VIMAR REALTY CORPORATION

May 20,2002

The City of New York
Department of Environmental Protection,
Asbestos Control Program
59-17 Junction Boulevard, 8th Floor,
Corona, New York 11373-5108.

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

Dear Sirs:

In your letter dated May 11,2002 you mention that the NYC DEP and the NYC DOH advised building owners back in September,2001 to take the necessary steps for a professional assessment of building contamination including asbestos.

Above mentioned request was never received by us,however, upon receiving your letter on May 13,2002 we immediately took the necessary steps to comply with such request, and as proof thereof find enclosed copy of report by GAC Environmental.

Hoping that everything will be found in good order we remain,

Yours Sincerely,

I.Maharu
Sec.-Treasurer

CP/ai
Encls.

85 WORTH STREET • NEW YORK, N.Y. 10013-3411 • TEL.: (212) 941-1111 • FAX: (212) 941-0173

The City of New York
Department of Environmental Protection
59-17 Junction Boulevard
Corona, New York
11368-5107

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

Robert C. Avaltroni
Deputy Commissioner
Bureau of Environmental Compliance
Tel (718) 595-4418
Fax (718) 595-4422

~~April~~ MAY 11, 2002

Building Owner Name: Bldg owner

Address: 85 WORTH ST.
N.Y, N.Y.

Subject: 85 WORTH ST.

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. 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,

DRRadh

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

NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
DEP
www.nyc.gov/dep
(718) DEP-HELP

GAC ENVIRONMENTAL
136 West 83rd Street / Suite 1 / New York, New York 10024
PHONE 212.875.9506
FAX 212.787.8138

May 17, 2002

Izi Moraru
85 Worth Street
New York, NY 10013

Re: 85 Worth Street
Environmental Hazard Assessment

Dear Mr. Moraru:

In response to your request GAC Environmental, Inc. ("GAC") performed an environmental assessment of the asbestos impact from the World Trade Center ("WTC") disaster at 85 Worth Street. Matthew Stock and Jason Bell of GAC performed the assessment on May 16, 2002 utilizing the following protocols:

Asbestos Assessment Protocol

The asbestos assessment was comprised of the following five (5) elements:

- A determination as to the location, and airborne fiber levels, of any asbestos contamination caused by the result WTC disaster.
- Inspections and air monitoring were performed on May 16, 2002 on all floors of the building.
- Bulk samples were taken on May 16, 2002 from outside the windows of different floors in the building. All samples were analyzed by Polarized Light Microscopy ("PLM").
- Air samples were taken on May 16, 2002 from various areas throughout the building, and were analyzed Transmission Electron Microscopy ("TEM").
- Interviews were conducted with personnel from the building.

Laboratory Results

Bulk Sample Results
The results indicate that all of the debris analyzed contains "No Asbestos Detected" (NAD), therefore <1% asbestos, the NYC, NYS and EPA definition of an Asbestos Containing Material ("ACM"). The debris may have originated from the WTC disaster.

Air Sampling Results
All four (4) of the air samples taken on May 17, 2002 revealed that No Asbestos Structures Detected ("NSD") were present.

The results therefore indicate that all asbestos levels were found below the EPA action level; during the specific time and dates that air monitoring was performed by GAC.

Notes:

- *Scientific Laboratories, Inc. (SCILAB) analyzed all bulk and air samples is a NVLAP & ELAP certified laboratory. See attached report from SCILAB for exact locations and results of all items tested*
- *Air sampling and analysis was performed in accordance with New York State Industrial Code Rule 56 using the NIOSH 7400 method. Scientific Laboratories, Inc. provided analysis services. Air sampling was performed using the Phase Contrast Microscopy ("PCM") and/or Transmission Electron Microscopy ("TEM") methods of analysis.*

Recommendations

No asbestos was found in the bulk and air samples collected for the building. No further action is required for the building.

If you have any additional questions please do not hesitate to call me at (212) 875-9506. I may also be reached on Cell Phone # (917) 806-0188.

Sincerely,

Matthew Stock
President
GAC Environmental, Inc.

SCILAB

SCIENTIFIC LABORATORIES, INC.

117 EAST 30TH STREET
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-9392

PLM Bulk Asbestos Report

GAC Environmental
Attn: Matthew Stock
136 West 83rd Street
Suite 1
New York, NY 10024

Date Received 05/16/2002 **SciLab Job No.** 202052684
Date Examined 05/16/2002 **P.O. #** Stock
ELAP Number 11480 **Page** 2 of 2
RE: 85 Worth Street, New York, New York

Reporting Notes:

(1) Composite analysis results for heterogeneous debris samples may be highly variable due to inhomogenities in materials present

Analyzed by: Ivan Recalde

*NAD/NSD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200546-0) and ELAP PLM Analysis Protocol 198.1 for New York samples (NYSDOH ELAP Lab # 11480); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. AIHA# 102843; VT Cert# AL016055

Reviewed By:_____

SCILAB

SCIENTIFIC LABORATORIES, INC.
117 EAST 30TH STREET
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-9392

PLM Bulk Asbestos Report

GAC Environmental
Attn: Matthew Stock
136 West 83rd Street
Suite 1
New York, NY 10024

Date Received 05/16/2002 **SciLab Job No.** 202052684
Date Examined 05/16/2002 **P.O.#** Stock
ELAP Number 11480 **Page** 1 **of** 2
RE: 85 Worth Street, New York, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1	202052684-01	*No*	NAD [1]

Location: 2nd Floor South Window - Exterior Sill
Description: Brown, Heterogeneous, Debris
Asbestos Types:
Other Material: Animal hair Trace, Cellulose 10. %, Fibrous glass 2. %, Non-fibrous 88. %

2	202052684-02	*No*	NAD [1]

Location: 3rd Floor South Window - Exterior Sill
Description: Brown, Heterogeneous, Debris
Asbestos Types:
Other Material: Animal hair 1. %, Cellulose 5. %, Fibrous glass 1. %, Non-fibrous 93. %

3	202052684-03	*No*	NAD [1]

Location: 4th Floor North Window - Exterior Sill
Description: Brown, Heterogeneous, Debris
Asbestos Types:
Other Material: Animal hair Trace, Cellulose 7. %, Fibrous glass Trace, Non-fibrous 93. %

4	202052684-04	*No*	NAD [1]

Location: 5th Floor North Window - Exterior Sill
Description: Brown, Heterogeneous, Debris
Asbestos Types:
Other Material: Animal hair Trace, Cellulose 15. %, Fibrous glass Trace, Non-fibrous 85. %

202052684

GAC Environmental - Chain of Custody

FAX To: 212-787-8138

Laboratory:	SCILABS	Building:	85 Worth Street	
Date Collected:	5/16/2002	Location:	New York, NY	
Collected By:	Matt Stock	Date Submitted:	5/16/2002	

Sample #	Analysis	Floor	Sample Location	Item	Test For
1	PLM	2nd Floor	South Window - Exterior Sill	Debris	ACM
2	PLM	3rd Floor	South Window - Exterior Sill	Debris	ACM
3	PLM	4th Floor	North Window - Exterior Sill	Debris	ACM
4	PLM	5th Floor	North Window - Exterior Sill	Debris	ACM

Received By:	Dona 1400	Date: 5/16/02	Relinquished By: M. Stock
Opened By:		Date:	Date: 5/16/2002
No. Samples Received:			Turnaround Requested: 24-HOUR

SciLab Job #: **202052690**

Client Name: GAC Environmental

Table I

Summary of Transmission Electron Microscopy (TEM) Results for Asbestos (air)

85 Worth Street; BACKGROUND

SciLab Sample #	Client Sample #	Dilution Factor	Air Filtered (liters)	Area Analyzed (sq. mm.)	* Analytical Sensitivity (struc/cc air)	Asbestos Structures Detected (Microns) 0.5-5.0	>5.0	Total	Structure Density (struc/sq. mm.) >5.0	Total	Structure Concentration (struc/cc air) >5.0	Total	Type of Asbestos
01	W-1		1800	.05	0.0043	0.0	0.0	0.0	<20	<20	<0.0043	<0.0043	NSD
	On The 2nd Floor Conference Room												
02	W-2		1800	.05	0.0043	0.0	0.0	0.0	<20	<20	<0.0043	<0.0043	NSD
	On The 3rd Floor North West Office												
03	W-3		1800	.05	0.0043	0.0	0.0	0.0	<20	<20	<0.0043	<0.0043	NSD
	On The 4th Floor By Kitchen												
04**	W-4												
	Blank												
05**	W-5												
	Blank												

* concentration represented by the detection of 1 structure

** not analyzed

NSD: No Asbestos Structures Detected

Reviewed By: _____; Analyzed By: Aleksandr Barengolts Date: 5/17/02

NVLAP#: 200546-0

GAC Environmental - Air Sample Data

Fax to: 212 787 8138

Project Location: 55 Worth St	Collected By:	Date: 5/14/02	Sample Date (s):
Project Number: GAC-W	Relinquished By:	Date:	Laboratory: SciLab
Project Manager: M. Sloek	Couriered By:	Date:	Laboratory Job No:

Sample Number	Rush (X)	Initial Flow / Final Flow	Average Flow Rate	Time On / Time Off	Total Min. / Total Vol.	Sample Type*	Pump ID#	Sample Location	PCM (X)	TEM (X)	Abatement Phase	Laboratory Results F/CC	Laboratory Results UCL
W-1		15.0 LPM / 15.0 LPM	15 LPM	8:30 AM / 4:30 PM	120 MIN / 1800 L	B	1	On the 2nd FL Conference Room		X	Background		
W-2		↓	15 LPM	8:31 AM / 4:31 PM	↓	B	2	On the 3rd FL north corner office		X	↓		
W-3		↓	↓	8:32 AM / 4:32 PM	↓	B	3	On the 4th FL By kitchen		X	↓		
W-4	←										BLANK		
W-5	←										BLANK		

202052690

*B = Background, P = Personal, I = Inside Work Area, O = Outside Work Area, F = Final Clearance, PA = Pre-Abatement

Received By: [illegible]	Date: 5/16/02	Analyzed By: [illegible]	Date: 5/17/02
Opened By:	Date:	Reported By:	Date:
No. Samples Received:		Condition of Package:	

Notes: 24 hours