



February 12, 2002

Mr. Thomas Swietek
c/o Brown Harris Stevens Residential Mgt.
770 Lexington Avenue
New York, New York 10021

**Re: Ambient Air Quality Testing Results
The Regatta Condominiums
21 South End Avenue, New York, NY**

Dear Mr. Swietek,

ACS Environmental Services, Inc. was retained to conduct ambient air quality testing at the above referenced project site. The testing was performed between the dates of October 5, 2001 and November 19, 2001. Air quality samples were collected in selected random locations.

The samples collected were conducted within strict accordance with all federal, state and local laws governing asbestos. All samples were submitted under a Chain of Custody Form to Scientific Laboratories, Inc., a NYS Certified Testing Lab, ELAP ID No. 11480. The method of sample analysis performed was Transmission Electron Microscopy (TEM analysis). The samples were prepared and analyzed according to the AHERA Protocol (Asbestos Hazardous Emergency Response Act) as contained in 40 CFR, Part 763, Subpart E, Appendix A.

Analytical results of asbestos air samples analyzed by TEM Analysis are measured in structures per square millimeter (struc/sq.mm). The Clean Air Standard as set by the US Environmental Protection Agency {EPA} is 70 struc/sq.mm. After analysis of the air samples collected it was determined that the air quality in the areas sampled, at the time of testing indicated on the air sampling data forms were less than 70 struc/sq.mm.

The table on the following page summarizes the samples collected, indicating the dates of samples collected, the location of each sample and the laboratory analytical results.

**ACS ENVIRONMENTAL
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ACS Environmental Services, Inc.

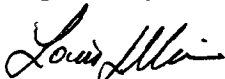
**Ambient Air Quality Testing Results
The Regatta Condominiums
21 South End Avenue, New York, NY**

SUMMARY TABLE OF AIR SAMPLES COLLECTED			
Date Collected	Sample ID #	Sample Location	Total Structure Density
10/05/01	0225-28-1	Unit 428	<16.7 struc/sq.mm.
	0225-28-2	Center of Lobby	<16.7 struc/sq.mm.
10/29/01	0225-32-1	Outside Entrance To Building	14.3 struc/sq.mm.
	0225-32-2	Unit 233	<14.3 struc/sq.mm.
	0225-32-3	Fifth Floor Corridor	<14.3 struc/sq.mm.
11/05/01	0225-32-6	Outside Entrance To Building	<16.7 struc/sq.mm.
	0225-32-7	Unit 210	<16.7 struc/sq.mm.
	0225-32-8	Second Floor Corridor	<14.3 struc/sq.mm.
11/12/01	0225-32-11	Outside Entrance To Building	<16.7 struc/sq.mm.
	0225-32-12	Unit 203	<16.7 struc/sq.mm.
	0225-32-13	Second Floor Corridor	<16.7 struc/sq.mm.
11/19/01	0225-32-16	Outside Entrance To Building	<16.7 struc/sq.mm.
	0225-32-17	Unit 331	<16.7 struc/sq.mm.
	0225-32-18	Third Floor Corridor	<16.7 struc/sq.mm.

The laboratory analytical reports are attached. Table I represents a summary of all pertinent information used for the structure (fiber) density and concentration calculations. Included are the size of each structure counted, the structure density and concentration, type of asbestiform material detected and the analytical sensitivity, which represents the concentration by the detection of one structure in the TEM structure count. Copies of the asbestos count sheets are included.

Should you have any questions or if we may be of further assistance, please do not hesitate to contact the undersign.

Reported by,



Louis Illiano
Senior Project Manager
ACS Environmental Services, Inc.