



H.A. BADER
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HOWARD A. BADER, P.E.
President

October 10, 2001

Mr. Edward Sullivan
Director of Operations
B.M.C.C.
199 Chambers Street
New York, New York 10007-1097

Re: Theater Asbestos & Lead Testing

Dear Mr. Sullivan,

H. A. Bader Consultants, Inc. performed asbestos and lead testing in the Main B.M.C.C. Theater at 199 Chambers Street on October 9, 2001. Asbestos air sampling was also performed in the First Floor Paint Shop. The sampling was performed by Howard Bader, P.E. and Richard Massari of H. A. Bader Consultants.

H. A. Bader Consultants is licensed by the New York State Department of Labor (DOL) as an Asbestos Consultant. Mr. Bader and Massari are New York City Department of Environmental Protection (DEP) Certified Asbestos Investigators. In addition, Mr. Bader and Massari are Certified by the DOL and United States Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) Program as Asbestos Air Sampling Technicians, Inspectors, Management Planners and Project Monitors. Mr. Bader has been trained and certified as a Lead Inspector and Risk Assessor by the New Jersey Department of Health. New York State does not have certifications in this area at this time.

Several buildings at and adjacent to the World Trade Center Complex in lower Manhattan were destroyed or severely damaged on or around September 11, 2001. It is common knowledge that some of these buildings had asbestos containing materials and possibly lead-based paint. It is suspected that debris from the damaged buildings became airborne and potentially contaminated areas in lower Manhattan with asbestos fibers and lead dust.

Re: Asbestos & Lead Testing**Page 2 of 3**

For several weeks after the disaster, the Theater was used by members of the rescue and recovery operation. There is concern that these personnel may have carried asbestos and lead contamination on their clothing when they returned to the building. H. A. Bader Consultants scope of work was to determine if there is a potential asbestos and/or lead related health concern in the Theater. The asbestos testing in the Paint Shop was performed at the request of the Painting Staff.

If asbestos fibers enter a building they may remain airborne or settle onto fixed surfaces (primarily horizontal surfaces). Lead dust is heavy and settles very quickly. H. A. Bader Consultants testing methods concentrated on both airborne and surface testing for asbestos and only surface testing for lead.

Lead Testing

The U.S. Federal Department of Housing and Urban Development (HUD) and the City of New York Department of Environmental Protection (DEP) have established allowable levels of lead dust in residential settings occupied by children. The HUD/DEP clearance level is of 50 $\mu\text{g}/\text{ft}^2$. These levels are extremely conservative and apply to buildings where small children (less than six years old) reside or frequently visit.

Three lead dust samples were taken in the Theater. All 3 samples were below the level of detection. This testing indicates that lead contamination is not present in the Theater.

Asbestos Air Sampling

Three air samples were taken in the Theater and one sample in the Paint Shop. The samples were analyzed by an accredited asbestos laboratory using transmission electron microscopy (TEM). TEM analysis is very accurate for finding even trace amounts of asbestos fibers present in the air.

The United States Environmental Protection Agency (EPA) has established a protocol for determining whether school areas are safe for re-occupancy after completion of asbestos abatement projects. This procedure is covered by EPA 40 CFR Part 763, Asbestos-Containing Materials in Schools. The procedures state that the average asbestos airborne fiber level in the abated work area must be less than 70 asbestos structures per square millimeter (AS/mm²).

Re: Asbestos & Lead Testing**Page 3 of 3**

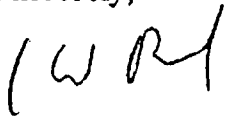
The laboratory results from the testing on October 9, found no asbestos structures present in the Theater. The Paint Shop sample had two asbestos structures present, however the level was well below the allowable 70 AS/mm². Reference the attached laboratory results from EMSL Analytical.

Asbestos Surface Sampling

The accredited asbestos laboratory analyzed 16 surface dust samples using polarized light microscopy (PLM). In the Theater, 6 samples from carpet, 3 from the stage floor and 6 from upholstered seats were taken in spread out locations. One sample was taken from the concrete floor in the Paint Shop. None of the samples had any asbestos detected in them.

Based on the results of the air and surface dust testing, H. A. Bader Consultants did not find any evidence to suggest a potential asbestos or lead related health concern is present in the Theater or Paint Shop. If you have any questions, please call.

Sincerely,



Howard A. Bader, P.E.
President