

EXHIBIT A



August 03, 2021

Martin C. Kofman
American Package Company
226 Franklin Street
Brooklyn, NY 11222
718 389-4444
martyck@gmail.com

Subject: Post Remediation Verification (PRV)

Location: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222

Dear Mr. Kofman;

In accordance with your authorization, ALC Environmental has completed the Post Remediation Verification (PRV) for **226 Franklin Street, Apartment G21, Brooklyn, NY 11222**. The objective of this assessment was to determine if remediation was successful. ALC inspector, Candice Kowalewski, MPH, conducted the inspection on July 28, 2021. The investigation entailed visual and olfactory observations, moisture testing, and air sampling inside the apartment.

ALC Environmental and Candice Kowalewski, MPH are licensed by the NYS Department of Labor. Please see attached certifications.

ALC found the apartment to be free and clean of moisture, microbial growth, and “mold-like” odors. In addition, fungal spore samples did not find elevated levels or unique species. This apartment has achieved clearance. See Results and Recommendations.

If you have any questions and/or comments, please contact us directly at 212-675-5544. We appreciate the opportunity to be of service.

Sincerely,
ALC Environmental

A handwritten signature in black ink, appearing to read "Candice A. Kowalewski".

Candice A. Kowalewski, MPH
Assistant Director of EHS Division

A handwritten signature in black ink, appearing to read "Jack Glass".

Jack Glass, MS, CIH
Vice President, EHS

Inspection Performed At:

226 Franklin Street
Apartment G21
Brooklyn, NY 11222

Inspection Date:

July 28, 2021

Purpose

ALC Environmental has been retained by American Package Company, to determine the extent of visible microbial growth in the apartment. ALC inspector, Candice Kowalewski, MPH, conducted the assessment in the apartment on July 28, 2021

Mold Information

Mold is a microscopic organism, whose primary role in the ecosystem is to break down organic materials. Mold may begin growing indoors when mold spores land on wet surfaces. Mold will not grow without moisture.

Indoor exposures to mold have been associated with immunologic reactions (allergies). The most common health complications linked to mold exposure include sneezing, itching eyes, nasal discharge and aggravation of asthma. The presence of mold in a building, however, does not necessarily lead to the described symptoms. Mold spores, fragments, or metabolites must become airborne for humans to be exposed indoors.

The dose-response information relating mold exposure to health effects is very limited and not well-defined at this time. Health complications have been observed from short-term and long-term exposures as well as from high and low exposure levels. Furthermore, the susceptibility among individuals varies with age, state of health, genetic predisposition and continuous exposures. **Since biological markers of exposure to mold are largely unknown, experts have been unable to recommend exposure level thresholds.**

General Information

Individuals react differently to the varying degrees of exposure to irritants, allergens, toxins, etc. Some individuals are more prone to allergic reactions to particular mold species than others. The dose-response information relating mold exposure to health effects is very limited and not well-defined. Therefore, it is prudent to take a conservative approach and remove all growth from the environment. Prompt remediation of contaminated materials and infrastructure repair is the primary response to mold contamination in buildings. The emphasis should be placed on preventing contamination through proper building maintenance and the prompt repair of water damage.

Methods

Air samples are collected with a vacuum pump. Air is drawn at a rate of 15 liters per minute for 5 minutes, equating to a total sample volume of 75 liters of air. The air is drawn past an Air-O-Cell™ cassette. Captured fungal structures are deposited on a slide encased within the cassette. The cassette is sealed and submitted for analysis. All samples are sent to Atlas Environmental Laboratory an American Industrial Hygiene Association (AIHA) accredited microbiology laboratory in New York, NY for analysis. They were analyzed by direct examination for total amount and identification of mold spores.

Building materials were tested for temperature, relative humidity, and the presence of moisture with an Amphenol Protimeter Moisture Measurement System2 Model (MMS2). When held against the surface, the moisture meter transmits a signal into the material. The Measure Mode, pin or pinless, uses a sensor which penetrates down to ¾" inch (19mm). The relative moisture level is shown on the digital display indicating the moisture condition of the material. Moisture readings will vary depending on type of material, i.e., wood, drywall, concrete.

Pin (% WME) 8 to 99; below 15 (dry), 15-17 (damp), and 17+ (wet).

Pinless up to .75 in. (19 mm) deep: 60 to 1000 (relative)

Building materials were evaluated using an infra-red, thermographic camera. The camera was set to an inverse black and white palette to emphasize surface temperature variations. Since water has a higher latent heat than most materials, the time it takes for wet surfaces to equilibrate to the environment will be longer than dry materials. Therefore, during a cooling cycle, the warmer areas may be wet, and during a heating cycle, the cooler areas may be wet. When suspect areas are identified by the camera, direct measurement using a moisture meter is conducted.

When describing the conditions in each room the walls are referred to as A, B, C, and D. The A wall is the wall with the entrance door to the room. Facing the door from inside the room and going clockwise the wall on the right is B, to the rear is C, and on the left is D.

Background Information

The Client has requested a Post Remediation Verification (PRV) at the above specified apartment. The request was related to a flood event that took place October 2019, caused by a faulty sprinkler from the fire suppression system. ALC completed an assessment on February 07, 2020 and provided a remediation work plan following NYC DEP Level III guidelines. On December 08, 2020, ALC revisited the apartment. Ms. Candice Kowalewski, MPH and Mr. Jack Glass, MS., CIH., met with the tenant's inspector Mr. Ed Olmsted; CIH. and agreed to a mold abatement work scope plan (later filed with the courts). See Appendix B: Work Scope for further details.

Background Information (Continued)

Layout: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222

Bedroom	Studio Acoustic Studio 1		Studio Acoustic Studio 2	
	Upper Level and Hallway			Foyer
	Bathroom	Hallway	Studio Acoustic Room 3/ Upper Level Studio 3	
Kitchen	Washer/ Dryer			

Results

Inspection Findings:

The assessor did not identify “musty odors” in the apartment at the time of inspection.

A) Visual Inspection:

On July 20, 2021; ALC Environmental was present to conduct a walkthrough with ServPro to conduct an initial inspection of the work area containment prior to remediation work commenced. From July 20, 2021 through July 27, 2021, (Monday – Friday, between the hours of 9:00am and 4:00pm) ALC Environmental was onsite throughout the remediation process to ensure removal of all visually contaminated building materials and the prescribed work scope was completed. On July 28, 2021, ALC Environmental completed the Post Remediation Verification.

Studio 3: Up to 2ft of wall removed on wall b and wall c of hallway side; walls and ceiling removed. Studs and beams HEPA and detergent cleaned. The area is free and clean of VMG and odors.

Upper Level Studio 3: The ceiling tiles were removed. The area is free and clean of VMG or odors.

Studio 2: The carpeting, ceiling, and walls were removed. The area is free and clean of VMG or odors.

Studio 1: The walls, ceiling, and floor were removed as per work scope. The area is free and clean of VMG or odors.

Bathroom: The shower wall was removed, gypsum wall 3 ft. from the floor was removed, the water heater, sink, bathtub, tiles, and raised floor were removed. The area is free and clean of VMG or odors.

Hallway/washer dryer area: The washer and dryer were removed; ceiling and 2 ft. of wall from the floor were removed (brick exposed). The area is free and clean of VMG or odors.

Kitchen loft/ceiling: Ceiling/insulation was removed, HEPA and detergent cleaned. The area is free and clean of VMG or odors.

B) Measured Findings:

Building materials measured dry at the time of the inspection. Infrared inspection of the brick wall near the kitchen and bedroom measured dry with a temperature differential of 7 degrees (82.0° F -89.6° F). Relative humidity measured **above** the recommended range of 30-60% during the time of inspection inside the apartment.

Indoor: Temperature: 72.2-78.9° F
 Relative Humidity: **72.9-73.0%**

Outdoors: Temperature: 75.0° F
 Relative Humidity: 64%

Conditions: Partly Cloudy

C) Laboratory Results *(See attached analytical laboratory results for more details)*

Air Samples: Seven (7) air samples were collected from the referenced apartment unit. One (1) sample was collected from the outdoors as the control. The samples were analyzed for mold spore counts and identification of genus or species. Outdoor control samples are used as a baseline to evaluate whether indoor mold spore levels are elevated.

Sample ID	Location	Total Concentration (Count/m ³)	Stachybotrys (Count/m ³)	Chaetomium (Count/m ³)	Aspergillus/Penicillium (Count/m ³)
1	Outdoor Control	1456	ND	ND	78
2	Studio 3	169	ND	ND	78
3	Studio 2	65	ND	ND	13
4	Studio 1	26	ND	ND	13
5	Bathroom	91	ND	ND	13
6	Hallway	39	ND	ND	ND
7	Kitchen Loft	78	ND	ND	ND
8	Studio 3 Loft (Upper)	91	ND	ND	13

Sample Results Interpretation

- Mold spores are ubiquitous, not only in the natural environment but within indoor environments as well. The existence of mold spores in the indoor environment is normal. It is the proliferation, or amplification of microbial growth in the indoor environment that may be a potential health threat.
- **The laboratory reported that the observed spores did not exceed the outdoor control in the sampled locations.**

- Currently there are no United States federal regulations for evaluating potential health effects of mold contamination and remediation. Result interpretation is conducted by comparing complaint areas/indoor sample results to outdoor or non-complaint area concentrations. A healthy property will exhibit similar outdoor and indoor mold species. Ideally, indoor/complaint areas should exhibit lower mold spore concentrations than outdoors or non-complaint areas. These numbers are not for health evaluation purposes. These reference points are based on historical analysis and experience.

Recommended Work Plan for Affected Areas

The apartment is cleared for final repairs.

See Appendix A: Photos for more information.

Appendix A: Pictures: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222



Above Left: Entrance 97 Green Street, Outdoor Air Sample Location

Above Right: Studio 3: Air Sample Location



Above Left: Studio 3

Above Right: Studio 3

Appendix A: Pictures: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222



Above Left: Upper Level Studio 3



Above Right: Upper Level Studio 3: Air Sample Location



Above Left: Studio 2



Above Right: Studio 2

Appendix A: Pictures: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222



Above Left: Studio 2



Above Right: Studio 2



Above Left: Studio 2 Ceiling



Above Right: Studio 2 Ceiling

Appendix A: Pictures: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222



Above Left: Studio 2 Upper Level



Above Left: Studio 1

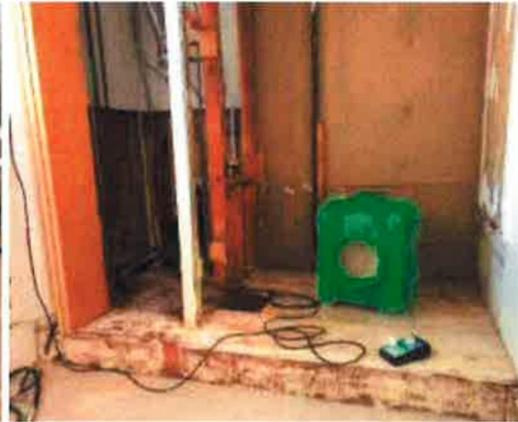


Above Right: Studio 1

Appendix A: Pictures: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222



**Above Left: Bathroom (Shower wall, Water Heater and Bathtub removed)
Above Right: Bathroom (Raised floor, Water Heater and Bathtub removed)**



**Above Left: Bathroom
Above Right: Bathroom (Water Heater, Bathtub, Shower wall removed)**

Appendix A: Pictures: 226 Franklin Street, Apartment G21, Brooklyn, NY 11222



Above Left: Hallway

Above Right: Hallway with Washer and Dryer Removed



Above Left: Upper level Hallway: Air Sampling Location



Above Right: Upper level Hallway

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. The scope of work for this project did not include an assessment of other environmental conditions which might exist on the premises. 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.

**Appendix B:
Work Scope Plan;
Created December 08, 2020**

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY

SCOPE OF WORK

Mold abatement at 97 Green St. Apartment #G21 Brooklyn, NY – See attached diagram in this document.

1. Gut demolish rooms 1, 2 and 3 as indicated. This includes walls and flooring to the concrete slab and remove ceilings. Remove ceiling tiles and discard any insulation above the ceiling where present. Clean any visible staining or visible mold growth on the wood deck above the ceiling. Wood framing should be cleaned.
2. Remove the bathroom raised floor under the tub and how water heater. This will require removal of the hot water heater and tub. Clean and save the tub and HW heater.
3. Remove the bathroom sheetrock wall shared with the kitchen. Inspect the wall cavity and the back of the cabinets.
4. Move and save the washer and dryer outside the bathroom. Remove the sheetrock wall behind the washer and dryer.
5. In rooms 1 and 2 remove the sheetrock to the wall cavity and do not damage the neighbors side of the wall.
6. In room 2 remove the lower 4 feet of the wall shared with the common hallway.
7. In the hallway between rooms 3 and rooms 1 and 2 remove the ceiling. Clean the loft above the ceiling and remove insulation and clean visible staining or visible mold growth on the wood deck
8. Cut four 2 by 2 ft. probes along the length of the wall into the living room wall shared with the neighbor into the wall cavity. Inspect for mold growth.
9. In the living room cut probes into the ceiling to the wood deck and inspect for mold.
10. At completion of the work service and clean the air handling unit.

Commented [JG1]: Except as noted in 6, below.

Commented [JG2]: I would require only 2 feet to expose and examine.

GENERAL CONDITIONS

1. The contractor will be licensed by the New York State Department of Labor as a mold abatement contractor.
2. All workers will be certified mold abatement workers by the New York State Department of Labor.
3. The contractor shall inform employees of the potential health risk for Contractor's supervisors and workers during microbial remediation is exposure to or contact with massive concentrations of fungi. Risks include allergic respiratory disease (for example, asthma and hypersensitivity pneumonitis).

WORK AREA PROCEDURES

1. Remove all movable objects from each work area prior to beginning the work. Move and protect the washer and dryer, tub and HW heater.
2. The contractor shall construct containment barriers around each work area work area and over each door inside the work area. Plastic sheeting should be used to isolate and enclose the demolition areas. 6-mil flame retardant polyethylene sheeting should be secured to existing structures using duct or other suitable specialty tape), spray adhesives,

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY

- staples or any other combination thereof to ensure the **integrity** of the barrier for the duration of the work.
3. The contractor shall be responsible to provide employee fall protection to comply with OSHA construction standards when necessary when working in loft areas. Fall arrest equipment if used must comply with the most current ANSI standard.
 4. Floors, walls, and stationary non-colonized objects in the enclosed **containment** work area should be covered by polyethylene sheeting **according** to the professional judgment of the Remediation Contractor and Environmental Consultant.
 5. The HVAC systems serving the work areas shall be shut down and the duct outlets sealed with six mil plastic. The filters should be removed and disposed of.
 6. The contractor shall install and activate **negative** air filtration (AFDs) systems that provide four air changes per hour in each work area. The devices and work area set up will establish at a minimum, a negative air pressure differential of 0.02 inches of water inside the work area relative to areas outside the containment before remedial operations begin. This air pressure differential shall be maintained until the Environmental Consultant has determined that the work area has passed clearance inspections and testing. The Contractor shall provide sufficient filters for replacement as necessary or as required by applicable regulations.
 7. Use of detergent solution for damp wiping and for cleaning of dust is permitted. Surfaces to be cleaned should be damp wiped but not soaked.
 8. A HEPA filter vacuum cleaner should be used to collect any dust and debris. All floors and adjacent surfaces should be cleaned with a biocide solution as a final step.
 9. The Contractor shall utilize ground fault circuit interrupters for all electrical equipment including vacuum cleaners, lights, power tools, and **negative** air machines.
 10. As waste is removed, it must be placed into a disposal container promptly. Contaminated materials shall be disposed of in sealed 6 mil bags. All waste bags will be double bagged. Bags will be taped to form an air-tight seal and labeled appropriately. Two layers of wrapping or double bagging shall be used.
 11. Labels and all necessary signs are to be in accordance with OSHA regulations.
 12. The contractor will dispose of all waste as construction debris.
 13. During the actual remediation, the Contractor shall not leave debris in the yard or property, incinerate debris, dump waste by the road or in an unauthorized dumpster, or introduce microbial- containing water into storm or sanitary systems.
 14. The Contractor shall clean the work area to be free of all dust and debris, as specified, after removal work is **complete** and the Environmental Consultant has conducted and approved the visual inspections.
 15. After cleaning, the Contractor shall use detergent solution on non-porous interior surfaces by damp wiping and HEPA vacuum porous/water sensitive materials.
 16. The Contractor shall remove the final containment barriers, as specified, after the Environmental Consultant approves the area, based on the inspection and clearance **sampling** of the containment area.

Commented [JG3]: Since the entire apartment will be cleaned at the end...one containment (limited) will be needed. No need to protect a surface that will be removed or cleaned.

Commented [JG4]: Not a fan of biocide. We are paying the contractor to remove the visible growth, and to remove wet materials. If conditions for growth are eliminated, then biocide is an unneeded chemical exposure.

Commented [JG5]: No need to seal up the waste. It is construction debris. Should be maintained moist and covered if transported through occupied areas.

Commented [JG6]: Not a thing. ALL water is microbial containing. IT is a good thing!

Commented [JG7]: I prefer simple household detergent

WORKER PROTECTION

1. All workers and supervisors shall have received medical approval to wear a respirator as per OSHA 29 CFR 1910.134. The Contractor shall provide workers with personally

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY

issued and marked full-face respiratory protection equipment approved by NIOSH/MSHA. As a minimum, respiratory protection shall consist of full-face air purifying respirators with high efficiency cartridges, and if required, acid gas (chlorine) cartridges, organic vapor(s) cartridges, or other respiratory protective equipment necessary to prevent inhalation or aerosolized disinfectant. Disposable respirators are not permitted.

2. The Contractor shall ensure that workers do not remove respirators to eat, drink, smoke, chew gum or tobacco, or apply cosmetics in the enclosed work areas. Facial hair interfering with the seal of the mask will not be permitted on any personnel working or entering the contaminated area.
3. The Contractor shall provide workers with sufficient sets of protective disposable clothing, consisting of full-body coveralls, head covers, gloves, and 18-inch high boot type covers in sizes to properly fit individual workers. All workers shall wear Tyvek suits with attached boots, or the equivalent. Gloves will include latex exam gloves or work gloves. Integral boot/head cover/coveralls are acceptable. All persons entering the enclosed work area shall don disposable clothing over street clothes before entering the enclosed work area.
4. The Contractor shall provide eye protection (for example, full-face respirator) and hard hats, as required by job conditions or by applicable safety regulations. Reusable equipment (for example, footwear, hard hats) shall be left in the contaminated enclosed work area until the end of the remedial work. At that time such items shall be decontaminated for reuse.
5. The Contractor shall provide authorized visitors with respiratory protection equipment, a set of suitable protective gloves, and footwear, sizes for proper fit, suitable protective disposable clothing, headgear, gloves, and footwear, sizes for proper fit, whenever they are required to enter the enclosed work area. The Contractor shall not under any circumstances permit any person to enter the work areas without the appropriate protective clothing and equipment.

CONTAINMENT EXITING PROCEDURES

1. Every time a worker leaves the work area, before leaving the air lock at the entrance to the work area, each worker shall HEPA vacuum all gross contamination and debris from outer layer of protective clothing.
2. Remove protective clothing (disposable coveralls, head cover, gloves, and footwear) in the work area and deposit the clothing in an impermeable bag or container.

INSPECTIONS

1. The Environmental Consultant shall conduct an initial inspection of the work area containment before remediation work commences.
2. The Environmental Consultant shall conduct inspections after cleanup is complete to determine if removal of visually contaminated and other scheduled materials is complete.
3. The contractor shall re-clean the work area, if it fails the Environmental Consultant's clearance inspection and testing. The Environmental Consultant shall then perform

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY

additional clearance inspections, and the Contractor shall re-clean if necessary until the work area passes inspections and testing.

4. The Client or **Environmental Consultant** shall have authority to stop work when any provision of these specifications are not followed or an unsafe condition exists. The stoppage of work shall continue until all deficiencies have been corrected. All work stoppages must be initiated in writing. Additional time and labor due to the work stoppage shall be at the Contractor's own expense. Recommencement of work shall not be initiated without written **authorization** from the Environmental Consultant or Client.

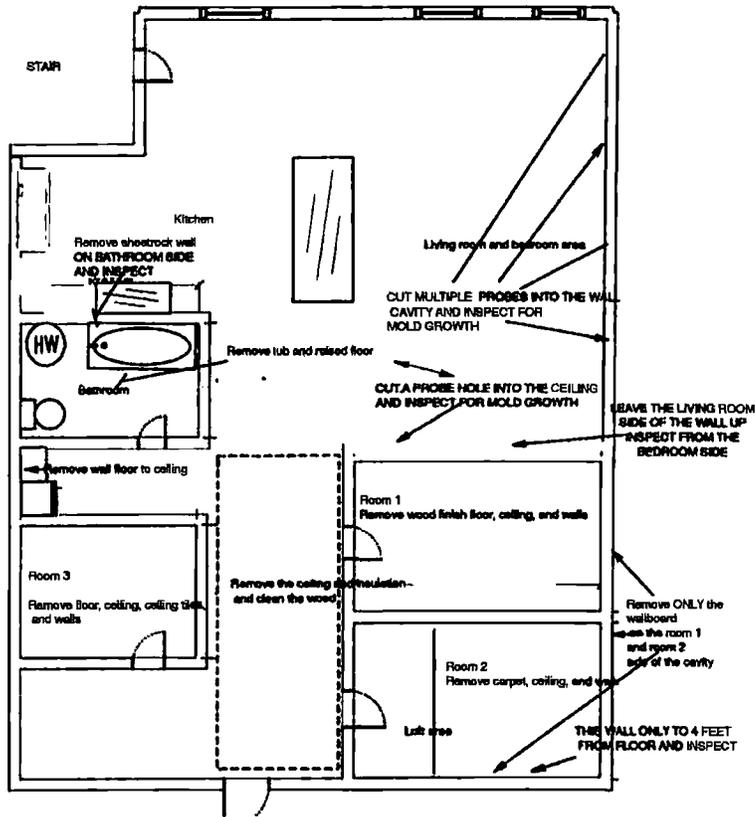
CLEARANCE TESTING

Each work area must pass a visual inspection by the building environmental consultant. Evidence of dampness, visible debris, or dust will require additional cleaning and drying. The environmental consultant will use settled dust sampling methods and direct microscopic exam of samples taken from work area surfaces.

At completion of all work and with the work area ready for reconstruction air sampling will be used to confirm that mold abatement is complete. All air testing will be done with the **negative** pressure systems shut down for at least 24 hours. If the work area airborne spore levels significantly exceed the outdoor levels or if the rank order of mold species inside does not reflect the outdoors the work area will be further cleaned. The presence of significant numbers of *Stachybotrys*, *Aspergillus/Penicillium* or *Chaetomium* spores will be considered unacceptable. Air sampling for mold spore levels will be conducted using spore trap methods using treated microscope slides or an **equivalent** method such as air-o-cell cassettes. Sample volumes shall be taken in **accordance** with the published analytical method and in **consultation** with the microscopist. The samples will be analyzed by an experienced mycologist.

Commented [JG8]: What is significant?

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY



**Appendix C:
Laboratory Results
Air Sampling July 28, 2021**



Atlas Environmental Lab
255 W 36th Street Suite#1503
New York, NY 10018
Phone:212-563-0400
Fax:212-563-0401
www.atlasenvironmentallab.com

Air Cassette Analysis for Mold

Client Name: ALC Environmental
Project Name & No.: 226 Franklin G21
Project Address: 226 Franklin G21
Work Area:
Lab ID #: MD0721062
Matrix: Air

Sample Date: 7/28/2021
Date Received: 7/28/2021
Analysis Date: 7/28/2021
Report Date: 7/28/2021
Volume: 75 Liters
Analytical Sensitivity: 13 count/m³

Laboratory ID#	MD0721062-1			MD0721062-2			MD0721062-3		
Field ID#	1			2			3		
Sample Source/Description	Outdoor 7-28-21			Studio 3			Studio 2		
Background *(1-4) = Low to High	High (4)			Low (1)			Low (1)		
Spore Types	Raw	Count/m ³	%	Raw	Count/m ³	%	Raw	Count/m ³	%
Alternaria									
Ascospores	92	1196	82	6	78	46	2	26	40
Aspergillus/Penicillium	6	78	5	6	78	46	1	13	20
Arthrinium									
Basidiospores	8	104	7	1	13	8	2	26	40
Bipolaris/Drechslera	1	13	1						
Botrytis	1	13	1						
Chaetomium									
Cladosporium									
Coprinus									
Curvularia									
Epicoccum									
Fusarium	1	13	1						
Ganoderma	3	39	3						
Nigrospora									
Rust									
Smuts/Myxomycetes/Perconia									
Spegazinia									
Stachybotrys									
Tetraploa									
Torula									
Ulocladium									
Unidentified Spores									
Total Spores	112	1456	100	13	169	100	5	65	100
Hyphal Fragment *(1-4)									
Insect Fragment *(1-4)									
Skin Fragment *(1-4)		1			1			1	
Pollen *(1-4)									
Fibrous Particulate *(1-4)		1			1			1	

Analyst: MN

AIHA-LAP, LLC: 208306

Approved by:

Collection procedure, protocols and sample locations are based on information provided by the client submitting the samples; and as such, Atlas Environmental Lab disclaims any knowledge of and liability for the accuracy and completeness of this report. Also will not provide any opinion on the safety of a building as visual inspection and knowledge of water damage, past remediation and weather conditions during sampling, among other elements, is essential in this decision.



Atlas Environmental Lab
255 W 36th Street Suite#1503
New York, NY 10018
Phone:212-563-0400
Fax:212-563-0401
www.atlasenvironmentallab.com

Air Cassette Analysis for Mold

Client Name: ALC Environmental
Project Name & No.: 226 Franklin G21
Project Address: 226 Franklin G21
Work Area:
Lab ID #: MD0721062
Matrix: Air

Sample Date: 7/28/2021
Date Received: 7/28/2021
Analysis Date: 7/28/2021
Report Date: 7/28/2021
Volume: 75 Liters
Analytical Sensitivity: 13 count/m³

Laboratory ID#	MD0721062-4			MD0721062-5			MD0721062-6		
Field ID#	4			5			6		
Sample Source/Description	Studio 1			Bathroom			Hallway		
Background *(1-4) = Low to High	Low (1)			Low (1)			Low (1)		
Spore Types	Raw	Count/m ³	%	Raw	Count/m ³	%	Raw	Count/m ³	%
Alternaria									
Ascospores	1	13	50	5	65	71	3	39	100
Aspergillus/Penicillium	1	13	50	1	13	14			
Arthrinium									
Basidiospores				1	13	14			
Bipolaris/Drechslera									
Botrytis									
Chaetomium									
Cladosporium									
Coprinus									
Curvularia									
Epicoccum									
Fusarium									
Ganoderma									
Nigrospora									
Rust									
Smuts/Myxomycetes/Perconia									
Spegazinia									
Stachybotrys									
Tetraploa									
Torula									
Ulocladium									
Unidentified Spores									
Total Spores	2	26	100	7	91	100	3	39	100
Hyphal Fragment *(1-4)									
Insect Fragment *(1-4)									
Skin Fragment *(1-4)		1			1			1	
Pollen *(1-4)									
Fibrous Particulate *(1-4)		1			1			1	

Analyst: MN

AIHA-LAP, LLC: 208306

Approved by:

Collection procedure, protocols and sample locations are based on information provided by the client submitting the samples; and as such, Atlas Environmental Lab disclaims any knowledge of and liability for the accuracy and completeness of this report. Also will not provide any opinion on the safety of a building as visual inspection and knowledge of water damage, past remediation and weather conditions during sampling, among other elements, is essential in this decision.



Atlas Environmental Lab
 255 W 36th Street Suite#1503
 New York, NY 10018
 Phone:212-563-0400
 Fax:212-563-0401
 www.atlasenvironmentallab.com

Air Cassette Analysis for Mold

Client Name: ALC Environmental
Project Name & No.: 226 Frranklin G21
Project Address: 226 Frranklin G21
Work Area:
Lab ID #: MD0721062
Matrix: Air

Sample Date: 7/28/2021
Date Received: 7/28/2021
Analysis Date: 7/28/2021
Report Date: 7/28/2021
Volume: 75 Liters
Analytical Sensitivity: 13 count/m³

Laboratory ID#	MD0721062-7			MD0721062-8		
Field ID#	7			8		
Sample Source/Description	Kitchen Loft			Studio 3 Loft (Upper)		
Background *(1-4) = Low to High	Low (1)			Low (1)		
Spore Types	Raw	Count/m ³	%	Raw	Count/m ³	%
Alternaria						
Ascospores	4	52	67	5	65	71
Aspergillus/Penicillium				1	13	14
Arthrinium	1	13	17			
Basidiospores						
Bipolaris/Drechslera	1	13	17			
Botrytis						
Chaetomium				1	13	14
Cladosporium						
Coprinus						
Curvularia						
Epicoccum						
Fusarium						
Ganoderma						
Nigrospora						
Rust						
Smuts/Myxomycetes/Perconia						
Spegazinia						
Stachybotrys						
Tetraploa						
Torula						
Ulocladium						
Unidentified Spores						
Total Spores	6	78	100	7	91	100
Hyphal Fragment *(1-4)						
Insect Fragment *(1-4)						
Skin Fragment *(1-4)					1	
Pollen *(1-4)						
Fibrous Particulate *(1-4)					1	

Analyst: MN

AIHA-LAP, LLC: 208306

Approved by:

Collection procedure, protocols and sample locations are based on information provided by the client submitting the samples; and as such, Atlas Environmental Lab disclaims any knowledge of and liability for the accuracy and completeness of this report. Also will not provide any opinion on the safety of a building as visual inspection and knowledge of water damage, past remediation and weather conditions during sampling, among other elements, is essential in this decision.



MD021062

Atlas Environmental Lab, Corp
 255 West 36th Street, Suite# 1503, New York, NY 10018
 Phone:(212) 563-0400 Fax:(212) 563-0401
 www.atlasenvironmentallab.com

Direct Identification of Fungi Chain of Custody

Client: ALC Environmental
 Address: 39 W 29th Street floor 8
New York NY 10001

Contact Name: CANDICE KOWALEWSKI
 Phone Number: 212-675-5544 x 227
 Email: Candice.Kowalewski@alcentenvironmental.com

Project Name & No. 226 FRANKLIN 421
 Project Location: _____
 Work Area: _____

Matrix: Air Cassette, Tape Bulk Swab

Turn Around Time: Rush 6 hr 12 hr 24 hr Other

Sample No.	AEL Lab ID	Sample Location	Flow Start (L)	Flow End (L)	Flow Avg.	Start Time	End Time	Total Min.	Total Volume (L)	Comment
1		Outside 7.28.21	15	15	15			5	75	
2		STUDIO 3							75	
3		STUDIO 2							75	
4		STUDIO 1								
5		BATHROOM								
6		HALL WAY								
7		KITCHEN LOFT								
8		STUDIO 3 LOFT (UPPER)								
X	X	X	X	X	X			X	X	

Sampled By: CANDICE KOWALEWSKI Signature: _____ Date: 7/28/21 Time: 2:32 PM
 Relinquished By: MN Signature: _____ Date: 7-28-21 Time: 2:32
 Analyst: MN Signature: _____ Date: 07/28/2021 Time: 17:05

Received By: Melanie Eng Signature: _____ Date: _____ Time: _____
 Received By: _____ Signature: _____ Date: _____ Time: _____

Comments: _____
 Lab Supervisor: _____



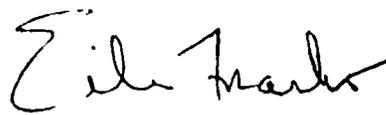
NEW YORK STATE - DEPARTMENT OF LABOR
DIVISION OF SAFETY AND HEALTH
LICENSE AND CERTIFICATE UNIT
STATE CAMPUS BUILDING 12

Mold Assessor Company License

The ALC Group, LLC
d/b/a: ALC Environmental
121 West 27th St Ste 402
NEW YORK, NY 10001

LICENSE NUMBER 00034
DATE OF ISSUE: 12/27/2019
EXPIRATION DATE 1/31/2022

This license is valid only for the contractor named above.



Eileen Franko, Director
FOR THE COMMISSIONER OF LABOR