

WITKOFF GROUP

**33 MAIDEN LANE
MANHATTAN, N.Y. 10038**

February 19, 2002

CORR REF

**DIRECTOR OF ASBESTOS CONTROL PROGRAM
CITY OF NEW YORK
DEPT. OF ENVIRONMENTAL PROTECTION
59-17 JUNCTION BLVD.
CORONA NEW YORK
11368**

**WITHIN THE LAST SEVERAL MONTHS THERE HAS BEEN AN ON GOING CLEANING
AND TESTING PROGRAM FOR OUR BUILDING. THIS IS A CLASS A OFFICE
BUILDING. THE EXTERIOR IS CONSTANTLY ADDRESSED BY PORTER SERVICES
DURING DAY AND EVENING HOURS.
THE AIR CONDITIONING SYSTEM HAS BENEFIT OF HEPA FILTERS AND PRE
FILTERS ON OUTSIDE AIR INTAKES. THE FREQUENCY OF CHANGE IS FAR
SHORTED NOW THAN IN THE PAST.
WE HAVE TESTED BOTH INDOOR AND OUTDOOR AIR QUALITY SEVERAL TIMES
SINCE SEPTEMBER 11, 2001 USING AMBIENT LABS. NO MEANINGFUL OR OUT OF
THE NORM FOR NEW YORK CITY AIR-- QUANTITIES WERE RECORDED.
SEVERAL OF OUR TENANTS HAVE DONE LIKEWISE WITH THE SAME RESULTS.**

**WALTER T. SHEERIN
CHIEF ENGINEER**

ENTERED

F-267 T-848 P.001

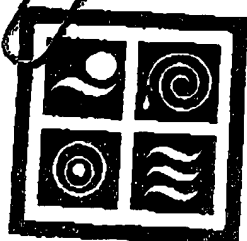
212 366 8728

03-12-2002 07:00pm From-THE WITKOFF GROUP

OCT-19-01 FRI 04:43 PM AMBIENT GROUP INC

FAX NO. 212 768 1540

P. 02/05



ambient group inc.

Indoor environmental quality surveys
Water treatment consulting
Asbestos & lead field services
Regulatory compliance programs
Air, water & soil analytical laboratories

NATIONAL HEADQUARTERS

35 WEST 39TH STREET
11th FLOOR
NEW YORK, NEW YORK 10018
TEL (212) 461-7812
FAX: (212) 461-9197
WWW: WWW.AMBIENTGROUP.COM

October 19, 2001

Mr. Walter Sheerin
The Witkoff Group
33 Maiden Lane
New York, New York 10038

Re: 33 Maiden Lane
Ambient Project # 211520

Dear Mr. Sheerin:

The following is a summary of the indoor environmental quality survey that Ambient Group, Inc. performed on October 17, 2001 at the above referenced location. The survey included air sample collection for TEM analysis.

Three (3) air samples were collected on floors 6, 26, and from outside the building and analyzed by transmission electron microscopy (TEM) for asbestos structures. The results of the analysis indicated that airborne asbestos levels inside and outside the building at the time of testing were less than the analytical sensitivity of the instrument, which is well below the EPA standard of 70 structures/mm² as well as other recommended industry guidelines and/or regulations.

Please refer to attached laboratory data sheet for further details. Should you have any questions regarding this information, please feel free to call me.

Sincerely,

Signed for Ambient Group, Inc. by:

Neelha Tiwari for
John P. Springston, CHH, CSP 10/19/01
Director of Field Operations

JPS/nt

SEP-15-2001 17:30

GILSANZ MURRAY STEFICK

212 477 5978 P.04/07



GILSANZ . MURRAY . STEFICK . LLP

Structural Engineers
95 University Place, 3rd Floor
New York, NY 10003
Tel. 212 . 254 . 0030

September 15, 2001

To: Mr. Craig Murphy
The Witkoff Group
220 E. 42nd St.
New York, NY 10017
Fax #: (212) 672-4747

From: Joseph T. Blanchfield
Gary R. Steficek, P.E.

Re: 33 Maiden Lane
Condition Assessment

Dear Mr. Murphy,

At your request, three employees of Gilsanz Murray Steficek, LLP (GMS) visited 33 Maiden Lane earlier today for the purpose of examining the condition of the building relative to the recent collapse of the World Trade Center Towers.

The GMS staff involved in the investigation included the following individuals:

Joseph T. Blanchfield, Architect/Associate Partner
Achim Hermes, Civil Engineer
David Chlebus, Structural Engineer

Procedure:

Throughout our examination of the premises, we were accompanied by Mr. Walter Sherin, the building's Chief Engineer.

We examined the following components of the building:

- The uppermost (main) roof of the building including cooling tower dunnage, house tanks and parapets
- Penthouse level mechanical equipment room
- The entire building façade (by way of binoculars viewed from the surrounding streets and from the roof, looking downward)

SEP-15-2001 17:31

GILSANZ MURRAY STEFICK

212 477 5978 P.05/07

- One of two egress stairs serving the entire building was examined at the upper portion of the building (for signs of unusual displacement)
- Exposed foundation walls in the cellar level of the building

In addition to our "walk-through," we interviewed Mr. Sherin to ascertain the status of various critical mechanical systems. Original building structural drawings (Weiskoff & Pickworth, circa 1986) were provided for our use to confirm the existing structural system: a steel framed structure (lateral system consisting of a moment resisting frame) supported on a pile foundation.

Findings:

We observed no signs of structural distress in the building to suggest any deleterious effect from the collapse of the World Trade Center Towers. We observed no cracking in the masonry façade in the vicinity of the lateral framing system or in the foundation walls.

We observed no damage in the facades of the building that could be attributed to the World Trade Center collapse.

The roof of the building appears to be free of debris and impact damage.

We were advised by the Mr. Sherin that, throughout the crisis, normal Con Ed power has been uninterrupted and that normal City water service has continued. Telephone service to the building has, however, been interrupted and was still lacking at the time of our visit.

Mr. Sherin indicated that all building life safety systems were completely operational, however, the lack of normal telephone service deprived the Fire Command Center of the ability to automatically phone-in alarm signals to the monitoring central station.

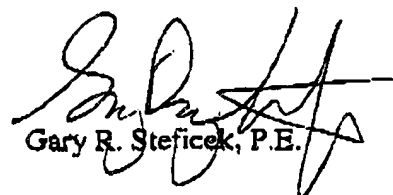
Summary:

We believe the building to be structurally sound and safe for occupancy. Critical life safety systems appear to be functional as are basic HVAC, electric, and plumbing services. The only component apparently lacking for complete operation of the building is normal telephone service.

Sincerely,
Gilsanz Murray Stefick, LLP



Joseph T. Blanchfield



Gary R. Stefick, P.E.



FIRE DEPARTMENT

494 DEAN STREET BROOKLYN, NY 11217
TEL. 718 965-8219 FAX 718 783-0057

ENGINE COMPANY 219

TO: Walter Sheerin Chief Engineer 33 Maiden Lane
FROM: Donald F. Howard Captain
DATE: January 16, 2002
SUBJECT: Fire Department Operations At 33 Maiden Lane

This letter is to verify that New York Fire Department Units used standpipe system located within 33 Maiden Lane as a water source to supply fire department operations on 9/11/01. This emergency water source was used from approximately 4:30 to 10:00 PM using a large amount of water.

Respectfully Submitted,

Donald F. Howard
Captain Eng. 219 Gp. 24

Connection started
+/- 3pm 9/11/01
Terminated
+/- 10pm 9/12/01
We pumped
for 19 hours 1,000 minute GPM
+/- 1,140,000 Gallons
of water
consumption will show
on our Fire Service
meters + domestic
Wp/120
Walter Sheerin



Sept 12, 2001
NASSAU ST.

Image14.jpg



Sept 16, 2001
NASSAU ST.

Image40.jpg



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-5107

**Joel A. Miale Sr., P.E.
Commissioner**

**Robert C. Avaltroni
Deputy Commissioner**
Bureau of
Environmental Compliance
Tel (718) 595-4418
Fax (718) 595-4422

February 15, 2002

Building Owner Name: WITKoff mgmt
Address: 33 Marden Lane
NYC

Subject: Walter Sheerin (Chief Engineer)

Dear Sir/ Madam:

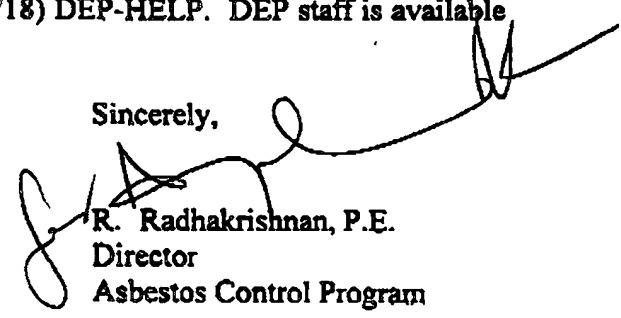
In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment of building contamination for possible hazardous components, including asbestos, and a retrospective filing, as required, if applicable.

The NYC DEP is hereby requesting copies of the environmental hazard assessments including bulk sample results and air monitoring results and a summary of clean-up activities at the above referenced site. Please forward the requested documents to our offices within FIVE BUSINESS DAYS. They may be faxed to (718) 595-3744 or sent to the NYC DEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

Please be advised building owners are responsible for the cleaning of building exteriors, grounds, and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

If you have any questions, you may reach the Department at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. DEP staff is available to provide guidance and technical assistance.

Sincerely,


R. Radhakrishnan, P.E.
Director
Asbestos Control Program



(718) DEP-HELP

February 12, 2002



The City of New York
Department of Environmental Protection

59-17 Junction Boulevard
 Corona, New York
 11368-5107

Joel A. Miele Sr., P.E.
Commissioner

Robert C. Avaltroni
Deputy Commissioner

Bureau of Environmental Compliance
 Tel (718) 595-4418
 Fax (718) 595-4422

Building Owner Name: Witkoff Group

Address: 33, Maiden Lane
NYC

Subject: Mr. Sheerine

Dear Sir/Madam:

In September 2001, the New York City Department of Environmental Protection (NYCDEP) and the Department of Health (NYCDOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the assessment of building contamination for possible hazardous components, including asbestos.

Today, a visual survey of your building's exterior was conducted as a follow up to DEP's October survey of buildings around the World Trade Center site. At the above referenced site, visible dust accumulations were observed at:

- ☐ building facade(s)
- ☐ setback(s)
- ☐ roof
- ☐ other, _____

Please be advised building owners are responsible for the cleaning of building exteriors, grounds and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

Please provide information regarding your actions to address the dust accumulations by February 27, 2002. Copies of the environmental hazard assessments including bulk sample results, air monitoring results and/or a summary of clean-up activities at the above-referenced site may be faxed to (718) 595-3744 or sent to the NYCDEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

If you have any questions, you may reach the NYCDEP at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. NYCDEP staff is available to provide guidance and technical assistance.

Sincerely,

[Signature]
 R. Radhakrishnan, P.E.
 Director
 Asbestos Control Program

