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G.A.L. ASSOCIATES
ENGINEERS CONSULTANTS
444 Bedford Road, Pleasantville, NY 10570
(914) 773-7762 FAX (914) 773-7739

Seymour Gage, P.E.
Robert Antonucci, P.E.

October 17, 2001

Promethium Realty Corp.
48 Warren Street
New York, New York 10007

Attention: E.J. Benedict

Re: Visual Inspection of 48 Warren Street, New York, New York
011056

Gentlemen:

The undersigned inspected the above-referenced premises on October 15, 2001, for visible damage caused as a result of the September 11, 2001 collapse of the World Trade Center, and reports as follows:

The premises are located on the north side of Warren Street, 150 east of West Broadway in Manhattan. The lot is 25 feet wide and 100'-3" deep. The building is 5 stories above the street and has a cellar and sub-cellar. Construction consists of brick walls and timber joists supporting floors, generally spanning the full width of the building. There is additional steel beam reinforcing below the first floor. There is a fire escape on the building's facade, accessible from all floors above the street level, served by a counterbalanced ladder at the second floor level.

Inspections were performed as follows:

South facade:

No damage was noted to existing brick and stucco facade, windows and fire escape, except for a slight separation from the building to the west starting at the 4th floor and widening to 1" at the roof. There is also a crack in a cemented, ornate window head above the eastern 5th floor window. Both separation and crack predated September 11, 2001, according to the building management.

North (rear) façade:

The first floor extends to a brick rear wall about 95' back from the street line. Said wall extends from the sub-cellar floor level to a point about 10' above the first floor. A covered skylight enclosure angles southward above this wall to the second floor rear brick wall, some 85' back from the street line. No damage was noted to the existing brick rear walls and windows.

Side walls:

The exterior side walls consist of an independent brick wall against the building to the west and a brick party wall shared with the building to the east. Interior inspection of these walls from sub-cellar to the 5th floor was performed, with no cracking, floor or ceiling separations or any other damage noted.

Stair enclosures:

No damage was noted in the stair enclosures from sub-cellar to roof, except some minor spalling at a brick side wall at the roof level. Said spalling predated September 11, 2001, according to the building management.

Elevator:

Inspection of the interior of the elevator shaft revealed no cracking or movement. The elevator operated in a smooth, continuous manner.

Cellar and Sub-cellar:

These areas are open to vaults under the sidewalk at the Warren Street frontage. All stone foundation walls and brick vaults were in excellent condition, with no apparent movement, separation or cracking visible.

Our structural inspection of the premises indicated no visible signs of recent movement, cracking or other structural distress. It is our opinion that the collapses of September 11, 2001, have not structurally affected the subject premises.

Very truly yours,

Seymour W. Gage
G.A.L. Associates
Seymour W. Gage
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