



The First Choice for Environmental Testing & Consulting

October 16, 2001

Gateway Plaza Management Corporation
375 South End Avenue
New York, New York 10280

Via Facsimile

Subject: Gateway Plaza Building #400

Gentlemen:

ALC Environmental Incorporated (ALC) has been retained to perform bulk sampling, visual assessments & air monitoring according to the *EPA Protocol* to determine the presence of asbestos at the above referenced project. Every apartment in the building was assessed by our inspectors for dust and debris. Any area where visible dust and debris was found, ALC's inspectors took a bulk sample, which was then sent to a third party independent laboratory for analysis. In most cases there was insufficient debris to sample and a visual assessment only was performed. Additionally, air sampling was performed using TEM Methodology on every floor in the building.

Twelve (12) initial background air samples were collected and analyzed at building 400. Twelve (12) samples were analyzed via phase contrast microscopy (PCM) and two (2) were analyzed via Transmission Electron Microscopy (TEM). All were below the permissible limits.

Based on EPA Guidelines, we collected one hundred fifty-eight (158) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. One (1) sample collected from one apartment was found to be slightly above the regulatory limits of 1%. Zero (0) were found to be above the regulatory limits upon further analysis at a second laboratory for quality control purposes. However, certified asbestos abatement contractors hired independently by the owner, were used to clean the specific apartment and the areas were cleared by ALC via TEM air sampling. All air samples were found to be well below the permissible limits and the tenants where this cleaning took place have been notified of the clearance.

ALC then collected air samples on every floor in the building. The air sampling and analysis was done utilizing applicable Federal, State and City Regulations pertaining to asbestos to include Federal OSHA (29 CFR 1926.58) EPA NESHAPS (40 CFR PART 61), AND TSCA TITLE II AHERA/ASHARA (40 CFR PART 763) Asbestos Regulations; the New York State Department of Labor Industrial Code Rule 56 and the New York City Department of Environmental Protection Title 15 Asbestos Regulations.

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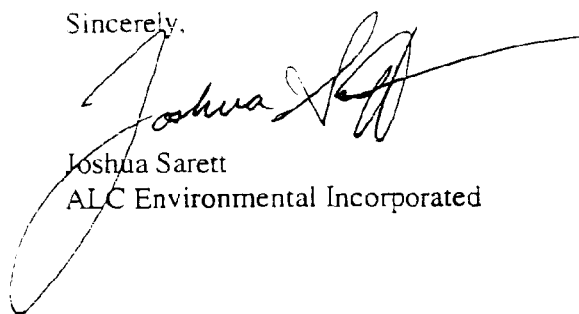
One hundred seventy (170) air samples were collected and analyzed via TEM Methodology. **The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm2 set by the above regulations.**

ATC Associates (ELAP #10879) analyzed the samples using the Polar Light Microscopy (PLM) Methodology and the Transmission Electron Microscopy (TEM) Methodology.

The air samples were collected by licensed technicians.

Tenants may re-occupy their apartments at the present time.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Sarett", with a large, sweeping flourish extending from the end of the signature.

Joshua Sarett
ALC Environmental Incorporated