

Gateway Plaza – Update

I had been talking to Mr. Richard Lefrak, Mr. Charles Melham and Mr. Joshua Sarett of ALC Environmental who is the consultant for Gateway Plaza. I faxed the one page DEP's advisory to Mr. Lefrak and explained him about our advisory document. I also faxed the copy of the EPA protocol for collecting bulk samples. In addition I explained the procedures and advised him not to take samples of dust.

Based on our recommendations the consultant collected about 200 samples and 16 samples from 6 apartments [REDACTED] PII [REDACTED] came back with 1.2 to 1.5% asbestos.

On October 3, 2001 we inspected these apartments along with Mr. Lefrak, Mr. Jeff Solomon of Approved Asbestos abatement, Mr. Sarett and other staff from Lefrak Organization. Following recommendations were given.

1. Use the asbestos contractor to clean the six apartments where they found the positive samples.
2. After cleaning conduct TEM air monitoring in the apartments and the hallways.
3. Conduct also TEM air monitoring in the lobby.
4. In addition, conduct also air monitoring in each floor.
5. Inspect each apartment for visible debris and perform clean-up appropriately.

I also inspected the building on October 4, 2001 and met with Mr. Melham. Earlier I had a complaint about the air conditioner units in the 200 Gateway Plaza. Lefrak staff is replacing filters in all the air conditioner units and in addition they are vacuuming these air conditioner units.

I have requested all the sample results from the consultants and so far I have received only the clearance TEM samples results for the six apartments.

Battery Park City – Lefrak's Gateway Plaza Complex

We continue to provide clean up instructions to contractors and management of Lefrak facility. Mr. Lefrak continues to make overtures to OEM and PD with respect to the opening of South End Avenue from Albany Street North. At this time, a DeCon facility still exists at Albany Street prohibiting area to be opened for public access. Unfortunately, the proximity to ground zero makes it very difficult to maintain the appropriate air clearance levels for public access.

We will continue to monitor the situation and advise OEM as needed.

Moustafa,
PLS Include in
Comm. Report.
Thanks
MJS
9/28/01

September 28, 2001

Gateway Plaza

On Friday, September 28, 2001 (approximately 5:00 p.m.) the Bureau of Environmental Compliance received a call from Katherine Freed's office regarding residents not being allowed to get into 345, 355, 365, 375 and 385 South End Avenue (Gateway Plaza) to retrieve their valuables, etc.. At approximately the same time, Mr. Lefrak's office called to say that approximately 100 irate residents were assembled in the area demanding to get back into their apartments (again to get clothes, passports, etc.).

Environmental Compliance called Department of Health (DOH) and spoke to Jessica Leighton asking for her assistance in resolving this issue. She explained that from DOH's perspective, residents could be allowed to enter their apartments because it was a short-term exposure risk. She advised that poly be put down to allow for a temporary walkway for the residents. Also, she advised that residents should wear a dust mask and when the residents were in the apartment to disturb dusty areas as little as possible. Remove shoes before entering the apartment and clean the clothes they were wearing as soon as possible. These instructions were passed on to Mr. Lefrak. He asked assistance in getting dust masks and I told him we would try. [PII] was advised of same. [PII] was advised of same and [PII] also informed me that his unit had no dust masks. First Deputy Commissioner Chapin was also advised of the solution we were able to obtain.

We are getting many calls with respect to reoccupancy and are working as closely as possible with building owners and the contractors to effectively expedite necessary measures. However, some of the buildings that have been highlighted including 100 Church, 40 Rector, etc., show significant problems requiring cleanup efforts that will take much time. We have been to all locations in the area (ground zero, perimeter, etc.) and have seen the devastation and significant work to be done as we move to recovery.

We have had a dialogue with the DOH as previously suggested and are awaiting a script to disseminate to our help line so we may have one voice in speaking to air quality questions and concerns.

We are also attempting to work diligently with EPA in all efforts and are running into what was considered to be normal problems in an effort as huge as the one we are confronted with. These communication problems have come about due to the number of individuals at various points of the process and at various stages of the process that came to offer us assistance. We will work through these anticipated problems and attempt to convey that same "one voice" message to the people of our City to avoid confusion and concerns.

OFFICE OF THE UNDERSIGNED

MIKE GILSENAN

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LEFRAK ORGANIZATION, INC.

BUILDERS

REALTORS



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REGO PARK, N.Y. 11374

please communicate to your staff so we can do our best to coordinate.

D. Chyng

(Willie - return copy to me.)

September 27, 2001

TO WHOM IT MAY CONCERN:

Re: Lefrak Organization, Inc.
Mid-State Management Corp.

We are the owner and Managing Agent of the following buildings affected by the WTC bombing.

The projected reopening dates for tenant occupancy are:

345 South End Avenue (Plaza 100)	Wednesday, 10/3/01
355 South End Avenue (Plaza 200)	Saturday, 9/29/01
365 South End Avenue (Plaza 300)	Saturday, 10/6/01
375 South End Avenue (Plaza 400)	Wednesday, 10/3/01
385 South End Avenue (Plaza 500)	Tuesday, 10/9/01
395 South End Avenue (Plaza 600)	Wednesday, 10/10/01

Very truly yours,

Richard S. LeFrak

Richard S. LeFrak
President

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