

ASBESTOS INSPECTION REPORT

PAGE 1 OF

EMISE NO. 45		STREET PARK PLACE		INSPECTION DATE 10/24/02	
DOR R/F	ZIP 10007	BORO CODE 1	BLOCK 126	LOT 9	SQUAD # 1
SPECTOR PLUMPTRE		BLDG TYPE	BASIS OF INSPECT TRU1762MN02		PHOTOS TAKEN YES/NO
CONTRACTORS NAME FIBER CONTROL			SAMPLE NO.		
ADDRESS 3010 BURNS AVE			CITY WANTAGH		
STATE N.Y			ZIP 11793		
LABORATORY NAME WARREN & PANZER ENGINEERS PC			OWNERS NAME HOWARD WALTMAN / L		
ADDRESS 228 E. 45TH ST			CITY N.Y		
STATE N.Y			ZIP 10017		
CONTACT PERSON:			TIME OF INSPECTION FROM: 6:00 am/pm TO: 12:00 am/pm		
INSPECTION DISCLOSED:					

The Cleanup of both facade and roof were done simultaneously and it took three days to complete.

The Cleanup was completed on 10/28/02 and visual inspection was done and no visible debris of observed after the Cleanup.

NOV #	INFRACTIONS	RESULT CODE
		5
NOV #		SUPERVISORS INITIALS
		PL

BORO 1 - MANHATTAN 2 - BRONX 3 - BROOKLYN 4 - QUEENS 5 - RICHMOND

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 (No NOV) 5 - Project Completed (No NOV)

ACP 309

FILE

Page: 1 Document Name: Extra

ADDRESS EXISTS WITH A.K.A.S WHICH HAVE THE SAME BIN

01/30/02 PUBLIC ACCESS PROPERTY PROFILE OVERVIEW BISPIQ70
60..... MURRAY STREET..... 1 MANHATTAN 10007 BIN# 1001412

MURRAY STREET	60 - 62	HEALTH AREA : 77	TAX BLK: 126..
PARK PLACE	53 - 57	CENSUS TRACT: 21	TAX LOT: 13...
WEST BROADWAY	41 - 51	COMMUNITY BD: 101	CONDO :
		MULTI STRUCT: 01	VACANT :

=====

DOB SPECIAL PLACE NAME : 1 PROPERTY RECORD(S)

DOB BUILDING REMARKS :

FINANCE OCCUPANCY CODE : O2-OFFICE BUILDING LANDMARK STATUS:

COUNTS FOR THIS BIN		RECORD VERIFIED :	
ACTIONS	: 57 , 29	JOBS/FILINGS (PF4)	SPECIAL STATUS :
VIOLATIONS DOB	: 22 , 4	OPEN	LOCAL LAW :
ECB	: 5 , 2	OPEN (PF12)	SRO :
COMPLAINTS	: 4 , 0	OPEN (PF11)	

PF 3 = ELEVATORS	ENTER KEY= ACTIONS	PF 5/6/7 = NEW ADDR/BIN/BLK-LOT
PF 8 = BOILERS	(TYPE :)	PF 9/10 = BROWSE BIN/BLK-LOT
PF 13 = PRA/ARA		PF 15 = BROWSE 1 PROPERTY RECORDS
PF 14 = LPC/HPD/LOFT USE ONLY		PF 16 = ADDTN'L PROPERTY INFO

Date: 1/30/ 2 Time: 01:40:05 PM

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02/06/02                N.Y.C. DEPARTMENT OF BUILDINGS                BISPIQ31
MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY
53..... PARK PLACE..... 1 MANHATTAN        10007 BIN# 1001412
DCP GEOGRAPHICAL INFORMATION:
PARK PLACE                53 - 57                HEALTH AREA : 77        TAX BLK: 126..
WEST BROADWAY            41 - 51                CENSUS TRACT: 1004    TAX LOT: 13...
MURRAY STREET            60 - 62                COMMUNITY BD: 101    CONDO :
MULTI STRUCT: 1        CUI NO :
DOF OWNER NAME & ADDRESS FROM BILLING FILE:  DOF OWNER NAME FROM PROPERTY FILE
OWNER NAME : 53 PARK PLACE LLC C/O                53 PARK PLACE LLC C/O
CORP. NAME : % ZAR REALTY MGT CORP.                LPC LANDMARK STATUS: NO
ADDRESS : 100 CHURCH ST                DOB LOCAL LAW STATUS: NO
NEW YORK NY 10007-2601
DOF BUILDING INFORMATION:                TRANS LAND VALUE: 6,200,000
BLDG SIZE; 0072.33 X 0164.92                TAX EXEMPT FLAG : NO
LOT SIZE: 0072.30 X 0164.92                TAX EXEMPT CLASS:
BLDG CLASS : 02 OFFICE BUILDING                CITY OWNERSHIP : NO
STORIES : 2                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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53 Park Place

1001412 .



EL758388305US

February 12, 2002

**Department of
Environmental
Protection**

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

Howard Waltman as Trustee U/I

PII

PII

Subject: 45 PARK PLACE

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

**Robert C. Avaltroni
Deputy Commissioner**

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

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

R. Radhakrishnan, P.E.

Director

Asbestos Control Program



www.nyc.gov/dep

(718) DEP-HELP



**Department of
Environmental
Protection**

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

February 8, 2002

HOWARD WALTMAN AS TRUSTEE U/I

PII

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

Subject: 45 PARK PLACE, MANHATTAN

**Robert C. Avaltroni
Deputy Commissioner**

Dear Sir/ Madam:

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

The New York City Department of Environmental Protection in cooperation with the New York State Department of Labor and the United States Environmental Protection Agency has continued inspections/surveys of buildings in the vicinity of the World Trade Center.

During the recent inspections/surveys, visible debris from the collapse of the Towers was observed on the roof, setbacks, and/or facades of the above referenced building. In accordance with previously issued guidelines, copies of which are enclosed, these accumulations must be assessed by a NYC DEP certified investigator to determine whether the material is asbestos-containing material and then cleaned up appropriately.

Building owners are responsible for the cleaning of building exteriors, grounds, and common area. 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.

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.

Sincerely,

R. Radhakrishnan, P.E.

Director

Asbestos Control Program



www.nyc.gov/dep

(718) DEP-HELP

Page: 1 Document Name: Extra

01/30/02 N.Y.C. DEPARTMENT OF BUILDINGS BISPIQ31
MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY
53..... PARK PLACE..... 1 MANHATTAN 10007 BIN# 1001412
DCP GEOGRAPHICAL INFORMATION:
PARK PLACE 53 - 57 HEALTH AREA : 77 TAX BLK: 126..
WEST BROADWAY 41 - 51 CENSUS TRACT: 1004 TAX LOT: 13...
MURRAY STREET 60 - 62 COMMUNITY BD: 101 CONDO :
MULTI STRUCT: 1 CUI NO :
DOF OWNER NAME & ADDRESS FROM BILLING FILE: DOF OWNER NAME FROM PROPERTY FILE
OWNER NAME : 53 PARK PLACE LLC C/O 53 PARK PLACE LLC C/O
CORP. NAME : % ZAR REALTY MGT CORP. LPC LANDMARK STATUS: NO
ADDRESS : 100 CHURCH ST DOB LOCAL LAW STATUS: NO
NEW YORK NY 10007-2601
DOF BUILDING INFORMATION: TRANS LAND VALUE: 6,200,000
BLDG SIZE: 0072.33 X 0164.92 TAX EXEMPT FLAG : NO
LOT SIZE: 0072.30 X 0164.92 TAX EXEMPT CLASS:
BLDG CLASS : 02 OFFICE BUILDING CITY OWNERSHIP : NO
STORIES : 2 UPDATE DATE : 01/12/02
FOR CITY } MGMT TYPE: MGMT CODE: MGMT CODE NAME:
OWNERSHIP } MGMT HOLDER CODE: MGMT HOLDER CODE NAME:

PF1 =PREV PF2 =MAIN PF7 = NEW ADDRESS PF8 = NEW BLK/LOT PF9 = NEW BIN

Date: 1/30/ 2 Time: 12:14:00 PM

01/30/02 N.Y.C. DEPARTMENT OF BUILDINGS BISPIQ31
 MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY
 47..... PARK PLACE..... 1 MANHATTAN 10007 BIN# 1079148

DCP GEOGRAPHICAL INFORMATION:

PARK PLACE	45 - 47	HEALTH AREA : 77	TAX BLK: 126..
PARK PLACE	49 - 51	CENSUS TRACT: 1004	TAX LOT: 9....
		COMMUNITY BD: 101	CONDO :
		MULTI STRUCT: 2	CUI NO :

DOF OWNER NAME & ADDRESS FROM BILLING FILE: DOF OWNER NAME FROM PROPERTY FILE

OWNER NAME : HOWARD WALTMAN AS TRUSTEE U/I	HOWARD WALTMAN AS TRU
CORP. NAME :	LPC LANDMARK STATUS: NO
ADDRESS :	DOB LOCAL LAW STATUS: NO

PII

DOF BUILDING INFORMATION:

BLDG SIZE; 0052.00 X 0090.00	TRANS LAND VALUE: 3,610,000
LOT SIZE: 0106.50 X 0090.17	TAX EXEMPT FLAG : NO
BLDG CLASS : K9 STORE BUILDING	TAX EXEMPT CLASS:
STORIES : 4	CITY OWNERSHIP : NO
FOR CITY } MGMT TYPE: MGMT CODE:	UPDATE DATE : 01/12/02
OWNERSHIP } MGMT HOLDER CODE: MGMT HOLDER CODE NAME:	MGMT CODE NAME:

 PF1 =PREV PF2 =MAIN PF7 = NEW ADDRESS PF8 = NEW BLK/LOT PF9 = NEW BIN

01/30/02 N.Y.C. DEPARTMENT OF BUILDINGS BISPIQ31

MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY

45..... PARK PLACE..... 1 MANHATTAN 10007 BIN# 1079148

DCP GEOGRAPHICAL INFORMATION:

PARK PLACE	45 - 47	HEALTH AREA : 77	TAX BLK: 126..
PARK PLACE	49 - 51	CENSUS TRACT: 1004	TAX LOT: 9....
		COMMUNITY BD: 101	CONDO :
		MULTI STRUCT: 2	CUI NO :

DOF OWNER NAME & ADDRESS FROM BILLING FILE: DOF OWNER NAME FROM PROPERTY FILE

OWNER NAME : HOWARD WALTMAN AS TRUSTEE U/I	HOWARD WALTMAN AS TRU
CORP. NAME	LPC LANDMARK STATUS: NO
ADDRESS	DOB LOCAL LAW STATUS: NO

PII

DOF BUILDING INFORMATION:

BLDG SIZE; 0052.00 X 0090.00	TRANS LAND VALUE: 3,610,000
LOT SIZE: 0106.50 X 0090.17	TAX EXEMPT FLAG : NO
BLDG CLASS : K9 STORE BUILDING	TAX EXEMPT CLASS:
STORIES : 4	CITY OWNERSHIP : NO
FOR CITY } MGMT TYPE: MGMT CODE:	UPDATE DATE : 01/12/02
OWNERSHIP } MGMT HOLDER CODE: MGMT HOLDER CODE NAME:	MGMT CODE NAME:

PF1 =PREV PF2 =MAIN PF7 = NEW ADDRESS PF8 = NEW BLK/LOT PF9 = NEW BIN