



Building Update

December 15, 2006

Post-Fire and Recovery Phase Indoor Environmental Quality Evaluation

The following is an update to building occupants about the progress of the environmental quality evaluation currently underway at One Broadway. Immediately upon the incident that occurred on Friday, December 8, 2006, Massachusetts Institute of Technology (MIT) hired Environmental Health & Engineering, Inc. (EH&E) to assist in this evaluation.

In connection with that evaluation, EH&E understands that building occupants may be concerned about their potential exposure to smoke from the fire. We offer the following to help put these concerns into perspective.

1. Any exposure was short in duration.
2. The smoke was confined to a few areas in the building.
3. Testing data, to date, confirm that the areas most heavily affected by the smoke are confined to the basement.
4. The testing data, to date, from occupied spaces other than the basement show that levels of soot-related contaminants from the fire are well below human health exposure guidelines.

The following summarizes more specifically the initial results of the testing to date:

- Total volatile organic compounds ("TVOCs", which are compounds that easily volatilize or dissipate into the air) were within typical ranges that were comparable to the levels seen in typical commercial office buildings.
- Particulate concentrations in the common areas were within typical ranges in commercial office buildings. These concentrations were only slightly elevated in the fire-damaged areas, and were still lower than occupational guidelines and standards.
- Concentrations of metals and hydrocarbon compounds were well below the most stringent occupational exposure guidelines in areas without heavy traces of visible soot. These areas included most of the first floor as well as floors two through seventeen.

Ongoing work and activities planned for the near future include:

- The basement areas, which were the most affected by fire, continue to be cleaned by Clean Harbors, Inc. on behalf of NSTAR.
- Stairwell areas and the associated stairwell emergency ventilation system will be cleaned by professional cleaning companies with experience in fire restoration.
- Further testing will be performed to verify the completeness of the cleaning.