NYC 9/11 Public Portal Document

BHS Management, LLC

To: All Unit Owners & Residents
The Regatta Condominium

From: Maria Capraro
Account Executive

Date: November 2, 2001

Re: Test Results

Attached please find copies of the test results relating to dust, air and water testing. The following is a brief summary:

Dust Testing

Samples taken 9/21/01 from apartment 215 – contained less than 1% asbestos
Samples taken 9/26/01 from apartment PH1A – contained no asbestos

Air Testing

Samples taken 10/05/01 from lobby and apartment 428 – no asbestos detected

Water Testing

Samples taken 9/26/01 from Main – found water is of good sanitary quality
Samples taken 9/26/01 from lobby bathroom – found water is of good sanitary quality
Samples taken 10/5/01 from Main - found water is of good sanitary quality
Samples taken 10/5/01 from lobby - found water is of good sanitary quality

/mc
attachment

BHS Management, LLC
770 Lexington Avenue, New York, New York 10021
Telephone 212/508 7200 Facsimile 212/508 7300

An affiliate of BROWN HARRIS STEVENS

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SCILAB
FULL SERVICE ENVIRONMENTAL LABORATORIES

SCIENTIFIC LABORATORIES, INC.
117 EAST 30TH STREET
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-9392

PLM Bulk Asbestos Report

ACS Environmental Services, Inc.
Attn: Louis Illiano
2081 Homecrest Avenue
Brooklyn, NY 11229

Date Received 09/21/2001 **SciLab Job No.** 201092684
Date Examined *09/21/2001* **P.O. #** *Thomas Swietek*
Page 1 **of** 1

RE: Thomas Swietek; The Regatta Condominium, 21 South End Avenue, New York, NY 10280

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
BHS-02	201092684-01	*Yes*	<1.%

Location: 21 South End Avenue, Apt. 215

Description: Grey, Heterogeneous, Dust
Asbestos Types: Chrysotile <1.0 %
Other Material: *Cellulose 7.0 %, Fibrous glass 35. %, Non-fibrous >57. %*

Reporting Notes:
(1) Composite analysis results for heterogeneous debris samples may be highly variable due to inhomogenities in materials present*fff*

Analyzed by: Jonathan Teda

NAD/NSD = no asbestos detected/ NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200546-0) and ELAP PLM Analysis Protocol 198.1 for New York samples (NYSDOH ELAP Lab # 11480); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. AIHA# 102843; VT Cert# AL016055

Reviewed By:

NYC-WTC_000230965

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EAS

Eastern Analytical Services, Inc.

Bulk Sample Results

RE: Thomas Swietek c/o Brown Harris Stevens - The Regatta Condominium - 21 South End Avenue - New York, NY

Date Collected : Not Given
Collected By : Not Given
Date Received : 09/26/2001
Date Analyzed : 09/27/2001
Analyzed By : Paul Stascavage
Signature :
Analytical Method : EPA-600/M4-82-020/NYS-DOH 198.1 (PLM)
NVLAP Lab No. 101646-0
NYS Lab No. 10851

Client: ACS Environmental Services, Inc.
2081 Homecrest Avenue - Suite 2B
Brooklyn, NY 11229

Sample ID Number		Not Given
Layer Number		
Lab ID Number		933623
Sample Location		21 South End Avenue - Apt. PH-1A
Sample Description		Dust
Method of Quantification		Visual Estimation
Appearance	Layered	Yes
	Homogenous	No
	Fibrous	Yes
	Color	Beige
Sample Treatment		Homogenized
Asbestos Content	% Amosite	0.0
	% Chrysotile	0.0
	% Other	0.0
	% Total Asbestos	0.0
Other Fibrous Materials Present	% Fibrous Glass	35.0
	% Cellulose	25.0
	% Other	0.0
	% Unidentified	0.0
Non-Fibrous Materials Present	% Silicates	15.0
	% Carbonates	15.0
	% Other	0.0
	% Unidentified	10.0

60

40

10

Results Applicable To Those Items Tested. Report Cannot Be Reproduced, Except Entirely, Without Written Approval of the Laboratory.
Liability Limited To Cost Of Analysis.
These Results Can Not Be Used To Claim That NOB Items Tested Are Non-Asbestos Containing.
AIHA Accreditation No. 418 Rhode Island DOH No. AAL-07213 Massachusetts DOE No. A.A.000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-3065

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ASBESTOS SAMPLING REPORT

ACS JOB NO. 0225.28

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

Premises: The Regatta Condominium
21 South End Avenue
New York, New York
Lobby & Apt No. 428

On October 05, 2001 personnel from ACS Environmental Services, Inc. collected two (2) air quality tests for the presence of asbestos at 21 South End Avenue, New York, New York in the lobby and in the living room of apartment 428.

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 for laboratory analyses. The samples were forwarded to and analyzed at Scientific Laboratories, Inc., a NYS Certified Testing Lab, ELAP ID No.11480. The laboratory analytical reports can be found in appendix A.

The method of sample analysis performed by Scientific Laboratories, Inc. was Transmission Electron Microscopy (TEM analysis) for all air samples. Analytical results of air samples analyzed by TEM Analysis are measured in structures per square millimeter. The Clean Air Standard as set by the US Environmental Protection Agency {EPA} is 70 struc/sq.mm.

ACS ENVIRONMENTAL SERVICES, INC.
2081 Homecrest Avenue
Suite 2B
Brooklyn, N.Y. 11229
(718) 339-1984
FAX: (718) 998-6373

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ACS JOB NO. 0225.28

Air Quality Report
21 South End Avenue, New York, NY
Lobby and Apartment No. 428

RESULTS OF SAMPLES COLLECTED

Air Samples Collected		
Sample #	**Sample Location**	**Asbestos Content**
0225.28-01	Apt. 428 Living Room	No Asbestos Detected
0225.28-02	Lobby Across From Security Desk	No Asbestos Detected

After analysis of the air samples it has been determined that the air quality, in the areas sampled were all less than 70 struc/sq.mm.

DISCLAIMER

This report is based solely upon a visual inspection and sampling of the surfaces/areas tested within the project site, as indicated in this report, at the time of the inspection and makes no determinations with respect to portions of the premises which were not tested or tested after our inspection took place.

Any and all liability on the part of ACS Environmental Services,, Inc. shall be limited solely to the cost of this survey report. ACS Environmental Services, Inc. shall have no liability for any damage, whether consequential, compensatory, punitive, or special, arising out of, incidental to, or as a result of this survey and report. ACS Environmental Services, Inc. assumes no liability for the use of this survey or report by any other person or entity including the customer for whom it has been prepared.

Reported by,

Louis Illiano, Jr., CAI, AST
Senior Project Manager
NYS Certificate No. AH-89-07620

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ACS JOB NO. 0225.28

Air Quality Report
21 South End Avenue, New York, NY
Lobby and Apartment No. 428

APPENDIX A

Laboratory Analytical Reports

CITY_21MC100_008873519

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SciLab Job #: **201101589**
Client Name: ACS Environmental Services, Inc.

Table 1
Summary of Transmission Electron Microscopy (TEM) Results for Asbestos (air)

0225.28; The Regatta Condiminiums; 21South End Avenue New York, NY Apartment #428 Main Lobby

SciLab Sample #	Client Sample #	Dilution Factor	Air Filtered (liters)	Area Analyzed (sq. mm.)	* Analytical Sensitivity (struc/cc air)	Asbestos Structures Detected (Microns) 0.5-5.0	>5.0	Total	Structure Density (struc/sq. mm.) >5.0	Total	Structure Concentration (struc/cc air) >5.0	Total	Type of Asbestos
01	0225.28-1		1500	.06	0.0043	0.0	0.0	0.0	<16.7	<16.7	<0.0043	<0.0043	NSD
	In Living Room Of Apartment #428												
02	0225.28-2		1800	.06	0.0036	0.0	0.0	0.0	<16.7	<16.7	<0.0036	<0.0036	NSD
	In Center Of Main Lobby Across From Security Desk												
03**	0225.28-3												
	Blank												
04**	0225.28-4												
	Blank												

* concentration represented by the detection of 1 structure
** not analyzed
NSD: No Asbestos Structures Detected

Reviewed By: _____; Analyzed By: Lance Tuckruskye Date: 10/8/01

NVLAP#: 200546-0

CITY_21MC100_008873520 OCT-08-2001 10:23 SCIENTIFIC LABS 212 679 9392 P.02/09 78520

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FAX: (718) 729-8677

Certificate of Analysis
Biological Potability Analysis

DATE: October 16,2001

BROWN HARRIS STEVENS
770 LEXINGTON AVE
NEW YORK, NY 10021

ANALYSIS NUMBER: 8371-1

SOURCE OF WATER: Water from 21 South End Avenue- MAIN

DATE OF COLLECTION: September 26, 2001

BACTERIA COUNT, 48 HRS. 35°C, per ml: < 1

MOST PROBABLE NUMBER OF COLIFORM ORGANISMS, PER 100 ml: < 1.1

MOST PROBABLE NUMBER OF FECAL COLIFORMS, PER 100 ml: < 1.1

COMMENT: Absence of Coliform organisms, and a low bacteria count, indicate this water is of good sanitary quality; bacteriologically fit for human consumption.

Jackie Darvishzadeh
JACKIE DARVISHZADEH
LABORATORY MANAGER

JD/ lc

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CERTIFICATE OF ANALYSIS
METAL SCAN ANALYSIS

BROWN HARRIS STEVENS
NEW YORK, NY

ANALYSIS NO.: 8371-1
DATE: 10/15/01
SAMPLING DATE: 9/26/01

SOURCE OF SAMPLE – WATER FROM 21 SOUTH END AVE. - MAIN
Tests: Chemical analysis for conformance with Safe Drinking Water Act.

PARAMETER	YOUR RESULT	SAFE DRINKING WATER ACT MAX. CONTAMINANT LEVEL	
Chloride	15.2	250	mg/L
Color	10.0	15	Units
Conductivity	120		umhos/cm
Fluoride	0.84	2.2	mg/L
Corrosivity (L.S.I.)	-2.20		Units
Nitrate N	0.27	10.0	mg/L
Odor	0	3	Units
pH	7.0	6.5-8.5	Units
Sulfate	8.3	250	mg/L
Total Alkalinity	22.1		mg/L
Total Dissolve Solids	108		mg/L
Turbidity	<1.0	5.0	ntu
Arsenic	<3.0	50.0	ug/L
Barium	<0.20	2.0	mg/L
Cadmium	<5.0	5.0	ug/L
Calcium	8.66		mg/L
Chromium	<0.01	1.0	mg/L
Copper	<0.02	1.3	mg/L
Lead	<1.0	15.0	ug/L
Iron	0.04	.30	mg/L
Magnesium	2.19		mg/L
Manganese	0.03	0.30	mg/L
Sodium	11.0	250.	mg/L
Total Hardness	30.6		mg/L
Zinc	<0.02	5.0	mg/L

CODES: MCL (Maximum Contaminant Level), mg/L (milligrams/liter - ppm), * Indicates analyte exceeds EPA/SDWA proposed maximum contamination level.

COMMENTS: ALL PARAMETERS FALL WITHIN THE MAXIMUM CONTAMINANT LEVELS STIPULATED FOR A SAFE DRINKING WATER.

JD:gn

Jackie Darvishzadeh
LABORATORY MANAGER

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Certificate of Analysis
Biological Potability Analysis

DATE: October 16, 2001

BROWN HARRIS STEVES
770 LEXINGTON AVENUE
NEW YORK, NY 10021

ANALYSIS NUMBER: #8371-2

SOURCE OF WATER: Water from 21 South End Avenue - LOBBY BATHROOM

DATE OF COLLECTION: September 26, 2001

BACTERIA COUNT, 48 HRS. 35°C, per ml: <1

MOST PROBABLE NUMBER OF COLIFORM ORGANISMS, PER 100 ml: < 1.1

MOST PROBABLE NUMBER OF FECAL COLIFORMS, PER 100 ml: < 1.1

COMMENT: Absence of Coliform organisms, and a low bacteria count, indicate this water is of good sanitary quality; bacteriologically fit for human consumption.

Jackie Darvishzadeh
JACKIE DARVISHZADEH
LABORATORY MANAGER

JD/ lc

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CERTIFICATE OF ANALYSIS
METAL SCAN ANALYSIS

BROWN HARRIS STEVENS
NEW YORK, NY

ANALYSIS NO.: 8371-2
DATE: 10/15/01
SAMPLING DATE: 9/26/01

SOURCE OF SAMPLE – WATER FROM 21 SOUTH END AVE. – LOBBY BATHROOM
Tests: Chemical analysis for conformance with Safe Drinking Water Act.

PARAMETER	YOUR RESULT	SAFE DRINKING WATER ACT MAX. CONTAMINANT LEVEL	
Chloride	14.1	250	mg/L
Color	10.0	15	Units
Conductivity	124		umhs/cm
Fluoride	0.84	2.2	mg/L
Corrosivity (L.S.I.)	-2.88		Units
Nitrate N	0.27	10.0	mg/L
Odor	0	3	Units
pH	6.9	6.5-8.5	Units
Sulfate	7.5	250	mg/L
Total Alkalinity	21.8		mg/L
Total Dissolve Solids	112		mg/L
Turbidity	<1.0	5.0	ntu
Arsenic	<3.0	50.0	ug/L
Barium	<0.20	2.0	mg/L
Cadmium	<5.0	5.0	ug/L
Calcium	8.67		mg/L
Chromium	<0.01	1.0	mg/L
Copper	<0.04	1.3	mg/L
Lead	<1.0	15.0	ug/L
Iron	0.04	.30	mg/L
Magnesium	2.18		mg/L
Manganese	0.02	0.30	mg/L
Sodium	10.8	250.	mg/L
Total Hardness	30.6		mg/L
Zinc	<0.02	5.0	mg/L

CODES: MCL (Maximum Contaminant Level), mg/L (milligrams/liter - ppm), * indicates analyte exceeds EPA/SDWA proposed maximum contamination level.

COMMENTS: ALL PARAMETERS FALL WITHIN THE MAXIMUM CONTAMINANT LEVELS STIPULATED FOR A SAFE DRINKING WATER.

JD:gn

Jackie Darvishzadeh
LABORATORY MANAGER

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FAX: (718) 729-8677

Certificate of Analysis
Biological Potability Analysis

DATE: October 12, 2001

BROWN HARRIS STEVEVS
770 LEXINGTON AVE.
NEW YORK, NY 10021

ANALYSIS NUMBER: #8385-3

SOURCE OF WATER: Water from BHS, 2 South End Ave - MAIN

DATE OF COLLECTION: October 5, 2001

BACTERIA COUNT, 48 HRS. 35°C, per ml: < 1

MOST PROBABLE NUMBER OF COLIFORM ORGANISMS, PER 100 ml: < 1.1

MOST PROBABLE NUMBER OF FECAL COLIFORMS, PER 100 ml: < 1.1

COMMENT: Absence of Coliform organisms, and a low bacteria count, indicate this water is of good quality; bacteriologically fit for human consumption.

Jackie Darvishzadeh
JACKIE DARVISHZADEH
LABORATORY MANAGER

JD/ lc

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CERTIFICATE OF ANALYSIS

METAL SCAN ANALYSIS

BROWN HARRIS STEVENS
21 SOUTH END AVE.
NEW YORK, NY

ANALYSIS NO.: 5365-3
DATE: 10/26/01
SAMPLING DATE: 10/5/01

SOURCE OF SAMPLE – WATER FROM MAIN
Tests: Chemical analysis for conformance with Safe Drinking Water Act.

PARAMETER	YOUR RESULT	SAFE DRINKING WATER ACT MAX. CONTAMINANT LEVEL	
Chloride	12.3	250	mg/L
Color	<5.0	15	Units
Conductivity	113		umhos/cm
Fluoride	1.0	2.2	mg/L
Corrosivity (L.S.I.)	-2.45		Units
Nitrate N	0.25	10.0	mg/L
Odor	0	3	Units
pH	6.8	6.5-8.5	Units
Sulfate	7.2	250	mg/L
Total Alkalinity	22.1		mg/L
Total Dissolve Solids	102		mg/L
Turbidity	4.1	5.0	ntu
Arsenic	<3.0	50.0	ug/L
Barium	<0.20	2.0	mg/L
Cadmium	<5.00	5.0	ug/L
Calcium	7.55		mg/L
Chromium	<0.01	.10	mg/L
Copper	0.22	1.3	mg/L
Lead	1.2	15.0	ug/L
Iron	0.15	.30	mg/L
Magnesium	1.82		mg/L
Manganese	0.12	0.30	mg/L
Sodium	9.27	250.	mg/L
Total Hardness	26.9		mg/L
Zinc	<0.02	5.0	mg/L

CODES: MCL (Maximum Contaminant Level), mg/L (milligrams/liter - ppm), * indicates analyte exceeds EPA/SDWA proposed maximum contamination level.

COMMENTS: ALL PARAMETERS FALL WITHIN THE MAXIMUM CONTAMINANT LEVELS STIPULATED FOR A SAFE DRINKING WATER.

JD:gn

Jackie Dervishzadeh
LABORATORY MANAGER

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FAX: (718) 729-8677

Certificate of Analysis
Biological Potability Analysis

DATE: October 12, 2001

BROWN HARRIS STEVENS
770 LEXINGTON AVE.
NEW YORK, NY 10021

ANALYSIS NUMBER: #8385-4

SOURCE OF WATER: Water from BHS, 2 South End Ave. - LOBBY BATHROOM

DATE OF COLLECTION: October 5, 2001

BACTERIA COUNT, 48 HRS. 35°C, per ml: 120

MOST PROBABLE NUMBER OF COLIFORM ORGANISMS, PER 100 ml: < 1.1

MOST PROBABLE NUMBER OF FECAL COLIFORMS, PER 100 ml: < 1.1

COMMENT: Absence of Coliform organisms, and a low bacteria count, indicate this water is good sanitary quality; bacteriologically fit for human consumption.

Jackie Darvishzadeh
JACKIE DARVISHZADEH
LABORATORY MANAGER

JD/lc

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2 ND TEST

Attn: Tom

THE METRO GROUP, INC.

Servicing Water Systems with Environmental Care

CERTIFICATE OF ANALYSIS

METAL SCAN ANALYSIS

BROWN HARRIS STEVENS
21 SOUTH END AVE.
NEW YORK, NY

ANALYSIS NO.: 8385-4
DATE: 10/26/01
SAMPLING DATE: 10/5/01

SOURCE OF SAMPLE – WATER FROM COLD – LOBBY BATHROOM
Tests: Chemical analysis for conformance with Safe Drinking Water Act.

PARAMETER	YOUR RESULT	SAFE DRINKING WATER ACT MAX. CONTAMINANT LEVEL	
Chloride	12.8	250	mg/L
Color	<5.0	15	Units
Conductivity	113		umhos/cm
Fluoride	0.95	2.2	mg/L
Corrosivity (L.S.I.)	-2.58		Units
Nitrate N	0.19	10.0	mg/L
Odor	0	3	Units
pH	6.7	6.5-8.5	Units
Sulfate	5.7	250	mg/L
Total Alkalinity	20.7		mg/L
Total Dissolve Solids	102		mg/L
Turbidity	<1.0	5.0	ntu
Arsenic	<3.0	50.0	ug/L
Barium	<0.20	2.0	mg/L
Cadmium	<5.00	5.0	ug/L
Calcium	7.51		mg/L
Chromium	<0.01	.10	mg/L
Copper	<0.10	1.3	mg/L
Lead	<1.0	15.0	ug/L
Iron	0.03	.30	mg/L
Magnesium	1.80		mg/L
Manganese	0.02	0.30	mg/L
Sodium	9.06	260.	mg/L
Total Hardness	26.2		mg/L
Zinc	<0.02	5.0	mg/L

CODES: MCL (Maximum Contaminant Level), mg/L (milligrams/liter - ppm), * indicates analyte exceeds EPA/SDWA proposed maximum contamination level.

COMMENTS: ALL PARAMETERS FALL WITHIN THE MAXIMUM CONTAMINANT LEVELS STIPULATED FOR A SAFE DRINKING WATER.

JD:gh

Jackie Darvishzadeh
LABORATORY MANAGER

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Servicing Water Systems with Environmental Care

50-23 Twenty-Third Street
Long Island City, NY 11101
TEL: (718) 729-7200
FAX: (718) 729-8677

NATIONAL DRINKING WATER STANDARDS

Primary Standards (PS) are legally enforceable standards, designed to protect public water systems and reduce risks to public health.

Secondary Standards (SS) are guidelines regulating contaminants that may cause skin or tooth discoloration, or may affect taste, odor, color or public acceptance. They may be legally enforceable.

Contaminant	maximum level	PS/ SS	Contaminant	maximum level	PS/ SS
Aluminum	0.05-0.2 ppm	SS	*Odor*	Threshold no. 3	SS
Arsenic	0.005 ppm	PS	*Organics (PCB's)*	Zero	PS
Chloride	250 ppm	SS	*Organics (Pesticides)*	Zero-0.003 ppm	PS
Chromium	0.1 ppm	PS	*Organics (Solvents)*	Zero-0.6 ppm	PS
Color	15 color units	SS	*pH*	6.5-8.5	SS
Copper	1.3 ppm	SS	*Silver*	0.1 ppm	SS
Corrosivity	Non-corrosive	SS	*Sulfate*	250 ppm	SS
Cyanide	0.2 ppm	PS	*Total Dissolved Solids*	500 ppm	SS
Fluoride	4 ppm	PS	*Turbidity*	5 Neph. Units	SS
Foam agents	0.5 ppm	SS	*Zinc*	5 ppm	SS
Iron	0.3 ppm	SS	*Giardia lamblia*	Zero/TT	PS
Lead	0.015 ppm	PS	*Bacteria (HPC)*	500 CFU/ml	SS
Manganese	0.05 ppm	SS	*Legionella*	Zero/TT	PS
Mercury	0.02 ppm	PS	*Fecal coliform*	Zero	PS
Nitrate	10 ppm	PS	*Viruses*	Zero/TT	PS

ES/NDWS/050199

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NYC-WTC_000230979