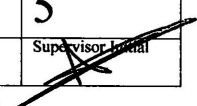


Asbestos Inspection Report

Page 1 of 1

Premise # 90 Beekman Street				Date of Inspection 07/18/2002	
Floor Roof & facade	Zip 10006	Block 19	Lot # 11	Boro Code 1	
Inspector Carl Lutchmedial	Badge # A058	Squad # 1	Basis of Inspection WTC	Building Type A	Pictures no
Contractors Name			Sample # NA		
Address			Sample # NA		
City	State	Zip	Sample # NA		
Laboratory Name			Building Owner Southbridge Towers Inc		
Address			Address 90 Beekman st		
City	State	Zip	City NY	State NY	Zip 10038
Contact Person At Site Toni D'Egidio – Building Manager			Time of Inspection 3pm – 4 pm		
On arrival I met with MS Toni D'Egidio the General Manager of Southbridge Towers. She discussed the concerns of the residents which were as follows: - If the commercial building (Footlocker) has to be cleaned, why not their building. - The dust and debris went everywhere, maybe their buildings needs another inspection. - Why isn't the City cleaning their building? She was informed of the following: - The DEP conducted inspections of the roofs and facades and did not see any visible accumulations of WTC debris. - Wipe sampling is not being to determine the presence of ACM. This is not an approved method of sampling to determine the presence of bulk ACM. - Only buildings with visible accumulations of WTC debris are being cleaned. - DEP visited various apartments based on complaints and did not observe WTC debris in the apartment, window ledge, or porch. We (including the Super - Anthony) then went to the Footlocker roof and debris was observed ONLY under a duct that ran the east – west length of the south side roof. Looking down from the roof at the façade did not reveal any debris. The roof of building # 2 was also inspected and no debris observed. These buildings have gravel roofs. I specifically checked various cracks to see if there might be trapped debris, and did not see any. This roof was selected because it was the closest to WTC. Looking down from the roof to the porch of various apartments did not reveal any debris. Based on my observations and previous DEP inspections no decontamination is required at these buildings.					

NOV # NA						Result Code 5
NOV # NA						Supervisor Initial 

Boro Code 1 = Manhattan 2 = Bronx 3 = Brooklyn 4 = Queens 5 = Staten Island
Bldg. Type A > 6 Stories B < 6 Stories C - Single Family D - School
 E - Hospital F - Public Owned Property
Result Codes 1 = Violation Issued 2 = No Violations Issued 3 = No Access
 4 = Project Not Started 5 = Project Completed

Avaltroni, Robert

From: SBTOWERS1@aol.com
Sent: Tuesday, July 02, 2002 5:19 PM
To: avaltronir@dep.nyc.gov
Subject: Southbridge Towers Building Cleaning

Dear Mr. Avaltroni,

Some time ago I sent you a letter regarding the cleaning of our 9 buildings. Knowing how busy you must be, I was wondering if you able to discuss the letter with anyone to see if there is a possibility we would be reconsidered to have all buildings cleaned as opposed to one commercial building. I assume the EPA's apartment cleaning program will soon begin and it would be helpful to know how we stand with the building cleaning.

I thank you in advance for your attention and consideration.

Toni D'Egidio
 General Manager
 Southbridge TOWers, Inc.

Kush,

pls have an inspector (Carl?) make an appointment with MR. D'Egidio. As discussed last week I also rec'd a call from the New Board of Director (~~Tenants~~ Tenants) Also requesting some.

-1 hand

~~MS~~

7/9/02



Property Resources Corporation

A Member of the PRC Group

May 16, 2002

Mr. R. Radhakrishnan, P.E.
Director, Asbestos Control Program
Department of Environmental
59-17 Junction Boulevard
Flushing, NY 11373-5108

*- call Luvallman
- deadline*

Re: 80 Gold Street, 55 Fulton Street/Foot Locker/Southbridge Towers

Dear Mr. Radhakrishnan:

This is in reply to your letter dated May 3, 2002 regarding Southbridge Towers

After review of your letter and discussion with Penny of your office we understand you propose exterior cleaning of the 55 Fulton Street building only.

Please be advised the Board of Directors and staff strongly disagree with your assessment.

Southbridge Towers consists of nine residential buildings in addition to the 55 Fulton/Footlocker building.

You should be aware of the building construction, which consists of concrete spandrel beams at each floor level, which form a small ledge with the exterior brickwork. This small horizontal ledge together with the exterior terraces located throughout all of the building facades were laden with dust and debris accumulation after the tragic events of September 11th. The engineering firm Feld Kaminetzky & Cohen (FKC) after structural review of the buildings recommended cleaning of the facades.

We are also in possession of testing of a particular terrace, which indicates the presence of asbestos; we can review this test result with your staff.

We are respectfully requesting reconsideration together we new surveys which will result in cleaning of all the residential buildings at Southbridge Towers to ensure the safety of all our residents.

Sincerely,

Martin Pestreich, P.E.
PRC Management

Nineteen East 82nd Street
New York, New York 10028

fax: (212) 737-3989

voice: (212) 734-9191

internet: www.prcny.com

Southbridge Towers, Inc.

90 Beekman Street, New York, New York 10038 * Tel (212)267-6190 * Fax (212)267-8995 * SBTowers1@aol.com

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Director Emeriti

Louis DeSalvio

Charles Gaines

Joseph Lofaso

June 10, 2002

Mr. Robert C. Avaltroni

New York City Department of Environmental Protection

59-17 Junction Boulevard, 11th floor

Corona, New York 11368

Re: Southbridge Towers, Inc/80 Gold St./ 55 Fulton St/ Foot Locker

Dear Mr. Avaltroni:

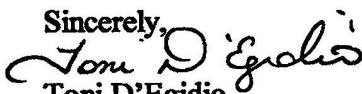
I would first like to mention that it was a pleasure meeting you at the USEPA office on Friday, May 31. As you may recall, although the meeting was called for the individual apartment clean-up program under development by the EPA, I was concerned that the interior of the buildings were being cleaned while the exterior facades were not. We at Southbridge (SBT) were notified by your office that only one out of ten buildings was scheduled for facade cleaning. To add insult to injury, that building is the only non-residential building we have which is occupied by Foot Locker and Burger King. I did ask if SBT would be able to obtain the test results preformed by the Board of Health on our buildings that led to the determination of only the one commercial building qualifying. I would much appreciate if you would provide me with the copies of the test results or a contact that may be able to provide the information.

Also, the license agreement includes a reimbursement provision if compensation is received by the building. In light of the fact that SBT is currently in dispute with our insurer with respect to the facade cleaning, and that no deadline for acceptance of the license agreement was established, I respectfully request time to have our counsel review the agreement and to be able to make a decision only after our insurance claim is resolved.

In the meantime, I am attaching a copy of a letter sent to Mr. Rradhakrishnan, PE on behalf of SBT for your reference. As you will see, our concern is that all our residential buildings were subjected to the same amount of dust as the one commercial building.

Looking forward to hearing from you. Your courtesy and attention is much appreciated.

Sincerely,



Toni D'Egidio

General Manager

Enclosure

c: Board of Directors w/out enclosures
Esra N. Goodman, Esq. w/ enclosures