

WTC Visual Survey Form

1000826

Premise Address: 45 WALL ST.		
Block: 26	Residential ☒ Commercial ☐	Name of Building:
Lot: 21	Mix Use ☒ Other ☐	
# of Stories: 289	AKA's: 35-41 Exchange Place	
Building Owner/Management:		Telephone Number: ()
Name: Rockrose Development Corp.		FAX: ()
Address: 45 WALL STREET.		
On Site Contact:		
Name: Konstantin Gritstnko		Telephone Number: (212) 269-3003
Building Owner Management Activities		
Interior Survey Performed ☐ Yes ☐ No		
Exterior Survey Performed ☐ Yes ☐ No		
General Clean Up ☐ Yes ☐ No Locations: <i>no info avail.</i>		
ACM Clean Up ☐ Yes ☐ No Locations: <i>porters clean every day</i>		
Air Monitoring ☐ Yes ☐ No Locations: _____		
Copies of All Reports and Data Requested ☒ Yes		

Visual Inspection Results:**Facade:**

	Inspected	Debris	
North ☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1" ☐ > 1"
South ☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1" ☐ > 1"
East ☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1" ☐ > 1"
West ☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1" ☐ > 1"

Facade Description: _____

Roof

Debris: ☐ No Visible /Fine Layer ☒ ½ to 1" ☐ > 1" to upper roofs.

Description: *1 level above main roof
louvers & bottom of ladders
gravel w/ path- mostly coding towers occupy space.*

Setbacks N/A ☐

Floor: <i>sub</i>	Debris: ☒ No Visible/Fine Layer	Debris: ☐ ½ to 1"	Debris: ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	Debris: ☐ ½ to 1"	Debris: ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	Debris: ☐ ½ to 1"	Debris: ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	Debris: ☐ ½ to 1"	Debris: ☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	Debris: ☐ ½ to 1"	Debris: ☐ > 1"

Comments

1400 vacant apts currently

Date: 2/16/2002

 Inspection by: Name: *Penny Theodorely* Agency: *NYC DEP*
 Name: _____ Agency: _____

WTC Visual Survey Form

Premise Address: <u>45 Wall St (Vacant)</u>		
Block: Lot:	Residential ☐ Commercial ☒ Mix Use ☐ Other ☐	Name of Building:
# of Stories:	AKA's:	
Building Owner/Management: Name:		Telephone Number: () FAX: ()
Address:		
On Site Contact: Name: <u>Super</u>		Telephone Number: ()
Building Owner Management Activities Interior Survey Performed ☐ Yes ☐ No Exterior Survey Performed ☐ Yes ☐ No General Clean Up ☐ Yes ☐ No Locations: _____ ACM Clean Up ☐ Yes ☐ No Locations: _____ Air Monitoring ☐ Yes ☐ No Locations: _____ Copies of All Reports and Data Requested ☐ Yes		

Visual Inspection Results:

Facade:					
North	☐ N/A	Inspected	Debris	☒ 1/2 to 1"	☐ > 1"
South	☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"
East	☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer	☒ 1/2 to 1"	☐ > 1"
West	☐ N/A	☐ Yes ☐ No	☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"
Facade Description: <u>Window Ledges</u>					
Roof					
Debris: ☐ No Visible /Fine Layer ☐ 1/2 to 1" ☐ > 1"					
Description: _____					
Setbacks N/A ☐					
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"		
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"		
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Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"		
Comments					

Date: 6/19/2002

Inspection Team: Name: Dennis

Agency: _____

Name: _____ Agency: _____

ENTERED

**NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
ASBESTOS INSPECTION REPORT**

TOTAL FEET: 43730 0

ONLY TYPEWRITTEN
APPLICATIONS WILL BE
ACCEPTED

TRU1128MN02

**NOTE: ASBESTOS INSPECTION REPORT SHALL BE SUBMITTED
TO NYC DEP NOT LESS THAN ONE WEEK IN ADVANCE
OF START OF THE WORK (ABATEMENT ACTIVITIES)**

FEE EXEMPT: Yes

1. \$0.00

FL	SF	LF
roof	5,500	0
roof	7,800	0
roof	400	0
22n	6,140	0
22n	2,550	0
18t	4,760	0
16t	2,740	0
16t	2,560	0
12t	2,800	0
12t	1,980	0
18t	3,500	0
	30,000	0

START DATE: 7/19/2002 COMPLETION DATE: 9/30/2002

I. FACILITY

ADDRESS: 45 WALL STREET BORO: MANHATTAN ZIP: 10005
TYPE OFFACILITY: RESIDENTIAL BLOCK: 26 LOT: 21

II. BUILDING OWNER

NAME: 45 WALL STREET, LLC C/O ROCKROSE DEVELOP
TEL. #: (212) 375-1155
ADDRESS: n/a n/a CITY: n/a STATE: n/a ZIP: n/a

IV. ASBESTOS ABATEMENT CONTRACTOR

NAME: TRIO ASBESTOS REMOVAL CORP
TEL. #: (718) 961-4100 FEDERAL EMPLOYER IDENTIFICATION #: PII
ADDRESS: 14-20 129TH STREET CITY: COLLEGE POINT STATE: NY ZIP: 11356

V. THIRD PARTY AIR MONITOR

NAME: WARREN & PANZER ENGINEERS, P.C.
TEL. #: (212) 922-0077
ADDRESS: 228 EAST 45TH STREET CITY: NEW YORK STATE: NY ZIP: 10017

VI. LABORATORY FOR SAMPLE ANALYSIS

NAME: WKP LABORATORIES C/O WARREN & PANZER
NYS ELAP #: 11251

ASBESTOS WORK SCHEDULE ☒ DAY ☒ EVENING ☐ NIGHT ☒ WEEKENDS ☒ WEEKDAYS

INSPECTOR NAME: R. RAMMOHAN SQUAD #: 1 BADGE #: A078

DATE OF INSPECTION: 9/14/02 TIME OF INSPECTION: From: 8 am AM ☒ PM ☐

To: 8 pm AM ☐ PM ☒

Contact at site: Miguel Rodriguez, 89450, Supervisor
Edwin B. Ellis III AH00-00613, Project Monitor.

Code 5

Inspection disclosed that the following sections were complied with: (Check all that apply)		
☐ 1-51 - Notifications, Reports, Plan	☐ 1-71 - Air Sampling and Monitoring	☐ 1-91 - Worker Protection
☐ 1-101 - Materials and Equipment	☐ 1-116 - Work Place Preparation	☐ 1-117 - Worker Decontamination System
☐ 1-118 - Waste Decontamination System	☐ 1-126 - Engineering Controls	☐ 1-127 - Entry/Exit Procedures
☐ 1-129 - Maintenance of Barriers	☐ 1-138 - Encapsulation	☐ 1-139 - Enclosure
☐ 1-140 - Glovebag	☐ 1-141 - Tent	☐ 1-137 - ACM Disturbance, Removal, Handling
☐ 1-146 - Preliminary Clean-up	☐ 1-147 - Final Clean-up	
☐ Project not started. Inspection revealed all ACM to be intact. New start date: / /		
☐ Project ongoing, expected completion date: / /		
☐ Project completed on or about: / / . All surfaces, including abated surfaces are free of visible ACM and encapsulate		
☐ Follow up necessary on / /		
Samples taken: ☒ No ☐ Yes 1 2 3		
4 5 6 Photos taken: ☒ Yes ☐ No		
Additional comments: The handler Supervisor and 8 handlers started plasticizing the side walk at 8 am. At 9 am two handlers each in scaffolds began cleaning the windows from 16 th floor at Wall Street facade. At noon the two scaffolds completed up to 7 th floor. Air monitoring was on going. The completed at 6:30 pm on windows, and awnings and ground floor windows of the Bank of NY, Starbucks coffee started. Cleaning completed and the waste bags were loaded in to the waste truck at 7:45 pm. The crew and myself departed from the premise at 8 pm. This will complete the cleaning of the entire building. Project completed.		
BORO 1 = MANHATTAN 2 = BRONX 3 = BROOKLYN 4 = QUEENS 5 = STATEN ISLAND		RESULT CODE
RESULT CODES 1 = VIOLATION ISSUED 2 = NO VIOLATION ISSUED 3 = NO ACCESS		5
4 = PROJECT NOT STARTED (NO NOV) 5 = PROJECT COMPLETED (NO NOV)		SUPERVISOR INITIALS RL

WTC Visual Survey Form

1000 826

Premise Address: 45 WALL ST.		
Block: 26	Residential ☒ Commercial ☐	Name of Building:
Lot: 21	Mix Use ☒ Other ☐	
# of Stories: 289	AKA's: 35-41 Exchange Place.	
Building Owner/Management:		Telephone Number: ()
Name: Rockrose Development Corp.		FAX: ()
Address: 45 WALL STREET.		
On Site Contact:		
Name: Konstantin Gritstnko		Telephone Number: (212) 69-3003
Building Owner Management Activities		
Interior Survey Performed ☐ Yes ☐ No		
Exterior Survey Performed ☐ Yes ☐ No		
General Clean Up ☐ Yes ☐ No	Locations: <i>no info. avail.</i>	
ACM Clean Up ☐ Yes ☐ No	Locations: <i>porters clean every day</i>	
Air Monitoring ☐ Yes ☐ No	Locations: _____	
Copies of All Reports and Data Requested ☒ Yes		

Visual Inspection Results:

Facade:					
		Inspected	Debris		
North	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
South	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
East	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
West	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
Facade Description: _____					
Roof					
Debris: ☐ No Visible /Fine Layer ☒ ½ to 1" ☐ > 1"					
Description: <i>1 level above main roof louvers & bottom of ladders to upper roofs.</i> <i>gravel w/ path - mostly coding towers occupy space.</i>					
Setbacks ☐ N/A					
Floor: <i>Sub</i>	Debris: ☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"		
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"		
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"		
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"		
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"		
Comments					
<i>1400 vacant apts currently</i>					

Date: 2/16/2002Inspection by: Name: Penny Theodorely Agency: NYC DEP

Name: _____ Agency: _____



**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

February 16, 2002

Building Owner Name: Rockrose Development Corp

Address: 45 Wall Street
New York, N.Y. 10005

Subject: 45 Wall St, Manhattan

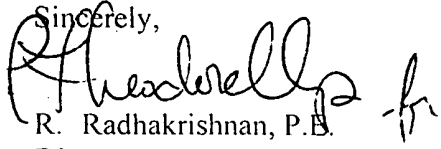
Dear Sir/ Madam:

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





**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

February 16, 2002

Building Owner Name: Rockrose Development Corp

Address: 45 Wall Street
New York, NY 10005

Subject: 45 Wall Street, MN.

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 1 level above main roof, louvers
- ☐ other, and bottom of ladders.

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,

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



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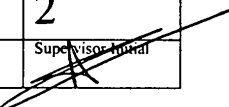
02/18/02                N.Y.C. DEPARTMENT OF BUILDINGS                BISPIQ31
MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY
45..... WALL STREET..... 1 MANHATTAN        10005 BIN# 1000826
DCP GEOGRAPHICAL INFORMATION:
WALL STREET              45 - 51                HEALTH AREA : 77        TAX BLK: 26...
WILLIAM STREET           33 - 41                CENSUS TRACT: 3006     TAX LOT: 21...
EXCHANGE PLACE           35 - 41                COMMUNITY BD: 101     CONDO :
                                                                MULTI STRUCT: 1       CUI NO :
DOF OWNER NAME & ADDRESS FROM BILLING FILE:  DOF OWNER NAME FROM PROPERTY FILE
OWNER NAME : 45 WALL ST L L C                45 WALL ST L L C
CORP. NAME :                                LPC LANDMARK STATUS: NO
ADDRESS      : 309          E 45TH ST          DOB LOCAL LAW STATUS: YES
                NEW YORK NY 10017-3402
DOF BUILDING INFORMATION:                    TRANS LAND VALUE: 27,700,000
BLDG SIZE; 0107.50 X 0184.83                TAX EXEMPT FLAG : NO
LOT SIZE: 0107.50 X 0184.83                TAX EXEMPT CLASS:
BLDG CLASS : D9 ELEVATOR APT                CITY OWNERSHIP : NO
STORIES      : 7                          UPDATE DATE      : 01/12/02
FOR CITY    } MGMT TYPE:      MGMT CODE:      MGMT CODE NAME:
OWNERSHIP   }                MGMT HOLDER CODE: MGMT HOLDER CODE NAME:
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PF1 =PREV  PF2 =MAIN   PF7 = NEW ADDRESS  PF8 = NEW BLK/LOT  PF9 = NEW BIN

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Asbestos Inspection Report

Page 1 of 1

Premise # 45 Wall St.				Date of Inspection 08/24/02	
Floor Set Back 12	Zip 10006	Block 19	Lot # 11	Boro Code 1	
Inspector Lutchmedial	Badge # A058	Squad # 1	Basis of Inspection TRU1128MNO2	Building Type A	Pictures yes
Contractors Name Trio Asbestos Removal Corp.			Sample # NA		
Address 14-20 129 Street			Sample # NA		
City College Point	State NY	Zip 11356	Sample # NA		
Laboratory Name Warren & Panzer			Building Owner		
Address 228 East 45Th Street			Address		
City NY	State NY	Zip 10017	City State Zip		
Contact Person At Site Marek J Trzepietowski – Project manager			Time of Inspection 8am to 6pm		
On arrival Inspection disclosed that at this time Warren & Panzer representative Yury Bedin was on site along with Marek of Trio. Cleaning of the façade started from the 12th floor down on the east side by two handlers. Work went ahead all day as scheduled. Only one drop of the façade was done today.					

NOV # NA						Result Code 2
NOV # NA						Supervisor Initial 

Boro Code 1 = Manhattan 2 = Bronx 3 = Brooklyn 4 = Queens 5 = Staten Island

Bldg. Type A > 6 Stories B < 6 Stories C - Single Family D - School

E - Hospital F - Public Owned Property

Result Codes 1= Violation Issued 2 = No Violations Issued 3 = No Access

4 = Project Not Started 5 = Project Completed

WTC Visual Survey Form

Premise Address: <u>45 Wall St (Vacant)</u>		
Block: Lot:	Residential ☐ Commercial ☒ Mix Use ☐ Other ☐	Name of Building:
# of Stories:	AKA's:	
Building Owner/Management: Name:		Telephone Number: () FAX: ()
Address:		
On Site Contact: Name: <u>Suzer</u>		Telephone Number: ()
Building Owner Management Activities Interior Survey Performed ☐ Yes ☐ No Exterior Survey Performed ☐ Yes ☐ No General Clean Up ☐ Yes ☐ No Locations: _____ ACM Clean Up ☐ Yes ☐ No Locations: _____ Air Monitoring ☐ Yes ☐ No Locations: _____		
Copies of All Reports and Data Requested ☐ Yes		

Visual Inspection Results:

Facade:			
North ☐ N/A	Inspected ☒ Yes ☐ No	Debris ☐ No Visible/Fine Layer	☒ 1/2 to 1" ☐ > 1"
South ☐ N/A	☐ Yes ☐ No	☐ No Visible/Fine Layer	☐ 1/2 to 1" ☐ > 1"
East ☐ N/A	☒ Yes ☐ No	☐ No Visible/Fine Layer	☒ 1/2 to 1" ☐ > 1"
West ☐ N/A	☐ Yes ☐ No	☐ No Visible/Fine Layer	☐ 1/2 to 1" ☐ > 1"
Facade Description: <u>Window Ledges</u>			
Roof			
Debris: ☐ No Visible /Fine Layer ☐ 1/2 to 1" ☐ > 1"			
Description: _____			
Setbacks N/A ☐			
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"
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Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ 1/2 to 1"	☐ > 1"
Comments			

Date: 6/19/2002 Inspection Team: Name: Dennis Agency: _____
 Name: _____ Agency: _____

ENTERED



290 PARK AVENUE SOUTH ■ NEW YORK, NEW YORK 10010 ■ TEL (212) 375-1155 ■ FAX (212) 375-1195

June 6, 2002

R. Radhakrishnan, P.E.
Director
Asbestos Control Program
The City of New York
Department of Environmental Protection
59-17 Junction Boulevard
Flushing, New York 11373-5108

Re: 45 Wall Street

Dear Mr. Radhakrishnan:

As per your recent letter to the owner of the captioned premises regarding DEP's clean-up plan for the exterior of the building(s) at the captioned premises, enclosed are two copies of the proposed License Agreement signed by the owner.

In entering this agreement, we expect that (a) this is not to be construed as an admission of liability by us, our agent or anyone else for environmental or other materials or the clean-up thereof, (b) rights of tenants and other occupants will be respected with minimal disturbance to them or their property, (c) we will be named as additional insured on referenced insurance policies and (d) the sources of funding for reimbursement per Paragraph 4 is limited to net insurance proceeds and governmental assistance for the effects of 9/11.

Of course, the enclosure is not binding on us (and may be revoked) unless and until we receive a signed original of the License Agreement from DEP.

Thank you for your assistance and we look forward to working with you.

Very truly yours,
Rockrose Development Corp.
as Agent for 45 Wall St. L.L.C.

Richard Nichols
Director of Capital Improvements

Cc: CK; DP

290 Park Avenue South
New York, NY 10010-5312
(212) 375-1155
Fax (212) 375-1195

**Rockrose
Development Corp.**

Transmittal

To: R. Radhakrishnan

From: Richard Nichols

NYCDEP

Fax:

Date: June 10, 2002

Phone:

Re: 45 Wall Street

CC: RN (xhtml only)

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

•Comments:

Dear Mr. Radhakrishnan:

Attached please find two copies of the proposed License Agreement and Blank pkg. Should you have any questions, please do not hesitate to call me at 212-984-1798.

Thank you.



Alliance for Downtown New York, Inc.
120 Broadway, Suite 3340
New York, NY 10271
212 566-6700 Fax 212 566-6707
www.DowntownNY.com

May 13, 2002

Dear Property Owner,

You have recently received, or will soon be receiving, a letter from the NYC Department of Environmental Protection (DEP) explaining that they will be removing WTC debris from your building's exterior and requesting that you sign a license agreement that permits them to perform the cleaning. **You should note that the cleaning service will be performed at absolutely no cost to you.**

The Downtown Alliance has had numerous discussions with DEP about this and other environmental issues affecting Lower Manhattan. *We are very supportive of DEP's offer.*

If you have any questions or concerns, please feel free to contact DEP at (718) 595-3682.

Kind regards,

A handwritten signature in black ink, appearing to read "Shirley Jaffe".

Shirley Jaffe
Vice President,
Economic Development