

Ceiling Skimcoat



ENVIRONMENTAL CONSULTANTS, INC

December 27, 2004

Mr. Christopher R.L. Colbourne
Master Works Development Corp.
56 West 45th Street, 4th Floor
New York, NY 10036

Re: Asbestos Inspection at 130 Cedar Street New York, NY:

Dear Mr. Colbourne:

JLC Environmental Consultants, Inc. (JLC) was authorized to proceed with a survey to determine the presence of Asbestos Containing Materials (ACM) at the above-mentioned location.

1.0 EXECUTIVE SUMMARY:

The limited inspection was conducted on December 21, 2004 by certified Asbestos Inspector Pasquel Davis. The inspection included the ceilings of the 11th, 10th, 9th, 8th, 6th, 4th, 3rd and 2nd floors of 130 Cedar Street, New York, NY. Bulk samples were analyzed using Polarized Light Microscopy (PLM).

The inspection was conducted in compliance with the Asbestos Hazardous Emergency Response Act (AHERA) and the New York City Department of Environmental Protection Asbestos Control Program.

2.0 ASBESTOS INSPECTION RESULTS:

The following table displays all asbestos survey results for each homogenous area.

PROPOSED WORK	HA ¹	SUSPECT MATERIAL	SAMPLE NO	LAB RESULTS	APPROX- ACM ² QUANTITY	NOTES
11 th Floor	19	Ceiling Skim Coat	594-600	Non-ACM ³	0 SF ⁴	Confirmed Non-ACM
10 th Floor			601-607			
9 th Floor			608-614			
8 th Floor			615-621			
6 th Floor			622-628			
4 th Floor			629-635			

December 29, 2004
Mr. Christopher R.L Colbourne
Prepared for Master Works Development Corp.

PROPOSED WORK	HA ¹	SUSPECT MATERIAL	SAMPLE NO	LAB RESULTS	APPROX-ACM ² QUANTITY	NOTES
3 rd Floor	I 9	Ceiling Skim Coat	636-642	Non- ACM	0 SF	Confirmed Non-ACM
2 nd Floor			643-649	ACM	10,000 SF	Confirmed ACM at the 2 nd Floor
2 nd Floor	J 9	Dust on Standpipe	643	Non- ACM	0 SF	Confirmed Non-ACM

- 1) HA=homogenous area (The HA is designated by the field inspector and describes the extent of a homogenous material. Homogeneity is based on similar date of installation, color, texture, appearance, composition, etc.
 2) ACM=Asbestos Containing Material (refers to a material having greater than 1% asbestos by weight)
 3) Non-ACM= A material containing less than 1% asbestos by weight
 4) SF= Square Foot

Please find the sample location plans and certificates of analysis by PLM attached. This report and its findings are limited to accessible areas that will be impacted by the scope of work. A change in scope may require additional survey work. Feel free to contact me with any questions at (212) 420-8119.

Sincerely,

JLC Environmental Consultants, Inc.

Report prepared by:

Pasquel Davis
Project Inspector

Report Reviewed by:


Peter Ludwig
QA/QC Project Manager

Cc: file
L. Gorecki

JLC Environmental Consultants, Inc.**200 Park Ave. South - Suite 1001, New York, NY 10003****Phone: (212) 420-8119 - Fax: (212) 420-6092**

Masterworks Development Corp.

56 West 45th Street

New York NY 10036

ELAP Lab Code: 11029

NIOSH and AIHA Lab Code: 100273

NVLAP Lab Code: 101953-0

Project No: 04-3271

Analyte: ASBESTOS

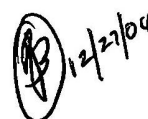
Date Received: 12/22/2004

Date Analyzed: 12/22/2004

Batch #: 0404662

SUMMARY OF ANALYTICAL RESULTS - PLMSITE: 130 Cedar Street

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	COLOR	Asbestos Detected?	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
594I9 12/21/2004 0404662-001	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 11th Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
595I9 12/21/2004 0404662-002	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 11th Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
596I9 12/21/2004 0404662-003	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 11th Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
597I9 12/21/2004 0404662-004	Ceiling Skim Coat, Tan, Homogeneous, Friable 11th Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
598I9 12/21/2004 0404662-005	Ceiling Skim Coat, Tan, Homogeneous, Friable 11th Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Tan	Yes	Anthophyllite <1%	Non-Fibrous Material 99%
599I9 12/21/2004 0404662-006	Ceiling Skim Coat, Tan, Homogeneous, Friable 11th Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan	No		Wollastonite Trace Non-Fibrous Material 99%

Gulam Machhiwala, Lab Director

Report Date: December 27, 2004

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Project No: 04-3271
Analyte: ASBESTOS
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Date Analyzed: 12/22/2004
Batch #: 0404662

SUMMARY OF ANALYTICAL RESULTS - PLM

SITE: 130 Cedar Street

SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	COLOR	Asbestos Detected?	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
600I9 12/21/2004 0404662-007	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 11th Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Tan	No		Cellulose Fiber Trace Non-Fibrous Material 99%
601I9 12/21/2004 0404662-008	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 10th Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
602I9 12/21/2004 0404662-009	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 10th Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
603I9 12/21/2004 0404662-010	Ceiling Skim Coat, Gray/ Brown, Non-homogeneous, Friable 10th Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Gray/ Brown	No		Non-Fibrous Material 100%
604I9 12/21/2004 0404662-011	Ceiling Skim Coat, Gray/ Brown, Non-homogeneous, Friable 10th Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Gray/ Brown	No		Non-Fibrous Material 100%
605I9 12/21/2004 0404662-012	Ceiling Skim Coat, Gray/ Brown, Homogeneous, Friable 10th Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Gray/ Brown	No		Non-Fibrous Material 100%

Gulam Machhiwala  12/22/04

Gulam Machhiwala, Lab Director
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60619 12/21/2004 0404662-013	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 10th Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
60719 12/21/2004 0404662-014	Ceiling Skim Coat, Gray/ Brown, Non-homogeneous, Friable 10th Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Gray/ Brown	No		Non-Fibrous Material 100%
60819 12/21/2004 0404662-015	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 9th Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
60919 12/21/2004 0404662-016	Ceiling Skim Coat, Tan, Homogeneous, Friable 9th Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
61019 12/21/2004 0404662-017	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 9th Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
61119 12/21/2004 0404662-018	Ceiling Skim Coat, Tan/ Gray, Non-homogeneous, Friable 9th Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan/ Gray	No		Non-Fibrous Material 100%




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612I9 12/21/2004 0404662-019	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 9th Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Fibrous Glass Trace Non-Fibrous Material 99%
613I9 12/21/2004 0404662-020	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 9th Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan	Yes	Anthophyllite <1%	Fibrous Glass Trace Non-Fibrous Material 98%
614I9 12/21/2004 0404662-021	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 9th Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
615I9 12/21/2004 0404662-022	Ceiling Skim Coat, Tan, Homogeneous, Friable 8th Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
616I9 12/21/2004 0404662-023	Ceiling Skim Coat, Tan, Homogeneous, Friable 8th Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
617I9 12/21/2004 0404662-024	Ceiling Skim Coat, Brown, Homogeneous, Friable 8th Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Brown	No		Non-Fibrous Material 100%

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618I9 12/21/2004 0404662-025	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 8th Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
619I9 12/21/2004 0404662-026	Ceiling Skim Coat, White/ Brown, Non-homogeneous, Friable 8th Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	White/ Brown	No		Non-Fibrous Material 100%
620I9 12/21/2004 0404662-027	Ceiling Skim Coat, White/ Brown, Non-homogeneous, Friable 8th Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	White/ Brown	No		Non-Fibrous Material 100%
621I9 12/21/2004 0404662-028	Ceiling Skim Coat, White/ Brown/ Light Blue, Non-homogeneous, Friable 8th Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	White/ Brown/ Light Blue	No		Non-Fibrous Material 100%
622I9 12/21/2004 0404662-029	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
623I9 12/21/2004 0404662-030	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%

Gulam Machhiwala (B) 12/27/04

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SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	COLOR	Asbestos Detected?	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
624I9 12/21/2004 0404662-031	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
625I9 12/21/2004 0404662-032	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
626I9 12/21/2004 0404662-033	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
627I9 12/21/2004 0404662-034	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
628I9 12/21/2004 0404662-035	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 6th Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
629I9 12/21/2004 0404662-036	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%



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SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	COLOR	Asbestos Detected?	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
630I9 12/21/2004 0404662-037	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
631I9 12/21/2004 0404662-038	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
632I9 12/21/2004 0404662-039	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
633I9 12/21/2004 0404662-040	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
634I9 12/21/2004 0404662-041	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
635I9 12/21/2004 0404662-042	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 4th Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%

Gulam Machhiwala 12/27/04

Gulam Machhiwala, Lab Director

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SAMPLE # COLLECTED LAB #	DESCRIPTION / LOCATION	COLOR	Asbestos Detected?	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
636I9 12/21/2004 0404662-043	Ceiling Skim Coat, Tan/ Brown, Non-homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
637I9 12/21/2004 0404662-044	Ceiling Skim Coat, Brown, Homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Brown	No		Non-Fibrous Material 100%
638I9 12/21/2004 0404662-045	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
639I9 12/21/2004 0404662-046	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
640I9 12/21/2004 0404662-047	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
641I9 12/21/2004 0404662-048	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%

Gulam Machhiwala (Signature) 12/27/04

Gulam Machhiwala, Lab Director
Report Date: December 27, 2004

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64219 12/21/2004 0404662-049	Ceiling Skim Coat, Tan, Homogeneous, Friable 3rd Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
64319 12/21/2004 0404662-050	Ceiling Skim Coat, Tan, Non- homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and B and C/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
64419 12/21/2004 0404662-051	Ceiling Skim Coat, Tan, Homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and C and D/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
64519 12/21/2004 0404662-052	Ceiling Skim Coat, Tan/ Brown, Non- homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and D and E/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
64619 12/21/2004 0404662-053	Ceiling Skim Coat, Tan/ Brown, Non- homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and E and F/ Sample of Ceiling Skim Coat	Tan/ Brown	No		Non-Fibrous Material 100%
64719 12/21/2004 0404662-054	Ceiling Skim Coat, Tan/ Brown, Non- homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and F and G/ Sample of Ceiling Skim Coat	Tan/ Brown	Yes	Anthophyllite <1%	Cellulose Fiber Trace Non-Fibrous Material 98%

Gulam Machhiwala, Lab Director

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648I9 12/21/2004 0404662-055	Ceiling Skim Coat, Tan, Non-homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and G and H/ Sample of Ceiling Skim Coat	Tan	No		Non-Fibrous Material 100%
649I9 12/21/2004 0404662-056	Ceiling Skim Coat, Cream/ Brown, Non-homogeneous, Friable 2nd Floor/ Between Columns 3, 4 and H and I/ Sample of Ceiling Skim Coat	Cream/ Brown	Yes	Chrysotile 1.5% Anthophyllite <1%	Non-Fibrous Material 97.5%
650J9 12/21/2004 0404662-057	Dust/ Debris, Tan, Homogeneous, Friable 2nd Floor/ Sprinkler/ Stand Pipe Between B, C and 3 and 4/ Sample of Dust/ Debris	Tan	No		Fibrous Glass 63% Cellulose Fiber 15% Synthetic Fiber 2% Non-Fibrous Material 20%

*Insufficient material submitted **TEM recommended ***Not analyzed positive stop

Sample Analysis by:

Polarized Light Microscopy-Dispersion Staining (PLM-DS)

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" USEPA/ 600/R-93/116, July, 1993

Instrumentation:

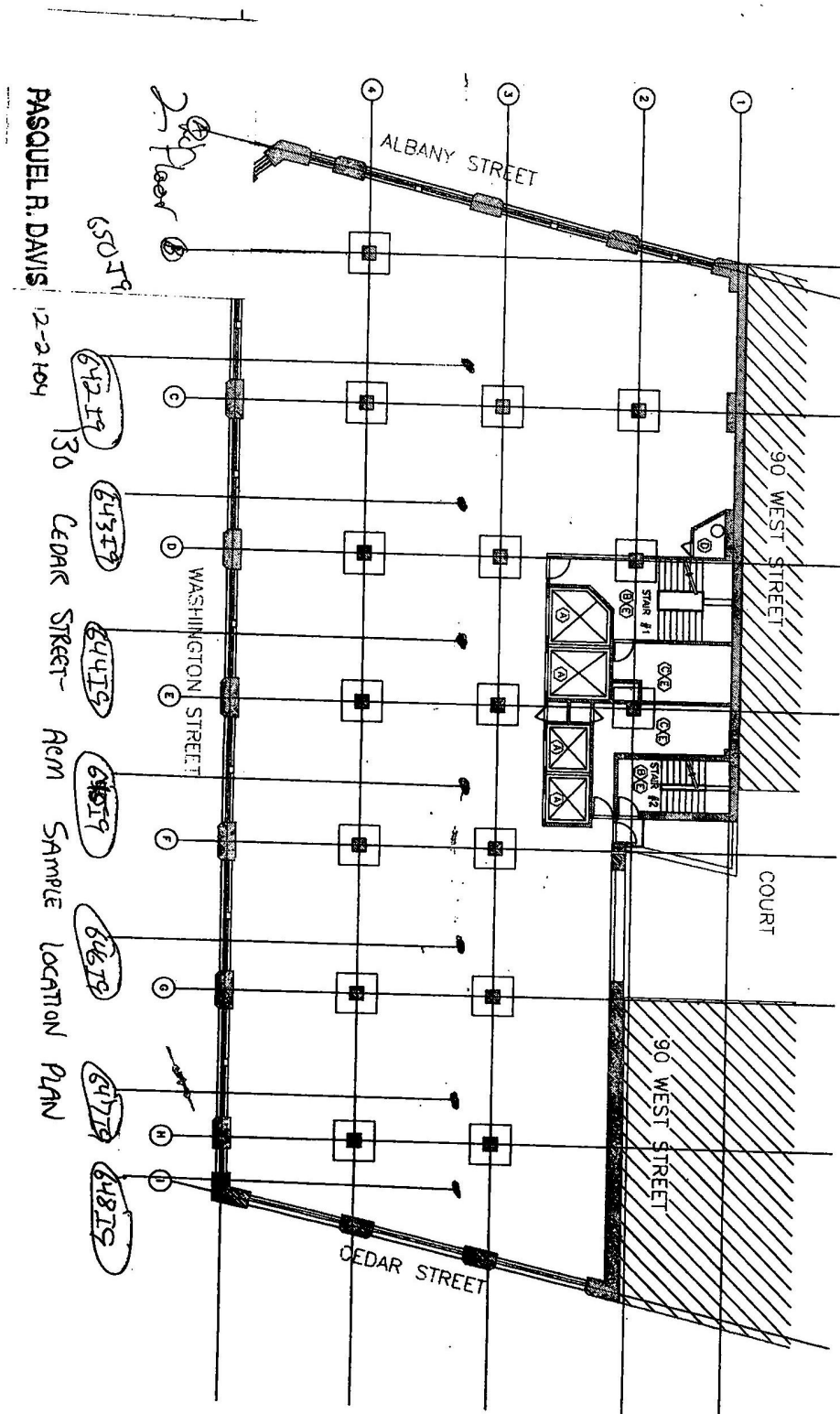
Olympus PLM, Model BH-2/VM stereomicroscope Model VMZ 1x-4x.

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 fine 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 projected 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.

Gulam Machhiwala 12/27/04

Gulam Machhiwala, Lab Director

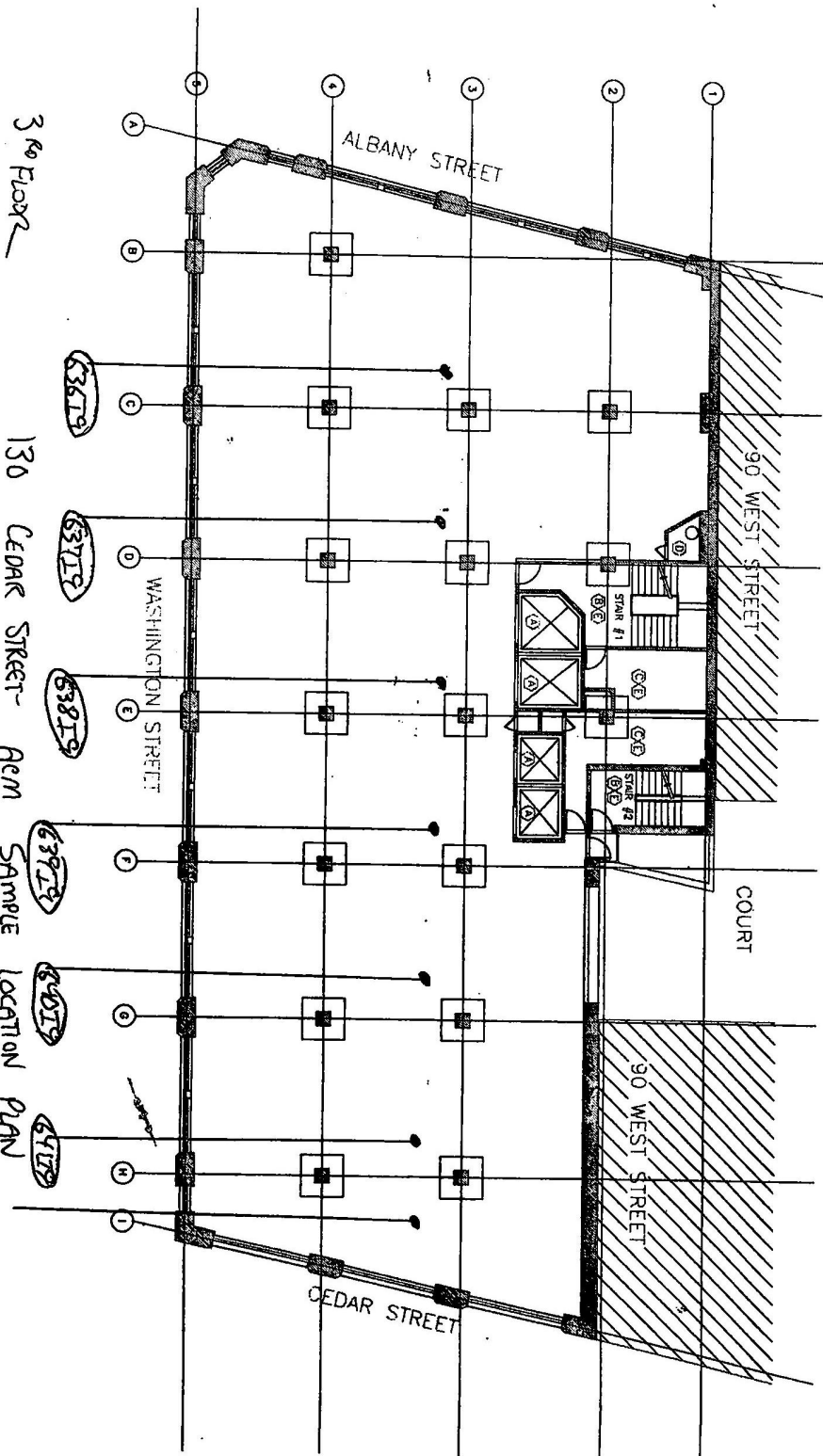
Report Date: December 27, 2004



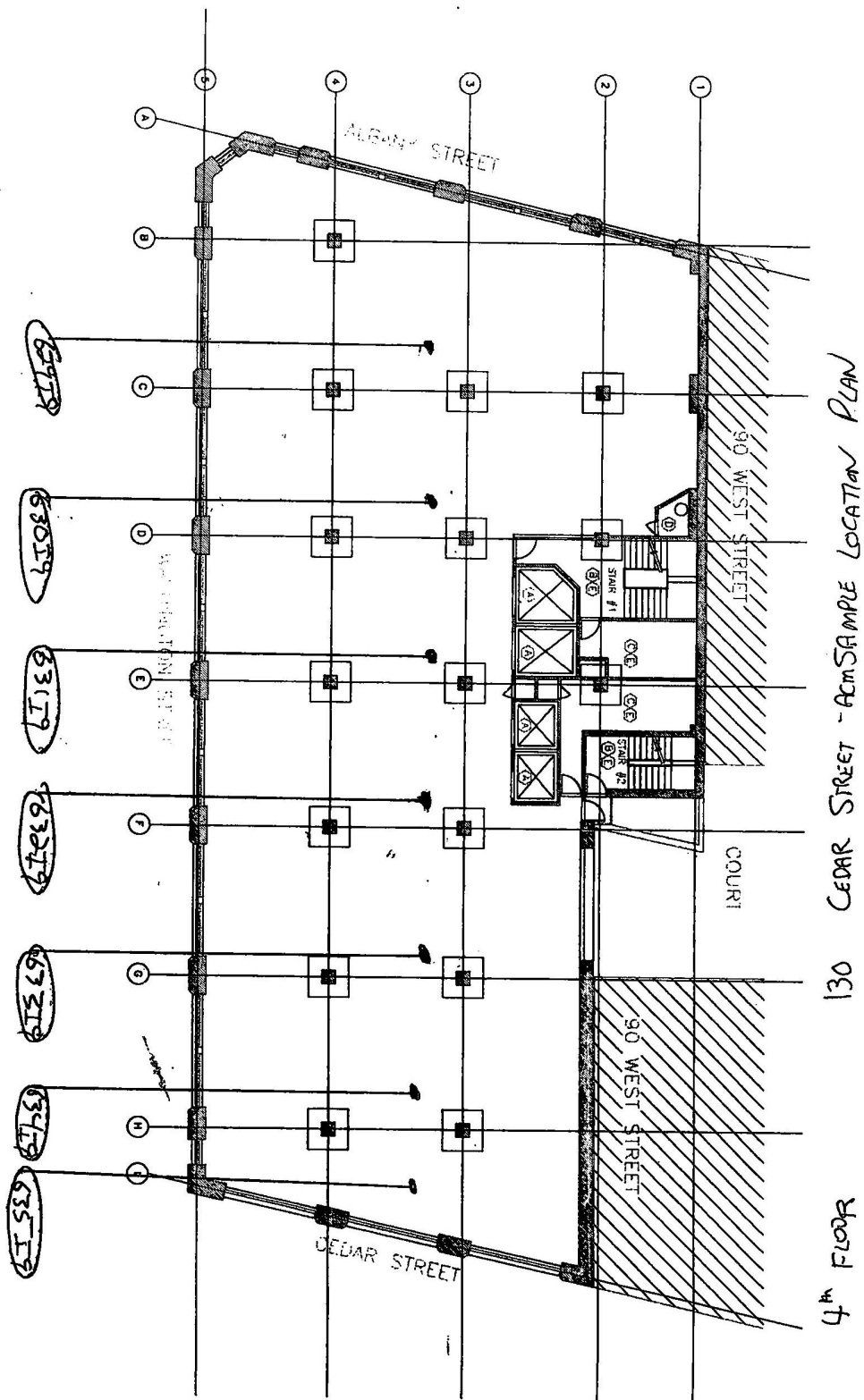
PASQUEL R. DAVIS 12-2-04

3rd Floor

130 CEDAR STREET - AcM SAMPLE LOCATION PLAN



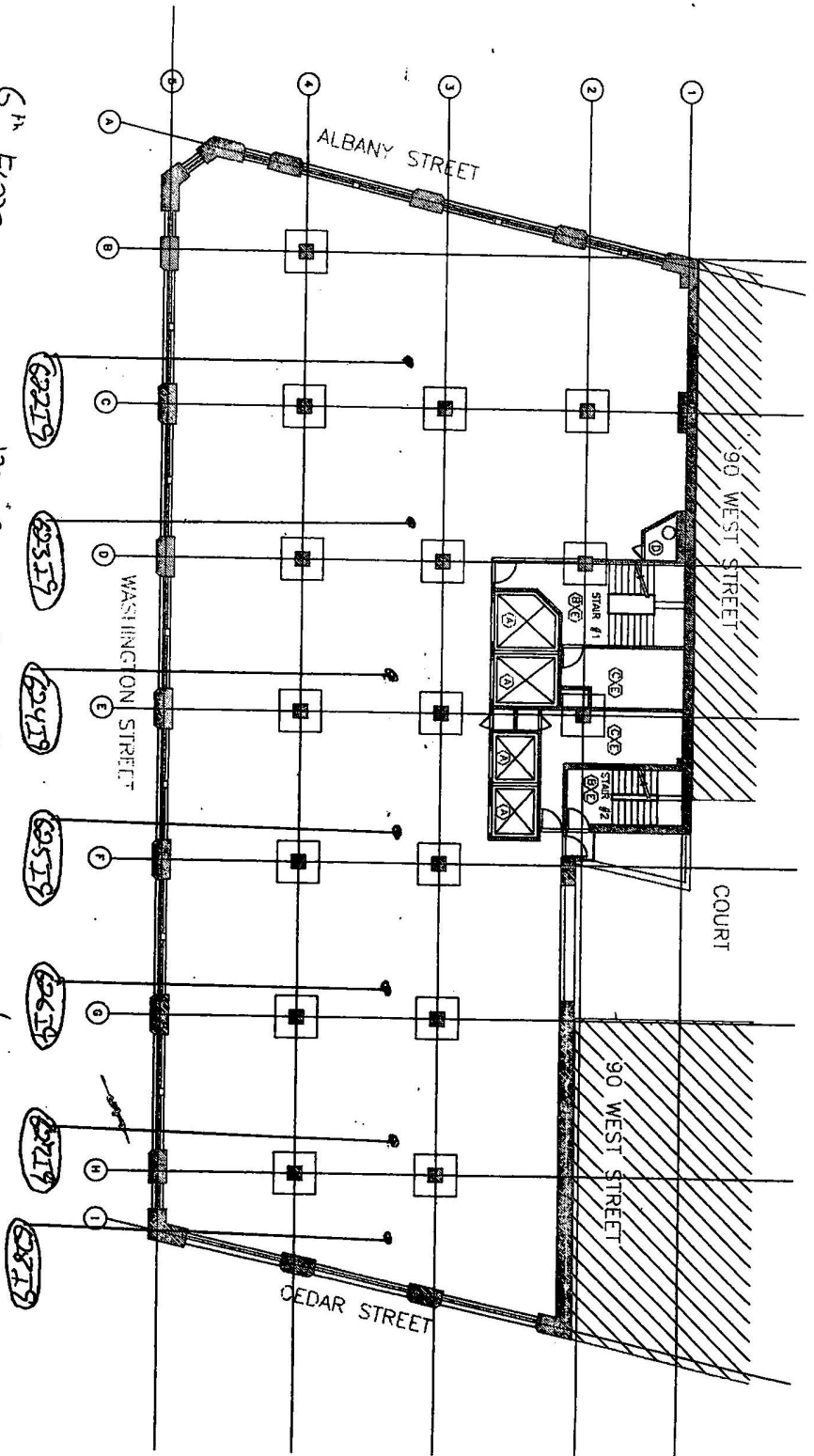
PASQUEL R. DAVIS 02-21-04

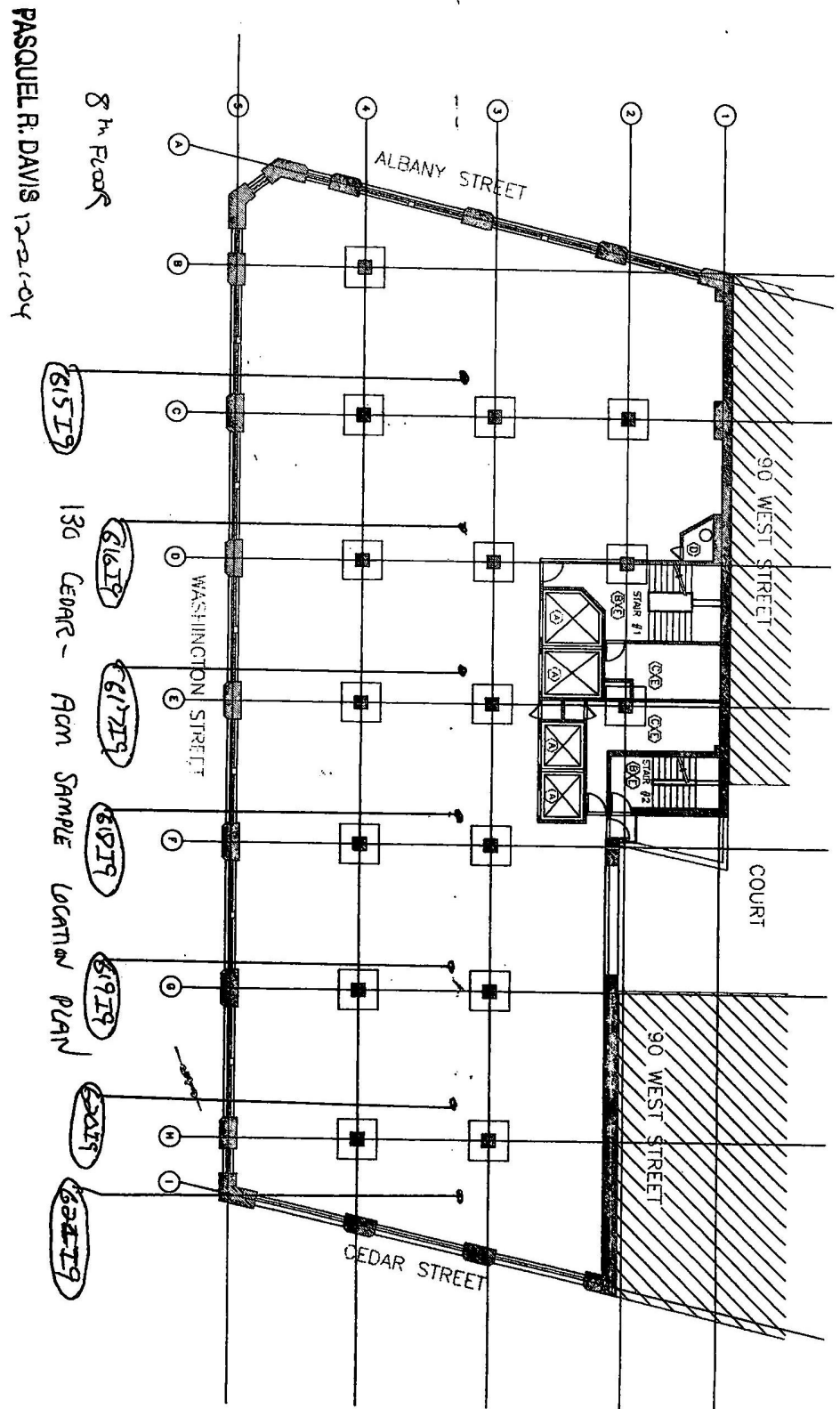


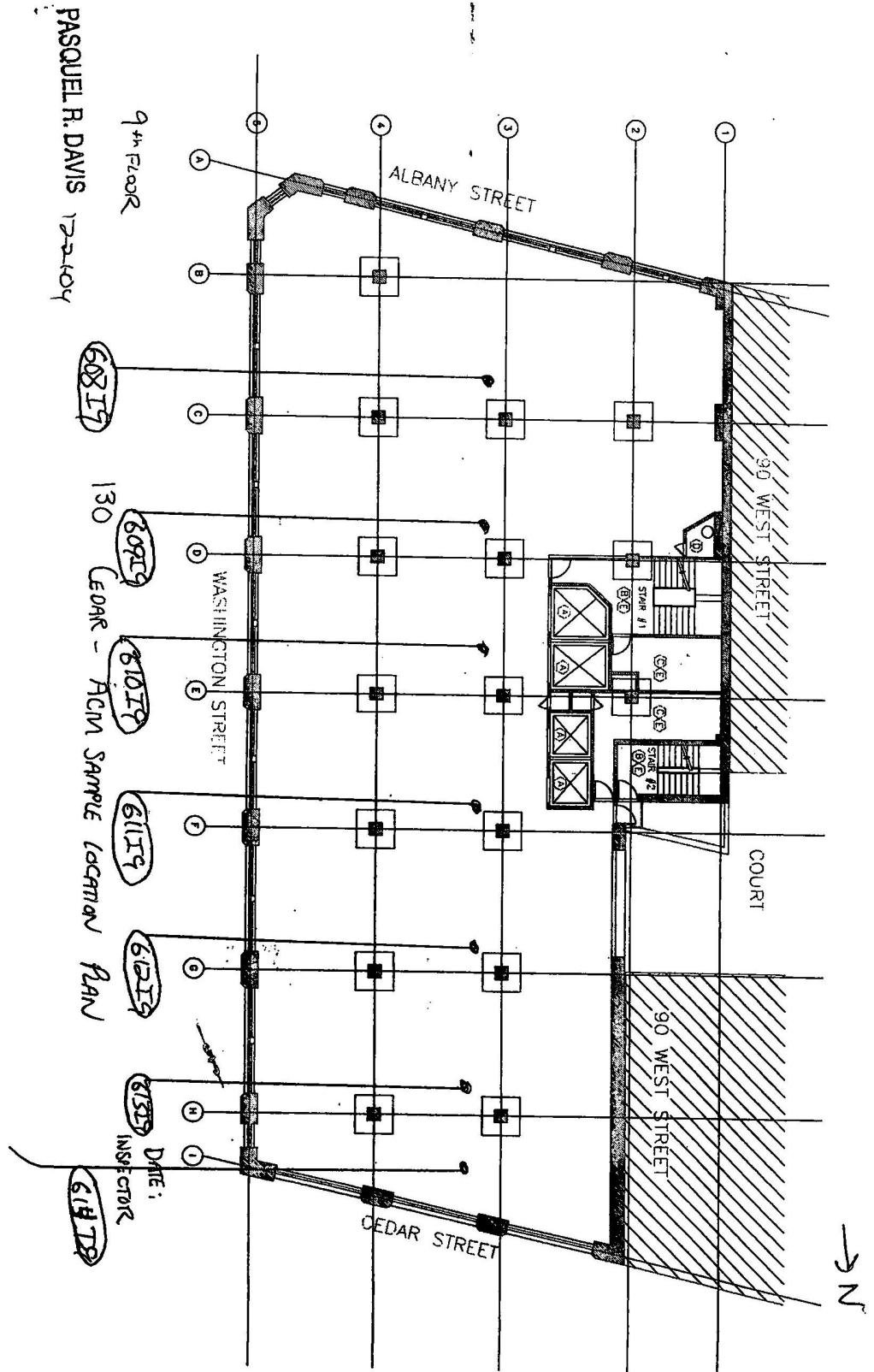
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6th Floor

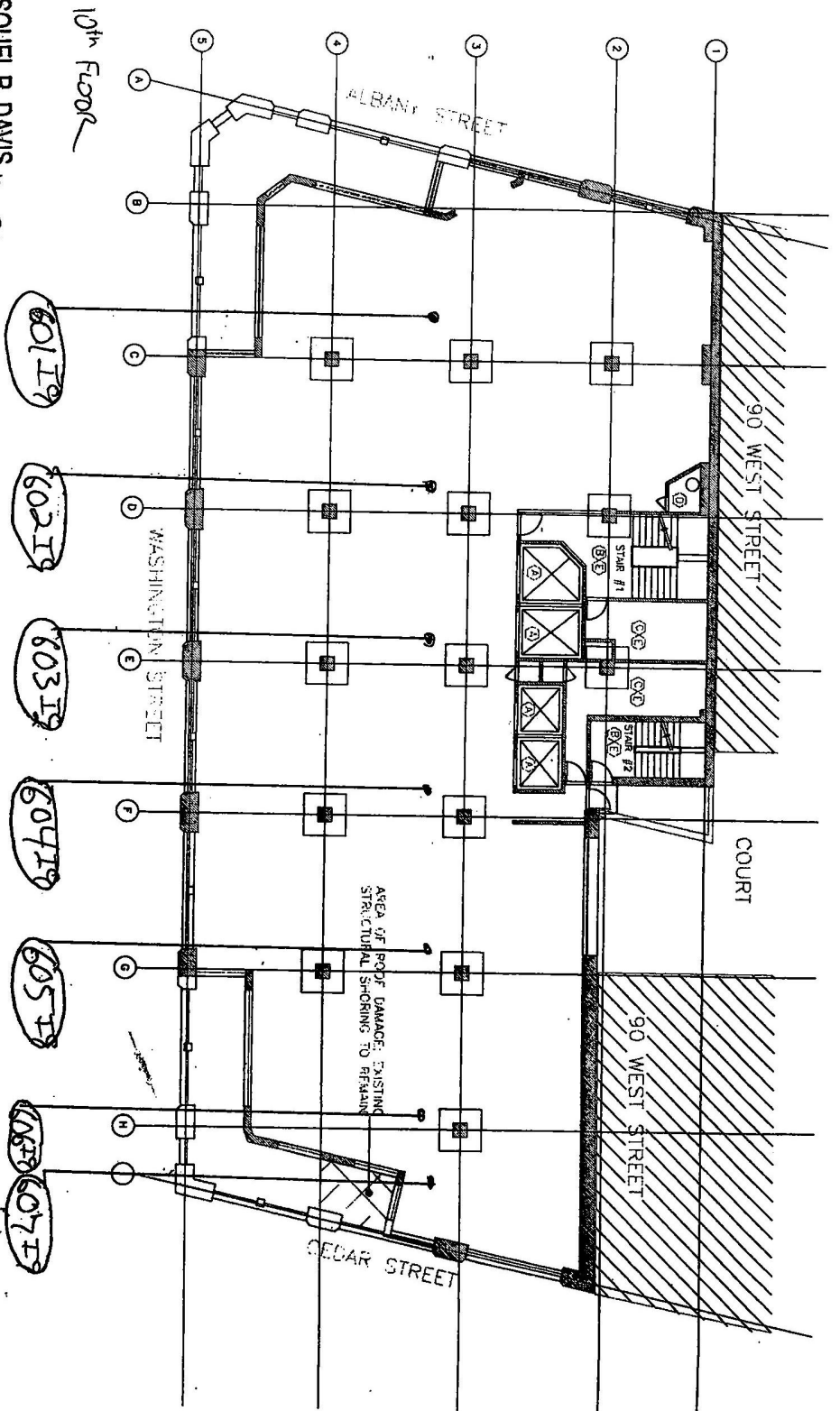
130 Cedar - ACM Sample Location Plan







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