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January 10, 2003

Ms. Madelyn Wils
Chair
Manhattan Community Board #1
49-51 Chambers Street, Room 715
New York, N.Y. 10007

Dear Ms. Wils,

This is in response to our recent conversation regarding the concerns of asbestos from the collapse of the World Trade Center (WTC) within the building and building systems at 105 Duane Street.

The Department of Environmental Protection (DEP) responded to residents' concerns at 105 Duane Street in the weeks following the collapse of the World Trade Center with multiple inspections, review of data, and recommendations. A licensed environmental contractor, ATC Associates Inc., performed air sampling on behalf of Related Management Company L.P. at 209 locations throughout the building (including residential units and common areas). A review of those samples confirmed that all 209 samples were within the most stringent standard used for clearance in an indoor environment.

DEP also performed joint inspections with the New York City Department of Health (DOH), environmental consultants, and an HVAC cleaning company. DEP inspected the building during the process, including duct-cleaning activities. In a further response to tenants' concerns, DEP had ATC Associates, on behalf of the building owner and under the direction of DEP, perform additional air sampling within the common hallway of the tenth floor and the second floor air handling room which services the common areas. The results were that no asbestos structures were detected.

On December 27, 28 and 29 of 2001, ATC collected a total of 14 ambient air samples during duct cleaning activities. The sample methodology, quantity and locations were agreed upon between Related Management, ATC, and HA Bader Consultants Inc. (the Tenants Association's consultant). A review of those sample results indicated that no asbestos structures were detected.

DEP also performed a joint inspection with Mr. Howard Bader. Debris from the collapse of the WTC was not observed during the inspection. In addition to DEP's actions, DOH issued a fact sheet to residents identifying sampling performed at the site, a summary of the results, and the determination made based on the results.

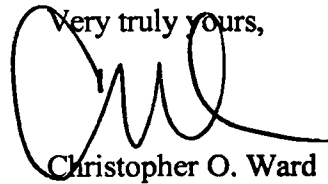
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Ms. Madelyn Wils

The environmental report prepared by ATC Associates, Inc. dated February 11, 2002, concluded that the building management's actions, and loss of power, successfully shut down the HVAC systems on September 11, 2001. ATC Associates inspected 406 units and did not find the presence of debris and/or dust accumulation from the WTC. The report indicated that the house-supplied HVAC system was free of dust accumulations attributable to the collapse of the WTC. Related Management also hired a firm to perform an exterior building cleanup using HEPA vacs and wet methods.

According to our records, the United States Environmental Protection Agency has received requests for cleaning and monitoring activities at the building under the Indoor Residential Cleaning and Monitoring Program. Under this program residential units are inspected, air sampled, and/or cleaned at the request of the residents and/or building owners.

I trust that this information will allay any concerns you might have related to 105 Duane Street.

Very truly yours,

Christopher O. Ward

F: 105 Duane