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November 16, 2022

Mr. Arthur Baxter
Chief Engineer
Oxford Properties Group
222 Berkeley/500 Boylston
Boston, MA 02116

Re: Indoor Air Quality Assessment Report
500 Boylston Street
Boston, Massachusetts
Atlas Project No. 6000006488

Dear Mr. Baxter:

Oxford Properties Group (Oxford) authorized ATC Group Services LLC (ATC) dba Atlas Technical (Atlas) to provide an indoor air quality assessment throughout the representative areas in the office building located at 500 Boylston Street in Boston, Massachusetts.

On November 3, 2022, Atlas performed an indoor air quality assessment throughout the building. Atlas conducted a general indoor air quality assessment in representative areas, which included measuring for basic indoor air quality parameters and formaldehyde sampling.

ENVIRONMENTAL SAMPLING AND ANALYTICAL DATA

Indoor air quality parameters that were monitored throughout representative areas of the lobby and floors 2 through 25 included carbon dioxide (CO₂), carbon monoxide (CO), temperature, relative humidity, suspended particulate (PM_{2.5}) and total volatile organic compounds (TVOCs).

Atlas collected air samples for formaldehyde on floors 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25. The samples were collected from the following locations:

- Floor 25 – Baird – Corner Area by File Cabinet
- Floor 23 – SASM+F – Cubicle Area by office 23-322
- Floor 21 – Rockpoint – Area by Closet adjacent Cubicle Area
- Floor 19 – Salesforce – Cubicle Area
- Floor 17 – Cooley – Office 17112
- Floor 15 – Cooley – Area outside Office 15129
- Floor 13 – G20 Lightstone Ventures – Cubicle Area
- Floor 11 – Monument Group – Cubicle Area
- Floor 9 – Wayfair – Cubicle Area 500-512
- Floor 7 – Vacant – Area across from Service Elevator
- Floor 5 – Draft Kings – Cubicle Area by David Leebow Office
- Floor 3 – Wayfair – Break Area

A field blank was included for quality control.

Environmental Sampling Methods

Instantaneous real-time measurements were collected for CO₂, CO, temperature and relative humidity with a direct reading Q Trak plus® air quality monitor. A direct reading, respirable mass monitor Dust Trak® was utilized to collect continuous air samples for PM_{2.5}. A direct reading PPBRae® photo ionization detector was used for measuring TVOCs.

Atlas utilized passive diffusion monitors for formaldehyde air sampling. The monitors use diffusion principles to collect the contaminant in the area over the approximate eight hour sampling period. The sampling badges were provided and analyzed by Galson Laboratories in Syracuse, New York. National Institute of Occupational Safety and Health (NIOSH) sample methods are provided in the attached laboratory report.

Properties of Air Contaminants Evaluated

Temperature and Relative Humidity

Although not directly related to maintaining acceptable indoor air quality, maintaining thermal comfort conditions acceptable to the majority of occupants is recommended. Abnormal temperature or humidity levels can create uncomfortable indoor conditions. As conditions become warmer and more humid, human bioeffluent rates may increase, possibly affecting occupant's perception of indoor air quality.

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 55-2017 (Thermal Environmental Conditions for Human Occupancy) generally defines methods for determining acceptable indoor temperature ranges based on the level of human activity (i.e., metabolic rate), clothing insulation, humidity, and other factors. The intent of the standard is to provide acceptable thermal comfort for a desired percentage of the occupants. For typical office space as defined by the Standard, Table 3 presents acceptable temperatures ranges intended to provide acceptable thermal comfort for 80% of the occupants.

Relative Humidity	Temperature: Light Clothing	Temperature: Heavy Clothing
10%	77-83°F	71-78°F
20%	76-82°F	70-78°F
30%	76-82°F	69-77°F
40%	76-81°F	69-77°F
50%	75-80°F	68-76°F
60%	75-78°F	68-75°F
70%	--	67-73°F

ASHRAE Standard 55-2017 does not provide recommendations for maintaining indoor relative humidity within a specific range but does establish an upper boundary for dew point at 62.2 degrees Fahrenheit, which occurs at approximately 65% relative humidity at 72 degree Fahrenheit. ASHRAE Standard 62.1 (see Carbon Dioxide discussion below) does establish a maximum relative humidity level of 65% where air-conditioning systems with dehumidification capability are installed.

It should be noted that ASHRAE Standard 55-2017 is only intended to provide acceptable thermal comfort for building occupants and has no correlation to maintaining conditions for preventing microbial growth. It should also be noted that no documented relative humidity value exists as a threshold that indicates the imminent growth of fungi (mold) on building materials and or surfaces.

However, relative humidity levels directly correspond to dew point temperatures. Increasing relative humidity values, and therefore increasing dew point temperatures, may elevate the likelihood of surface condensation and subsequent potential microbial growth. Some building system components such as air conditioning ducts, cold water pipes, and concrete slab-on grade can be cooler than the maximum allowable dew point established by the Standard, resulting in condensation and potential microbial growth.

Temperature and relative humidity measurements as generally conducted for initial indoor air quality investigations is not intended to demonstrate compliance with all requirements of ASHRAE Standard 55-2017. The standard includes other requirements such as temperature variation and air speed within a space and defines specific protocols and procedures for evaluating compliance with the standard.

Carbon Dioxide

CO₂, a product of combustion and human respiration, is a commonly used indicator of overall air quality and ventilation rates within an occupied building. The levels found in buildings are primarily a function of the amount of outside air delivery to the occupied space, the effectiveness of air distribution within the space, and the occupancy of the space. It is generally accepted that an inadequate fresh air supply may cause problems such as irritation of the eyes, nose, and throat; headaches; and respiratory difficulties due to a general build-up of non-specific contaminants and odors.

CO₂ levels are commonly used as a surrogate for determining the adequacy of the amount of outside air being introduced by the building's HVAC system(s). Previous iterations of ANSI/ASHRAE Ventilation Standard, *Ventilation for Acceptable Air Quality*, (62.1-2016) noted that maintaining steady-state indoor air concentrations of CO₂ to no greater than 700 ppm above outdoor air levels "*will indicate that a substantial majority of visitors entering a space will be satisfied with respect to human bioeffluents.*" Therefore, the indoor CO₂ measurements, as compared to the outdoor CO₂ measurement, should not differ by more than 700 ppm. Additionally, a steady-state concentration of 700 ppm above outdoor air levels corresponds to ventilation rate of around 15 cubic feet per minute (cfm) per sedentary person.

Monitoring for CO₂ as conducted during this limited IAQ survey is not intended to demonstrate compliance with ASHRAE Standard 62.1-2019. The Standard does not specify a maximum CO₂ concentration. Actual conditions in an active occupied building will vary and equilibrium CO₂ concentrations are generally not achieved. Therefore, other quantitative methods and/or engineering assessments are required to demonstrate compliance with ASHRAE Standard 62.1-2019.

Carbon Monoxide

Carbon monoxide usually originates from outside the building from such sources as automotive traffic and loading docks. Internal sources include cigarette smoke, boilers and furnaces. Assuming internal sources are limited, monitoring for carbon monoxide is a useful surrogate for determining if outside air intakes are being impacted by automotive traffic. The EPA National Ambient Air Quality Standard (NAAQS) for carbon monoxide is generally accepted as an indoor air quality criterion. The NAAQS for carbon monoxide is 9 ppm for an 8-hour average or 35 ppm for a 1-hour average. In addition, significant short-term increases should not be noted indoors at any time, whether or not the NAAQS for carbon monoxide exceeded.

Suspended Particulate – (PM_{2.5})

The most common indoor sources of this microscopic particulate matter in air are cigarette smoke, internal combustion engines, wood stoves, incinerators (smoke drawn in through HVAC systems) and the abrading of building materials. The particulate (also known as aerosols) become suspended in air for long periods of time because of their small size (usually less than 10 microns

in diameter - PM₁₀) and evade the lung's defenses (i.e. cilia or hair-like cells and mucus) where they become deeply deposited in the terminal airways and may initiate pulmonary diseases.

The EPA National Ambient Air Quality Standard (NAAQS) for PM₁₀ is generally accepted as indoor air quality criterion and would generally be expected to be lower due to the HVAC system filtration systems. The NAAQS for PM₁₀ is 150 µg/m³ for a 24-hour period. The NAAQS for PM_{2.5} is 35 µg/m³ for a 24-hour period

Volatile Organic Compounds

Volatile organic compounds (VOCs) include a wide variety of organic compounds, which may exist in the vapor phase at room temperature or bound to airborne particles. The concentration of volatile organic compounds (VOCs) measured in indoor air are often significantly higher than outdoors. There are various potential origins such as human activities, infiltration from outdoor air, heating ventilation and air conditioning (HVAC) systems, bacterial and fungal activities and product emissions. The concentrations are usually orders of magnitude below the occupational threshold limit values (TLVs). However, some VOCs may be present above their human odor thresholds (e.g., perfumes, cleaning solutions).

Currently there is no accepted definition for TVOCs by IAQ practitioners. There is also no indoor air quality regulatory limits for TVOC's in air found in commercial building environments. TVOC concentrations in indoor air are not predictive of occupational health effects. The American Industrial Hygiene Association (AIHA) and the American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE) have recommended that TVOCs as sampled by a portable gas chromatograph with a mass spectrophotometer (GC/MS) should be in the range from non-detect to <1000ug/m³ Equivalent PID readings are approximately non-detect to <200 part per billion (ppb). Levels above this concentration range of TVOC's should be further investigated. Additionally, complaints of odors or occupant irritation may be related to elevated levels of organic compounds.

Photoionization detectors (PID Meters) are commonly used as instruments for screening TVOC levels during indoor air quality (IAQ) surveys. Detectors are equipped with either 10.6 or 11.7 electron volt (eV) ionization lamps. PID meters measure all ionizable organic compounds that are ionized by the lamp in a chamber. Each organic compound has a unique ionization potential that is either directly converted to ppb volume by volume (v/v) or by using a PID conversion factor chart.

Since the identification and number of organic compounds being monitored in a typical commercial IAQ setting are generally unknown, PID readings for TVOCs can only be used as a subjective screening tool and not for purposes of evaluating potential health effects to current or future occupants. PID readings may also be useful in identifying areas of concern. PID meter readings near 1000ug/m³ (or 200ppb), the presence of an olfactory sensation or occupant complaints of irritation are general indicators for additional investigation and sampling. Additional sampling methods include air collection using charcoal or Tenax tubes and laboratory analysis by GC/MS or using a portable GC/MS at the site.

Formaldehyde

Formaldehyde in the indoor environment may be found in pressed wood products (hardwood plywood wall paneling, particleboard, fiberboard) and furniture made with these pressed wood products and urea-formaldehyde foam insulation (UFFI). These products include particleboard used as flooring underlayment, shelves, cabinets, and furniture; hardwood plywood wall panels; and medium density fiberboard used in drawers, cabinets and furniture. When the surfaces and edges of these products are unlaminated or uncoated they have the potential to release more formaldehyde. According to the United States Consumer Product Safety Committee, manufacturers have reduced formaldehyde emissions from pressed wood products by 80-90%

from the levels of the early 1980's. Formaldehyde can also be found in environmental tobacco smoke, textiles, glues, paints, caulks and other building materials.

Formaldehyde is a colorless, strong-smelling gas. According to the United States Consumer Product Safety Commission (CPSC), when formaldehyde is present in the air at levels above 0.1 ppm (parts in a million parts of air), it can cause watery eyes, burning sensations in the eyes, nose and throat, nausea, coughing, chest tightness, wheezing, skin rashes, and allergic reactions. It also has been observed to cause cancer in scientific studies using laboratory animals and may cause cancer in humans. Typical exposures to humans are much lower; thus any risk of causing cancer is believed to be small at the level at which humans are exposed. Formaldehyde can affect people differently. Some people are very sensitive to formaldehyde while others may not have any noticeable reaction to the same level. Persons have developed allergic reactions (allergic skin disease and hives) to formaldehyde through skin contact with solutions of formaldehyde or durable-press clothing containing formaldehyde. Others have developed asthmatic reactions and skin rashes from exposure to formaldehyde. Formaldehyde is just one of several gases present indoors that may cause illnesses. Many of these gases, as well as colds and flu, cause similar symptoms.

Indoor Air Quality Guidelines

There are no regulatory standards currently in effect for indoor air quality contaminants in the non-industrial environment. The comparison guidelines used for this survey and their reference sources are summarized in Table 2:

Table 2
Air Quality Standards and Guidelines

Constituent	Regulatory Standard	Indoor Air Quality Guideline	Reference
Carbon Dioxide	5,000 ppm 5,000 ppm	~ 600 ppm above background ~ 700 ppm above background	OSHA-PEL ACGIH-TLV ASHRAE 62-2019 (Office) ASHRAE 62-2019 (Classroom)
Carbon Monoxide	50 ppm 25 ppm 9 ppm	9 ppm	OSHA - PEL ACGIH-TLV EPA -NAAQS
Respirable Suspended Particulate	5,000 µg/m ³		OSHA-PEL
Suspended Particulate as PM _{2.5}	35 µg/m ³	35 µg/m ³	EPA – NAAQS – 24 hour average
Total Volatile Organic Compounds (TVOC)		0 to <200 ppb 0 to <1000ug/m ³ odor or irritation	AIHA ASHRAE
Formaldehyde	0.50 ppm 0.75 ppm 2.0 ppm	0.1 ppm (irritation) 0.1 ppm (irritation)	OSHA Action Level OSHA-PEL OSHA Short Term Exposure Limit (15 min) CPSC

Definitions:

OSHA-PEL: Occupational Safety and Health Administration, Permissible Exposure Limit
 ACGIH-TLV: American Conference of Governmental Industrial Hygienist, Threshold Limit Value
 EPA -NAAQS: Environmental Protection Agency National Ambient Air Quality Standards
 ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers
 AIHA - American Industrial Hygiene Association
 CPSC – Consumer Product Safety Commission

Test Results Summaries

The results of the indoor air quality testing are compiled in Table 3.

TABLE 3: INDOOR AIR QUALITY MONITORING RESULTS 500 BOYLSTON STREET BOSTON, MA LOBBY AND FLOORS 2 THROUGH 25 NOVEMBER 3, 2022							
Location	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	Temp (°F)	Relative Humidity (%)	PM _{2.5} (µg/m ³)	TVOC (ppb)	Occupants
Floor 25							
Baird NE	690	0.9	69.8	41.3	2	4	0
Transmit SE	735	0.8	73.6	39.9	8	6	8
Pacific Heights SW	661	0.9	72.5	39.7	5	2	0
Pacific Heights NW	651	0.9	71.8	41.2	6	7	1
Floor 24							
Webster Bank NE	655	0.8	71.7	40.1	6	5	1
Webster Bank SE	688	0.8	71.1	39.8	6	3	0
Finepoint Capital SW	694	0.8	72.3	40.8	5	6	1
Finepoint Capital NW	682	0.8	71.7	40.0	8	2	0
Floor 23							
Skadden NE	680	0.8	71.9	42.2	10	8	0
Arps Slate Meagher + Flom SE	670	0.8	71.7	42.2	6	3	0
Arps Slate Meagher + Flom SW	679	0.8	71.5	41.3	6	9	2
Arps Slate Meagher + Flom NW	671	0.8	70.9	41.6	7	3	2
Floor 22							
Arps Slate Meagher + Flom NE	714	0.8	72.3	41.2	5	5	1
Arps Slate Meagher + Flom SE	785	0.8	72.3	43.0	4	2	1
Arps Slate Meagher + Flom SW	776	0.8	71.5	43.2	4	2	1
Arps Slate Meagher + Flom NW	732	0.9	71.8	42.0	5	7	0
Floor 21							
Rockpoint NE	864	0.9	72.0	42.1	9	14	4

**TABLE 3: INDOOR AIR QUALITY MONITORING RESULTS
500 BOYLSTON STREET
BOSTON, MA
LOBBY AND FLOORS 2 THROUGH 25
NOVEMBER 3, 2022**

Location	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	Temp (°F)	Relative Humidity (%)	PM _{2.5} (µg/m ³)	TVOC (ppb)	Occupants
Rockpoint SE	834	0.7	72.0	42.8	5	18	12
Rockpoint SW	784	0.9	71.3	42.8	5	11	10
Rockpoint NW	799	0.8	71.2	41.8	6	16	3
Floor 20							
HIG NE	763	0.9	71.2	42.3	6	12	4
HIG SE	766	0.8	71.5	42.0	6	10	2
HIG SW	793	0.8	71.5	42.4	6	11	1
Freehold Capital Management NW	732	0.8	71.2	41.8	4	10	5
Floor 19							
Salesforce NE	821	0.8	72.2	42.4	8	10	12
Salesforce SE	805	0.8	72.7	42.3	5	5	10
Salesforce SW	769	0.8	72.6	41.9	5	9	0
Salesforce NW	880	0.8	72.1	43.1	5	16	20
Floor 18							
Aeris NE	775	0.8	71.9	42.8	4	12	0
Providence SE	759	0.8	72.5	43.1	4	17	2
Equity SW	747	0.8	71.6	43.2	4	14	0
Aeris NW	806	0.9	72.0	43.1	5	10	15
Floor 17							
Cooley NE	710	0.8	72.1	41.7	6	5	0
Cooley SE	697	0.8	72.0	41.4	5	6	0
Cooley SW	694	0.8	72.0	41.4	5	3	0
KOWA NW	725	0.8	71.2	42.4	5	6	5
Floor 16							
Cooley NE	732	0.8	71.8	42.2	5	7	0
Crosspoint SE	860	0.8	72.4	41.2	6	3	0
Wheelock SW	722	0.8	71.9	40.8	6	9	4
Cooley NW	772	0.8	71.7	42.7	5	8	0
Floor 15							
Cooley NE	696	0.7	72.8	39.7	6	3	0
Cooley SE	728	0.6	72.9	40.1	10	6	0
Cooley SW	708	0.8	72.8	39.2	8	8	1
Cooley NW	797	0.8	72.8	39.8	6	5	2
Floor 14							
Cooley NE	706	0.8	71.8	41.8	6	9	0
Cooley SE	701	0.8	72.1	40.6	7	7	0
Cooley SW	706	0.8	71.9	40.0	6	4	0
Cooley NW	746	0.8	71.3	42.0	12	5	3
Floor 13							
G20 NE	789	0.8	72.1	42.7	9	6	0
Summit SE	751	0.8	72.8	41.5	4	2	0
Summit SW	747	0.8	72.7	41.2	4	7	0

TABLE 3: INDOOR AIR QUALITY MONITORING RESULTS
500 BOYLSTON STREET
BOSTON, MA
LOBBY AND FLOORS 2 THROUGH 25
NOVEMBER 3, 2022

Location	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	Temp (°F)	Relative Humidity (%)	PM _{2.5} (µg/m ³)	TVOC (ppb)	Occupants
SIPC NW	763	0.9	72.9	41.1	4	5	2
Floor 12							
BAM NE	847	0.8	73.1	42.2	8	12	6
First Eagle SE	796	0.8	72.6	42.4	4	11	0
First Eagle SW	804	0.7	72.7	42.2	14	9	0
First Eagle NW	847	0.8	72.5	42.5	7	11	0
Floor 11							
Monument NE	758	0.7	72.0	41.7	5	15	3
Monument SE	744	0.8	72.7	41.4	4	13	1
Polen SW	725	0.8	72.5	41.5	4	11	1
Polen NW	745	0.8	72.5	41.9	5	17	3
Floor 10							
Wayfair NE	659	0.8	72.5	39.5	4	10	0
Wayfair SE	660	0.8	72.8	39.4	6	9	0
Wayfair SW	685	0.8	72.7	39.4	4	3	0
Wayfair NW	645	0.8	72.6	39.5	4	8	0
Floor 9							
Wayfair NE	658	0.7	74.0	36.5	4	9	0
Wayfair SE	624	0.6	74.2	36.9	5	7	0
Wayfair SW	618	0.8	73.5	36.4	6	5	0
Wayfair NW	636	0.6	73.6	37.8	4	9	0
Floor 8							
Vacant NE	639	0.7	72.4	38.8	4	5	0
Vacant SE	627	0.7	71.1	41.1	6	8	0
Vacant SW	614	0.8	70.2	41.4	4	9	0
Vacant NW	615	0.8	71.2	39.5	5	3	8
Floor 7							
Vacant NE	607	0.7	70.5	41.6	4	6	0
Vacant SE	613	0.8	70.7	41.5	4	8	0
Vacant SW	666	0.8	70.4	41.5	4	3	0
Vacant NW	633	0.8	69.7	41.7	4	8	0
Floor 6							
Vista NE	784	0.5	73.0	40.7	4	9	6
Vacant SE	718	0.6	72.4	39.0	14	11	0
Vacant SW	719	0.8	72.0	39.8	4	7	0
Vista NW	799	0.7	72.2	41.4	3	4	1
Floor 5							
Draft Kings SW	930	0.8	70.7	40.6	4	10	0
Draft Kings NW	925	0.8	73.1	42.4	5	11	5
Draft Kings NE	912	0.8	72.6	42.1	3	12	5
Draft Kings SE	915	0.8	70.7	41.8	3	14	6

TABLE 3: INDOOR AIR QUALITY MONITORING RESULTS 500 BOYLSTON STREET BOSTON, MA LOBBY AND FLOORS 2 THROUGH 25 NOVEMBER 3, 2022							
Location	Carbon Dioxide (ppm)	Carbon Monoxide (ppm)	Temp (°F)	Relative Humidity (%)	PM _{2.5} (µg/m ³)	TVOC (ppb)	Occupants
Floor 4							
CBIZ SW	830	0.8	71.0	43.4	3	3	0
CBIZ NW	827	0.8	70.8	43.6	3	11	0
Draft Kings NE	825	0.7	71.8	43.4	5	18	3
CBIZ SE	872	0.7	71.7	44.2	3	5	2
Floor 3							
Wayfair SW	725	0.7	73.1	38.4	5	10	0
Wayfair NW	671	0.8	72.2	40.5	6	5	0
Wayfair NE	733	0.7	72.6	41.3	4	3	0
Wayfair SE	694	0.7	72.6	38.5	3	8	0
Floor 2							
Summit SE	704	0.8	70.7	41.8	4	9	0
Summit SW	724	0.8	70.0	38.5	8	3	0
Lobby	706	0.8	70.6	41.9	11	8	0
Outdoors	493	1.4	65.2	34.9	24	31	-

Table 4 presents the results of the formaldehyde sampling.

TABLE 4: FORMALDEHYDE SAMPLING RESULTS 500 BOYLSTON STREET BOSTON, MA FLOORS 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 AND 25 NOVEMBER 3, 2022		
Sample ID	Sample Location	Formaldehyde Concentration (ppm)
01 PZ23576	Floor 25 – Baird – Corner Area by File Cabinet	<0.011
02 PZ21206	Floor 23 – SASM+F – Cubicle Area by Office 23-322	<0.011
03 PZ23157	Floor 21 – Rockpoint – Area by Closet by Cubicle Area	<0.011
04 PZ20311	Floor 19 – Salesforce – Cubicle Area	<0.011
05 PZ22096	Floor 17 – Cooley – Office 17112	<0.011
06 PZ22088	Floor 15 – Cooley – Area outside Office 15129	<0.011
07 PZ20718	Floor 13 – G20 Lightstone Ventures – Cubicle Area	0.011
08 PZ20824	Floor 11 – Monument Group – Cubicle Area	<0.011
09 PZ20493	Floor 9 – Wayfair – Cubicle Area 500-512	<0.011
10 PZ22288	Floor 7 – Vacant – Area across from Service Elevator	<0.011
11 PZ22160	Floor 5 – Draft Kings – Cubicle Area by David Leebow Office	<0.011
12 PZ20563	Floor 3 – Wayfair – Break Area	<0.011
13 PZ22134	Field Blank	N/A

ppm = parts per million
NA = Not Applicable

DISCUSSION & RECOMMENDATIONS

In the lobby and on floors 2 through 25 of the 500 Boylston Street building:

- Carbon dioxide, carbon monoxide, temperature, relative humidity, suspended particulate (PM_{2.5}) and total volatile organic compounds measurements were within generally accepted indoor air quality guidelines.
- The formaldehyde samples indicated concentrations that were lower than OSHA industrial standards and generally accepted indoor air quality guidelines.

Limitations

Atlas provided these services consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions. This statement is in lieu of other statements either expressed or implied. This report is intended for the sole use of the client. This report is not intended to serve as a bidding document nor as a project specification document and actual site conditions and quantities should be field verified. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document, the findings, conclusions, or recommendations is at the risk of said user. Although a reasonable attempt has been made to identify excessive moisture and visible fungi (mold) in the areas inspected, the inspection was limited by the techniques used and areas inspected. The inspection techniques used are inherently limited in the sense that only full demolition procedures will reveal all building materials of a structure and, therefore, all areas of potential mold growth. Other unidentified microbiological impact may be located within walls, ceiling cavities, below flooring or grade and other non-accessible areas. Caution should be used during any remediation activities. Additionally, other possible building material hazards such as asbestos and lead-based paint were not included as part of this evaluation and may require proper sampling for identification prior to disturbance.

Additionally, the passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations made. The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were observed during the Atlas inspection of the site.

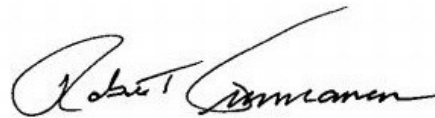
Atlas appreciates this opportunity to provide indoor air quality services for Oxford Properties Group. If you required additional information or have questions regarding the contents of this report, please contact me at (781) 932-9400.

Respectfully submitted,

ATLAS TECHNICAL CONSULTANTS, LLC



Dina DelliColli
Senior Project Manager



Robert Tuomanen, CIH, CSP, CPEA
Senior Certified Industrial Hygienist

Attachment: Appendix A – Formaldehyde Laboratory Report

APPENDIX A
GALSON LABORATORY ANALYTICAL RESULTS





GALSON

**Ms. Dina Dellicolli
ATC Group Services
10 State Street
Suite 100
Woburn, MA 01801**

November 14, 2022

Account# 16862

Login# L579111

Dear Dina Dellicolli:

Enclosed are the analytical results for the samples received by our laboratory on November 07, 2022. All samples on the chain of custody were received in good condition unless otherwise noted. Any additional observations will be noted on the chain of custody.

Please contact client services at (888) 432-5227 if you would like any additional information regarding this report. Thank you for using SGS Galson.

Sincerely,

SGS Galson

A handwritten signature in cursive script that reads 'Lisa Swab'.

**Lisa Swab
Laboratory Director**

Enclosure(s)



Terms and Conditions & General Disclaimers

- This document is issued by the Company under its General Conditions of Service accessible at <http://www.sgs.com/en/Terms-and-Conditions.aspx>. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.
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Analytical Disclaimers

- Unless otherwise noted within the report, all quality control results associated with the samples were within established control limits or did not impact reported results.
- Note: The findings recorded within this report were drawn from analysis of the sample(s) provided to the laboratory by the Client (or a third party acting at the Client's direction). The laboratory does not have control over the sampling process, including but not limited to the use of field equipment and collection media, as well as the sampling duration, collection volume or any other collection parameter used by the Client. The findings herein constitute no warranty of the sample's representativeness of any sampled environment, and strictly relate to the samples as they were presented to the laboratory. For recommended sampling collection parameters, please refer to the Sampling and Analysis Guide at www.sgs-galson.com.
- Unrounded results are carried through the calculations that yield the final result and the final result is rounded to the number of significant figures appropriate to the accuracy of the analytical method. Please note that results appearing in the columns preceding the final result column may have been rounded and therefore, if carried through the calculations, may not yield an identical final result to the one reported.
- The stated LOQs for each analyte represent the demonstrated LOQ concentrations prior to correction for desorption efficiency (if applicable).
- Unless otherwise noted within the report, results have not been blank corrected for any field blank or method blank data.

Accreditations SGS Galson holds a variety of accreditations and recognitions. Our quality management system conforms with the requirements of ISO/IEC 17025. Where applicable, samples may also be analyzed in accordance with the requirements of ELAP, NELAC, or LELAP under one of the state accrediting bodies listed below. Current Scopes of Accreditation can be viewed at <http://www.sgs-galson.com> in the accreditations section of the "About" page. To determine if the analyte tested falls under our scope of accreditation, please visit our website or call Client Services at (888) 432-5227.

National/International	Accreditation/Recognition	Lab ID#	Program/Sector
AIHA-LAP, LLC - IHLAP, ELLAP, EMLAP	ISO/IEC 17025 and USEPA NLLAP	Lab ID 100324	Industrial Hygiene, Environmental Lead, Environmental Microbiology

State	Accreditation/Recognition	Lab ID#	Program/Sector
New York (NYSDOH)	ELAP and NELAC (TNI)	Lab ID: 11626	Air Analysis, Solid and Hazardous Waste
Louisiana (LDEQ)	LELAP	Lab ID: 04083	Air Analysis, Solid Chemical Materials

Legend

< - Less than	mg - Milligrams	MDL - Method Detection Limit	ppb - Parts per Billion
> - Greater than	ug - Micrograms	NA - Not Applicable	ppm - Parts per Million
l - Liters	m3 - Cubic Meters	NS - Not Specified	ppbv - ppb Volume
LOQ - Limit of Quantitation	kg - Kilograms	ND - Not Detected	ppmv - ppm Volume
ft2 - Square Feet	cm2 - Square Centimeters	in2 - Square Inches	ng - Nanograms



GALSON

LABORATORY ANALYSIS REPORT

6601 Kirkville Road
East Syracuse, NY 13057
(315) 432-5227
FAX: (315) 437-0571
www.sgsgalson.com

Client : ATC Group Services Account No.: 16862
Site : OXFORD PROP 500 BOYLSTON ST. B Login No. : L579111
Project No. : 5000 BOYLSTON
Date Sampled : 03-NOV-22 Date Analyzed : 14-NOV-22
Date Received : 07-NOV-22 Report ID : 1329537

Formaldehyde

Sample ID	Lab ID	Time minutes	Total ug	Conc mg/m3	ppm
PZ23576	FL25 BAIRD L579111-1	492	<0.10	<0.013	<0.011
PZ21206	FL23 SASM8F L579111-2	486	<0.10	<0.013	<0.011
PZ23157	FL21 ROCK PO L579111-3	483	<0.10	<0.013	<0.011
PZ20311	FL19 SALESFO L579111-4	485	<0.10	<0.013	<0.011
PZ22096	FL17 COOLEY L579111-5	485	<0.10	<0.013	<0.011
PZ22088	FL15 COOLEY L579111-6	482	<0.10	<0.013	<0.011
PZ20718	FL13 G20 LIG L579111-7	480	0.11	0.014	0.011
PZ20824	FL11 MONUMEN L579111-8	480	<0.10	<0.013	<0.011
PZ20493	FL9 WAYFAIR L579111-9	480	<0.10	<0.013	<0.011
PZ22288	FL7 VACANT L579111-10	480	<0.10	<0.013	<0.011
PZ22160	FL5 DRAFT KI L579111-11	483	<0.10	<0.013	<0.011
PZ20563	FL3 WAYFAIR L579111-12	480	<0.10	<0.013	<0.011
PZ22134	FIELD BLANK L579111-13	NA	<0.10	NA	NA

COMMENTS: Please see attached lab footnote report for any applicable footnotes.

Level of Quantitation: 0.10 ug	Submitted by: KNC	Approved by: MLN
Analytical Method : mod. OSHA 1007; HPLC/UV	Date : 14-NOV-22	
Collection Media : Assay 571	Supervisor : SMM	



GALSON

LABORATORY FOOTNOTE REPORT

6601 Kirkville Road
East Syracuse, NY 13057
(315) 432-5227
FAX: (315) 437-0571
www.sgsgalson.com

Client Name : ATC Group Services
Site : OXFORD PROP 500 BOYLSTON ST. B
Project No. : 5000 BOYLSTON
Date Sampled : 03-NOV-22
Date Received: 07-NOV-22
Date Analyzed: 14-NOV-22
Account No.: 16862
Login No. : L579111

L579111 (Report ID: 1329537):
Total ug corrected for a desorption efficiency of 96%.
SOPs: LC-SOP-4 (24)

L579111 (Report ID: 1329537):
Accuracy and mean recovery data presented below is based on a 95% confidence interval (k=2). The estimated accuracy applies to the media, technology, and SOP referenced in this report and does not account for the uncertainty associated with the sampling process. The accuracy is based solely on spike recovery data from internal quality control samples. Where N/A appears below, insufficient data is available to provide statistical accuracy and mean recovery values for the associated analyte.

Parameter	Accuracy	Mean Recovery
Formaldehyde	+/-16.4%	97.4%



Prep: UNKNOWN

4579111

115

GALSON CHAIN OF CUSTODY

Turn Around Time (TAT): (surcharge)	You may edit and complete this COC electronically by logging in to your Client Portal account at https://portal.galsonlabs.com/	
<input checked="" type="checkbox"/> Standard 0%	Client Acct No.: 16862	Report To: Ms. Dina Dellicolli
<input type="checkbox"/> 4 Business Days 35%	Company Name: ATC Group Services	Company Name: ATC Group Services
<input type="checkbox"/> 3 Business Days 50%	Address 1: 10 State Street	Address 1: 10 State Street
<input type="checkbox"/> 2 Business Days 75%	Address 2: Suite 100	Address 2: Suite 100
<input type="checkbox"/> Next Day by 6pm 100%	City, State Zip: Woburn, MA 01801	City, State Zip: Woburn, MA 01801
<input type="checkbox"/> Next Day by Noon 150%	Phone No.: 781 - 404 - 1349	Phone No.: 781 - 404 - 1349
<input type="checkbox"/> Same Day 200%	CS Rep: JNIELSEN	Email Address: dina.dellicolli@atcgs.com
<input type="checkbox"/> Samples submitted using the FreePumpLoan™ Program	Cell No.:	Comments:
<input checked="" type="checkbox"/> Samples submitted using the FreeSamplingBadges™ Program	Online COC No.: 259046	P.O. No.:
	Email reports to: dina.dellicolli@atcgs.com	Payment info.: <input type="checkbox"/> I will call SGS Galson to provide credit card info <input type="checkbox"/> Card on File (enter the last five digits on the line below)

Comments:	State Sampled: MA	Please indicate which OEL(s) this data will be used for: <input type="checkbox"/> OSHA PEL <input type="checkbox"/> ACGIH TLV <input type="checkbox"/> MSHA <input type="checkbox"/> Cal OSHA <input type="checkbox"/> IAQ <input type="checkbox"/> Other: Specify Limit(s) Specify Other
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Site Name: OXFORD PROP. 500 BOYLSTON ST. BOSTON, MA	Project: 5000 Boylston	Sampled By: DAN ROY / ASHLEY MITCHELL	List description of industry or Process/interferences present in sampling area:
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Sample ID * (Maximum of 20 Characters)	Date Sampled *	Collection Medium	Sample Volume Sample Time Sample Area *	Liters Minutes in ³ , cm ³ , ft ³ *	Analysis Requested	Method Reference ^	Hexavalent Chromium Process (e.g., welding, plating, painting, etc.)
01 - PZ23576 Fl 25 Baird badge	11-3-22	Assay N571 Aldehyde Badge	492	minutes	Formaldehyde	mod. OSHA 1007; HPLC/UV	
02 - PZ21206 Fl 33 SASHIF badge	↓	Assay N571 Aldehyde Badge	486	↓	Formaldehyde	mod. OSHA 1007; HPLC/UV	

^ If the method(s) indicated on the COC are not our routine/preferred method(s), we will substitute our routine/preferred methods. If this is not acceptable, check here to have us contact you.

Chain of Custody	Print Name / Signature	Date	Time	Print Name / Signature	Date	Time
Relinquished By:	Daniel Roy	11/4/22		Yoshine Denis	11/7/22	9:47
Relinquished By:						

* You must fill in these columns for any samples which you are submitting:
 Samples received after 3pm will be considered as next day's business.
 Online COC No.: 259046
 Prep No.: PSY674341
 Account No.: 16862
 Draft: 10/26/2022 12:17:38 PM

All services are rendered in accordance with the applicable SGS General Conditions of Service accessible via: <http://www.sgs.com/en/Terms-and-Conditions.aspx>



GALSON

CHAIN OF CUSTODY

Comments :

Sample ID * (Maximum of 20 Characters)	Date Sampled *	Collection Medium	Sample Volume Sample Time Sample Area *	Liters Minutes in ³ , cm ³ , ft ³ *	Analysis Requested	Method Reference ^	Hexavalent Chromium Process (e.g., welding, plating, painting, etc.)
03 PZ23157 ^{FL21} Rock Bnt closet by cubicle	11-3-22	Assay N571 Aldehyde Badge	483	minutes	Formaldehyde	mod. OSHA 1007; HPLC/UV	
04 PZ20311 FL19 salesfora cubicle		Assay N571 Aldehyde Badge	485		Formaldehyde	mod. OSHA 1007; HPLC/UV	
05 PZ22096 FL17 cooley office 17112		Assay N571 Aldehyde Badge	485		Formaldehyde	mod. OSHA 1007; HPLC/UV	
06 PZ22088 FL15 cooley outside office 15129		Assay N571 Aldehyde Badge	482		Formaldehyde	mod. OSHA 1007; HPLC/UV	
07 PZ20718 FL13 G30 Lightstone cubicle		Assay N571 Aldehyde Badge	480		Formaldehyde	mod. OSHA 1007; HPLC/UV	
08 PZ20824 FL11 Monument Group cubicle		Assay N571 Aldehyde Badge	480		Formaldehyde	mod. OSHA 1007; HPLC/UV	
09 PZ20493 FL9 wayfair cubicle 500		Assay N571 Aldehyde Badge	480		Formaldehyde	mod. OSHA 1007; HPLC/UV	
10 PZ22088 FL7 vacant across service etc.		Assay N571 Aldehyde Badge	480		Formaldehyde	mod. OSHA 1007; HPLC/UV	
11 PZ22160 FL5 draft kings cubicle		Assay N571 Aldehyde Badge	483		Formaldehyde	mod. OSHA 1007; HPLC/UV	
12 PZ20563 FL3 wayfair by break room		Assay N571 Aldehyde Badge	480	↓	Formaldehyde	mod. OSHA 1007; HPLC/UV	
13 PZ22134 Field Blank		Assay N571 Aldehyde Badge	—	—	Formaldehyde	mod. OSHA 1007; HPLC/UV	

^ If the method(s) indicated on the COC are not our routine/preferred method(s), we will substitute our routine/preferred methods. If this is not acceptable, check here to have us contact you.

Chain of Custody	Print Name / Signature	Date	Time	Print Name / Signature	Date	Time
Relinquished By:	Daniel Roy <i>Daniel Roy</i>	11/4/22		Received By: Jasmine B Evans <i>Jasmine B Evans</i>	11/7/22	9:47
Relinquished By:				Received By:		

* You must fill in these columns for any samples which you are submitting.
Samples received after 3pm will be considered as next day's business.

Online COC No. : 259046
Prep No. : PSY674341
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Draft : 10/26/2022 12:17:38 PM

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