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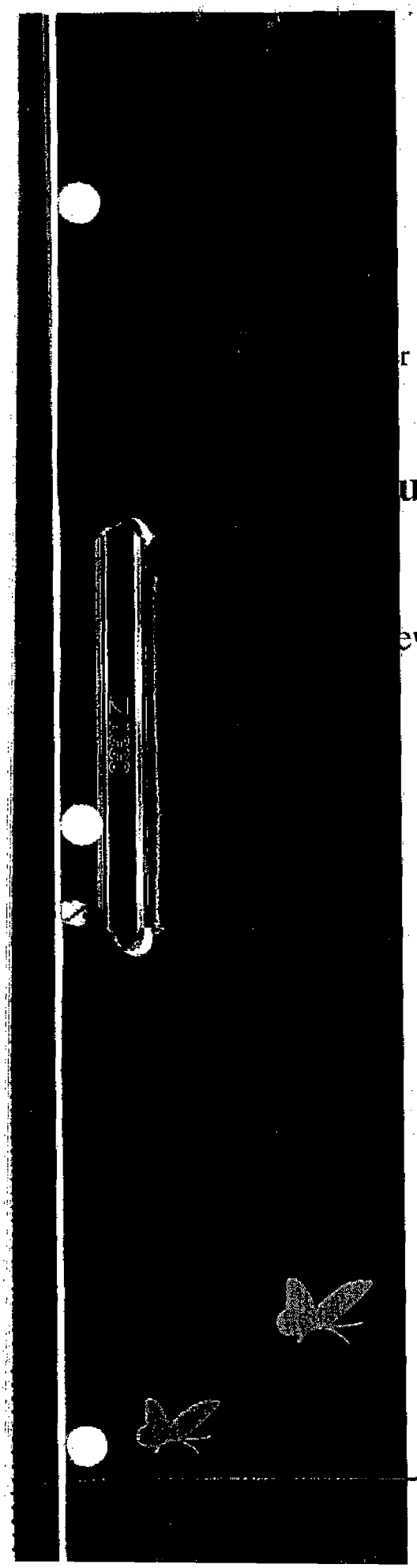

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r 17, 2001

ual Assessment, Bulk Sampling & Air Monitoring Report:

eway Plaza Project: 365 South End Avenue
Building #300

Prepared For:

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

Prepared By:

ALC Environmental Incorporated
115 West 30th Street, 11th Floor
New York, New York 10001

ENVIRONMENTAL INCORPORATED

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CITY_21MC100_008873481

NYC-WTC_000230933

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1.0 Introduction

October 17, 2001

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

Subject: **Gateway Plaza Building #300**

Gentlemen:

ALC Environmental Incorporated (ALC) has been contracted by to perform visual assessments, bulk sampling, and air sampling to identify any asbestos contaminant at the above referenced building. ALC performed sampling according to the EPA Guidelines for asbestos bulk sampling and air sampling. The inspections were conducted in this building on September 23, October 5 & 12, 2001.

ALC worked under the guidance provided by the EPA guidelines for asbestos-"*Asbestos in Buildings: Simplify Sampling Scheme for Friable Surfacing Materials*." and the direction of the Department of Environmental Protection (DEP) to perform the bulk sample collection and analysis. Additionally, ALC provided on site Third Party Air Monitoring and Project Management, which included performing area air sampling on each floor of the building, supervising the clean-up activities in specific apartments where minimal asbestos was found-even though further analysis at a second laboratory showed the results to be below the permissible limits-, performing quality assurance inspections and monitoring the work practices of the Asbestos Abatement Contractor. Air Sampling was conducted in accordance with Federal State and Local regulations including New York City Department of Environmental Protection (NYC-DEP) Title 15, Chapter 1, Asbestos Control Program Subchapter D, "Air and Bulk Sampling, Monitoring and Analysis: and New York State Department of Labor Industrial Code Rule 56 (NYS-DOL ICR56) Section 56-17 "Air Sampling, Monitoring and Analysis."

ALC is licensed to perform asbestos activities by the State of New York Department of Labor (License # 00-0358). ALC employs only certified asbestos personnel to perform required tasks. The following personnel were used to perform asbestos air monitoring and/or asbestos inspections.

Project Manager Inspector/Project Monitor/Sampling Technician:
Americo Rodriguez Jr. (License #AH 89-07160)
Inspector:
Alvin R. Blake (License #AH 00-08397)

ATC Associates 104 East 25th Street New York, New York analyzed all samples. Further analysis was performed by SciLab 117 East 30th Street New York, New York.

If you have any questions or comments please do not hesitate to contact us directly at 212-279-1001.

Sincerely,

Joshua Sarett
ALC Environmental Incorporated

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2.0 Executive Summary

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 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. **All samples analyzed were found to be below the permissible limits for asbestos.**

ALC then collected TEM 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.

The air samples were collected by Americo Rodriguez Jr.,a licensed project monitor (AH# 89-07160). The visual assessment and bulk samples were collected by, A.R. Blake a NY State Asbestos Inspector (AH#00-08397) and Americo Rodriguez, a NY State Asbestos Inspector (AH#89-07160).

ATC Associates (ELAP #10879) analyzed the samples using the Transmission Electron Microscopy (TEM) Methodology. **The results indicated that the living areas achieved the acceptance criteria below <70 structures per mm2 set by the above regulations.**

3.0 Definitions

Air Sampling: Process of measuring the fiber content of a known volume of air collected during a specific period. The procedure utilized for asbestos follows the NIOSH Standard Analytical Method 7400, or the provisional transmission electron microscopy methods developed by the US EPA which are utilized for lower detection levels and specific fiber identification.

Asbestos: Any hydrated mineral silicate separable into commercially usable fibers, including but not limited to chrysotile (serpentine), amosite (cumingtonite-grunerite), crocidolite (riebeckite), tremolite, anthophyllite and actinolite.

Asbestos-Containing Material (ACM): Asbestos or any material containing more than one-percent asbestos.

Clearance Air Monitoring: Employment of aggressive sampling techniques with a volume of air collected to determine the airborne concentration of residual fibers and shall be performed as the final abatement activity.

ELAP: Environmental Laboratory Approval Program administered by the New York State Department of Health.

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EPA or USEPA: United States Environmental Protection Agency.

Homogeneous Work Area: Portion of the Work Area that contains one type of ACM and/or where one type of abatement is used.

Phase Contrast Microscopy: *"PCM" shall mean the measurement protocol for the assessment for the fiber* content of air. For PCM analysis, the clearance air monitoring shall be considered satisfactory when every sample is less than or equal to *0.01 f/cc* or the background concentrations, whichever is greater.

Polarized Light Microscopy: "PLM"shall mean the measurement protocol for the assessment for the asbestos content of bulk materials. For PLM analysis, the New York City and EPA Regulatory limit is 1.0%.

Transmission Electron Microscopy: "TEM"shall mean the measurement protocol for the assessment for the asbestos fiber content of air. For TEM analysis, the clearance air monitoring shall be considered satisfactory when the requirements stated in 40 CFR Part 763, Subpart E, Appendix A, Section IV are met. For the purposes of our testing the regulatory limit is 70 asbestos structures per mm2.

4.0 Scope of Work

4.1 Bulk Sampling Procedures

ALC's licensed technicians worked under the guidance provided by the EPA guidelines for asbestos-"*Asbestos in Buildings: Simplify Sampling Scheme for Friable Surfacing Materials*." This sampling procedure uses random sampling to ensure that the samples are representative of the sampling area. ALC's inspectors:

1. Identified all friable surfacing materials and grouped them into homogenous sampling areas by floor
2. Prepared diagrams of each sampling area
3. Determine the number of samples to collect (9 samples per homogenous areas are recommended) Determine sampling locations
4. Collect samples
5. Fill out chain of custody
6. Send samples to a qualified laboratory

Due to the insufficient amount of dust and debris in the apartment units and public areas of the building, we were unable to collect the optimum number of samples suggested in the above referenced guidelines.

With the guidance of the above referenced document and NYCDEP we went to each floor and assessed each apartment on each floor for visible dust and debris. Upon completion of the initial assessment and bulk sample collection, ALC determined that there were no elevated asbestos levels present above the guidelines in any of the apartments where samples were taken.

If any dust and/or debris was found in the apartment we collected a bulk sample and sent it to the laboratory for analysis.

If no sample could be taken due to insufficient material present at the time we were in the apartment, the inspector documented this on the log.

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4.2 Air Sampling Procedures

ALC's licensed technicians collected air samples using TEM Methodology. The technician collected five (5) air samples on each floor. The samples were taken in three (3) apartments and at two separate areas in the hallways on each floor. The technician identified the locations that appeared to contain the most visible dust and debris to perform sampling.

The air samples were collected using high volume air sampling pumps. Once the pumps were in place the air sampling technician recorded the location, time, date, sample numbers, pump number, flow rate, start and stop times and his initials.

The air cassette was independent of the pump motor. This is to prevent the vibrations of the motor from affecting the fibers in the cassette. A separate stand or tripod was used to hold the cassette in place. The cassette was angled 45 degrees downward from the horizontal stand. This is to insure that no asbestos will drop into the cassette while sampling.

Using a rotameter, we calibrated each pump to the required flow rate, noting this rate on the sample record. After calibrating the pumps, the end cap from the cassette was removed; the pump was turned on and run for the required amount of time.

The sampling pumps were checked periodically to ensure they were still operating, the cassettes were still in place, and no one has disturbed the equipment. If at any time the area being sampled was suspected of having high fiber counts, the filter inside the cassettes were examined for "overloading", or an excessive amount of fibers and/or debris on the filter.

When the pre-determined volume of air has been collected, the technician then calibrated the sampling pump again to determine the current flow rate. This rate will often be different from the flow rate measured at the beginning of the sampling period. That difference is usually due to the clogging of the filter, thereby adding increased resistance to the flow of air.

Once the pre-determined volume of air has been reached, the time was recorded as well as on the cassette. Before the pump was turned off, the cassette was angled upward and the cap replaced and the end plug. The cassettes were placed in sealed containers, labeled with an identifying code and a sample log was kept. The samples were then submitted to the laboratory to be analyzed for asbestos content. A chain of custody record was prepared and accompanied the samples to the laboratory.

4.3. Asbestos Analysis and Methodology

Each air sample is cross-referenced by field designation and lab internal code to ensure proper, consistent handling through a chain of custody. Sample preparation takes place within a HEPA Filter clean bench to avoid any possible contamination. Air sampling was conducted at a level approximating the breathing zone of persons anticipated to be present in the area during normal operations. Samples collected represent the typical airborne fiber concentration of the area.

5. Findings and Conclusions

Twelve (12) initial background air samples were collected and analyzed via phase contrast microscopy (PCM) at building 300. Seven (7) samples were analyzed via Transmission Electron Microscopy (TEM). After analysis via TEM. all were below the permissible limits.

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Based on EPA Guidelines, we collected six (6) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. **Zero (0)** were found to be above the regulatory limits.

Thirty (30) 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.

6. Limitations and Exclusions

All the professional opinions presented in this report are based solely on the scope of work conducted and sources referred to in our report. The data presented by ALC in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report represents the conditions, locations, and materials that were observed at the time the fieldwork was conducted. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of the report. No other warranty, express or limited is made. ALC's liability and that of its contractors and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to ALC for this project. This report was prepared for the sole use of our client. The use of this report by anyone other than our client or ALC is strictly prohibited without the expressed written consent of ALC. Portions of this report may not be used independent of the entire report.

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...OCIATES INC

September 26, 2001

...nvironmental
...W. 30th Street
... York, N... 1...
Attn: Mr

Re: Report of TEM Analysis

Dear Mr.

Following are the results of transmission electron microscopy (TEM) analysis of thirteen PCM air samples from our Group No. 5557:

Client: Mid-State
Project Name: 170 and 368 Southend Avenue
Location: Hallways, Buildings 200 and 300
Samples received in TEM Lab: 09/26/01

These results will confirm and document the data transmitted to you today. The analyses were performed in strict conformance with the methodology of the NIOSH method 7402, Issue 2, August 15, 1994.

Forty grid openings from each of the samples were examined at relatively low magnifications (approximately 1,000X and 10,000X) for structures greater than 5um in length and widths between 0.25um and 3um, and having a length-to-width ratio greater than 3:1. These structures would be large enough to be observed by PCM analysis. Asbestos and non-asbestos structures were detected in the samples in the following proportions.

sample number	chrysotile	gypsum	cellulose	F/CC as Asbestos
1	14.3%	85.7%	0.0%	0.002
3	8.8%	55.9%	35.3%	0.001
5	0.0%	100.0%	0.0%	0.0
6	0.0%	61.1%	38.9%	0.0
8	0.0%	100.0%	0.0%	0.0
9	5.8%	94.2%	0.0%	0.001
10	0.0%	30.4%	69.6%	0.0
11	0.0%	83.3%	16.7%	0.0
12	0.0%	37.5%	62.5%	0.0
13	11.8%	60.8%	27.4%	0.002
14	0.0%	100.0%	0.0%	0.0
16	0.0%	100.0%	0.0%	0.0
18	0.0%	75.0%	25.0%	0.0

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ASSOCIATES INC.

www.atc-enviro.com
212.353.8280
Fax 212.353.8308

As a consequence, no cells exceeds 0.01 F/CC as agreed.

The analyses were supervised by Dr. Michael A. Gorycki, Director of Electron Microscopy. These analyses were performed by ATC d/b/a ATC Associates Inc. This report may be reproduced only in its entirety and not without prior permission of this laboratory.

We are pleased to note that our TEM lab has received full accreditation from NVLAP and also approval under the NY State DOH ELAP program, as is currently required for recognized analysis of TEM air samples for AHERA projects.

Please contact me regarding any questions relating to these materials.

Very truly yours,

Michael A. Gorycki, Ph.D
Director of Electron Microscopy

NYC-WTC_000230940

Client: Mid-State 13PCM 59471-59483 Date: 9-[illegible]

Sampled By: A. Rodriguez Jr. Rotometer #: #2 Project #:

Work Area: 355 Southend ave. Bldg. 200 – Hallways – Cassette: 20 for #2

Sample # / Lab #	Sample Location	Code	Time Start	Time Stop	Total Minutes	Flow Rate Start	Flow Rate Stop	Total Volume	# Fibers /100 Fields	Results (f/cc)
1	35th Fl. Hallway-North	4	1000	1100	60	10.0	10.0	600	14/100	0.011
2	35th Fl. Hallway-Middle	4	1001	1101	60	10.0	10.0	600	11/100	0.009
3	35th Fl. Hallway-South	4	1002	1102	60	10.0	10.0	600	16/100	0.013
4	20th Fl. Hallway-North	4	1130	1230	60	10.0	10.0	600	11/100	0.009
5	20th Fl. Hallway-Middle	4	1131	1231	60	10.0	10.0	600	20/100	0.016
6	20th Fl. Hallway-South	4	1132	1232	60	10.0	10.0	600	17/100	0.014
7	Bldg. 300, Hallway-North, 7th Fl.	4	1300	1400	60	10.0	10.0	600	11/100	0.009
8	Bldg. 300, Hallway-Middle, 7th Fl.	4	1301	1401	60	10.0	10.0	600	17/100	0.014

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. Burning A. Aggressive D. Dormant I. Inside Work Area O. Outside Work Area B. Bioaerosol T. TWA

Analysis: ☐ TEM AHERA ☐ TEM Philadelphia ☒ PCM NIOSH 7400

Turnaround: ☐ ASAP ☐ 2 Day (48hr) ☒ Same Day (12hr) ☐ _____

Relinquished: [signature] Date/Time _____ Received: ATC [signature] Date/Time: 09/13/01 20:[illegible]

Analyst: E. [signature] 9/24/01 0100 Disposal By/Date: TEM JD 9/26/01 10:30

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02957

Asbestos Air Sampling Data Sheet

Client: Mid-State Date: 9-23-01

Sampled By: A. Rodriguez Jr. Rotometer #: #2 Project #:

Work Area: 365 Southend Ave. Bldg. 300 - Hallways - Cassette: 2 of 2

Sample # / Lab #	Sample Location	Code	Time Start	Time Stop	Total Minutes	Flow Rate Start	Flow Rate Stop	Total Volume	# Fibers /100 Fields	Results (f/cc)
9	Bldg. 300, Hallway - South, 7th Fl.	4	1302	1402	60	10.0	10.0	600	13/100	0.011
10	Bldg. 300, Hallway - North, 5th Fl.	4	1430	1530	60	10.0	10.0	600	14/100	0.011
11	Bldg. 300, Hallway - Middle, 5th Fl.	4	1431	1531	60	10.0	10.0	600	20/100	0.016
12	Bldg. 300, Hallway - South, 5th Fl.	4	1432	1532	60	10.0	10.0	600	14/100	0.011
13	Bldg. 300, Hallway - North, 2nd Fl.	4	1600	1700	60	10.0	10.0	600	21/100	0.017
14	Bldg. 300, Hallway - Middle, 2nd Fl.	4	1601	1701	60	10.0	10.0	600	31/100	0.025
15	Bldg. 300, Hallway - South, 2nd Fl.	4	1602	1702	60	10.0	10.0	600	11/100	0.009
16	Bldg. 300, Hallway - North, 2nd Fl.	4	1730	1830	60	10.0	10.0	600	18/100	0.015

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. During A. Aggressive D. Dormant I. Inside Work Area O. Outside Work Area H. Excursion T. TWA

Analysis: ☐ TEM AHERA ☐ TEM Philadelphia ☒ PCM NIOSH 7400

Turnaround: ☐ ASAP ☐ 2 Day (48hr) ☒ Same Day (12hr) ☐ _____

Relinquished: [signature] Date/Time _____ Received: ATC [signature] Date/Time: 09/21/01 2020

Analyst: ATC [signature] 9/24/01 0100 Disposal By/Date: TEM JD 9/26/01 10:20

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Home Office: The Bellevue • Suite 600 • 200 S. Broad Street • Philadelphia, PA 19102 • 215 732 9499 • 888 789 8178 • Fax 215 732 9559

Client: Mid-State Date:
Sampled By: A. Rodriguez Jr. Rotometer #: 72 Project #:
Work Area: 365 Southerdane Bldg. 300 - Hallways Cassette: Zipton #

Sample # / Lab #	Sample Location	Code	Time Start	Time Stop	Total Minutes	Flow Rate Start	Flow Rate Stop	Total Volume	# Fibers /100 Fields	Results (f/cc)
17	Bldg. 200 Hallway Middle, 2nd Fl.	4	1731	1831	60	10.0	10.0	600	9/100	<0.008
18	Bldg. 200 Hallway South, 2nd Fl.	4	1732	1832	60	10.0	10.0	600	21/100	0.017
19	Field Blanks								0/100	—
20									0/100	—

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. Durings A. Aggressive D. Dormant I. Inside Work Area O. Outside Work Area E. Excursion T. TWA

Analysis: ☐ TEM AHERA ☐ TEM Philadelphia ☒ PCM NIOSH 7400

Turnaround: ☐ ASAP ☐ 2 Day (48hr) ☒ Same Day (12hr) ☐ _____

Relinquished: [signature] Date/Time _____ Received: ATC [signature] Date/Time: 9/21/01 2020

Analyst: [signature] 9/21/01 0100 Disposal By/Date: TEM JO 9/21/01 10:30

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Asbestos Air Sampling Data Form

Client: Mid-State Date: 9-27-01

Sampled By: A. Rodriguez Jr. Rotometer #: #2 Project #:

Work Area: 365 Southend ave - Bldg. 300 - Various Apts - Cassette - Zeton #1912

ATC ENVIRONMENTAL INCORPORATED

Sample # / Lab #	Sample Location	Code	Time Start	Time Stop	Total Minutes	Flow Rate Start	Flow Rate Stop	Total Volume	# Fibers /100 Fields	Results (f/cc)
9	Apt#2D - Living Rm	4	1502	1602	60	10.0	10.0	600	6/100	<0.008
10	Bldg. 300, Apt#1F - Living Rm.	4	1615	1715	60	10.0	10.0	600	9/100	<0.008
11	Bldg. 300, Apt#1G - Living Rm.	4	1616	1716	60	10.0	10.0	600	7/100	<0.008
12	Bldg. 300, Apt#1C - Living Rm.	4	1617	1717	60	10.0	10.0	600	10/100	0.008
13	Field Blanks								0/100	—
14									0/100	—
	?									

Batch #6379

Codes: 1. Pre-Test 2. Project 3. Final 4. Investigative 5. Personal 6. Dulong A. Aggressive D. Dormant I. Inside Work Area O. Outside Work Area E. Excursion T. TWA

Analysis: ☐ TEM AHERA ☐ TEM Philadelphia ☒ PCM NIOSH 7400

Turnaround: ☐ ASAP ☐ 2 Day (48hr) ☒ Same Day (12hr) ☐ _____

Relinquished Analyst: [signature] Date/Time: [signature] 09/27/01 18:45

Received: ATC LAB / [signature] Date/Time: 09/27/01 1815

Disposal By/Date: _____

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Appendix A: Letter to Tenants for Re-Occupation

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ALC ENVIRONMENTAL INCORPORATED

The First Choice for Environmental Testing & Consulting

October 17. 2001

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

Subject: **Gateway Plaza Building #300**

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 via phase contrast microscopy (PCM) at building 300. Seven (7) samples were analyzed via Transmission Electron Microscopy (TEM). **After analysis via TEM, all were below the permissible limits.**

Based on EPA Guidelines, we collected six (6) bulk samples and analyzed them via Polarized Light Microscopy (PLM) Methodology. **Zero (0)** were found to be above the regulatory limits.

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.

Thirty (30) 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.**

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ATC Associates (ELAP #10879) analyzed the samples using the Phase Contrast Microscopy (PCM), 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,

Joshua Sarett
ALC Environmental Incorporated