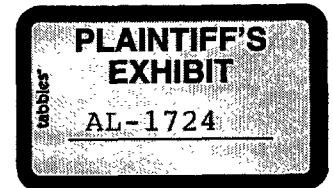


Allegheny
Center



March 2, 1989

Mr. John B. Cunningham
Facilities Engineer
Alcoa Management Information Systems
Aluminum Company of America
Two Allegheny Center
Pittsburgh, Pennsylvania 15212

Dear John:

Reference is made to your letter dated November 3, 1988, asking about the presence of asbestos in Two Allegheny Center. As a result of your request (and another similar and contemporaneous inquiry from another tenant), a highly qualified environmental consulting firm was hired to investigate. Much to our surprise, the investigation revealed some asbestos containing materials in certain areas of the building. We have been advised, however, that it is extremely unlikely that the asbestos, which is in place and in good condition, poses any threat to the building's occupants or to normal building operations.

As you know, many buildings constructed prior to the mid-1970's utilized some degree of asbestos-containing fireproofing and insulation materials. This practice was standard in the building trades at that time. Asbestos is a naturally occurring family of fibrous minerals used in such building materials and typically encountered in wrapped heating system insulation, structural fireproofing and vinyl flooring. It is also used in many other non-building products and, in fact, is generally present in urban air and water.

Our consultants, Schneider Engineers, have recently confirmed the presence of some asbestos containing materials in fireproofing on the structural members above the ceiling tiles and as insulation on pipes and fittings also located in areas of the building. So long as the asbestos remains undisturbed, it is not likely to present any danger of exposure. According to the U.S. Environmental Protection Agency (EPA):

The presence of asbestos in a building does not mean that the health of the building occupants is necessarily endangered. As long as asbestos-containing material (ACM) remains in good condition and is not disturbed, exposure is unlikely.

[EPA Monograph, "Guidance for Controlling Asbestos-Containing Materials in Buildings (1985)].

Air quality tests by our consultants indicate that there is less than one-tenth the Permissible Exposure Limit as defined by the U.S. Occupational Safety and Health Administration (OSHA) regulations. However, we will continue to

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conduct follow-up surveys and inspections to ensure that government standards are satisfied and appropriate work practices are followed.

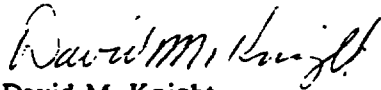
In order to assure that we are providing the safest possible environment, our consultants are developing a management program. This program includes specifications governing construction and maintenance that are intended to provide safeguards in accordance with EPA and OSHA guidelines and also to provide for on-going inspections and air monitoring. As part of a general upgrade of building services, we will begin shortly installing fire sprinklers in the building. During this process, there will be some asbestos removal which will be performed in accordance with the above safety guidelines. As a result, you may notice special procedures taking place in the building from time to time.

A summary of the consultants' report is available for your review in the Building Management Office. If you have any questions, however, regarding this matter, please do not hesitate to call me directly.

We appreciate your cooperation in maintaining the safe and healthy environment in which we all work.

Very truly yours,

ALLEGHENY CENTER ASSOCIATES



David M. Knight
Executive Vice President

DMK/so3-2-2

ASBESTOS ASSESSMENT REPORT SUMMARY

At the request of Allegheny Center Associates, a licensed environmental consulting firm, Schneider Engineers ("SE"), recently conducted a survey of Two Allegheny Center to determine whether there are any asbestos containing materials ("ACM") in the building. This survey included inspections of mechanical systems, building structure and architectural finishes. Samples of suspect materials were collected and analyzed to see if asbestos was present. Air tests were also conducted to see if any airborne fibers were present.

The survey showed that there is some ACM at Two Allegheny Center. Virtually all the ACM is rated as being in good condition.

The results of the air tests showed that airborne fiber levels were significantly (less than one tenth) below the Occupational Safety and Health Administration's "permissible exposure limit" of 0.2 fibers/cc and Action Level of 0.1 f/cc, thus indicating that these ambient concentrations should not cause adverse health effects.

As to recommendations, since most of the ACM was found to be in good condition, if the materials were left in place and were not disturbed they would not release asbestos fibers into the air. Out of caution, however, the following actions were recommended and are being implemented:

- a) A regular operations and maintenance program to maintain asbestos-containing materials in good condition. Allegheny Center maintenance employees will be trained and equipped to deal with routine situations involving any asbestos-containing materials.
- b) As part of any major renovation project, management will determine whether any asbestos will be disturbed and if, as a result, any action related to the asbestos will be required. Any and all such work, if required, will be completed in compliance with applicable Federal, State and Allegheny County regulations.

45. Documents pertaining to the
presence of asbestos in Two
Allegany Center



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