolo

Reference: PCM Air Sampling Analysis for 100 John Street, New York, NY

Dear Mr. Triolo:

Enclosed please find the analytical results for air sampling conducted at 100 John Street, New York, NY.

All samples were collected and analyzed by JLC Environmental Consultants, Inc. (JLC) at the request of The Renaissance

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 'Gulam Machhiwala'.

Gulam Machhiwala
Laboratory Director
cc: File

The Renaissance
JLC Project # 01-2226
December 5, 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.

02/20/2002 09:13 FAX

037

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

The Renaissance
 c/o Insignia Residential Group, Inc.
 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/3/200

Date Analyzed: 12/4/200

Batch #: 0112A936

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
001 03-December A 9495	Ambient/ Lobby Opposite Elevators/ On East Wall	265	2124.2	7/100	<u>0.002</u>
002 03-December A 9496	Ambient/ 16th Floor/ East Wall/ Near Apartment # PII	260	2084.1	8/100	<u>0.002</u>
003 03-December A 9497	Ambient/ 24th Floor/ East Wall/ Near Apartment # PII	255	2044	5/100	<u>0.001<LOD</u>
004 03-December A 9498	Ambient/ 34th Floor/ North Wall/ Near PII	220	1763.5	5/100	<u>0.001<LOD</u>
005 03-December A 9499	Ambient/ Lobby/ South Wall/ Near Stairs to Lounge	240	1923.8	10/100	<u>0.003</u>
006 03-December A 9500	Ambient/ 16th Floor/ West Wall in Corridor/ Near Apartment # PII	240	1923.8	4/100	<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)

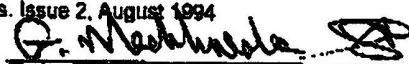
VOID2 = Overloaded

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).


 Gulam Machhiwala
 Laboratory Director

Report Date: December 4, 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.

02/20/2002 09:14 FAX

038

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The Renaissance
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100 John Street
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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101963

Project No.: 01-2226
Analyte: FIBERS
Date Received: 12/3/200
Date Analyzed: 12/4/200
Batch #: 0112A936

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/co)
007 03-December A 9501	Ambient/ 24th Floor/ South Wall in Corridor/ Near Apartment # PII	240	1923.8	6/100	0.002
008 03-December A 9502	Ambient/ 34th Floor/ South Wall in Corridor/ Near PII	223	1787.6	5/100	0.001<LOD
009 03-December A 9503	FIELD BLANK			0/100	
010 03-December A 9504	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).


Gulam Machhiwala
Laboratory Director

Report Date: December 4, 2001

JLC is responsible for only the fiber counts within the limitations of the method described as NIOSH 7400. Among other limitations, this meth gives only an index of airborne fibers and provides only an estimate of asbestos concentration. Any and all claims arising out of JLC's analys 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 b the above.

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039

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/5/01

Date Analyzed: 12/5/01

Batch #: 0112A946

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
001 04-December A 9564	Ambient/ Lobby/ Main Lobby/ North West/ West Wall Near Painting	240	1923.8	4/100	<u>0.001<LOD</u>
002 04-December A 9565	Ambient/ 16th Floor/ West of Corridor/ Between Apartment # PII	240	1923.8	2/100	<u><0.001<LOD</u>
003 04-December A 9566	Ambient/ 24th Floor/ West Side of Corridor/ Near Apartment # PII	240	1923.8	4/100	<u>0.001<LOD</u>
004 04-December A 9567	Ambient/ 34th Floor/ West Side of Corridor/ Near PII	240	1923.8	2/100	<u><0.001<LOD</u>
005 04-December A 9568	Ambient/ Lobby/ Main Lobby/ South East/ With Stairs to Lounge	300	2404.8	4/100	<u><0.001<LOD</u>
006 04-December A 9569	Ambient/ 16th Floor/ East Side of Corridor/ Near Apartment # PII	280	2244.4	2/100	<u><0.001<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

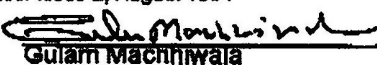
<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

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 (100um field diameter).


 Gulam Machhiwala
 Laboratory Director

Report Date: December 5, 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.

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040

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ELAP Lab Code: 11029

Project No.: 01-2226

Analyte: FIBERS

NIOSH and AIHA Lab Code: 100273

Date Received: 12/5/01

NVLAP Lab Code: 101953

Date Analyzed: 12/5/01

Batch #: 0112A948

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
007 04-December A 9570	Ambient/ 24th Floor/ East Side of Corridor/ Near Apartment # PII	250	2004	2/100	<0.001<LOD
008 04-December A 9571	Ambient/ 34th Floor/ East Side of Corridor/ Near PII	250	2004	2/100	<0.001<LOD
009 04-December A 9572	FIELD BLANK			0/100	
010 04-December A 9573	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).


 Guram Machhiwala
 Laboratory Director

Report Date: December 5, 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.

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041

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/6/200

Date Analyzed: 12/6/200

Batch #: 0112A849

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(/cc)
001 05-December A 9631	Ambient in Door/ PCM Front Lobby - Between Lamps and Picture	268	2219.04	8/100	<u>0.002</u>
002 05-December A 9632	Ambient in Door/ PCM Middle Right Side Wall - Between Apts. PII 16th Floor	260	2152.8	6/100	<u>0.001</u>
003 05-December A 9633	Ambient in Door/ PCM Front Apt. PII 24th Floor	257	2078.28	9/100	<u>0.002</u>
004 05-December A 9634	Ambient in Door/ PCM Between Elevators 3 and 4/ PII	263	2177.64	8/100	<u>0.002</u>
005 05-December A 9635	Ambient in Door/ PCM Piano's Room/ Entrance Lobby	267	2210.76	7/100	<u>0.002</u>
006 05-December A 9636	Ambient in Door/ PCM Middle or Left Side Wall Between Apt. PII 16th Floor	270	2236.60	9/100	<u>0.002</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).


 Gulam Machhiwala
 Laboratory Director

Report Date: December 10,
 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.

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/6/200

Date Analyzed: 12/6/200

Batch #: 0112A949

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(#/cc)
007 05-December A 9637	Ambient in Door/ PCM Front Apt. PII / 24th Floor	270	2235.60	7/100	<u>0.002</u>
008 05-December A 9638	Ambient in Door/ PCM Front Apt. PII	256	2119.68	6/100	<u>0.001</u>
009 05-December A 9639	FIELD BLANK			0/100	
010 05-December A 9640	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).


 Gulam Machhiwala
 Laboratory Director

Report Date: December 10,
 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.

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043

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/7/01

Date Analyzed: 12/7/01

Batch #: 0112A865

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(#cc)
001 06-December A 9700	Ambient/ Indoor/ PCM/ Piano Room Entrance/ Lobby	262	2169.36	20/100	<u>0.004</u>
002 06-December A 9701	Ambient/ Indoor/ PCM/ Middle Left Side Wall/ Between Apartment PII 16th Floor	263	2177.64	6/100	<u>0.001</u>
003 06-December A 9702	Ambient/ Indoor/ PCM/ Front Apartment PII 24th Floor	262	2169.36	15/100	<u>0.003</u>
004 06-December A 9703	Ambient/ Indoor/ PCM/ Front Apartment PII PII	265	2194.2	11/100	<u>0.002</u>
005 06-December A 9704	Ambient/ Indoor/ PCM/ Between Big Picture and Sofa Lamp/ Lobby	270	2235.6	10/100	<u>0.002</u>
006 06-December A 9705	Ambient/ Indoor/ PCM/ Middle Right Side Wall/ Between Apartment PII 16th Floor	269	2227.32	10/100	<u>0.002</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

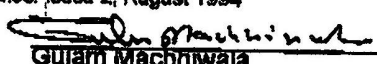
<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

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).


Guram Machniwala
 Laboratory Director

Report Date: December 10,
 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 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 to the above.

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044

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101553

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/7/01

Date Analyzed: 12/7/01

Batch #: 0112A985

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	PIB/FIELD	RESULTS(f/cc)
007 08-December A 9706	Ambient/ Indoor/ PCM/ Front Apartment PII 24th Floor	271	2243.88	12/100	<u>0.002</u>
008 08-December A 9707	Ambient/ Indoor/ PCM/ Between Elevators 3 & 4/ Penthouse	263	2177.64	7/100	<u>0.001</u>
009 08-December A 9708	FIELD BLANK			0/100	
010 08-December A 9709	FIELD BLANK			0/100	

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

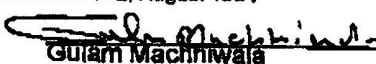
<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

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).


 Gulam Machhiwala
 Laboratory Director

Report Date: December 10,
 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.

02/20/2002 09:18 FAX

045

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/10/01

Date Analyzed: 12/10/01

Batch #: 0112A957

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
001 07-December A 9722	Ambient/ Indoor/ PCM/ Between Big Picture and Sofa Lamp/ Lobby	268	2219.04	4/100	<u><0.001</u>
002 07-December A 9723	Ambient/ Indoor/ PCM/ Middle Right Side Wall/ Between Apartment PII 16th Floor	266	2202.48	5/100	<u>0.001</u>
003 07-December A 9724	Ambient/ Indoor/ PCM/ Front Apartment PII 24th Floor	264	2185.92	4/100	<u><0.001</u>
004 07-December A 9725	Ambient/ Indoor/ PCM/ Between Elevator 3 and 4 PII	256	2119.68	6/100	<u>0.001</u>
005 07-December A 9726	Ambient/ Indoor/ PCM/ Piano Room/ Entrance Lobby	263	2177.64	7/100	<u>0.002</u>
006 07-December A 9727	Ambient/ Indoor/ PCM/ Middle Left Side Wall/ Between Apartment PII 16th Floor	260	2152.80	3/100	<u><0.001</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)

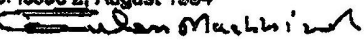
VOID2 = Overloaded

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).


 Gulam Machhiwala
 Laboratory Director

Report Date: December 10,
 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 by the above.

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048

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: FIBERS

Date Received: 12/10/01

Date Analyzed: 12/10/01

Batch #: 0112A957

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
007 07-December A 9728	Ambient/ Indoor/ PCM/ Front Apartment PII 24th Floor	258	2136.24	4/100	<u><0.001</u>
008 07-December A 9729	Ambient/ Indoor/ PCM/ Front Apartment PII PII	258	2136.24	6/100	<u>0.001</u>
009 07-December A 9730	FIELD BLANK			0/100	
010 07-December A 9731	FIELD BLANK			0/100	

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

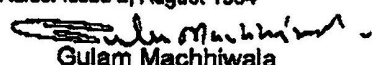
Method of Sample Preparation and Analysis:

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


Gulam Machhiwala
Laboratory Director

Report Date: December 10,
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: 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 but the above.

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047

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ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/3/200

Date Received: 12/3/200

Date Analyzed: 12/4/200

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
01 1203	Ambient/ Lobby/ South Wall in Lobby/ Near Mail Room	397.5		0.18
02 1204	Ambient/ 16th Floor/ West Wall in Corridor/ Near Apartment # PII	390		0.13
03 1205	Ambient/ 24th Floor/ South Wall in Corridor/ Near Apartment # PII	382.5		0.16
04 1206	Ambient/ 34th Floor/ South Wall in Corridor/ Near PII	384		0.26
05 1207	Ambient/ Lobby/ North East in Corridor/ Near Painting	360		0.22
06 1208	Ambient/ 16th Floor/ East Wall/ Near Apartment # PII	360		0.31
07 1209	Ambient/ 24th Floor/ East Wall/ Near Apartment # PII	360		0.14

Sample Analysis by:

Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method-0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:19 FAX

048

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New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/3/200

Date Received: 12/3/200

Date Analyzed: 12/4/200

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
08 1210	Ambient/ 34th Floor/ North Wall/ Near <u>PII</u>	360		0.19
09 1211	FIELD BLANK			<0.01 mg/ Filter
10 1212	FIELD BLANK			<0.01 mg/ Filter

Sample Analysis by:
Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:20 FAX

049

JLC ENVIRONMENTAL CONSULTANTS, INC.
 200 Park Avenue South, Suite 1106, New York, New York 10003
 Phone: (212) 420-8119 Fax: (212) 420-6092

The Renaissance
 c/o Insignia Residential Group, Inc.
 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/4/01

Date Received: 12/5/01

Date Analyzed: 12/5/01

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
01 2226-01	Ambient/ Lobby/ Main Lobby/ South East With Stairs to Lounge	360		0.31
02 2226-02	Ambient/ 16th Floor/ East Side of Corridor/ Near Apartment # PII	360		0.17
03 2226-03	Ambient/ 24th Floor/ East Side of Corridor/ Near Apartment # PII	360		0.25
04 2226-04	Ambient/ 34th Floor/ East Side of Corridor/ Near PII	360		0.33
05 2226-05	Ambient/ Lobby/ Main Lobby/ North West/ West Wall Near Painting	375		0.21
06 2226-06	Ambient/ 16th Floor/ West of Corridor/ Between Apartment # PII	375		0.35
07 2226-07	Ambient/ 24th Floor/ West of Corridor/ Near Apartment # PII	375		0.27

Sample Analysis by:

Analytical Balance

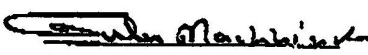
* FLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.


 Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:20 FAX

030

JLC ENVIRONMENTAL CONSULTANTS, INC.
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The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

ELAP Lab Code: 11028

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226
Analyte: Airborn Particulate
Date Collected: 12/4/01
Date Received: 12/5/01
Date Analyzed: 12/5/01

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
08 2226-08	Ambient/ 34th Floor/ West of Corridor/ Near PII	375		0.19
09 2226-09	FIELD BLANK			<0.01 mg/Filter
10 2226-10	FIELD BLANK			<0.01 mg/Filter

Sample Analysis by:
Analytical Balance

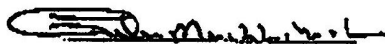
* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:21 FAX

051

JLC ENVIRONMENTAL CONSULTANTS, INC.
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The Renaissance
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 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/6/200

Date Received: 12/6/200

Date Analyzed: 12/6/200

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
01 225	Ambient in Door/ Dust Piano's Room/ Entrance Lobby	397.5		0.28
02 226	Ambient in Door/ Middle of Left Side Wall Between PII 16th Floor	393		0.23
03 227	Ambient in Door/ Dust Front Apt. PII 24th Floor	394.5		0.18
04 228	Ambient in Door/ Dust Front Apt. PII	394.5		0.25
05 229	Ambient in Door/ Dust Front Lobby Between Lamp and Big Picture	394.5		0.33
06 230	Ambient in Door/ Dust Middle Right Side Between Apts. PII 16th Floor	394.5		0.20
07 231	Ambient in Door/ Dust Front Apts PII 24th Floor	390		0.23

Sample Analysis by:
 Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/18/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.


 Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

Disclaimer: The above samples were not collected by JLC Environmental Consultants, Inc. and thus accepts no liability with regard to their collection maintenance. JLC relies on the client for all samples information prior to delivery at JLC.

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02/20/2002 09:21 FAX

052

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The Renaissance
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 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/5/200

Date Received: 12/6/200

Date Analyzed: 12/6/200

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
08 232	Ambient in Door/ Dust Between Elevators 3 and 4/ PII	391.5		0.31
09 233	FIELD BLANK			<0.01 mg/Filter
10 234	FIELD BLANK			<0.01 mg/Filter

Sample Analysis by:
 Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

Disclaimer: The above samples were not collected by JLC Environmental Consultants, Inc. and thus accepts no liability with regard to their collection maintenance. JLC relies on the client for all samples information prior to delivery at JLC.

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02/20/2002 09:22 FAX

053

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The Renaissance
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 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/8/01

Date Received: 12/7/01

Date Analyzed: 12/7/01

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
01 7400	Ambient/ Indoor/ Dust/ Between Big Picture and Sofa Lamp/ Lobby	397.5		0.18
02 7401	Ambient/ Indoor/ Dust/ Middle Right Sidewalk/ Between Apartment: PII 16th Floor	399		0.25
03 7402	Ambient/ Indoor/ Dust/ Front Apartment PII 24th Floor	396		0.20
04 7403	Ambient/ Indoor/ Dust/ Between Elevators 3 & 4/ PII	399		0.30
05 7404	Ambient/ Indoor/ Dust/ Pino Room/ Entrance Lobby	368.5		0.25
06 7405	Ambient/ Indoor/ Dust/ Middle Left Side Wall/ Between Apartment: PII 16th Floor	352.5		0.31
07 7406	Ambient/ Indoor/ Dust/ Front Apartment PII 24th Floor	355.5		0.37

Sample Analysis by:

Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:23 FAX

054

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The Renaissance
 c/o Insignia Residential Group, Inc.
 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101563

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/6/01

Date Received: 12/7/01

Date Analyzed: 12/7/01

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
08 7407	Ambient/ Indoor/ Dust/ Front Apartment: PII PII	352.5		0.43
09 7408	FIELD BLANK			<0.01/mg/ Filter
10 7409	FIELD BLANK			<0.01/mg/ Filter

Sample Analysis by:

Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:23 FAX

055

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The Renaissance
 c/o Insignia Residential Group, Inc.
 100 John Street
 New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226

Analyte: Airborn Particulate

Date Collected: 12/7/01

Date Received: 12/10/01

Date Analyzed: 12/10/01

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
01 240	Ambient/ Indoor/ Dust/ Piano' Room/ Entrance Lobby	399		0.38
02 241	Ambient/ Indoor/ Dust/ Middle Left Side Wall/ Between Apartment PII 16th Floor	399		0.45
03 242	Ambient/ Indoor/ Dust/ Front Apartment PII 24th Floor	397.5		0.50
04 243	Ambient/ Indoor/ Dust/ Front Apartment PII PII	394.5		0.43
05 244	Ambient/ Indoor/ Dust/ Between Big Picture and Sofa Lamp/ Lobby	393		0.48
06 245	Ambient/ Indoor/ Dust/ Middle Right Side Wall/Between Apartment PII 16th Floor	391.5		0.36
07 246	Ambient/ Indoor/ Dust/ Front Apartment PII 24th Floor	393		0.38

Sample Analysis by:
 Analytical Balance

* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
 Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3

02/20/2002 09:24 FAX

058

JLC ENVIRONMENTAL CONSULTANTS, INC.
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The Renaissance
c/o Insignia Residential Group, Inc.
100 John Street
New York, NY 10038

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953

Project No.: 01-2226
Analyte: Airborn Particulate

Date Collected: 12/7/01
Date Received: 12/10/01
Date Analyzed: 12/10/01

Site: 100 John Street, New York, NY

Summary of Analytical Results - Particulates (Dust)

SAMPLE # LAB #	LOCATION / DESCRIPTION	VOLUME	PLOD * (mg / m3)	CONCENTRATION (mg / m3)
08 247	Ambient/ Indoor/ Dust/ Between Elevator 3 and 4/ PII	387		0.23
09 248	FIELD BLANK			<0.01/ mg/ Filter
10 249	FIELD BLANK			<0.01/ mg/ Filter

Sample Analysis by:
Analytical Balance

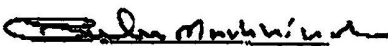
* PLOD = Performance limit of detection, which is 0.2 mg/ air volume (l).

Method of Sample Preparation and Analysis

All samples were prepared and analyzed in accordance with the National Institute of Occupational Safety and Health (NIOSH) Method 0500 02/15/84.

Instrumentation:

Denver A-200DS, with resolution at 0.01 mg.



Gulam Machhiwala
Laboratory Director

OSHA Permissible Exposure Limit (PEL) for total Nuisance Dust is 5 mg/m3



ENVIRONMENTAL CONSULTANTS, INC

December 11, 2001

Revised from September 27, 2001

Ms. Beth Triolo
Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

Re: Ambient Air Monitoring at 100 John Street, New York, NY

Dear Ms. Triolo:

JLC Environmental Consultants, Inc. (JLC) conducted ambient air sampling for asbestos at various locations at the above site on September 19, 2001. The asbestos air samples were analyzed using the Phase Contrast Microscopy (PCM) Methodology.

The analytical results of the air samples indicated that sample numbers 021, 031, 036, 037, 038, 039 were above the acceptance criteria of at or below 0.01 fibers per cubic centimeters.

The air samples (nos. 021, 031, 036, 037, 038, 039) that failed to meet the acceptance criteria of at or below 0.01 fibers per cubic centimeters using the Phase Contrast Microscopy Method were then submitted for analysis using the Transmission Electron Microscopy (TEM) Methodology NIOSH 7402 Method. This method is the most stringent for performing analysis to determine asbestos content.

The TEM analytical results of the air samples indicated that sample numbers 021, 031, 036, 037, 038, 039 were below the acceptance criteria of at or below 0.01 fibers per cubic centimeters and that no asbestos fibers greater than the limit listed previously was identified in these samples.

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

02/20/2002 09:25 FAX

058

December 11, 2001
Mazal Group LLC (100 John Street)
Re: Ambient Air Monitoring at 100 John Street, New York, NY

Please find enclosed the Summary of Analytical Results using the Phase Contrast Microscopy (PCM) Methodology and the Transmission Electron Microscopy (TEM) Methodology NIOSH 7402 Method. Upon review should you have any questions please feel free to contact me at (212) 420-8119.

Sincerely,
JLC Environmental Consultants, Inc.



Stephen Pharai
Director of Operations

Cc: file: 01-2094-01

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02/20/2002 09:25 FAX

059



ENVIRONMENTAL CONSULTANTS, INC

December 11, 2001

Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

Attention: Mr. Beth Triolo

Reference: 100 John Street, New York, NY

Dear Mr. Triolo:

Enclosed please find the analytical results for the Transmission Electron Microscopy (TEM) Air sample analysis for materials collected at the 100 John Street, New York, NY.

The samples were analyzed by means of Transmission Electron Microscopy (TEM), Selected Area Electron Diffraction (SAED), and Energy Dispersive Spectroscopy (EDS) in accordance with the USEPA "Asbestos Containing Materials in Schools Final Rule and Notice" Federal Register Volume 52 (210):41826-41903 (10/30/87).

Any questions concerning results and/or documentation should be directed to Gulam Machhiwala, our laboratory director.

JLC Environmental Consultants, Inc. appreciates the opportunity to serve your organization. Please contact us with any further questions. We look forward to working with you again in the future.

Sincerely,

JLC Environmental Consultants, Inc.



Gulam Machhiwala
Laboratory Director
cc: File

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02/20/2002 09:26 FAX

060

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

Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

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

Project No.: 01-2094
Analyte: Fibers
Date Collected: 9/19/01
Date Received: 12/10/01
Date Relinquished: 12/11/01
Date Analyzed: 12/11/01
Batch #:

Site: **100 John Street, New York, NY**

SUMMARY OF ANALYTICAL RESULTS - TEM AIR

Sample # Lab #	Description/ Location	Time (min)	Volume (l)	AS/mm2 Results (STR/cc)*	TYPE OF ASBESTOS
21 945901	Ambient/ 25th Floor/ Hallway	60	923	<0.003	NSD
31 945902	Ambient/ 19th Floor/ Hallway	60	923	<0.003	NSD
36 945903	Ambient/ Apartment P11 Foyer Area	60	923	<0.003	NSD
37 945904	Ambient/ 16th Floor/ Hallway	60	923	0.008	Chrysotile
38 945905	Ambient/ Apartment P11 Hallway	60	923	0.003	Amosite/ Chrysotile
39 945906	Ambient/ 15th Floor/ Hallway	60	923	<0.003	NSD

AS/mm2= Asbestos Structures per Square Millimeter
(STR/cc)*= Asbestos Structures per Cubic Centimeter
CHRY= Chrysotile Asbestos
NSD= No Asbestos Structures Detected
N/A= Not Analyzed

Method of Sample Preparation and Analysis:

All samples analyzed in accordance with the USEPA "Asbestos Containing Materials in Schools Final and Notice" Federal Register Vol. 52 (201):41828-41903 (10/30/87).

Asbestos Analysis by:

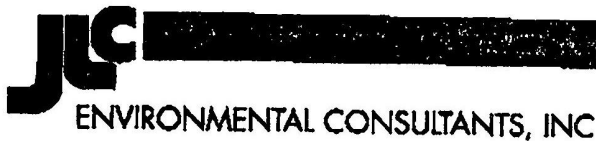
Transmission Electron Microscopy (TEM)
Selected Area Electron Diffraction (SAED)
Energy Dispersive Spectroscopy (EDS)


Gulam Machhiwala
Laboratory Director

Note: All Samples were analyzed by EMSL Analytical Inc., a NIST-NVLAP and NYS-ELAP accredited laboratory and a sub-contractor of JLC Environment Consultants, Inc. (NVLAP # 101048-9, ELAP # 11506).

02/20/2002 09:28 FAX

081



December 11, 2001

Mazal Group LLC (100 John Street)
One West Street
New York, NY 10004

Attention: Mr. Beth Triolo

Reference: PCM Air Sampling Analysis for 100 John Street, New York, NY

Dear Mr. Triolo:

Enclosed please find the analytical results for air sampling conducted at 100 John Street, New York, NY.

All samples were collected and analyzed by JLC Environmental Consultants, Inc. (JLC) at the request of Mazal Group LLC (100 John Street).

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.

Gulam Machhiwala

Gulam Machhiwala
Laboratory Director
cc: File

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02/20/2002 09:27 FAX

062

Mazal Group LLC (100 John Street)
JLC Project # 01-2094
December 11, 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.

02/20/2002 09:28 FAX

0063

JLC ENVIRONMENTAL CONSULTANTS, INC.
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 Phone: (212) 420-8119 Fax: (212) 420-6092

dupl.

Mazal Group LLC (100 John Street)
 One West Street
 New York, NY 10004

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

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A843

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
001 19-September A 6318	Ambient/ Lobby/ @ Entrance Doors	60	923	8/100	<u>0.004</u>
002 19-September A 6319	Ambient/ Lobby/ In Lounge Area	60	923	5/100	<u>0.003<LOD</u>
003 19-September A 6320	Ambient/ Apartment # PII Kitchen/ Living Room Area	70	1077	7/100	<u>0.003</u>
004 19-September A 6321	Ambient/ 20th Floor/ Hallway	70	1077	4/100	<u>0.002<LOD</u>
005 19-September A 6322	Ambient/ 29th Floor/ Hallway	70	1077	8/100	<u>0.004</u>
006 19-September A 6323	Ambient/ Apartment # PII Foyer Area	60	923	4/100	<u>0.002<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

Gulam Machhiwala
 Gulam Machhiwala
 Laboratory Director

Report Date: December 11, 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 in the above.

02/20/2002 09:28 FAX

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

Mazal Group LLC (100 John Street)
 One West Street
 New York, NY 10004

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

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A843

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
007 19-September A 6324	Ambient/ 3rd Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
008 19-September A 6325	Ambient/ Apartment # <u>PII</u> Living Room Area	60	923	4/100	<u>0.002<LOD</u>
009 19-September A 6326	Ambient/ 32nd Floor/ Hallway	60	923	2/100	<u>0.001<LOD</u>
010 19-September A 6327	Ambient/ Apartment # <u>PII</u> Foyer Area	60	923	5/100	<u>0.003<LOD</u>
011 19-September A 6328	Ambient/ 31st Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
012 19-September A 6329	Ambient/ Apartment # <u>PII</u> Foyer Area	60	923	6/100	<u>0.003</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).

Gulam Machhiwala
 Gulam Machhiwala
 Laboratory Director

Report Date: December 11,
 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 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.

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0065



Mazal Group LLC (100 John Street)
 One West Street
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ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
013 19-September A 6330	Ambient/ 30th Floor/ Hallway	60	923	6/100	<u>0.003</u>
014 19-September A 6331	Ambient/ Apartment # PII Foyer/ Living Room Area	60	923	8/100	<u>0.004</u>
015 19-September A 6332	Ambient/ 28th Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
016 19-September A 6333	Ambient/ Apartment # PII Foyer Area	60	923	6/100	<u>0.003</u>
017 19-September A 6334	Ambient/ 27th Floor/ Hallway	60	923	8/100	<u>0.004</u>
018 19-September A 6335	Ambient/ Apartment # PII Foyer	60	923	4/100	<u>0.002<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

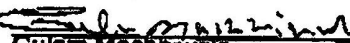
<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

Method of Sample Preparation and Analysis:

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Instrumentation:

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


Gulam Machhiwala
 Laboratory Director

Report Date: December 11,
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ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101853

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
019 19-September A 6336	Ambient/ 26th Floor/ Hallway	60	923	4/100	<u>0.002<LOD</u>
020 19-September A 6337	Ambient/ Apartment # PII / Foyer/ Living Room Area	60	923	3/100	<u>0.002<LOD</u>
021 19-September A 6338	Ambient/ 25th Floor/ Hallway	60	923	65/100	<u>0.035</u>
022 19-September A 6339	Ambient/ Apartment # PII Foyer Area	60	923	17/100	<u>0.009</u>
023 19-September A 6340	Ambient/ 24th Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
024 19-September A 6341	Ambient/ Apartment # PII Foyer/ Living Room Area	60	923	14/100	<u>0.007</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

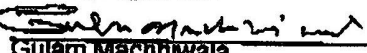
<LOD = Less than limit of detection which is 5.5 Fibers/ 100 Fields
 VOID1 = H.C.P. (High Concentration of Particles)
 VOID2 = Overloaded

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).


Gulam Machhiwala
 Laboratory Director

Report Date: December 11,
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ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A843

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(F/cc)
025 19-September A 6342	Ambient/ 23rd Floor/ Hallway	60	923	16/100	<u>0.009</u>
026 19-September A 6343	Ambient/ Apartment # PII Foyer Area	70	1077	6/100	<u>0.003</u>
027 19-September A 6344	Ambient/ 22nd Floor/ Hallway	70	1077	5/100	<u>0.003<LOD</u>
028 19-September A 6345	Ambient/ 22nd Floor/ Laundry Room	70	1077	10/100	<u>0.005</u>
029 19-September A 6346	Ambient/ 21st Floor/ Hallway	70	1077	3/100	<u>0.001<LOD</u>
030 19-September A 6347	Ambient/ Apartment # PII / Foyer/ Living Room Area	70	1077	7/100	<u>0.003</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).


 Guram Machhiwala
 Laboratory Director

Report Date: December 11,
 2001

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

Project No.: 01-2004
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
031 19-September A 6348	Ambient/ 19th Floor/ Hallway	60	923	52/100	<u>0.028</u>
032 19-September A 6349	Ambient/ Apartment # <u>PII</u> / Foyer Area	60	923	7/100	<u>0.004</u>
033 19-September A 6350	Ambient/ 18th Floor/ Hallway	60	923	10/100	<u>0.005</u>
034 19-September A 6351	Ambient/ Apartment # <u>PII</u> Foyer/ Living Room Area	60	923	5/100	<u>0.003<LOD</u>
035 19-September A 6352	Ambient/ 17th Floor/ Hallway	60	923	8/100	<u>0.004</u>
036 19-September A 6354	Ambient/ Apartment # <u>PII</u> Foyer Area	60	923	70/100	<u>0.037</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

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 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).


Gulam Machhiwala
 Laboratory Director

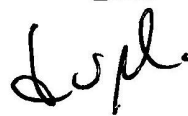
Report Date: December 11,
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ELAP Lab Code: 11029
 NIOSH and AIHA Lab Code: 100273
 NVLAP Lab Code: 101953

Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
037 19-September A 8355	Ambient/ 16th Floor/ Hallway	60	923	130/100	<u>0.069</u>
038 19-September A 8356	Ambient/ Apartment # <u>PII</u> Foyer Area	60	923	53/100	<u>0.028</u>
039 19-September A 8357	Ambient/ 15th Floor/ Hallway	60	923	26/100	<u>0.014</u>
040 19-September A 8358	Ambient/ Apartment # <u>PII</u> Living Room/ Foyer Area	60	923	9/100	<u>0.005</u>
041 19-September A 8359	Ambient/ 14th Floor/ Hallway	60	923	5/100	<u>0.003<LOD</u>
042 19-September A 8360	Ambient/ Apartment # <u>PII</u> Foyer	60	923	5/100	<u>0.003<LOD</u>

Sample Analysis by:

Positive Phase Contrast Microscopy (PCM)

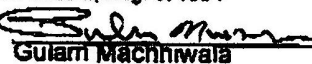
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Method of Sample Preparation and Analysis:

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Instrumentation:

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ELAP Lab Code: 11029
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Project No.: 01-2094
 Analyte: FIBERS
 Date Received: 9/20/01
 Date Analyzed: 9/20/01
 Batch #: 0109A643

SUMMARY OF ANALYTICAL RESULTS - PCM

Site: 100 John Street, New York, NY

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	TIME(min)	VOLUME(L)	FIB/FIELD	RESULTS(f/cc)
043 19-September A 6361	FIELD BLANK				0/100
044 19-September A 6362	FIELD BLANK				0/100
045 19-September A 6363	FIELD BLANK				0/100
046 19-September A 6364	FIELD BLANK				0/100
047 19-September A 6365	FIELD BLANK				0/100

Sample Analysis by:

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