



2001

Office of the Mayor
Rudolph W. Giuliani

Deputy Mayors

ROBERT M. HARDING

WORLD TRADE CENTER

0141

Folder

02/02/005

Box



www.alpha-sys.com

OCT-17-2001 17:31

DEPT OF FINANCE/EXEC OFC

1 212 669 2275 P.01/01

Post-it* Fax Note	7671	Date	10/17	# of pages	1
To	Barbara FLYNN	From	Andrew ERISTOFF		

(F) WR

Market and Assessed Values
(Smillion)

	FMV	BAV	FY02 Tax*
1 NY Marriott Marquis	412.0	-	-
2 Waldorf-Astoria	370.0	150.4	14.61
3 NY Hilton & Towers	362.2	139.2	13.52
4 Sheraton New York	285.6	105.7	10.27
5 Grand Hyatt	240.0	-	-
6 The Plaza Hotel	211.0	86.7	8.42
7 New York Palace	190.0	67.6	6.56
8 Crowne Plaza Manhattan	163.3	65.8	6.39
9 Le Parker Meridien	146.6	59.5	5.78
10 St. Regis Hotel	143.0	52.4	5.09
11 Righa Royal Hotel	140.0	54.9	5.33
12 Millenium Broadway	138.0	46.9	4.56
13 Inter-Continental	127.0	49.1	4.77
14 Roosevelt Hotel	126.0	44.4	4.31
15 The Pierre Hotel	116.5	45.4	4.41
16 Sheraton Manhattan	115.3	42.1	4.09
17 Millenium Hilton	108.0	40.5	3.93
18 Doral Inn	102.0	35.7	3.46
19 NY Helmsley	100.0	36.5	3.54
20 Marriott East Side	98.5	37.7	3.66
21 Milford Plaza	92.4	33.8	3.28
22 Summit	89.9	32.8	3.18
23 NY Marriott Financial Cente	88.9	35.4	3.44
24 Park Lane	84.4	33.5	3.25
Total for top 24	3,966.2	1,295.8	125.85
All Manhattan Hotels	7,928.0	2,816.4	273.53
Percent of Manhattan	50.0%	46.0%	
Citywide Hotels	8,427.3	2,968.7	288.32
Class Four Manhattan	81,395.1	30,911.6	

* Tax is due in two equal, semi-annual (July and January) payments

for Bob
from Gary
✓ WK

Lost Office Space

Non-World Trade Center-- Damaged	SF	World Trade Center	SF
130 Cedar	135,000	1 WTC	4,761,416
3 WFC	2,263,855	2 WTC	4,761,416
140 West	1,171,540	4 WTC	576,000
130 Liberty / 1 Bankers Trust	1,415,086	5 WTC	783,520
90 West	350,000	6 WTC	537,694
2 WFC	2,591,244	7 WTC	2,000,000
Non-World Trade Center Total	7,926,725	World Trade Center Total	10,098,832

Other Frozen Zone Buildings	SF	
1 WFC	1,461,365	
1 Liberty Plaza	2,121,437	
90 Church	950,000	
195 Broadway	875,000	
22 Cortlandt	668,110	
114 Liberty	69,004	No Tenant Data Available
295 Greenwich	1,674	No Tenant Data Available
275 Greenwich	1,615	No Tenant Data Available
114 Greenwich	91,520	No Tenant Data Available
6 Murray	14,375	No Tenant Data Available
37 Murray	28,000	No Tenant Data Available
75 Park Place	520,000	
53 Park Place	138,600	
27 Park Place	26,000	
11 Park Place	205,000	
120 Broadway	1,810,846	
140 Broadway	1,200,000	
110 Broadway	393,335	
111 Broadway	460,000	
115 Broadway	430,000	
170 Broadway	147,844	
182 Broadway	20,800	No Tenant Data Available
222 Broadway	756,138	
225 Broadway	480,831	
47 Broadway	25,000	Single Tenant
100 Church	1,032,000	
110 Church	68,900	
1 Wall	1,165,659	
101 Barclay	1,226,000	
125 Barclay	273,900	
2 Rector	400,294	
40 Rector	449,355	
Other Frozen Zone Buildings Total	17,512,602	

Total of all Three 35,538,159

10/17/2001

130 Cedar St

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Xerox Document Company	5,350	9	Manufacturing	26	10/25/1997		(212)328-2511	Claudio Urena, Partner/Tony Garcia, Partner
Spiral Binding Company	5,600	9	Manufacturing	60	03/16/1998		(212)385-8157	
The Fitch Group	17,800	11,12	Manufacturing	8	07/31/1996		(212)619-3800	John Fitch III, President
Service Copy Center	2,000	12	Business Services	20	12/01/1988		(212)285-9245	Michael Costabile, President
Starbrite Press	7,700	10	Manufacturing				(212)233-1123	Frank Pompilano, President/Carol Cicale, Office Manager
Vigilant Framing	1,500	10	Personal Services	5	12/01/1996	11/30/2001	(212)964-6266	Anthony Vassallo, President
Unz Group Inc.	10,700	7	Retailers/Wholesalers	25	09/01/1996	11/01/2017	(212)732-4000	Alan Stromfeld, President
Rosenbloom & Hofflich, Esq.	1,700	8	Law Firms	6	03/16/1998		(212)227-6262	Gerald Rosenbloom, Partner/Richard Hofflich, Partner
A.J. Goldstein & Company	10,700	8	Real Estate	25		08/01/2002	(212)732-5055	William Goldstein, President
Stillwell & Gladding Inc.	5,000	8	Manufacturing	9	05/25/1999		(212)732-4033	Leonard Maltese, President
The Amish Market	7,500	GRND	Retailers/Wholesalers	8	03/29/1999		(212)571-4232	Janet Pena, Manager/Adam Arici, Manager
Burnham Services	10,700	6					(212)267-7266	Fred Greenford, Office Manager
Total Tenants for 130 Cedar St: 12								

10/17/2001

3 World Financial Center

American Express Tower

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Lehman Brothers, Inc.	0	2,4-21,24-26	Financial Institutions	3,600			(212)526-7000	Richard Fuld, Chief Executive Officer/Mark Macurci, Managing Director
Bridge Information Systems, Inc.	35,000	27,28	Financial Institutions	500	01/01/1993	01/01/2004	(212)372-7100	Thomas Wendel, Chief Executive Officer
Costi Sandwich Bar	3,278	GRND	Retailers/Wholesalers	30			(212)571-2001	Tony Lesten, General Manager/Jay Wainwright, Chief Executive Officer
Barclay Rex	449	GRND	Retailers/Wholesalers	3	06/23/1998	07/31/2008	(212)385-4632	Pat Gargano, Branch Manager/Frank Pinto, Regional Manager
Watch Station	608	GRND	Retailers/Wholesalers	3			(212)786-4426	
Total Tenants for 3 World Financial Center: 5								

140 West St

Barclay-Vesey Bldg

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Verizon Communications	1,171,540	1-32	Communications					
Total Tenants for 140 West St: 1								

10/17/2001

1 Bankers Trust Plz

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Deutsche Bank	1,365,000	2-32,34-41		6,000	01/01/1980	01/01/2005	(212)250-2500	Frank Newman, Chief Executive Officer/Bruce Block, Principal
BT Express	2,000	GRND		6	01/01/1974	01/01/2004	(212)250-2500	Kenneth Merin, President
Charles Hayden Foundation	3,000	27	Personal Services	3			(212)938-0790	Joseph Sasso, President
Plaza Chateau	500	GRND	Retailers/Wholesalers	3		04/01/2004	(212)466-1066	Jose Morales, Owner
Argent Executive Polish	400	GRND	Manufacturing				(212)775-0747	

Total Tenants for 1 Bankers Trust Plz: 5

90 West St

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Morgan Stanley	15,565	5	Financial Institutions	55	10/01/1999	10/01/2009	(212)392-5403	Paul Adorno, General Manager
Morton's of Chicago Steakhouse	12,766	GRND	Retailers/Wholesalers	15	11/10/1995	11/06/2010	(212)732-5665	Bill Bongiorno, Branch Manager
ING Bank	2,000	8	Personal Services	100	09/01/1998	09/01/2003	(212)385-4049	Gary McFella, Vice President of Operations/Ron
IKON Office Solutions, Inc.	15,565	14	Personal Services	100	01/15/1997	01/01/2002	(212)608-6200	Race, Director of Real Estate
Gruzen Samton, L.L.P.	31,130	3,4	Financial Institutions	4	09/13/2000	09/30/2005	(212)477-0900	Kevin Kilbane, Vice President
Rand Financial Services, Inc.	900	21	Engineers/Architects	55	06/01/1998	06/01/2005	(212)406-6200	Mark Schliffman, Vice President
Edwards & Kelcey Engineers, Inc.	22,500	16,17	Business Services	40	01/01/1992	01/01/2002	(212)619-5300	Barry Bartlett, Vice President
Frost & Sullivan	8,503	13	Law Firms	50	01/01/1993	01/01/2005	(212)964-7000	Betty Halpin, Director of Administration
Hill Rivkins Loesberg O'Brien	22,930	9,10	Accountants	20	01/01/1990	01/01/2005	(212)669-0600	Stephen Thaler, Office Manager
Mulroy & Hayden	4,000	16	Financial Institutions	2	01/01/1979		(212)227-0634	Maria Durso, Manager
Polakoff & Michaelson	2,000	19	Manufacturing	50	01/01/1990		(212)267-7800	Ralph Fucci, Vice President of Sales
Sabin Commodities, Inc.	7,924	18	Financial Institutions	6	04/01/1999		(212)587-0770	Artie Regan, President
Vanguard Direct	1,500	9,15	Law Firms	20	10/28/1999	02/28/2009	(212)528-3500	Randy Rosner, Senior Partner
Regan & Associates, Inc.	4,230	13	Retailers/Wholesalers	3	12/16/1998		(212)786-1589	Claudia Dattona, Director of Banquet Sales
Rosner & Nocera	1,000	8	Law Firms	4	05/01/1998	05/01/2003	(212)233-6440	Angelo Mariani, Owner
Hudson River Club	1,957	21	Accountants	1	05/01/1998	05/01/2003	(212)233-6440	Herbert Condell, Owner
Angelo Mariani, Esq.	957	21	Financial Institutions	15			(212)693-1871	Carlos Penaloza, Chief Financial Officer
Herbert S. Condell, CPA	3,124	16	Transportation	6		01/01/2005	(212)513-1200	Bina Gettenberg, Office Manager/A. Hanson,
Westalia Investments, Inc.	1,500	7	Financial Institutions	3	04/01/1988	07/31/2010	(212)385-3600	Robert Samila, President
Hansen Shipping Agency	3,665	6	Transportation	6	06/15/2000	10/01/2008	(212)349-3644	Gary Demsak, President
Allen & Pierce Securities Inc.	4,389	19	Personal Services	12	09/01/1988	01/31/2009	(212)766-5822	Dan O'Connor, President
GFD Courier Corp.	3,381	12	Engineers/Architects	21	07/01/1999		(212)571-5000	James Mc Namara, President/Ian Leonard,
Paragon Computer Professionals	8,372	20	Personal Services	33	01/01/1998	01/01/2002	(212)566-4085	Manager
National Cargo Bureau, Inc.	7,076	18	Personal Services	8	04/01/1998	04/01/2008	(212)962-1832	Daniel Stratton, President
Office	2,100	21	Financial Institutions	10	09/01/1994		(212)566-5520	Eiki Matsumoto, President
Faith Exchange Fellowship	2,000	19	Financial Institutions					Patrick Kelly, President
American Pacific Futures, Inc.								
Kepmen Capital Corp.								

10/1/2001

90 West St

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
ICGB	3,600	15	Transportation	9	12/01/2000	12/01/2005	(212)267-4242	Charles Visconti, Chairman of the Board
AMR Shipping Ltd.	8,200	9	Transportation	35	08/01/1997	08/01/2002	(212)732-5700	Alberto Recca, President
GMR Capital, Inc.	1,524	8	Financial Institutions	35	05/14/1998	01/01/2010	(212)791-6840	Eric Lipusz, Office Administrator/Marc Friedberg, Chief Executive Officer
Broadway Trading, LLC.	3,451	9	Financial Institutions	40	06/01/1999		(212)791-6840	Rob Walford, Regional Principal/Marc Friedberg, Chief Executive Officer
Langan Engineering & Environmental	0	15	Engineers/Architects	30	02/05/1999		(212)964-7888	Andy Ciaccia, Vice President/Bernard Langan, President
Plus One Holdings Inc.	2,981	12	Personal Services	12	05/01/1999	05/01/2009	(212)791-2300	Michael Motta, President
NextTech Information Technology Consulting	5,551	8	Business Services	15	11/13/1998	11/13/2003	(212)285-2300	Patrick Marra, Managing Partner
Cedar Dell	200	GRND					(212)964-3960	
Chapman Works	744	21	Business Services	6	01/31/2000	02/24/2010	(212)240-9191	Lisa Chapman, Managing Partner
Business Edge Solutions	11,104	6,7	Computers/Data Processing		09/01/2000			
Aegon Insurance	41,903	6,11,15,19	Insurance		08/14/2000			
Red Capital Markets	2,175	13			03/03/2001			
Diversified Builders	942	19			06/05/2001			
Garvin Interactive	2,495	22			03/03/2001			
Total Tenants for 90 West St: 40								

2 World Financial Center

Tower B

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Deloitte & Touche LLP	679,610	1-3,7-9,13,14	Accountants	2,700	02/24/2000	03/31/2010	(212)436-2000	Alan Albert, Managing Partner
American Express Travel Services	200	GRND	Transportation		02/16/40-5130		(212)640-5130	Ellen Scherer, Vice President of Transactions
Commerzbank AG	160,000	31-34	Financial Institutions	400	02/07/1995	02/04/2005	(212)227-7200	Hermann Buenger, Executive Vice President
Tahari Ltd.	2,023	LBBY	Retailers/Wholesalers	12	01/01/1989	01/01/2009	(212)945-2450	Riberton Mandez, Store Manager/Robert Goldsmith, President of Business Development
Nomura Holding America, Inc.	350,000	2,17-22	Financial Institutions	1,400		01/01/2013	(212)667-9300	Atsushi Yoshikawa, Chief Executive Officer
Fuji Securities	40,000	26	Financial Institutions	80		07/31/2005	(212)417-2400	Bernard Jensen, Chief Executive Officer
ABN-AMRO, Inc.	9,906	35	Financial Institutions	25	11/01/1997		(212)209-5110	Allan Zavaro, Chief Operating Officer
American Reinsurance Company	40,000	29	Insurance	200	06/01/1998	01/01/2006	(212)312-6500	Frank D'Orazio, Vice President/Paul Lupica, Vice President of Facilities
ED & F Man International Vice	40,000	27		300			(212)566-9000	Danny Rosenblum, President/Patrick Dumas, President
Yasuda Fire & Marine Insurance Co.	63,960	43,44	Insurance	200			(212)416-1200	Tervo Ishii, President/John McElroy, Vice President of Human Resources
Overseas Chinese Bank Assistant	10,000	36	Financial Institutions	16		12/01/2001	(212)587-0101	Eddie Lau, General Manager/Robert Ng, Manager
Diamond's Hallmark Cards Southwest NY	3,000 6,495	GRND GRND	Retailers/Wholesalers	12	08/01/1999	01/25/2014	(212)766-1860 (212)945-0528	Daniel Carsavar, Manager/Abraham Merchant, Owner
Custard Beach	551	GRND			11/01/1998	10/31/2008	(212)766-4709	Alan Silberman, President
Mrs. Beasley's Shop	450	GRND	Retailers/Wholesalers	5	12/01/1998	01/31/2003	(212)945-4222	Cecilia Khierovdi, Manager
Platypus	4,880	GRND	Retailers/Wholesalers	8		05/31/2010	(212)766-0577	Christine Gorbo, Manager
Blitwise Designs, Inc.	5,870	43			01/06/2001	04/30/2006		
Bond Book	24,650				07/01/2000	02/28/2010		
Total Tenants for 2 World Financial Center: 18								

Tenant Summary

North Tower 1 World Trade Center

Tenant	Square Footage	Located on Floors	Industry	# of Empl.	Lease Begin	Lease Expiration	Contact (Primary / Secondary)
A I G Aviation Brokerage, Inc.	2,500	53	Insurance	4	06/01/1997	06/01/2002	Mr. Greg Dekker, Vice President (212)432-5233 Mr. Bill Eason, Executive Vice President (212)432-5233
ABS Inc.	0	33					(212)307-8891
ASTDC, Inc.	3,760	46	Personal Services	5	11/05/1999	08/01/2007	Mr. Fling Mao, President (212)466-1899
AT&T Corporation	11,612	51	Communications		12/20/2000		Mr. Cort Bishop, Director of Major Transactions (925)224-1513
Agricor Commodities Corp.	3,200	80	Financial Institutions	16	03/14/1997	12/31/2002	Mr. Keith Weithorn, President (212)432- 6033
Airport Access Program	0	63	Financial Institutions	75	04/17/2000		Mr. Anthony Cracchiolo, Manager (212)435-3020
Alan Anthony	0		Business Services	15	04/11/2000		Mr. Robert Bell, Senior Partner (212)432-6285
Alliance Consulting	0	102	Business Services	24			Mr. Denny Sheftach, Manager (212)839- 8066
American Bureau of Shipping	8,400	91	Engineers/Architects	22	10/01/1999	10/01/2008	Mr. Robert D. Somerville, President (212)839-5000 Mr. Frank Iarossi, Chief Executive Officer (281)887-6000
American Lota International	626	45	Transportation	3	12/01/1999	04/01/2003	Mr. Allan Wu, President (212)938-1380
American TCC Int'l Group, Inc.	5,736	47,90	Financial Institutions	4	10/13/1999	02/28/2005	Ms. Nancy Wong, President (212)938-0976

Print Date: 10/17/2001

Page 1

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Amerson Group Co., Inc.	0 8	Personal Services	3	09/06/2000	08/01/2003	Mr. Sean Zhang, Vice President (212)524-9465
Ann Taylor Loft	7,200 CNCR			10/31/2000	11/01/2003	
Anne Pope, Law Offices of	0 35	Law Firms	18			Ms. Anne Pope, Owner (212)313-4300
Asahi Bank, Ltd.	29,556 60	Financial Institutions	100	02/01/1997	09/11/2001	Mr. Minoru Takahashi, General Manager (212)432-6400
Auto Imperial Co.	374 46	Retailers/Wholesalers	2	02/05/1999	02/01/2004	Mr. Rolan Sabet, President (212)432-1000
Avenir, Inc.	2,162 78	Computers/Data Processing	15	06/01/1998		Mr. James Jose, Chief Executive Officer (212)321-3000
Avesta Computer Services, Ltd.	1,464 21	Computers/Data Processing	4	12/01/1995		Mr. Cyrus Davienwalla, Chief Executive Officer (212)466-3609
Avis	0 LBBY					(212)593-8393
Baltic Oil Corporation	981 78			12/24/1998		
Banco Latinoamericano de Exportaciones	3,000 32	Financial Institutions	10	12/01/2000	12/01/2010	Mr. Thomas Keresztes, General Manager (212)840-5400
Bank of America	32,586 81	Financial Institutions	200	11/24/2000	09/11/2001	Mr. Bob Rodriguez, President (212)390-2000 Mr. Richard Murrell, Senior Vice President (704)386-8084
Bank of Taiwan	7,500 53	Financial Institutions	17		01/01/2005	Mr. Remmi Lee, Manager (212)938-3470
Bank of Yokohama	1,632 46	Financial Institutions	35	02/06/1999		Mr. Yasuhiro Ohashi, Senior Vice President (212)321-1700
Barclay Dwyer	12,211 89		55	02/01/1999	02/01/2005	(212)321-2500
The Beast Comm	21,000 80	Computers/Data Processing	30	01/01/2000	01/01/2003	Mr. Carl Carrie, President (212)208-5000

Print Date: 10/17/2001

Page 2

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Berel & Mullen	2,786	33	Law Firms	6	03/01/1999	02/01/2004	Mr. Harold Berel, Partner (212)775-0900
Blue Sky Technologies, Inc.	350	46	Computers/Data Processing	15	12/01/1997	06/01/2004	Mr. Don Xia, Owner (212)839-8911
Brammax Manufacturing (USA) Corp.	800	52	Retailers/Wholesalers	3	12/02/2000	12/05/2002	Mr. Seng Chang, President (212)938-1166
Bright China Capital, Ltd.	2,016	84	Financial Institutions	3	08/27/1998		Mr. Jeff Lo, Manager (212)432-8700
Broad USA, Inc.	0	89	Retailers/Wholesalers	7	04/29/2000		Mr. Sean Cheng, President (212)775-0665 Ms. Lilly Chu-Constable, Administrative Manager (212)775-0665
Brown & Wood, L.L.P.	223,100	54,56-59	Law Firms	600	08/01/1998	08/01/2013	Mr. Joseph W. Amburst, Jr., Partner (212)839-5300 Mr. Edward P. Petrosky, Partner (212)839-5414
C & P Press	0	51	Personal Services	12	03/29/1999	03/29/2009	Mr. Edward Sabala, President (212)466-2400 Mr. Bron Zienkiewski, Director of Marketing (212)466-2400
CIIC Group (USA), Ltd.	2,500	89	Financial Institutions	5	02/24/2001		Mr. Tianyi Wang, President (212)488-6888 Mr. Nan Yang, Chief Financial Officer (212)488-6888
CNN	200						Mr. Larry Jacob (212)714-3346
California Bank & Trust	8,100	16	Financial Institutions	32	12/01/1999	12/01/2009	Mr. Shigeaki Terada, General Manager (212)488-0600
Can-Achieve	392	46	Business Services	2	08/01/1997	01/01/2003	(212)524-0750
Cantor Fitzgerald Securities	220,000	101-105	Financial Institutions	1200	03/03/2001		Mr. Howard Lutnick, President (212)938-5067 Mr. John Martinez, Controller (212)938-5000

Print Date: 10/17/2001

Page 3

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Carr Futures	0	92							
Cedar Capital Management Associates, Inc.	909	78		03/13/1998		(212)938-9010			
Cellar in the Sky	13,333	107				Mr. Michael Arnaud, Manager (212)524-7000			
Chang HWA Commercial Bank	12,182	32	Financial Institutions	70	05/09/1997	05/01/2007	Mr. Walter Yeh, General Manager (212)390-7040		
Channel 11 (WPIX)	400		Communications	2		02/01/2002	Mr. Vick Arnoe, Manager (212)210-2569		
Channel 2 (WCBS)	400		Communications	3			Mr. J. Angus, Chief Engineer (212)975-7007		
Channel 31 (WBIS)	1,400		Communications	2		01/01/2002	Mr. Greg Hubert, Engineer (212)775-7151		
Channel 4 (NBC)	400		Communications	5			Mr. Jeff Birch, Director (212)664-6497 Mr. Robert Wright, President (212)664-4444		
Channel 47 (WNUJ)	800		Communications	1			Mr. Gene Pfeiffer, Transmitting Supervisor (212)775-1706		
Channel 5 (WNYW)	200		Communications	1		02/01/2005	Mr. Harold Borth, General Manager (212)452-3646		
Cheng Cheng Enterprises Holding Inc	4,073	78	Retailers/Wholesalers	8	03/05/1996	03/05/2006	Mr. Albert Chen, President (212)839-8005		
Cheng Xiang Trading USA Inc.	1,900	22	Computers/Data Processing	5	02/03/2001	02/01/2006	Mr. Pu Chaen, Chief Executive Officer (212)938-0828		
Chicago Options Exchange Corp.	3,608	22	Financial Institutions	8	12/07/1995	12/01/2005	Mr. Bill White, Vice President (212)803-1422		
China Daily Distribution Corp.	800	33	Personal Services	4	10/01/1994	10/01/2004	Ms. Lingling Sun, General Manager (212)488-9677		
China Patent & Trademark USA	400	29	Law Firms	3		01/01/2003	Ms. Jenny Wang, President (212)912-1870		

Print Date: 10/17/2001

Page 4

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

China Resource Products USA Ltd.	0	53	10/01/2000	Mr. Daye Zhang, President (212)629-4343
The Chugoku Bank, Ltd.	1,500	90	Financial Institutions	10 Mr. Atsuo Kubotsu, General Manager (212)321-3111 Mr. Kozo Nakamura, General Manager (212)321-3111
Commodity Futures Trading Commission	35,000	37	Financial Institutions	90 01/01/1994 01/01/2009 Mr. Howard Bodenheimer, Regional Director (202)418-5170 Ms. Mary Washington, Administrative Manager (212)466-2061
The Company Store	800	45	Retailers/Wholesalers	4 06/01/1997 06/01/2002 Mr. Edgar Vargas, General Manager (212)432-4155
Consolidated Steelex Corp.	2,277	46	Manufacturing	3 02/01/1999 02/01/2004 Mr. Yuri Orlikov, President (212)912-0100
The Cultural Institutions Retirement Systems	5,416	39	Financial Institutions	12 06/20/1997 05/31/2007 Mr. Robert Fox, President (212)524-2477
Daehan International	1,200	84, 89	Financial Institutions	1 04/01/2001 Month-to-Month Mr. Jung Yul, President (212)775-1010
Dahao USA Corp	0	46	Retailers/Wholesalers	4 09/02/2000 Mr. Fei Wu, President (212)524-9363
Data Transmission Network Corp.	342	33		11/01/1998 (212)483-9727
David Peterson	1,863	84	Law Firms	12/01/1999 (212)775-7956
Daynard & Van Thunen Co.	4,750	79	Insurance	25 07/01/1993 07/01/2003 Ms. Carol Lavorino, President (212)432-1100 Mr. Warren Van Thunen, Vice President (212)432-1100
Delta Airlines	400	LB BY	Transportation	2 (800)221-1212
Dongwon Securities Co. Ltd.	1,171	21	Financial Institutions	3 12/31/1999 12/01/2001 Mr. James S. Lee, President (212)488-8944

Print Date: 10/17/2001

Page 5

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Dun & Bradstreet, Inc.	22,750	14	Personal Services	70	04/15/1997	06/29/2007	Mr. Amanda Dandridge, Manager (212)432-0100
Dunavant Commodity Corp	1,437	45	Financial Institutions	3	02/01/1998	02/01/2003	Mr. Louis Canario, President (212)912-9044
Employee Merit	763	45	Business Services	5	08/10/1999	01/01/2003	Mr. Robert Allen, President (212)432-7186
Fertita Enterprises	600	45		3			Mr. Tom Doyle (800)362-2844 Mr. Kevin Evans (800)362-2844
First Liberty Investment Group	1,000	79	Financial Institutions	4	04/02/2001		(212)432-9300
Fred Alger Management, Inc.	36,078	93	Financial Institutions	136	02/01/1999	02/01/2015	Mr. David Alger, President (212)806-8800
Friends Ivory & Sime, Inc.	13,262	21	Financial Institutions				(212)390-1895
Friends Villas Fischer Trust	0	21	Financial Institutions	14	08/05/1998		Mr. James Rouzee, Managing Partner (212)466-0710 Ms. Diane Byrne, Office Manager (212)466-0710
G. Z. Stephens, Inc.	1,200	47	Business Services	7	10/01/1995	10/01/2005	Mr. Howard Gabler, President (212)321-3040
G/C Services	2,561	22	Financial Institutions	3	05/02/1997	05/01/2002	Ms. Anica Gyzman, Office Manager (212)775-9322
Garban-Intercapital	60,548	25,26	Financial Institutions	700	01/01/1998		Mr. Steven McDermott (212)571-8000
Gayer Shyu & Wiesel	0	52	Financial Institutions		01/01/1999		(212)488-8536
Gayer, Shyu & Wiesel	800	5	Accountants	5	06/02/2000	06/01/2002	Mr. Kevin Shyu, Owner (212)488-8536
Geiger & Geiger	1,588	4,25,78	Law Firms	4	02/06/1999		Mr. Ernest Geiger, Partner (212)466-1190

Print Date: 10/17/2001

Page 6

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

General Telecom, Inc.	8,994	83	45	03/15/1999	08/15/2007	Mr. Joe Canepa, Lawyer (212)466-1190
Global Crossings Holdings Ltd.	0	83	50	05/23/1997		Mr. Brain Metterell, President (212)321-9000
Gold Sky Inc.	421	22	7	05/23/1998		Ms. Tammyra Jones, Office Manager (212)681-4402
Golden King (USA) Limited	190	33	10	12/01/1997		Mr. Ming Lee, Owner (212)321-1888 Ms. Francis Fun, President (212)466-0161
Government of Thailand	5,109	37		06/01/1999		(212)432-0433
Greatest Bar on Earth	13,333	107	50			(212)524-7000
Hal Roth Agency, Inc.	2,250	77	12	01/01/1996		Mr. Greg Gross, President (212)233-1616
Howly (US) Corporation	1,150	52		10/27/1998		
Hu Tong International (USA) Co., Ltd.	583	33	5	12/01/1998	08/01/2003	Mr. Bing Hu, President (212)432-5646
Hyundai Securities Co., Ltd.	1,600	78	8	01/01/1996	01/01/2002	Mr. Richard Pak, Manager (212)912-9000
Infotech	1,400	21	7			Ms. Marjori Fitzgibbon, Training Manager (212)524-0803 Mr. Bob Michaels, Senior Vice President (212)524-0803
International Office Centers Corporation	26,367	79	15	12/01/1998	12/01/2003	Ms. Burdette Russo, President (212)524-0400
International Trade Center, Inc.	3,298	78	4	08/15/1999	07/16/2002	Mr. Lucio Caputo, President (212)775-1050
Intrust Investment Realty, Inc.	3,320	80		10/01/1998		

Print Date: 10/17/2001

Page 7

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

J & X Tans International	338 46	Transportation	3	12/01/1997	12/01/2002	Ms. Tracey Shen, President (212)912-0149
Julien J. Studley, Inc.	6,372 86	Real Estate	15	01/31/2000	02/01/2010	Mr. Wayne La Gary, Executive Managing Director (212)943-4000
Jun He Law Office, LLC	894 77	Law Firms	5	10/18/1998	10/01/2006	Mr. Jun He, President (212)775-8610
Kaiser Overseas Inc.	265 22	Manufacturing	3	07/10/1997	07/09/2007	Mr. Vijay Vora, President (212)466-6000 Ms. Bernice Guevara, Office Manager (212)466-6000
Kanebo Information Systems Corp., U	800 46	Computers/Data Processing	3	01/01/1997	01/01/2002	Mr. Jiro Tetsuko, Manager (212)524-9582
Keenan Powers & Andrews	4,500 53	Law Firms	15			Mr. Edward Andrews, Senior Partner (212)432-5650
Kemper Insurance Companies	92,232 35,36	Insurance	275	06/06/1997		Mr. Byrd Gwinn, President (212)313-4000 Mr. David Mathis, President (847)320-2000
Kidder Peabody & Co.	0 101		20	12/02/1998		(212)488-2045
Korea Local Authorities Foundation for Internatiol	1,000 78	Government	5		10/01/2005	Mr. Yoomyoung Cho, Director (212)938-0546
Koudis International Inc.	600 33	Transportation	3	07/01/1994	07/01/2004	Mr. Michael Koulouroudis, President (212)912-9118
LG Insurance Company	0		3	06/01/1999		Ms. Janet Baek, Office Manager (212)321-3311
Landmark Education Corporation	44,407 15	Personal Services	15	03/24/1999	03/01/2014	Ms. Jill Burns, Sales & Marketing (212)321-2300
Lava Trading, LLC	7,589 83			11/29/1999		(212)432-4400
Law Offices of Roman V. Popik	586 21	Law Firms	2	04/18/1995	04/01/2005	Mr. Roman V. Popik, Attorney (212)432-5100

Print Date: 10/17/2001

Page 8

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Leeds & Morrell	1,617	52	Law Firms	12/01/1998		(212)432-7761
Lehman Brothers	45,100	38-40		04/18/2001		(646)836-1200
Lief International USA	3,100	21	Manufacturing	8	01/01/1995 03/01/2005	Mr. Bin Liu, President (212)488-7586
LoCurto & Funk, Inc.	0	53	Financial Institutions	07/01/1998		Mr. Christopher Ursprung, President (212)233-7470
Lower Manhattan Cultural Council	0	91,92				
M.A. Katz, CPA	400	45	Accountants	2	01/01/2002	Mr. Marvin A. Katz, Principal (212)466-2497
MANAA Trading Group, Inc.	1,013	33	Financial Institutions	4	11/01/1997	Mr. Gaby Dakwar, President (212)432-0400
MIS Service Co.	2,000	33		10		(212)912-9200
MLU Investment	1,175	22		02/07/1998		(212)912-0862
May Davis Group	12,824	87	Financial Institutions	45	07/03/1997	Mr. Owen May, Chief Executive Officer (212)775-7400
Mechanical Floor	0	41-43				
Meganet Management Consultants, Inc.	600	46	Computers/Data Processing	2	10/01/1996 10/01/2006	Ms. Sunitha Nair, President (212)524-9652
Meridian Ventures Holding, Inc.	3,315	78		04/01/1998		(212)432-7480
Metropolitan Life Insurance Co.	7,119	89	Insurance	52	05/20/1998 05/01/2008	Mr. Nathan Goldwasser, Managing Director (212)466-9222 Ms. Jeanne Lanning, Manager of Leasing (212)578-2211
Minghua Group International Holdings, Ltd.	0					Mr. Ronald Lui, President

Print Date: 10/17/2001

Page 9

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Mutual International Forwarding	1,200	89	Transportation	6	01/01/2006	Mr. Albert Cohen, President (212)432-0340
N.Y. Society of Security Analysts	3,000	44	Government	15	01/01/2002	Mr. Wayne Whipple, Executive Director (212)912-9249
NFA/GGG, Inc.	2,053	47			01/01/2000	(212)321-3100
NY Coffee Station	0					Mr. Gary Cardany, Operations Manager (212)466-6500
NY Metro Transportation Council	7,000	82	Government	35	01/01/2005	Mr. Alan Borenstein, Deputy Director (212)938-3300
Network Plus	8,500	81	Communications	60	11/01/1998 11/01/2004	Mr. Paul Guzyk, Vice President (212)775-0730 Mr. Robert Hale, President (617)786-4000
New Continental Enterprises	2,055	81	Transportation	8	11/01/1997 05/01/2003	Mr. Guoquing Xing, President (212)524-0042
New-ey International Corp.	894	77	Personal Services	3	09/04/1998	Mr. Levant E. Eulilk, President (212)432-0640
Nikko Securities	9,340	79	Financial Institutions	18	07/20/1999	Mr. Maifao Matsuda, President (212)323-6740
The Nishi-Nippon Bank, Ltd.	10,325	102	Financial Institutions	18	12/15/1999 12/01/2001	Mr. Misoru Tahara, Deputy General Manager (212)432-7100 Mr. Hiromi Uchio, General Manager (212)432-7100
Noga Commodities Overseas, Inc.	6,518	80	Financial Institutions	9	03/14/1997 10/17/2002	Mr. David Gaon, President (212)938-8800
Okasan International (American) Inc.	2,250	52	Financial Institutions	9	01/01/2003	Mr. Takashi Kusaki, Office Manager (212)524-0686
Okato Shoji Company, Ltd.	2,729	79	Computers/Data Processing	4	07/12/2000 07/01/2003	Mr. Yamazaki Kazutoshi, President (212)488-6846

Print Date: 10/17/2001

Page 10

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Olympia Airport Express	0	LBV				(908)354-3330
Overseas Union Bank, Ltd.	3,750	39	Financial Institutions	13	06/02/2001	Mr. Bengbak Low, Vice President (212)432-9482
P. Wolfe Consultants	2,165	22	Business Services	6	11/21/1996 12/01/2001	Mr. Peter Lupassakis, Manager (212)938-8000
Pace University	45,943	55	Personal Services		07/20/1997 07/16/2012	Mr. Steve Bratsky, Counselor (212)346-1200
Pacific American Co.	4,753	47	Retailers/Wholesalers	20	03/25/1997 09/22/2003	Mr. Gou Cheng, President (212)466-9000
Pacrim Trading & Shipping, Inc.	1,200	53	Transportation	6	10/01/2000 10/01/2003	Mr. Xiangqun Fu, President (212)938-7566
Partner Reinsurance Corp.	0	77	Insurance	30	03/01/1999	Mr. John Adimari, Chief Financial Officer (212)416-5700 Mr. Scott Moore, President (212)432-3500
Pass Consulting Corp.	0	90				
Porcella Vicini & Co.	2,200	11	Transportation	4	06/02/1998 06/01/2005	Mr. Ramon Matias, President (212)432-1370
Port Authority of New York & New Jersey	22,411	3,14,19,2 4,28,31	Government	124	03/01/2000 03/31/2005	Mr. Robert E. Boyle, Executive Director (212)435-7000 Lewis Lacopra, Director of Human Resources (212)435-7000
Primarch Decision Economics	4,954	11	Business Services	18	06/01/1999	Mr. Allan Sinai, President (212)432-3000
Prospect International, Inc.	966	46			01/03/1999	
Pure Energy Corp.	5,935	45,53	Retailers/Wholesalers	15	01/01/1999 01/01/2002	Mr. Merrick Andlinger, President (212)938-6923
Quint Amasis, L.L.C.	1,000	47	Personal Services	3	07/22/1998 08/01/2005	Mr. Bruno G. Dellinger, President (212)839-0530

Print Date: 10/17/2001

Page 11

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

R.H. Wrightson & Associates, Inc.	0 25	Financial Institutions	8	10/02/2000		Mr. Richard Wrightson, President (212)344-8394
RGL Gallagher PC	984 52	Accountants	3	07/01/1998	07/01/2003	Ms. Danielle Delie, Partner (212)321-3200
RLJ Insurance Company	3,900 80	Insurance	6	06/02/2000	06/01/2005	Mr. Skip Orza, Vice President (212)321-1111
Rachel & Associates, Inc.	814 33	Manufacturing	6	02/01/1999	01/01/2002	Ms. Rachel Wang, President (212)524-9074
Regional Alliance Small Contractors	1,692 38	Business Services	8	02/24/1998	02/01/2003	Mr. Earl Walker, Executive Director (212)435-6506 Mr. Robert Siedel, Director (212)435-6506
Rice Financial Products Company	0 52					Mr. J. Donald Rice, Chief Executive Officer
Richard A. Zimmerman, Esq.	1,150 52	Law Firms	1	08/19/1998	01/01/2002	Mr. Richard Zimmerman, President (212)321-3240
Royal Thai Embassy Office	0	Government		04/06/2000		Ms. Benjawan Ratanaprayul, Director (212)466-1777
The SCPIE Companies	2,582 22			02/01/2000	03/31/2005	(212)775-9340
SMW Trading Corp.	3,000 85	Financial Institutions	22	03/01/1999	03/01/2002	Mr. Mike Hull, Senior Trader (212)323-2400
SRA	1,000 45		5			Mr. Toru Kashima, President (212)432-7252
San-In Godo Bank Ltd.	2,000 84	Financial Institutions	10	05/01/1992	05/01/2002	Mr. Naomasa Ishibashi, General Manager (212)432-0111
Sassoons Inc.	1,000 45		5			Ms. Barbara Carroll (212)524-0100
Securant Technologies	2,729 79	Computers/Data Processing	11	09/18/2000	09/01/2005	Mr. Shawn McLaren, Chief Executive Officer (212)432-0138

Print Date: 10/17/2001

Page 12

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Security Traders Association, Inc.	1,520	45	Personal Services	4	03/15/1999	04/13/2004	Mr. Lee Korins, President (212)524-0484
Serko & Simon	8,605	33	Law Firms	20	09/19/1997	09/19/2002	Mr. David Serko, Senior Partner (212)775-0055 Mr. Joel Simon, Partner (212)775-0055
Shizuoka Bank Ltd.	2,200	80	Financial Institutions	10		01/01/2005	Mr. Hidetoshi Sakai, General Manager (212)466-0082
Sidley, Austin, Brown & Wood	0						
Sinopec USA, Inc.	4,584	46	Retailers/Wholesalers	10	06/27/1997		Mr. Qiang Kang, President (212)321-9460 Ms. Kelly Lopez, Office Manager (212)321-9460
Strategic Communications, Inc.	2,400	89	Communications	16	09/11/2000	09/01/2002	Ms. Shirley Dresius, President (212)912-1660
Strawberry	7,106	CNCR	Retailers/Wholesalers	29	11/01/1997		Ms. Mildred Ortiz, Manager (212)432-1142 Mr. Alan Ades, President (201)393-0600
Streamline Capital, LLC	2,024	45			09/27/1998		(212)432-2130
Suggested Open Systems, Inc.	600	46	Computers/Data Processing	4	06/01/2000	06/01/2010	Mr. Richard Lin, Manager (212)912-0638
Suntendy America, Inc.	1,000	46	Retailers/Wholesalers	5	06/14/2000	06/13/2005	Mr. Don Xiao, President (212)938-1256
T&T Enterprises International Inc	1,006	46	Financial Institutions	7	06/15/2001		Mr. Kun Li, President (212)775-9280
Tai Fook Securities	1,500	22	Financial Institutions	5	10/02/2000	10/25/2003	Mr. Kasey Poon, President (212)321-1929
Taipei Bank	12,111	83	Financial Institutions	13	05/01/1998	05/01/2004	Ms. Sofia Jing, Deputy General Manager (212)775-8080
Temenos USA, Inc.	6,000	52,84	Retailers/Wholesalers	22	05/02/1999	05/01/2004	Mr. George Koukis, President (212)432-0020

Print Date: 10/17/2001

Page 13

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Tes USA, Inc.	400	Financial Institutions	2	11/01/1999	11/01/2004	Mr. Noritoski Kubo, President (212)775-0555
Thai Farmers Bank	4,512 7	Financial Institutions	16			Mr. Pipat Visuttiporn, General Manager (212)432-0890
Thermo Electron	2,289 85			02/28/2001		(212)912-3460
Thinkpath, Inc.	1,214 78	Business Services	3	03/01/1999		Ms. Grace Piscopo, General Manager (212)912-1169 Mr. Declan French, President (212)912-1169
Tower Computer Service	585 21,29	Retailers/Wholesalers	4	05/01/1997	05/01/2002	Mr. Mendel Ciment, Manager (212)432-1041 Mr. Michael Stone, Manager (212)432-1041
Traders Access Center	1,027 78	Financial Institutions		01/03/1999		(212)785-9085
Tradeweb, LLC	0 51		82			
Turner Construction Company	1,000 38	Agri/Mining/Utilities	5		Month-to-Month	Mr. Harold Parmelee, President (212)229-6000 Mr. Rick Salewaya, Project Manager (212)435-8531
Unicom Capital Advisors LLP	5,483 22,84	Financial Institutions	18	04/01/1998	04/01/2003	Mr. Jeff Diecidue, Chief Executive Officer (212)634-3210
United Hercules Inc.	10,000 21	Transportation	5	09/02/2000	09/01/2002	Mr. Lihong Dong, Deputy Director of Finance (212)466-0404 Mr. Mr. Lilee, President (212)466-0404
United Seamen's Service AMMLA	2,400 21	Personal Services	12		01/01/2004	Mr. Roger Kommer, Executive Director (212)775-1036
W.J. Export-Import, Inc.	800 47	Retailers/Wholesalers	4		12/01/2003	Mr. Joseph Vays, President (212)938-5800 Ms. Blumie Scharf, Office Manager (212)938-5800

Print Date: 10/17/2001

Page 14

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Wai Gao Qiao USA, Inc.	1,528 89	Business Services	5	05/20/1998	05/01/2003	Ms. Lily Tu, President (212)432-0002
Wall Street Planning Association	2,154 89		15	05/01/1998		Mr. Robert Sibarium, President (212)514-9222 Mr. Valentine Joseph, Office Manager (212)514-9222
The Williams Capital Group	578 52			03/01/1999		
Windows on the World	40,000 106,107	Retailers/Wholesalers	180			Ms. Brooke Harkavy, Manager (212)524-7107
World Trade Centers Association	5,400 77	Personal Services	27		04/01/2011	Mr. Guy Tozzoli, President (212)432-2626
World Trade Club	13,333 107		75			(212)524-7000
World Trade Institute	0 55		25			Mr. George Donahue, Assistant Manager (212)435-4074 Mr. Blair Nare (212)435-4074
World Travel	25,000 29	Transportation	100	01/30/2001		Mr. Jim Pagano, President (212)476-7000
Xcel Federal Credit Union	4,200 39	Financial Institutions	21	06/01/1993		Mr. Jim Wisniewski, President (212)284-8663 Ms. Isis Alewan, Manager (800)284-8663
Yong Ren America, Inc.	394 46			05/24/1998		(212)321-2514
Zim-American Israeli Shipping Co.	10,000 16	Transportation	150	03/01/1997	09/15/2006	Mr. Schul Cohen-Mintz, President (212)524-1600
eMeritus Communications	7,203 83	Communications	8	07/23/1997	07/23/2002	Mr. K.B. Singh, National Accounts Branch Manager (212)912-9180

Print Date: 10/17/2001

Page 15

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

South Tower 2 World Trade Center

Tenant	Square Footage	Located on Floors	Industry	# of Empl.	Lease Begin	Lease Expiration	Contact (Primary / Secondary)
AON Corporation	219,133	92,99,10 0	Insurance	1011	10/23/1997	10/24/2012	Mr. William Tvensstrup, President (212)441-1000
Adecco SA	2,000	21	Business Services	50	08/01/2000	08/18/2000	Ms. Delores Weeks, Manager (212)843-5400 Ms. Maurine Grippa, Senior Vice President of Finance (631)844-7800
Allstate Insurance Company	0	24	Insurance	5	01/02/1999		Mr. Patrick Egan, Branch Manager (212)321-6700
Antal International, Inc.	2,086	22	Business Services	10	12/01/1998	01/01/2002	Ms. Erin Brennan, Partner (212)432-6825
Atlantic Bank of New York	0	106	Financial Institutions	180	01/01/2000		Mr. Thomas O'Brien, Chief Executive Officer (212)967-7425 Mr. Peter Bennett, President (212)967-7425
Big A Travel Agency	0	28	Transportation	10	01/01/1975	01/01/2010	Mr. Herb Abbe, President (212)839-9211
CINDE	0			2	04/27/2000	03/01/2004	Mr. Pilar Madrigal, Office Manager (212)964-1774
Candia Shipping	1,600	15	Retailers/Wholesalers	2	06/01/1999	06/01/2004	Mr. Robert Eastment, Vice President (212)466-1510
Career Engine	7,183	21	Personal Services	40	08/30/1996	08/01/2006	Mr. George W. Benoit, Chief Executive Officer (212)775-0400 Mr. Roger J. Burns, Chief Financial Officer (212)775-0400
Caserta & Company	0	18		2			Mr. Joseph Paterek (212)966-3320

Print Date: 10/17/2001

Page 16

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Charles Chan	0	46							
Charma Chemicals, Inc.	0	14	Manufacturing	3	04/16/2000			Mr. Charles Fu, President (212)488-7228	
Charoen Pokphand USA, Inc.	2,000	21	Transportation	10	01/01/1993	01/01/2003		Mr. Tom Girawong, Vice President (212)839-0902	
Chen, Lin, Li, & Jiang, LLP	1,994	18	Financial Institutions	23	04/01/1999	04/01/2004		Mr. Xiaomin Chin, Partner (212)432-5525	
China Chamber of Commerce, Inc.	0	24	Personal Services					(212)839-8051	
Colortek Kodak Imaging Center	731	1	Personal Services	5	10/02/2000	12/01/2003		Mr. Peter Park, General Manager (212)945-0401 Mr. James Park, President (212)826-8268	
Commerzbank Capital Markets	45,540	32	Financial Institutions	300	06/05/1996			Mr. Andreas Kleffel, Executive Vice President (212)266-7700	
Continental Insurance Company	40,000							(212)440-3000	
Corporation Service Company	22,916	87			07/01/1998			Mr. Don Butler, President (212)299- 9100 Mr. Peter Malkin, Vice President (212)299-9100	
December First Productions, LLC	821	24			08/22/1998			(212)873-4563	
Dempsey Myers L.L.P.	0	28							
Dow Jones & Company, Inc.	72,133	57,58	Communications	390	08/01/1997	07/31/2007		Mr. Tom Wendell, President (212)521- 6000 Mr. James Delaurenitis, Director Of General Services (609)520-4054	
EuroBrokers, Inc.	32,104	12	Financial Institutions	300	05/12/2001			Mr. Gilbert Scharf, President (212)748- 7000	

Print Date: 10/17/2001

Page 17

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

First Commercial Bank	4,500	78	Financial Institutions	28	01/01/1989	04/01/2006	Mr. D Wong, General Manager (212)432-6590 Mr. Vincent Tzu-Chien Chen, Senior Vice President (212)432-6590
Frenkel & Company, Inc.	59,670	35,36	Insurance	300	11/10/1997	11/30/2014	Mr. Robert Shunk, President (212)488-0200
Fuji Bank	0		Financial Institutions	500	07/01/2000		Mr. Kenichiro Tanaka, General Manager (212)898-2000
Garban Intercapital	0	55					(212)306-0700
Gibbs & Hill	0	91	Engineers/Architects	170		01/01/2004	Mr. Lou Tormenta, General Manager (212)839-1200
Globe Tour & Travel	0	24	Transportation	2			Mr. Jim Manja, Manager (212)466-6338
Guy Carpenter	320,000	47-54	Insurance	500	05/19/1998	01/01/2012	Mr. Edmund R. Megna, President (212)323-1000 Mr. Salvatore D. Zaffino, Chairman of the Board (212)323-1000
Harris Beach & Wilcox, LLP	48,800	85	Law Firms	50	08/01/2000		Mr. William O'Connor, Managing Partner (212)687-0100
Hua Nan Commercial Bank Ltd.	12,500	28	Financial Institutions	16	11/01/1999	11/01/2009	Mr. Derek Chang, President (212)488-2345
IQ Financial Systems, Inc.	0	83					
Intera Group Inc.	1,180	18	Business Services	4	05/02/2000		Mr. Mark Feig, Office Manager (212)839-0125
Inll Cobal	0	21					
James T. Ratner, Law Office of	0	15	Law Firms	2			Mr. James Ratner, Principal (212)466-3362
John J. McMullen Associates, Inc.	15,000	15	Engineers/Architects	50	11/25/1995		Mr. P. T. Diamant, President (212)466-2291 Mr. Tony Polichetti, Office Manager

Print Date: 10/17/2001

Page 18

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

John W. Looftbourrow Associates, Inc	1,807	15	Financial Institutions	4	05/01/1999	(212)466-2291 Mr. John W. Looftbourrow, President (212)466-1717
Johnston & Murphy	0	CNCR			07/01/1998	Mr. Fowler Lowe, President (212)321-3909
Keefe, Bruyette & Woods	97,600	85,88,89	Financial Institutions	150	12/01/1998 12/01/2014	Mr. Joseph Berry, Chairman of the Board (212)323-8300
Law Office of Joseph Bellard	3,400	28	Law Firms	15	03/01/2000 03/01/2009	Mr. Joseph Bellard, Managing Partner (212)466-6030
Law Offices of Abad, Castilla and Mallonga	0	18	Law Firms	8	09/01/1999	Mr. L A. Abad, Partner (212)321-1100
Mizuho Capital Markes Corporation	0					
Morgan Stanley	840,000	43-46,56,59-74	Financial Institutions			Mr. Edward Clifone, Senior Vice President (212)392-6413
N.Y. Institute of Finance	24,539	17	Business Services	176	05/24/1998	Mr. Mark Malcomson, President (212)398-5000
N.Y. Shipping Association	80,000	19,20	Transportation	130	03/01/2002	Mr. James Capo, President (212)323-6621
NY State Department of Taxation & Finance	73,982	86,87	Government	408	12/01/1998 11/30/2008	Mr. Sam Cohen, District Audit Manager (212)321-4760
National Development & Research Institute	44,325	16	Personal Services	120	07/08/1996 08/31/2011	Mr. Bob Hulse, President (212)845-4400
New York City Transit	0	30				
New York Stock Exchange, Inc.	10,853	28-30		260	11/20/1998	Mr. Eddie Hernandez, Manager (212)656-3811 William Donaldson (212)656-3811

Print Date: 10/17/2001

Page 19

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Nichols Foundation, Inc.	1,000	GRND	Government	1	10/02/2000	Month-to-Month	Mr. David H. Nichols, President (212)581-1160
Oppenheimer Funds, Inc.	12,850	31-34	Financial Institutions	270	12/05/1998	09/11/2001	Ms. Bridgett Macaskill, President (212)323-0200
Orient International	0	15					
Palinka International (USA) Inc.	0	14	Personal Services	2	03/01/2001		Mr. Dennis Liu, Manager (212)775-1738
Pines Investment, Inc.	0	18		3			Mr. Frank Duan (212)938-0930
Professional Assistance & Consulting	1,163	18	Business Services	10	06/27/1997	07/01/2005	Mr. Frank Otero, President (212)432-9520
Raytheon Company	48,800	91	Manufacturing	140	01/01/1981	01/01/2005	Mr. Kurt Goddard, Vice President (212)839-1000
Regus Business Centres	49,028	93	Business Services		05/01/2001		
SCOR U.S. Corporation	59,000	23,24	Insurance	150	05/28/1995	05/24/2010	Mr. Jerome Faure, President (212)390-5200 Mr. Jerome Karter, President (212)390-5200
Sandler O'Neill & Partners	30,000	104	Financial Institutions	150	12/01/1993		Mr. Herman Sandler, Senior Partner (888)583-8900
Seabury & Smith	40,000	49	Insurance	120	12/01/1996	12/01/2006	Mr. Claude Mercier, President (212)345-4412
Shipping Services Italia	0	46					
Showtime Pictures	5,470	18,107	Business Services	6	10/01/1998		Mr. Sunny E. Kong, Operations Manager (212)321-2475
Sinochem American Holdings, Inc.	0	22	Financial Institutions	10	03/02/1999	03/01/2004	Mr. Kekiang Wang, President (212)488-8060
Sinolion (USA)	694	24			06/12/1998		(212)466-1701

Print Date: 10/17/2001

Page 20

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Sitallong International USA, Inc.	0	40		04/26/2000		(212)321-1917	
Sun Microsystems, Inc.	89,162	25,26	Computers/Data Processing	05/01/1999	05/01/2009	Ms. Christine Braham, Facilities Coordinator (212)432-6283	
TD Waterhouse Group, Inc.	18,591	24	Financial Institutions	04/01/2000	04/01/2005	Mr. Andre Aekins, Facilities Manager (212)806-3500	
Thomson Financial Services	0						
Union Bank of California International	25,146	14	Financial Institutions	120	05/23/1997	04/30/2007	Mr. Larry Fitzgerald, Branch Manager (212)323-9534 Mr. Jim Wills, President (415)705-7000
Unistrat Corporation of America	10,000	23	Business Services	5		06/01/2003	Mr. Bernard Lebadie, President (212)390-5400
Usem Bergstrand Capital Management	0	18	Financial Institutions				Mr. Marc Usem, Managing Partner (971)349-1903
Verizon Communications	155,490	LL,9-12	Communications	10	04/01/2001		Mr. Tony Dimino, Manager (212)938-0800 Mr. Frederick V. Salerno, Chief Financial Officer (212)395-2121
Washington Mutual, Inc.	1,117	22			05/23/2000	05/31/2002	Mr. Panos Kelaidis, Manager (212)488-1080
Waterfront Commission of New York Harbor	2,000	19	Government	6			Mr. William Shavo, Manager (212)390-7528
Weatherly Securities Corp.	18,801	29	Financial Institutions	60	11/01/1998	11/01/2002	Mr. Bill Oventhal, President (212)809-2920 Ms. Theresa Geronimo, Office Manager (212)809-2920
Weiland International	1,000	18	Financial Institutions	3	11/01/1998		Mr. Wen Wang, President (212)839-0778
Westfield Corporation	0	17		10			

Print Date: 10/17/2001

Page 21

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

Xerox Document Company

5,400 BSMT

Manufacturing

27

Mr. Austin Johnson, Manager (212)313-4701

Mr. David Pierson, Corporate Real Estate (203)968-3000

Commodities Exchange Center 4 World Trade Center

Tenant	Square Footage	Located on Floors	Industry	# of Empl.	Lease Begin	Lease Expiration	Contact (Primary / Secondary)
Deutsche Bank	273,991	4-6	Financial Institutions	1000	04/17/1998		Mr. Ken Davis, Supervising Manager (212)250-2500 Mr. Bruce Block, Vice President (212)250-2500
Gelderman, Inc.	4,000	7	Personal Services	10	07/08/2000	Month-to-Month	Mr. Frank Gelderman, President (212)938-1600 Mr. Stanley Weinfeld, Chief Executive Officer (212)938-1600
New York Board of Trade	125,000	7-9	Financial Institutions	300	10/15/1999	01/01/2014	Mr. Mark Fichtel, President (212)742-6000
Overseas-Chinese Banking Corp.	6,516	7	Financial Institutions		05/28/2001		
Tony May's Gemelli Restaurant & Bar	10,000	GRND	Retailers/Wholesalers	20			Mr. Tony May, Owner (212)488-2100

Northeast Plaza 5 World Trade Center

Tenant	Square Footage	Located on Floors	Industry	# of Empl.	Lease Begin	Lease Expiration	Contact (Primary / Secondary)
American Airlines	0	CNCR, PL AZ	Transportation	5	05/01/2000		Ms. Evelynlyn Reyes, District Manager (212)321-1135

Print Date: 10/17/2001

Page 22

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

DHL Courier Services	0	1		5	01/01/2001		Ms. Susan Berna, Manager (212)775-0845
Express Mail	0		Government	3	10/19/2000		Ms. Evelyn Carter, Supervisor (212)466-9076
FedEx Corporation	0	1	Transportation	5	07/01/2000	01/01/2005	Ms. Lisa Lawrence, Manager (212)938-5700 Ms. Mary Rogers, Manager of Office Real Estate (901)434-9175
US Airways	400		Transportation	2	01/10/2001		Mr. Phil Carlucci, Manager (212)938-5735
U.S. Customs House 6 World Trade Center							
Tenant	Square Footage	Located on Floors	Industry	# of Empl.	Lease Begin	Lease Expiration	Contact (Primary / Secondary)
BATF (Alcohol Tobacco & Firearms)	1,200	2,6	Government	60			Mr. Edgar Domenech, Division Director (212)264-2328
Eastco Building Services	0						(212)466-1758
Export-Import Bank of the U.S.	0	6	Financial Institutions	4			Mr. John Louella, Regional Director (212)466-2950
Peace Corps	0	6					(212)264-6981
U.S. Department of Agriculture - AAPHIS	0	2	Government	1			Mr. Gregorio Perez, PPO Officer (212)466-5620
U.S. Department of Commerce	4,500	6	Government	14	11/02/1998	11/01/2018	Mr. John LaVelle, Director (212)466-5222

Print Date: 10/17/2001

Page 23

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

Tenant Summary

7 World Trade Center

Tenant	Square Footage	Located on Floors	Industry	# of Empl.	Lease Begin	Lease Expiration	Contact (Primary / Secondary)
Federal Home Loan Bank	47,490	22	Financial Institutions	150	01/01/1993	01/01/2013	Mr. Alfred A. Dellilbovi, President (212)912-4600 Mr. Edwin Artuse, Real Estate Contact (212)441-6685
First State Management Group, Inc.	4,000	21	Insurance	40	08/02/2000		Mr. William F. Bryan III, Vice President (212)553-8111 Mr. Peter Coghlan, Chief Executive Officer (617)526-7600
Internal Revenue Service Regional Council	90,430	24,25	Government	140	12/01/1999	12/01/2009	Ms. Linda Steffek, Administrative Officer (212)264-5564
Mayor's Office of Emergency Mgmt.	45,815	23	Government	75	08/01/1998	08/01/2018	Mr. Richard Sheiner, Director (212)442- 9260
NAIC Securities	22,500	19	Insurance	40	06/01/1996	06/01/2006	Mr. Chris Evongel, Executive Director (212)285-0010
Salomon Smith Barney	9,683	13	Financial Institutions	2100	10/01/1997	09/11/2001	Mr. Michael Carpenter, Chairman (212)783-7000 Mr. William Cusick, Senior Vice President (212)816-3663
Standard Chartered Bank	111,398	10,13,26, 27	Financial Institutions	450	10/23/2000		Ms. Nina Woodard, Director (212)269- 3100 Mr. Thomas Johnson, Senior VP of Human Resource (212)667-0700
U.S. Equal Employment Opportunity Commission	0	18					
U.S. Secret Service	85,343	9,10	Government	350	08/20/2000	09/30/2010	Mr. Nick Zhandrani, Supervisor (212)637-4500

Print Date: 10/17/2001

Page 24

This copyrighted report is for the exclusive use of CoStar Group customers and has been provided under license agreement. The unauthorized use, distribution or duplication of this report is strictly prohibited.

1 World Financial Center**Tower A****Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Deloitte & Touche LLP	75,532	17, 18	Accountants	300	07/08/1999	07/31/2014	(212)436-2000	Alan Alpert, Managing Partner
Dow Jones & Company, Inc.	396,122	GRND, 9-17	Communications	800	01/01/1985	11/30/2009	(212)416-2000	Peter Kann, Chief Executive Officer/James DeLaurentis, Director Of General Services
Battery Park City Authority	18,500	24	Agr/Mining/Utilities	65	01/01/1996	03/08/2005	(212)416-5300	Tim Carey, President
National Financial Services Corp	185,673	4,5,25,26	Financial Institutions	200	02/01/2005	02/01/2005	(212)335-5000	Bill Walkers, Property Manager
Tucker Anthony Incorporated	77,450	2,3	Financial Institutions	400	02/16/1990	02/28/2005	(212)225-8000	Nat Mohan, Director
Eastern Newsstand	500	LBAY	Communications	1			(212)945-3667	Maeem Chaudry, Manager
Gabriele Hueglin & Cashman	7,507	3		56			(212)225-7101	Joseph Gabriele, President/Aurora Carlucci, Operations Manager
Optometric Arts	800	LBAY	Medical	2	01/01/2005	01/01/2005	(212)945-3498	David Bierbrner, President
Nikko Securities	19,981	30		250	09/01/1991	07/01/2006	(212)466-2500	Masao Mapsuda, President/Mr. Kurita, Office Manager
REFCO/Cargill Investment Services	74,000	22,23	Financial Institutions	80		01/01/2003	(212)693-7000	Phillip Bennet, Office Manager
World Financial Properties	7,000	LBAY	Real Estate	50			(212)945-3388	Debra Stunakos, Manager/Richard Clark, President
Johnston & Murphy	2,000	2		15			(212)321-3909	James Peng, General Manager
Chao Tong Bank	8,000	30	Financial Institutions	3	10/01/1998	02/01/2009	(212)285-2666	Michael McIntyre, Sales Supervisor/Bill Anastasakis, Owner
World Financial Florist	600	LBAY	Retailers/Wholesalers	3			(212)945-3949	

Total Tenants for 1 World Financial Center: 14

1 Liberty Plz

One Liberty Plaza

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Insignia/ESG, Inc.	10,500	45	Real Estate	32	02/01/1997	02/01/2002	(212)618-7000	Steven Speigel, President
Goldman Sachs	344,558	7-13,33,34	Financial Institutions	600	06/03/2000	07/01/2015	(212)357-3801	Shabnan Sammoohi, Client Services/Henry Paulson, Jr., Chief Executive Officer
Royal Bank of Canada	172,265	2-6	Financial Institutions	300	10/01/1997	10/01/2012	(212)428-6200	Bruce Rothney, Chief Executive Officer
Grunial & Co., L.L.C.	201,739	12-14,16-18	Financial Institutions	451		06/01/2010	(212)820-8200	Robert Ritteniser, Chief Executive Officer/Al Wipresco, Real Estate Manager
Fireman's Fund Insurance Company	0	21	Insurance	100	01/01/1990		(212)962-6800	Glenn Skrynecki, Manager/Joe Spinnelle, President
Mutual of America	10,250	47	Insurance	10			(212)587-9045	John Gillright, Vice President
Compaq Computer Corporation	31,500	27	Computers/Data Processing	210			(212)978-1700	Mike Grutladuro, Director of Personnel
Brooks Brothers	5,000	GRND	Retailers/Wholesalers	20		06/15/2003	(212)267-2400	George Longoria, Manager/Josef Gromek, President
Cleary Gottlieb Steen & Hamilton	265,700	38,39,41-45	Law Firms	1,000	01/01/1990	02/01/2011	(212)225-2000	Peter Karazz, Managing Partner
Tudor Investment Corp.	10,500	51	Financial Institutions	20	01/01/1989	07/01/2003	(212)602-6700	Mark Dalton, President
Hyperion Capital Management, Inc.	16,886	36	Financial Institutions	60	05/01/1997	05/02/2007	(212)980-8400	Andrew Carter, President
Global Knowledge Network, Inc.	0	27	Manufacturing	16	01/02/2001		(212)791-3300	Kunhiro Uchikoshi, President
New Japan Securities	16,986	23	Financial Institutions	25	06/02/2001		(212)839-0001	Paula Mailikoff, Leasing Director/Howard Shaw, President
HQ Global Workplaces	26,000	23	Personal Services	10	07/01/1998	05/01/2003	(212)386-6100	Hardwick Simmons, President/Jamie Price, President
The Prudential Insurance Company of Ame	32,847	46	Financial Institutions	100		05/01/2003	(212)406-3380	John Wyatt, President/Terry Yanni, Regional Manager
HeadStrong	31,478	1,51	Computers/Data Processing	50	02/01/1998		(212)233-2003	John Gillright, Vice President/Thomas Moran, President
Mutual Of America	10,250	47	Insurance	10		08/01/2004	(212)587-9045	Barry Luter, Chief Executive Officer
The Bank of Nova Scotia	164,500	22-26	Financial Institutions	400		05/15/2002	(212)225-5000	Frank Placi, Branch Manager
A-T Financial Information	10,833	36	Computers/Data Processing	19	11/01/1994	01/01/2002	(212)608-3870	Joel Hecke, Vice President
Allianz	10,000	20	Insurance	36			(212)553-0748	Richard DeClemente, President
THB Intermediaries	5,144	27	Insurance	9	03/01/1998	12/31/2002	(212)266-0260	

1 Liberty Plz

One Liberty Plaza

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Fleming Zulack & Williamson	31,500	35	Law Firms	80	10/01/1994	10/01/2004	(212)412-9500	Richard Williamson, Partner/John Zulack, Partner
Mocalta Metals Corporation	25,000	25	Retailers/Wholesalers	1,000	12/21/2000		(212)912-8400	Tim Dimeny, Managing Director
Stammell & Schager LLP	4,500	35	Law Firms	10			(212)566-4047	Jared Stammell, Partner
Tokio Re Corporation	13,915	1		30	05/01/2001		(212)267-3300	James Phair, President/San Cohen, Vice President
FolksAmerica Reinsurance	58,662	19,29	Insurance	120	09/01/1992	04/28/2010	(212)312-2500	Stephen Fass, Director of Membership Services
Greig Fester North America Inc.	10,250	31	Insurance	20		06/01/2003	(212)227-1600	James Buysse, President
Brookfield Financial Properties	22,735	BSMT,6	Real Estate	70			(212)417-7000	John Zuccotti, Chief Executive Officer/Richard Clark, President
Swiss RE America Corporation	24,722	52	Insurance	31	09/01/1998	09/01/2008	(212)577-4000	Richard Polun, Property Department Manager/Patricia Lioi, Director of Corporate Services
The Sequor Group, Inc.	1,000	23	Business Services	6	05/01/1999	05/01/2004	(212)859-3540	Jamie Anthony, Owner
Starbucks	200	GRND	Retailers/Wholesalers	7			(212)608-6481	Martin Zuckerman, Chief Executive Officer/Terry O'Hallern, Regional Manager
Bank of Indonesia General	10,250	31	Financial Institutions	9		01/01/2005	(212)732-1958	Aslim Tadjuddin, Chief Representative
	22,818	29	Insurance	80	12/01/1998		(212)602-7600	Giorgio Balzer, President/George Visentini, Office Manager
Reserve Bank of Australia	10,250	46	Financial Institutions	8		01/01/2006	(212)566-8466	Donna Hoffman, Office Manager/Neil Mackrell, Chief Representative
Ogaki Kyoritsu Bank Ltd.	18,487	47	Financial Institutions	11			(212)962-5800	Fuminobu Ueno, General Manager
Maria Florini Ramirez	10,250	46	Business Services	10		11/01/2006	(212)416-5000	Maria Ramirez, President
Schindler Cohen & Hochman LLP	1,750	35	Law Firms	7		06/15/2005	(212)693-1700	Steven Schindler, Partner/Lisa Cohen, Partner
Chicago Insurance Co.	10,000	20	Insurance	22	03/01/1998	01/01/2006	(212)553-0753	Paul Calamari, Vice President
Law Offices of Turner & Owen	10,000	20	Law Firms	40		01/01/2003	(212)553-1205	Frank Turner, Senior Partner/Edward Owen, Partner
Law Office of Allen Kaye	0		Law Firms		03/06/2001		(212)964-5858	
Cypress Communications Corporations	0	52					(646)227-0120	

1 Liberty Plz			One Liberty Plaza			Downtown/World Trade Center		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Nasdaq	160,927	47-50			03/13/2001		(212)858-4314	
Genuity Solutions, Inc.	18,559	20	Computers/Data Processing	90	09/01/1999	02/28/2005	(212)416-1700	Charlie Maci, Vice President of Sales/Joe Farina, President
Intellisys Electronic Commerce	3,471	23	Computers/Data Processing		04/01/2000	03/31/2014	(212)386-6503	
Forsythe & Lincoln Associates	0				02/02/1999			
EGGSolution, Inc	3,648	36			08/09/2001	05/31/2002		
Total Tenants for 1 Liberty Plz: 46								

90 Church St			Federal Office Bldg			Downtown/World Trade Center		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
U.S. Post Office-Church Street Station	0						(212)330-5247	
U.S. Navy-Naval Investigative Service Office	0						(718)834-2770	
The Legal Aid Society	147,217	13-15	Law Firms	500	07/01/1997	06/30/2017	(212)577-3300	Daniel Greenberg, President
New York Housing Authority	461,000	5,6,8-12	Government		07/01/1999	06/30/2014	(212)306-3000	Millie Molina, Director
Total Tenants for 90 Church St:				4				

10/11/2001

195 Broadway**Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Datstream International, Inc.	0	4		35	07/20/2001		(212)804-4000	Ira Harenstein, Chief Executive Officer/Joann Galizia, Office Manager
Thomson Financial Services	284,077	4-11	Financial Institutions	40	04/02/2001		(212)857-7700	Martha Zenner, Real Estate & Facilities Mgr.
Gateway Newsstand	200	1					(212)964-3931	Vidula Patel, Owner
Holland & Knight, Haight Gardner	101,559	24,25	Law Firms	100	05/09/2000		(212)341-7000	Doreen Wilson, Office Manager/Frederick Alimonti, Partner
Ross Sucoff Egert Hankin	10,500	21	Law Firms	25		01/01/2002	(212)349-1668	Bryant Suchoff, Managing Partner/Bruce Egert, Partner
Maidenbaum & Malzel								William O'Brien, Branch Manager
ObjectArts, Inc.	1,800	18	Manufacturing	8	10/01/1996	08/01/2006	(212)566-4223	Ian Winchester, Chairman
McLarens Toplis, Inc.	17,452	20	Transportation	35		04/01/2007	(212)267-2700	
Hotel Millennium	0	3	Personal Services				(212)571-2316	
Primark Financial Information Services	0	1	Financial Institutions	60	03/01/2001		(212)581-1414	Bob Lemmond, Executive Vice President/Steve Scheiner, President
True North Media Inc.	13	12				11/20/2000		

Total Tenants for 195 Broadway: 10

22 Cortlandt St**Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Chubb Computer Services	27,924	15,16	Manufacturing	150	11/01/1997	11/01/2007	(212)266-5200	Anthony Stanziani, Director/Tom Perisi, Facilities Manager
Summit Systems	34,290	30,31	Computers/Data Processing	100	04/17/1998	12/01/2007	(212)896-3400	Jean de Fontenay, Chairman
Municipal Credit Union	85,725	23-27	Financial Institutions	250	06/19/1996		(212)693-4900	William Porter, Chief Executive Officer/Jerry Herting, Vice President
Patrusky, Mintz & Semel	16,650	8	Accountants	25	03/15/1998	04/01/2006	(212)732-2600	Bernard Patrusky, Partner
Financial Technologies International	34,290	21,22	Computers/Data Processing	125	03/15/1998	11/30/2007	(212)798-7100	Chuck Lewis, Office Manager/Fredrag Dizdarevic
Gaines Berland Inc.	21,970	19,20						
Murray Hill Properties	8,295	11	Real Estate	41	09/01/1999	12/31/2009	(212)499-2951	Barrett Stein, Senior Managing Director/Burt Miller, Senior Managing Director
Odyssey America	0	18		120			(212)978-2700	Andrew Barnard, President/James Dowd, Chief Executive Officer
Blackwell's Publications	28,676	3	Manufacturing	143	01/01/1996	01/01/2005	(212)349-5540	Stan Jaworski, Manager
NYS-OTDA	92,428	4-6,11	Government	300	02/01/1992	10/31/2010	(212)240-3082	Bonnie Neil, Regional Administrator/Glenda Hansen, Director of Facilities
Century 21 Department Store	150,000	LL,BSMT,GR ND,2	Retailers/Wholesalers	1,500			(212)227-9092	Al Gindi, Chief Executive Officer
Interoute Telecommunications	0	33		8	08/08/1999	08/31/2009	(212)981-9100	James Sever, President
Broadmark Capital Inc	5,600	20	Financial Institutions	30	11/21/1999	02/28/2005	(212)587-0022	Carlos Cespedes, President
Yazam, Inc.	6,000	20	Computers/Data Processing	15	01/02/2001	02/15/2005	(212)239-7945	Ephraim Rudman, Managing Director
Odyssey America Re	49,000	18	Insurance	200	08/01/2000	08/14/2010	(212)978-2700	Andrew Barnard, President
The Wheel House	26,000	39	Computers/Data Processing	32	09/28/2000	10/31/2010	(646)836-8500	Pelia Bradshaw, Office Manager/Brian Carly, President
Capital Key Advisors LLC	16,500	11	Financial Institutions		09/01/2000	04/30/2011		

22 Cortlandt St **Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
--------	-----------	-------	----------	----------	-----------	------------	-------	----------

Total Tenants for 22 Cortlandt St: 17

75 Park Pl**Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
NYC Dept. of Information Technology	0	6	Manufacturing	50	01/30/2001		(212)788-6600	Allan Doblin, Commissioner
NYC Office of Management & Budget	0	6-9	Government	500	07/01/1998	07/01/2013	(212)788-5800	Robert Harding, Budget Director
Bank of New York	75,357	10, 11	Financial Institutions		02/28/2001	07/31/2011	(212)635-6748	
U.S. Department of Education - Civil Rights	50,065	12, 14	Government	100	09/01/1995	06/22/2005	(212)637-6466	Helen Whitney, Director
Multex Systems, Inc.	15,253	5	Computers/Data Processing	35	04/01/2000	04/01/2013	(646)836-5100	Deidae Gonzalez, Manager/John McGovern, Chief Financial Officer
R.R. Donnelley & Sons Company	71,300	LL, 2, 3	Manufacturing	350	04/02/2001	01/01/2002	(212)233-9600	Arthur Martin, Vice President of Corporate Real Es
Traditions Asiel Securities	47,260	4	Financial Institutions	350	07/31/2000	07/01/2005	(212)747-1000	John Asiel, President
Jack Resnick & Sons	1,000	LB BY	Real Estate	3			(212)608-5827	Michael Martin, Property Manager/Scott Resnick, President
City Council of the City of New York	30,747	5	Government	100		12/31/2002	(212)788-7100	Bruce Bender, Chief of Staff
75 Park Place Farm Inc.	3,000	GRND	Retailers/Wholesalers	6		03/01/2002	(212)587-0260	Bobwhan Kim, President
DOITT	0	6	Government	105	07/01/1998	07/01/2013	(212)788-6541	Allen Dobn, Commissioner
Total Tenants for 75 Park Pl: 11								

27 Park Pl				Downtown/City Hall		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration
Law Office of Robert Schumpert	500	2	Law Firms	2	03/01/2000	03/01/2003
Total Tenants for 27 Park Pl:				1		

Phone

Contacts

Robert Schumpert, Owner

11 Park Pl		Park Murray Bldg				Downtown/City Hall		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
City of New York Human Resources	10,800	16	Government	70			(212)374-4808	Maurice Fleischman, Director
Edelman & Goldstein, P.C.	4,506	18	Law Firms	12	08/14/1997		(212)349-2181	Neil Goldstein, Partner
Metro One Securities	1,000	6	Financial Institutions	8	12/18/1997		(212)962-3182	Vince Carraba, President
Law Office of Robert Osuna, P.C.	0	6	Law Firms	01/15/1998	01/16/2002		(212)233-1033	Robert Osuna, President
New York Foundation for Senior Citizens	4,747	11, 14	Personal Services	83	12/01/1999	12/01/2004	(212)962-7559	Linda Hoffman, Executive Director/Stella Albert, Controller
N.Y.S. Liquor Authority	43,200	3-5,7	Government		12/01/1996	01/01/2006	(212)417-4002	Edward Kelly, Chairman
Children's Hope Foundation	3,766	12	Personal Services	7	03/01/2001	01/10/2003	(212)233-5133	Carol Treston, Director
Clark Design, Inc.	1,723	19	Business Services	5	09/18/1998		(212)571-2043	Erin Clark, President
Law Offices of Charles J. Carreras	0	12	Law Firms	5	08/02/1999	10/01/2004	(212)732-3640	Charles Carreras, Owner
Eisenberg Margolis & Friedman	0		Law Firms	5	01/01/2000	01/31/2002	(212)964-2445	Ira Margolis, Managing Partner
Strauss Global PR	1,000	6	Business Services	3	01/14/1999	06/01/2004	(212)766-1113	George Strauss, Owner
Activner Securities, Inc.	0	9	Financial Institutions	2	06/01/1998	06/01/2004	(212)317-0999	Patrick McCall, President
Katz & Margolis	0	6	Law Firms	14	01/02/2001	01/01/2007	(212)732-5800	Ira Margolis, Partner
Lee & Lee P.C.	1,250	17	Law Firms	3	03/02/2001	03/01/2010	(212)349-4300	Robert Lee, Senior Partner
Barasch & McGerry	5,644	18	Law Firms	22	09/14/1996	09/01/2006	(212)385-8000	Michael Barasch, Partner/James McGerry, Partner
Calendar Watching Service	2,000	8	Personal Services	15			(212)267-6162	
Law Office of Antonio Morales	2,000	9	Law Firms		01/01/1988		(212)571-6653	
Law Offices of Siller & Gallan	4,000	11	Law Firms				(212)766-4030	Sidney Siller, Partner
Wiesen, Gurfein & Jenkins	2,000	11	Law Firms		09/14/1996		(212)406-1600	
Breadbar, Garfield & Schmelkin	10,300	10	Law Firms	2			(212)227-8865	
Law Office of David Mazaroif	3,000	12	Law Firms	40	08/01/2000	08/01/2010	(212)267-8480	Frank Weiss, Managing Partner
Law Office of Weiss & Wexler	3,000	14	Law Firms	60			(212)227-0347	Ronald Scherma, President
Popkin Software Systems	0	15	Retailers/Wholesalers		09/11/1983		(212)571-3434	Ronald Scherma, President
Law Office of Klapper & Pasternak	1,000	14	Law Firms				(212)732-5340	David Pastewack
Law Office of Pollack & Sharan	3,000	19	Law Firms	4		03/01/2002	(212)619-5800	Adam Pollack, Partner
Law Office of Tony Morales	990	9	Law Firms	8	03/02/1999	12/01/2004	(212)571-6653	Antonio Morales, Owner
M & S Consulting Group	3,140	14			04/11/1999	04/30/2002	(212)370-1742	

11 Park Pl**Park Murray Bldg****Downtown/City Hall**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Law Office of Jeremiah Gutman	1,440	9	Law Firms	3	04/18/2001	04/30/2006	(212)602-9999	Jeremiah Gutman, Owner
Law Office of Philip Kaplan	1,000	9	Law Firms	2	04/01/2001	04/01/2006	(212)419-1548	Philip Kaplan, Owner

Total Tenants for 11 Park Pl: 29

25 Park Pl**Downtown/City Hall**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Domingo Gonzalez Associates	5,700	5	Engineers/Architects	9	05/01/1999	05/01/2009	(212)608-4800	Domingo Gonzalez, Principal/Elizabeth Garcia, Office Manager

Total Tenants for 25 Park Pl: 1

120 Broadway

Equitable Bldg

Downtown/Financial District

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Banco Popular De Puerto Rico	59,656	15, 16	Financial Institutions	300	09/10/1996	04/01/2017	(212)417-6600	Hosea Torres, Regional Executive
Consumer Credit Counseling Service	4,063	2	Personal Services		09/01/1998	08/31/2008	(212)964-4417	
CSFBdirect	43,900	35	Financial Institutions	120	01/01/1996		(212)312-3186	Joe Roby
National Futures Association	10,000	11	Financial Institutions	32	01/01/1989	12/01/2001	(212)608-8660	Wai-Mon Chan, Associate Director/Joseph Loashio, Director
CommScan, Inc.	22,316	11	Computers/Data Processing	125	09/01/1997	11/15/2002	(212)577-4400	Tom Fleming, President
Landman, Corsi, Ballaine & Ford	23,000	27	Law Firms	75	09/01/1997	08/30/2007	(212)238-4800	Mark Landman, President
Sharpe Capital	13,997	27	Financial Institutions	35	06/20/1997	06/18/2007	(212)791-8700	Larry Moss, President
Spear Leeds & Kellogg	223,915	CNCR, 2,5-8, 10, 21, 30	Financial Institutions	400	04/24/1998		(212)433-7000	James Kellogg, Managing Partner/Carl Hewitt, Chief Council
Querrey & Harrow Ltd.	2,500	36	Law Firms	11	05/01/1999		(212)233-0130	Eileen Dacey, Partner
Barrister Reporting Service, Inc.	2,500	11	Business Services	25			(212)732-8066	Dennis Goldstein, President
Deutsch Tane Waterman & Wurtzel, P.C.	1,500	9	Law Firms	6			(212)766-4000	Jeremy Deutsch, Partner/David Tane, Partner
Garban, Ltd.	30,000	20, 21	Financial Institutions	300	01/01/1980		(212)732-6900	Stephen McDimmid, Chief Executive Officer
General Reinsurance Company	0	31	Insurance	80	01/01/1992	01/01/2002	(212)341-8000	John Eiling, Branch Manager/Ronald Ferguson, President
Lebenthal & Company, Inc.	50,000	12	Financial Institutions	100	11/01/1994	11/01/2004	(212)425-6116	Alexandra Lebenthal, President
Lester Schwab Katz & Dwyer	100,000	38, 39	Law Firms	300	01/01/1975	01/01/2005	(212)964-6610	Harold Schwab, Senior Partner/Donna Saccone, Office Manager
Garvin Intercapital, LLC	70,000	20, 21	Financial Institutions	700			(212)732-6900	Salvador Trani, President/James Nance
Mellon Securities	16,500	13	Financial Institutions	25	01/01/1994	01/01/2002	(212)374-1979	Joan Miranuff, Office Manager
N.Y.S. Office of the Attorney General	290,387	3, 4, 23-26	Government	1,421	07/10/1993	06/30/2003	(212)416-8806	Elliott Spitzer, Attorney General
Everest Reinsurance Co.	7,000	28	Insurance	25	03/01/2001	03/01/2006	(212)619-0002	George Beveridge, Executive Director
Securities Industry Association	29,050	33, 35	Financial Institutions	75	01/01/1985		(212)608-1500	Marc Lackritz, President
Silverstein Properties, Inc.	5,000	36	Real Estate	4			(212)406-4020	James Halpin, Property Manager/Lou Cowan, Leasing Agent

120 Broadway			Equitable Bldg			Downtown/Financial District		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Sullivan Patin Block McGrath & Cannavo	50,000	18	Law Firms	130	12/01/1993	12/01/2003	(212)732-9000	Nicholas Patin, Managing Partner/Robert Sullivan, Partner
Murphy & Durieu	34,000	17	Financial Institutions	160	01/01/1989	01/01/2009	(212)618-0900	Richard Murphy, General Partner/Joann D'Orazio, Office Manager
New York Law Institute Library	4,000	9	Personal Services	10	01/01/2010		(212)732-8720	Nancy Joseph, Director
Colson Services Corp.	46,951	19	Financial Institutions	200	12/01/1998	11/30/2013	(212)266-7800	Clarke Ulmer, President
Alliance for Downtown New York, Inc.	6,000	33	Business Services	25	08/01/1995		(212)566-6700	Carl Weisbrod, President
Alpine Associates	2,500	9	Financial Institutions	10	02/01/1995	02/01/2004	(212)608-3260	Tom Kennedy, Manager
Badlak Will & Malcof	4,000	10	Law Firms	12	02/01/1995		(212)376-6767	Roman Badlak, Senior Partner
Trinity Corporate Brokers	1,800	17	Financial Institutions	7			(212)732-8770	
Morea Financial Services	11,086	10	Financial Institutions	7	10/15/2011		(212)608-1080	Barbara Morea, President
Bloomberg, Steinberg & Bader	1,000	9	Law Firms	4	09/01/2000	09/01/2005	(212)233-6255	Seth Bader, Managing Partner
Edmund P. D'Elia, PC	2,000	18	Law Firms	7	11/03/1999	01/01/2003	(212)406-9686	Edmund D'Elia, Principal/Patrice Ficco, Office Manager
Jack Bryant Tucker & Associates	0	1	Law Firms	3	03/01/2000		(212)766-2701	Jack Tucker, Owner
Comm-Tract Corporation	1,000	20	Computers/Data Processing	4			(212)406-2660	Sergei Mastov, Senior Network Engineer/John Polmarini, President
Computer Telephone Corporation	13,000	20	Computers/Data Processing	15		04/01/2004	(212)406-0300	Joe Renga, General Manager
Kelly & Christensen Inc.	0	19	Financial Institutions	2	01/01/2001	12/31/2004	(212)742-9507	Frank Christensen, Principal
William M. Weisberg	0	10	Law Firms	6	06/01/1998		(212)227-1777	William Weisberg, Attorney
Datarie	2,000	11	Business Services	6		07/01/2002	(212)608-4688	Maria Polestrio, President
Legal World Interpreting	2,000	11	Personal Services	2			(212)766-1550	Jeff Evans, General Manager
The Varabedian Design Group	1,000	9	Personal Services	7			(212)693-2700	Allen Varabedian, President
Charles Happel, Inc.	0	33	Accountants	10	08/01/2000	06/01/2003	(212)233-1933	Bulch Berthoch, Senior Vice President
Hagan & Burns	2,743	9	Law Firms	10	06/01/1998		(212)425-7790	Rosemary Burns, Certified Public Accountant
Emmitt, Marvin & Martin	8,150	32	Law Firms	150	11/01/1998		(212)238-3000	Michael Johansen, Managing Partner
a. hartrod (U.S.A) Inc.	7,336	33	Transportation	20	03/15/1999	03/15/2008	(212)329-2400	Ulrich Bertsch, Executive Vice President
Salinas Group, Inc.	22,880	17	Computers/Data Processing	25	05/10/1999	05/31/2009	(212)571-0303	Chad Salinas, Chief Executive Officer
Koehler & Isaacs	13,000	29	Law Firms	40	09/01/1999	09/01/2004	(917)551-1300	Sтивен Isaacs, Partner

120 Broadway				Equitable Bldg			Downtown/Financial District	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
The Capital Markets Company	36,213	15,29	Financial Institutions	55	10/01/1999	04/30/2005	(212)571-2472	Rob Heyvaert, President/Nick Barcia, Managing Principal
CompuServe Inc.	19,000	2,28		40	11/28/1995		(212)385-9840	Eileen McGlodein, Office Manager/John Solazzo, Branch Manager
Wolfs Dell	7,340	GRND	Retailers/Wholesalers		02/01/2001	08/01/2016	(212)422-4141	
Greenfield & Fortuna	2,045	9			04/07/2001		(212)608-9100	
Total Tenants for 120 Broadway: 50								

140 Broadway**Marine Midland Bank Bldg****Downtown/Financial District**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Computer Associates International, Inc.	47,952	49,50	Computers/Data Processing	350	09/02/1999	02/01/2010	(646)458-7400	Lisa Gilbert, Sales Manager/Charles Wang, Chairman of the Board
Compain-Anderson-Azare	3,783	22	Insurance	111	05/08/1999	05/31/2009	(212)701-7997	Daniel Compain, General Agent
UBS PaineWebber	23,468	24	Financial Institutions	100			(212)607-3200	Paul More, Office Manager
Schnader Harrison Segal & Lewis	31,935	30,31	Law Firms	50		09/14/2015	(212)973-8000	Anthony Rinaldi, Office Manager/John Bradley, Managing Partner
Buchanan Ingersoll, P.C.	22,809	35	Law Firms	55	02/14/2000	11/30/2010	(646)458-2340	Daniel Darragh, Partner
YMCA Retirement Fund	47,638	27,28	Insurance	100	10/01/1999	09/30/2014	(646)458-2400	John Presti, President
American Express Company	0		Business Services		10/25/1996		(412)640-2000	Ellen Scherer, Vice President of Transactions
Pinkerton Computer Consultants	14,244	23	Computers/Data Processing		03/01/1995	12/31/2009	(212)509-4500	Richard Quigley, President/Laura O'Loughlin, Office Manager
Atlantic Mutual Insurance Company	47,638	33,34	Insurance	50	01/02/2001	02/01/2011	(212)227-3500	John Tillstrand, Regional Vice President
Amwest Surety Insurance Co.	5,200	21	Insurance	7	06/01/1995		(212)344-7720	Tony Albanies, Manager/Steven Kay, Senior Vice President
White Fleischer & Firo	23,648	36	Law Firms	50	12/01/1996	11/30/2007	(212)487-9700	Alan White, President/Pat Bulger, Office Manager
Standard Register Company	10,565	29	Manufacturing		02/01/1997	10/31/2008	(212)483-9800	Kathy Smith, Regional Administrator/Paul Bouschard, Facilities Director
KAPA International, Ltd.	1,006	21	Financial Institutions	5	02/02/2000	02/01/2005	(212)406-9824	Nicholas Kondakis, Managing Partner
Employers Reinsurance Corporation	7,564	45	Insurance		10/01/1997	10/01/2007	(212)344-6400	Kaj Ahlman, President
HQ Global Workplaces	18,076	46	Personal Services		02/01/1997		(212)858-7500	Desiree Hope, Vice Chairman & CEO/Ken Pierson, Corporate Counsel
ADM Investor Services, Inc.	4,700	23	Financial Institutions	18			(212)785-4300	John Kaufman, Branch Manager
Brown Brothers Harriman & Company	0	20					(617)742-1818	Peter Navin, Head of Human Resources
NAC Reinsurance	11,976	51	Insurance	10	05/28/1996		(212)820-6100	Todd Bolden, Assistant Vice President/Fred Hauck, Facilities Manager
American Capital Access Corp.	40,014	47,48	Insurance	50	01/01/1999	08/31/2010	(212)968-0800	Michael Satz, Chief Executive Officer

140 Broadway			Marine Midland Bank Bldg			Downtown/Financial District		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Government Development Bank for Puerto Rico	23,468	38		4	01/01/1997		(212)422-6420	Alexis Rivera, Director
Keiner & Keiner, Inc.	7,390	37	Law Firms	12	03/10/2000	03/31/2010	(212)233-7890	Joseph Keiner/Robert Keiner
Silverstein Properties, Inc.	5,000	14	Real Estate	7			(212)943-1500	Carl Lettich, Facilities Manager/Mike Rowano, Office Manager
Shields & Co.	14,971	44	Financial Institutions	100	02/03/1997	03/01/2007	(212)320-3000	Jerry Shields, Chairman/John Hughes, Manager of Field Operations
Smetana Villant & Gash	0	34	Law Firms	20	03/02/2001	10/31/2006	(212)385-2220	Steven Smetana, Managing Partner
Ideaglobal.com	9,331	21	Business Services	75	07/06/1999	11/30/2015	(212)571-4332	Shandi Modi, Chief Executive Officer
OM Technology, Inc.	47,638	25,26	Computers/Data Processing	70	06/01/2000	05/31/2009	(646)428-2800	Bill Payne, President
Lek, Schoenau & Company, Inc.	5,581	29	Computers/Data Processing	12	05/01/1999		(212)509-2300	Samuel Lek, President
Filimore Financial	0				06/23/2001		(212)742-7861	
Griffin Securities, Inc.	1,300	29	Financial Institutions	4	08/01/1997		(212)509-9500	Adrian Sleczyk, Chairman
Shields & Associates	0	44			03/02/1999		(212)320-3500	
NATSOURCE, Inc.	15,475	30	Financial Institutions	12	04/01/1997	04/30/2005	(212)809-8707	Dan Rapoport, Chief Executive Officer
CentreInvest, Inc.	6,822	45	Business Services	30	05/30/2000	06/30/2010	(212)968-7300	Robert Huewitt, President/Rodman Fox, Chief Executive Officer
EW Blanch Holdings, Inc.	23,819	32						Brad Levie
Trading Edge, Inc.	23,976	42	Computers/Data Processing	100	02/01/2000	02/28/2010	(646)375-1500	
Odyssey America Reinsurance Corp	11,729	39	Insurance		04/10/2000	11/09/2010	(212)739-1888	
Thales Fund Management	10,122	45	Financial Institutions	20	02/01/2000	02/01/2005	(212)509-3111	Marek Fludzinski, President
Elind, Inc.	0	26						
O.R.C. Software.	0	26					(212)480-9340	

Total Tenants for 140 Broadway: 38

10/11/2001

100 Broadway**Downtown/Financial District**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Daily Racing Form	33,960	6,7	Personal Services	57	01/01/2000	09/01/2010	(212)366-7600	Kathy Valenta, Office Manager
The Cornell University Medical Center	16,071	8	Personal Services	100	01/01/2001	12/31/2010	(212)680-7100	Randy Greene, Controller
Cornell University	16,136	8,9	Financial Institutions	15	07/01/2000	07/01/2010	(212)986-7202	
Southwest Securities, Inc.	8,300	9	Financial Institutions	15	09/01/2001	09/01/2011	(212)422-4077	Lisa Palmeri, Branch Manager/Carrie Rigdon, Branch Manager
Intrasphere Technologies	16,134	10	Computers/Data Processing	50	12/15/1999	12/15/2009	(212)809-4100	Woo Song, President
Griswold Heckel & Kelly	12,653	11	Engineers/Architects	30	04/01/2000	03/01/2005	(212)421-4411	Steve Yauroulian, President/Sveve Yevroun, Senior Vice President
Bertholon-Rowland Corp.	34,350	3,4	Insurance	160	01/01/1999	01/01/2009	(212)577-0100	John Lynch, Chief Executive Officer
Bishop, Rosen & Co, Inc.	14,000	16	Financial Institutions	50	12/02/2000	11/01/2010	(212)602-0640	Tom Murphy, Vice President of Operations
Japan Network Group Inc.	10,429	15	Communications	20	03/01/2000	07/01/2010	(212)262-3377	Hiroshi Iwanoto, President
Dancker, Seliew & Douglas	20,461	5,11	Retailers/Wholesalers	30	03/01/1999	02/28/2009	(212)267-2200	Chuck Hyman, Sales Manager/Scott Douglas, Principal
Interactive Video Technologies, Inc.	0	18	Computers/Data Processing	25	02/25/2000	02/24/2010	(212)233-7080	Mark Lieberman, Chief Executive Officer/John Danski, Chief Financial Officer
Primary Knowledge, Inc.	0	24	Computers/Data Processing	65	04/01/2000	04/01/2010	(212)685-0300	Peter Adams, President
F. B. Heron Foundation	10,027	17	Personal Services	10	04/01/2000	04/01/2010	(212)404-1800	Sharon King, Director
ally.com	16,071	2	Computers/Data Processing	80	12/02/2000	12/01/2005	(212)968-0600	Vicior Vidal, President
GoCargo.com	0	22	Computers/Data Processing	60	05/01/2000	04/01/2005	(212)349-2400	Aleyal Goldwenger, Chief Executive Officer
Total Tenants for 100 Broadway: 15								

100 Broadway**Downtown/Financial District**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Daily Racing Form	33,960	6,7	Personal Services	57	01/01/2000	09/01/2010	(212)366-7600	Kathy Valenta, Office Manager
The Cornell University Medical Center	16,071	8	Personal Services	100	01/01/2001	12/31/2010	(212)680-7100	Randy Greene, Controller
Cornell University	16,136	8,9	Financial Institutions	15	07/01/2000	07/01/2010	(212)986-7202	
Southwest Securities, Inc.	8,300	9	Financial Institutions	15	09/01/2001	09/01/2011	(212)422-4077	Lisa Palmeri, Branch Manager/Carrle Rigdon, Branch Manager
Intrasphere Technologies	16,134	10	Computers/Data Processing	50	12/15/1999	12/15/2009	(212)809-4100	Woo Song, President
Griswold Heckel & Kelly	12,653	11	Engineers/Architects	30	04/01/2000	03/01/2005	(212)421-4411	Steve Yaurouian, President/Steve Yevrouh, Senior Vice President
Bertholon-Rowland Corp.	34,350	3,4	Insurance	160	01/01/1999	01/01/2009	(212)577-0100	John Lynch, Chief Executive Officer
Bishop, Rosen & Co, Inc.	14,000	16	Financial Institutions	50	12/02/2000	11/01/2010	(212)602-0640	Tom Murphy, Vice President of Operations
Japan Network Group Inc.	10,429	15	Communications	20	03/01/2000	07/01/2010	(212)262-3377	Hiroshi Iwamoto, President
Dancker, Seliew & Douglas	20,461	5,11	Retailers/Wholesalers	30	03/01/1999	02/28/2009	(212)267-2200	Chuck Hyman, Sales Manager/Scott Douglas, Principal
Interactive Video Technologies, Inc.	0	18	Computers/Data Processing	25	02/25/2000	02/24/2010	(212)233-7080	Mark Lieberman, Chief Executive Officer/John Danski, Chief Financial Officer
Primary Knowledge, Inc.	0	24	Computers/Data Processing	65	04/01/2000	04/01/2010	(212)685-0300	Peter Adams, President
F.B. Heron Foundation	10,027	17	Personal Services	10	04/01/2000	04/01/2010	(212)404-1800	Sharon King, Director
ally.com	16,071	2	Computers/Data Processing	80	12/02/2000	12/01/2005	(212)968-0600	Victor Vidal, President
GoCargo.com	0	22	Computers/Data Processing	60	05/01/2000	04/01/2005	(212)349-2400	Aleya Goldwenger, Chief Executive Officer
Total Tenants for 100 Broadway: 15								

111 Broadway

1 Trinity Centre

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Hull Trading, LLC	1,158	15	Financial Institutions	10	11/20/1999	04/01/2004	(212)346-7186	Brett Boscarino, Branch Manager
Law Offices of Peter G. Angelos	2,286	8	Law Firms	5	11/20/1999	06/01/2006	(212)406-4500	Shelly Shapiro, Office Manager/Jeffrey Joerres, Chief Executive Officer
Manpower, Inc.	3,554	5	Business Services	5	04/02/2000	04/01/2003	(212)406-4500	Shelli Shapiro, Branch Manager
Manpower, Inc.	2,993	5	Business Services	25	03/01/2000		(212)693-1100	Curtis Campbell, Office Manager/Ellen Scherer, Vice President of Transactions
American Express Travel Services	1,700		Transportation	24			(212)669-6100	Dorothy Oertel, Manager/Jeffrey Maurer, President
U.S. Trust Company of New York	13,000	GRND	Financial Institutions	30	06/19/1996		(212)267-1900	Dennis Wade, Senior Partner/Paul Clark, Partner
Wade, Clark, Mulcahy	12,446	9	Law Firms	20	07/06/2000	06/01/2004	(212)791-7370	William Putts, President
Avenis	2,500	17	Insurance	25	01/01/1989	09/30/2010	(212)240-0200	Al Colucci, Vice President/Rolf, Partner
SunGard Insurance Systems	6,900	7	Business Services	21	01/01/1999		(212)227-8150	Eugene Moore, Senior Partner
Rofe & Nolan	4,473	17	Law Firms	12	06/01/1979		(212)266-8200	Alan Schecter, Vice President/Chanel Pick, Office Manager
Wolverine Trading, Inc.	5,778	15	Real Estate	50	01/01/1985	10/31/2005	(212)346-7000	Peter Purcell, Branch Manager/Timothy Mullen, Chief Executive Officer
Treacy, Schaffel, Moore & Mueller	5,000	5	Financial Institutions	15	07/02/1998		(212)619-1770	Louis Schneider, Managing Partner
FBE, Ltd.	10,750	20	Law Firms	6	02/01/2000		(212)385-0027	Richard Doolittle, Senior Managing Director/Alphonse Toro, Broker
First Options of Chicago	24,807	2,7	Real Estate	10	01/01/1989		(212)732-5005	Bill Ghern, Owner
Wasserman, Schneider, Babb & Reid	0		Retailers/Wholesalers	45	01/01/1991		(212)791-1822	Andy Fisher, Manager
Newmark & Company Real Estate Inc.	3,000	11	Medical	13	01/01/1988		(212)267-1884	Jeffrey Shapiro, Dentist
Suspenders of Wall Street Restaurant	5,000	BSMT	Retailers/Wholesalers	10	01/01/1993	01/01/2003	(212)349-3300	George Managos, Chief Executive Officer
FSG International	9,000	18		4	01/01/1992		(212)267-0777	Rich Maloney, Office Manager
Jeffrey R. Shapiro D.D.S.	1,000	17						
Securities Dealing Systems, Inc.	2,000	6						
Jones & Associates	1,000	6						

10/11/2001

111 Broadway				1 Trinity Centre			Downtown/World Trade Center	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Robin Hood Foundation, Inc.	14,300	19	Government	25	01/01/1993	11/30/2010	(212)227-6601	David Saltzman, Executive Director/Karen Outlaw, Controller
Waesche Steinbaum & O'Regan	5,700	4	Law Firms	17	01/01/1989	12/01/2009	(212)227-3550	Richard Stone, Managing Partner/Maryann Powers, Office Manager
Law Office of Gomelesky, Prado & Tuy	6,600	4	Law Firms	36	10/01/1996		(212)406-4410	Victor Gomelesky, Senior Managing Partner
Tempositions, Inc.	1,595		Business Services	9	12/27/2000	01/01/2004	(212)227-5300	Dee Ruso, Manager
Advanced Securities	1,344	20					(212)376-7500	
Capital Management Partners	1,750	18					(212)608-6000	
United Energy Inc.	1,750	18					(212)608-6000	
Omnitrans Corp. Ltd.	2,000	17	Transportation	10			(212)962-1956	Hubert Fleury, President/Hermann Amsz, Chairman of the Board
Inland Marine Underwriters Association	3,000	15	Financial Institutions	3		02/28/2002	(212)233-7958	Ronald Thornton, President/Melissa Kall, Assistant Vice President
Prosurance/Redeker Group	4,000	14	Insurance	6	01/01/1992	01/01/2002	(212)693-1556	Greg Kumm, President
Livingston Asset Management	673	13	Law Firms					
Law Offices of Lawrence H. Schoenbach	673	13	Law Firms	3		12/01/2004	(212)346-2400	Lawrence Schoenbach, President
Andrew G. Patel, Esq.	673	13	Law Firms	2			(212)349-0230	Andrew Patel, Owner
Rhoda Lipp Clary, Esq.	673	13	Law Firms	3			(212)267-4405	Rhoda Lipp Clary, Owner
Howard R. Leader	673	13	Law Firms	2			(212)346-4575	Howard Leader, Owner
Ranni & Smith, Esq.	673	13	Law Firms	3			(212)227-7062	Nathaniel Smith, Managing Partner
Stephen C. Filler, Esq.	673	13	Law Firms				(212)346-4673	
Barocas & Schmidt, Inc.	673	13	Law Firms	20			(212)346-4666	Wanda Flores, Manager
General Technology Enterprises LP	6,000	12,13					(212)748-7664	
Savona & Scully, Esq.	1,750	12	Law Firms	7	01/01/1994	06/15/2005	(212)267-3320	Joseph Savona, Partner
Gersowitz, Libo & Korek, PC	6,000	12	Law Firms	30	01/01/1995	06/15/2005	(212)385-4410	Jeff Korek, Senior Managing Partner/Irene Chae, Office Manager
Triad Securities Co.	12,076	4,11	Financial Institutions	50	06/16/2000	10/31/2006	(212)349-8060	Mike Weis, President

111 Broadway			1 Trinity Centre			Downtown/World Trade Center		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Mahoney and Keane	3,000	10	Law Firms	10		10/31/2004	(212)385-1422	Cornelius Mahoney, Managing Partner
Urban Management Co.	1,500	9	Business Services	7	07/20/2000		(212)349-3150	
Urban Management	1,900	17	Financial Institutions	9			(212)349-3150	Herman Miller, President
Herman Miller	1,900	9	Law Firms	2			(212)349-3150	Herman Miller, Owner
R.W. Urbanek M.D., P.C.	1,500	8	Medical	2		06/01/2006	(212)732-2777	Richard Urbanek, Doctor
The Griswold Company, Inc.	1,000	13	Financial Institutions	8		04/01/2003	(212)566-5500	Michael Sieczkowski, Chief Financial Officer
Trinity Managers International	3,000	7	Personal Services	6	04/01/2000	05/01/2003	(212)766-7000	Barnett Rothenberg, President
Hirsch, Obelbaum, Bram & Hanover	2,403	7	Accountants	10		06/01/2009	(212)227-8034	Harry Bram, Senior Managing Partner
SGI LTD.	1,500	6	Manufacturing	15		09/01/2002	(212)349-6100	Walter Schubert, President
Coutone & Co., Inc.	3,500	6					(212)374-9797	
Rosenthal Collins Group	6,292	6	Financial Institutions	30	02/01/2001		(212)349-2500	Jerry Singer, Manager
Michael D. Sharp, Esq.	1,500	6	Law Firms	5		01/01/2002	(212)732-2380	Michael Sharp, Attorney
Wall Street Technology Group, Inc.	2,000	5	Personal Services	5		02/01/2003	(212)285-4000	Ted Scott, President/Hyung Kim, Partner
TFM Investment Group	2,000	3						
Electronic Trading Group, L.L.C.	9,911	3,16	Financial Institutions	35	02/19/2000	05/01/2005	(212)346-7377	Robert Cantler, President
New Age Network	12,318	16	Retailers/Wholesalers	16	11/29/1998		(212)425-3850	Steve Coil, Real Estate Contact
Laidlaw Capital Partners, L.L.C.	5,077	10	Financial Institutions	20	12/01/2000		(212)825-1500	Michael Bartoszek, President
Avistar Systems Corporation	3,210	8	Manufacturing	15	05/01/1999	07/01/2004	(212)571-0091	Denise Santiago, Office Manager/Mike Barsotti, President
GymAmerica.com	2,245	13					(212)528-0320	
Y-Merge.com LLC	2,836	14	Computers/Data Processing	12	08/01/2000	08/01/2006	(212)364-7530	Will Tappias, President
Network Information Solutions, Inc.	3,000	7	Business Services	8	06/01/2000	06/01/2010	(212)943-0089	Stan Padowski, President
Mark Seitelman Law Offices	6,904	9	Law Firms		11/06/2000		(212)962-2626	Mark Seitelman, Attorney
Allegant Berger & Vogel LLP	2,750	12			02/26/2000		(212)571-0550	

111 Broadway		1 Trinity Centre		Downtown/World Trade Center	
--------------	--	------------------	--	-----------------------------	--

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
--------	-----------	-------	----------	----------	-----------	------------	-------	----------

Total Tenants for 111 Broadway: 66

115-119 Broadway

2 Trinity Centre

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
General Electric Co.	9,201	3	Insurance	176	12/22/1995		(212)575-6000	Ann Stern, President/Ching Fava, Office Manager
Financial Guaranty Insurance Co.	0	5-11	Law Firms	175		10/01/2006	(212)312-3000	Peter Angelos, President
Law Offices of Peter G. Angelos	8,400	3	Financial Institutions	20	11/15/1999	11/30/2003	(212)962-0048	Brian Connors, Branch Manager
Dreyfus Service Corporation	0	GRND	Financial Institutions	7			(212)406-8616	Robert Gold, Partner/Jeffrey Najarian, Partner
Transaction Information Systems	5,761	20,21	Personal Services	174	06/15/1998	06/01/2008	(212)962-1550	Bill Cass, Vice President
Liberatore Services	6,000	12	Retailers/Wholesalers	30	06/01/1996	06/01/2006	(212)378-0300	Irv Wright, Manager/Eric Lane, Real Estate Director
Men's Wearhouse	18,954	GRND		30	01/15/2000	01/01/2010	(212)233-0675	
Sexter & Warmflash	5,402	15	Law Firms	8	05/15/1998		(212)577-2800	Alan Sexter, Managing Partner
Pattison & Flannery	2,500	13	Law Firms	7	04/15/1996	04/15/2006	(212)566-1111	Martin Flannery, Partner/Thomas Pattison, Partner
Starpoint Solutions	3,500	20	Retailers/Wholesalers	18			(212)962-1550	Jeff Najarian, Chief Executive Officer
Stanley's Cobbler Shop Church St. Inc.	500	GRND	Personal Services	7	07/01/2000	07/01/2010	(212)964-2024	Charlie Kolette, Owner
Travel Network	2,000	GRND	Transportation	4	05/01/1992	05/01/2002	(212)732-3311	S Abadir, President
Marulli & Associates, P.C.	17,596	19	Law Firms	50	01/01/1997		(212)553-3200	Gerald Marulli, Senior Partner
Globecon	3,477	17	Manufacturing	20	12/01/1996		(212)608-1160	Larry Zanore, Manager of Finance
Bright Trading	2,000	15	Financial Institutions	4		01/01/2004	(212)748-6916	Robert Bright, President
Cogent Securities	6,917	15	Engineers/Architects	8	11/20/1997	11/01/2002	(212)571-3700	Richard Huo, Vice President
Grealey & Hansen Engineers	5,385	13		15	11/01/1995	11/01/2002	(212)227-1250	Stephen Gyory, Partner/Stephen Pool, Office Manager
Sagam Morpho	3,500	13	Computers/Data Processing	5			(212)587-8730	Keith Paradize, Manager
Cotelligent Group, Inc.	3,233	15	Retailers/Wholesalers	7	08/01/1995	05/01/2003	(212)227-0245	Tim Flengo, Vice President/Tammy Gerard, Executive Assistant
E F O'Reilly	1,500	12	Financial Institutions	10	01/01/1997		(212)493-7093	Eugene O'Reilly, Owner
Orion Energy Service	3,000	12	Law Firms	15	06/01/1999	06/01/2009	(212)766-4600	Arthur Bennetson, Broker/Ed Orion, President
Napoli, Kaiser & Bern Associates	7,296	12	Retailers/Wholesalers	3			(212)267-3700	Paul Napoli, Managing Partner
Stanley's Cobbler Shop	500	GRND					(212)964-2024	Charlie Colletti, Manager
MLC International Investment Group	4,695	15			12/11/1999	11/30/2002		

115-119 Broadway			2 Trinity Centre		Downtown/World Trade Center	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration Phone Contacts
Quadel Consulting Corporation	10,169	3	Business Services		01/28/2001	
Total Tenants for 115-119 Broadway: 25						

170 Broadway

Downtown/Insurance District

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Navy Officer Programs	1,500	14	Government	7	04/14/1998	01/01/2005	(212)385-4450	Terry King, Manager/Leslie Sheard, Manager
Cosmetics Plus	0	GRND	Retailers/Wholesalers				(212)843-6656	Marisol Martinez, Store Manager/Ron Schraman
Select Staffing	1,500	2	Business Services		08/13/2000		(212)566-1100	
Evenson Best	1,900	9	Retailers/Wholesalers	8	09/18/1999	09/30/2002	(212)553-1100	Michael Adams, District Sales Manager
Total Tel	1,800	14	Personal Services	20	01/01/1985		(212)267-2929	Ben Occhio, President
DVI Communications Inc.	11,000	11,12	Law Firms	15		01/01/2015	(212)406-9710	James Clerk, Senior Partner
Kral Clerk Redmond, Ryan Perry & Girvan	6,000	5	Law Firms	50			(212)766-1888	Andrea Alonso, Partner
Morris, Duffy, Alonso & Marulli	7,500	7	Law Firms	10	01/01/1999	01/01/2004	(212)732-3921	James Savino, President
Bon Temps	3,000	18	Business Services	12	01/01/1988		(212)227-9300	Lou Richard, President
Prescott James & Thomas	750	9	Business Services	18	01/01/1965	01/01/2003	(212)843-0300	Peter De Natale, President
Easton Personnel	1,750	3	Retailers/Wholesalers	20			(212)349-2355	William Goldstein, Director
Peter De Natale Jewelry	2,500	2					(212)619-5885	
Stock Exchange Chiropractic Group	0	3						
American Personnel	1,850	6	Business Services	3	01/01/1993	06/30/2002	(212)233-2900	Hugh Boyle, Partner
Derrin & Bergman	3,000	15	Law Firms	10	01/01/1970	01/01/2003	(212)267-7575	Berry Dinnerman, Managing Partner
Maritime Realty Corporation	2,000	15	Financial Institutions	10	06/01/2000	06/01/2004	(212)962-2116	Sam Eekser, Owner
Sobel Shipping Company	1,000	15					(212)227-9035	
Argo Shipping Agency	750	15	Law Firms	6		05/01/2003	(212)964-8565	Fred Seeman, Owner
The Law Office of Fred Seeman	1,000	4	Business Services		07/01/2000		(212)608-5000	Richard York, Principal
RSVP Personnel Agency	750	4	Law Firms				(212)964-5252	
Brenner & Brenner	0	8					(212)964-0725	
National Corporate Services, Inc.	2,000	6					(212)566-5552	
Arden Personnel Associates, Inc.	920	4	Business Services	2	01/01/2000	01/31/2003	(212)227-0740	Dorothy Ford, President
Law Office of Gary Smoke	1,000	12	Law Firms				(212)608-5544	Gerald Wollenberger, Partner/Gary Smoke, Partner
Norman Kimmelman, Law Office of	2,000	10	Law Firms	2		01/01/2004	(212)962-3630	Michael Kimmelman, Owner/Norman Kimmelman, Partner

170 Broadway**Downtown/Insurance District**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
J.W. Allen, Inc.	500	4		2			(212)227-6875	
Rice House of Brokerage	500	9					(212)233-2777	
New York-New York	1,500	9	Business Services				(212)267-3500	
Empire State Capital Corp.	955	12					(212)513-1799	
Marc Danon, Law Office Of	2,000	12	Law Firms	2			(212)385-0460	Marc Danon, Attorney
Warner Forwarders, Inc.	1,000	14					(212)619-0980	
Kirkwood & Tuozzo	1,000	16	Law Firms	3		06/01/2002	(212)732-7810	Christopher Kirkwood, Partner/Edward Tuozzo, Partner
S.S. Maritime Inc.	2,000	18	Personal Services	5			(212)406-9560	George Skarvellis, President
Davis & Davis	0	2	Law Firms	3	03/02/2000		(212)962-1111	Andrew Davis, Principal
Screen Vision Cinema Network	5,500	7	Business Services	30	01/01/1995		(212)752-5774	Adam Poulier, Chief Executive Officer
Financial Image Solutions, Inc.	0	4	Computers/Data Processing	4	12/02/1999	12/01/2002	(212)989-5858	Marvin Hughes, Co-President
Dengler, Dengler & Dengler	1,700	6	Law Firms	4	10/02/2000		(212)732-2422	Bernard Dengler, Partner
Stump & Bond LLP	600	6	Financial Institutions	6	12/01/2000	01/31/2004	(212)968-8600	Adam Bond, Partner
Heritage Frame & Picture Co.	1,000	4	Retailers/Wholesalers	3	08/11/1997	08/01/2004	(212)233-3205	Dennis Petragnani, Office Manager
Executive Traders	0	1			03/10/2001		(212)541-6161	
Paul Girolamo Assoc. Inc.	0	9			01/01/2000		(212)267-3393	
VoiceStream	4,525	GRND, MEZZ	Communications		04/21/2001	08/31/2003	(212)349-0300	
Sivin & Miller	3,146	6			10/01/2000		(212)791-7900	
Detex	1,900	10					(212)267-1800	
DeMaggio & DeMaggio	2,370	14				09/01/2002	(212)267-7575	Irving Dinerman, Owner
Irving P. Dinerman, Esq.	1,814	15	Law Firms	5			(212)267-7575	
Royal Marine Corp	750				01/15/2000		(212)732-0260	

Total Tenants for 170 Broadway: 47

222 Broadway**Swiss Bank Bldg****Downtown/Insurance District**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Merrill Lynch & Co., Inc.	34,850	6	Financial Institutions	60	11/01/1998		(212)670-0077	Patrick Costa, Operations Manager/Michael Shenol, Director of Real Estate Planning
Au Bon Pain	6,000	GRND	Retailers/Wholesalers	20			(212)962-8453	Dwight Baccanna, Branch Manager/Beth Coburn, Property Director
Newsstand	200	GRND					(212)344-7733	
Barclays Bank PLC	209,100	7-12	Financial Institutions	200		08/31/2002	(212)412-4000	Thomas Kalans, President/Callum McCarthy, Chief Executive Officer
Fine, Olin & Anderman, P.C.	8,000	18	Law Firms	60	04/01/1992		(212)267-1650	Marvin Anderman, Senior Partner
Peltz & Walker	8,000	25	Law Firms	60			(212)349-6775	Alexander Peltz, Partner/Paul Walker, Partner
Brecher, Pasternack, Fisher, Poppish, Felt, Heller	15,500	19	Law Firms	50			(212)267-0808	George Brecher, Partner
Price Depot	5,000	GRND	Retailers/Wholesalers	15		01/01/2002	(212)374-9370	Irvin Schneps, President/Deepak Samtini, Store Manager

Total Tenants for 222 Broadway: 8

225 Broadway				Transportation Bldg			Downtown/City Hall	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
FedEx Corporation	0	1	Transportation					
Popick, Ruitman & Jaw	2,000	25	Law Firms	7	02/15/1997	02/01/2005	(800)463-3339	Mary Rogers, Manager of Office Real Estate
Evans Orr DiMaggio & Laffan	5,080	14	Law Firms	20			(212)730-0080	Brad Popick, Managing Partner
							(212)956-4632	Paula Amsterdam, Attorney/William Laffan, Partner
Shapiro Beilly Rosenberg Albert & Fox	15,854	13	Law Firms	70	11/20/1997	12/31/2007	(212)267-9020	Beth Shapiro, Partner
American Clerical	5,085	MEZZ	Personal Services	100	04/01/1991	06/01/2004	(212)233-4040	Salvador Uy, Vice President
Baker & Friedman & Associates	0	18	Law Firms	3	05/15/2000		(212)696-4288	Stephen Baker, Partner/Ben Friedman, Partner
Geoghan & Cohen	0	2	Law Firms	7	11/30/2000		(212)753-6901	Steve Cohen, Partner/William Geoghan, Senior Partner
Uniformed Fire Officers Association	7,900	4	Personal Services	20	05/01/1995	04/30/2005	(212)293-9300	Dennis Cummins, Manager/Tom O'Connor, Manager
Virag & Virag	6,300	6	Law Firms	20	07/01/1995	06/30/2002	(212)964-2160	Allen Virag, Owner
Cohen's Fashion Optical	3,589	GRND	Retailers/Wholesalers	6	04/01/1992	05/30/2004	(212)227-4208	Louis Solomon, Owner
David M. Lee, The Law Offices of	250	34	Law Firms	30	01/01/1989	01/01/2002	(212)529-9000	David Lee, Owner/Jeffery Katz, Attorney
Albert A. Silberman	3,075	19	Law Firms	15	09/01/1988		(212)227-2050	Albert Silberman, Owner
Maternity Infant Care Family*	14,500	17			03/01/1997		(212)267-0900	Maya Urbelarra, Executive Director
Planning Projects								
Berger & Kramer	3,000	40	Law Firms	8	03/01/1990	01/01/2003	(212)227-1010	Herbert Kramer, Managing Partner
Moskowitz, Passman & Edelman	2,772	20	Law Firms	6	08/01/1994		(212)227-0430	Austin Edelman, Senior Partner
Pops & Associates	634	20	Law Firms		06/01/1996	02/15/2004	(212)732-3355	Joseph Pops, Accountant/Paul Pops, Attorney
Callan & Byrnes	3,000	41	Law Firms	8	04/01/1993	04/30/2003	(212)233-8070	Caesar Callan, Managing Partner
Di Tomasso & Di Tomasso	0	20	Law Firms	2			(212)619-3380	Edward Di Tomasso, Managing Partner
Sigma Pi Phi Fraternity	0	5			05/02/1999		(212)791-3284	
Schneine Fusco Brandenstein & Rada	5,000	27	Law Firms	3			(212)233-1457	Edward Schneine, Owner
Cope Institute	0	2	Personal Services	30	02/02/2001		(212)809-5935	Rabbi Barish, President
Law Office of Harry DeMell	0		Law Firms	2	09/20/2000		(212)732-2767	Harry De Mell, Attorney
Dunn & Smith	2,000		Law Firms	4	01/02/2000	01/01/2003	(212)406-6783	Robert Dunn, Managing Partner/Oliver Smith, Attorney

10/1/12001

225 Broadway				Transportation Bldg			Downtown/City Hall	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
American Sportscasters Association	0	20		10/02/2000			(212)227-8080	
Krez & Peisner	3,875	21	Law Firms	20	04/15/2001	10/30/2001	(212)964-5000	Paul Krez, Partner/Cassey Peisner, Partner
Morton Levy	3,070	39	Law Firms	7	01/01/1980		(212)227-6440	Morton Levy, Owner
Mercantum	2,550	37	Transportation	5	01/01/1969	12/30/2006	(212)233-0412	Jill Christovao, President
Ginsberg & Broome, The Law	1,082	31	Law Firms	6	10/01/1989		(212)227-4225	Alvin Broome, Partner/Robert Ginsberg, Partner
Offices of First & First	560	31	Law Firms	5	07/01/1985	02/28/2004	(212)962-6338	Harry First, Partner/Mitchell First, Partner
Meade Personnel & Health Services	958	34	Medical	5	09/01/1994		(212)349-1900	Jeanne Meade, President
Sidney P. Feldman	525	35	Law Firms	2	08/01/1996		(212)732-6652	Sidney Feldman, Owner
J.P. Canon Associates	700	36	Business Services	10	01/01/1975	12/30/2005	(212)233-3131	Jim Rohan, President
Meltzer, Fishman, Madigan, & Campbell	3,670	26	Law Firms	17	01/01/1980	10/31/2007	(212)227-1980	Joseph Campbell, Managing Partner/Edward Madigan, Managing Partner
Jerry Klein	1,500	27	Accountants	5		01/01/2003	(212)732-1555	Jerry Klein, Owner
Elliott A. Roberts, The Law	2,500	27	Law Firms				(212)962-7083	Elliott Roberts, Managing Partner/Mark Roberts, Attorney
Offices of Adler, Gross, & Zwal	7,295	24	Law Firms	28	04/01/1995	07/01/2003	(212)267-7580	Gilbert Adler, Managing Partner
Aaron Gelbwaks	2,000	26	Law Firms	5	09/01/1989		(212)732-2540	Aaron Gelbwaks, Owner
Rosenzweig & Berson	3,100	38	Law Firms	4	11/01/1994	11/01/2004	(212)285-4904	Joseph Rosenzweig, Managing Partner
Fort Forwarding, Inc.	6,500	28	Transportation	25	06/01/1993	05/30/2003	(212)240-9500	Dan DiCarlo, President
Charles David Segal, The Law	1,350	35	Law Firms	6	12/01/1991	11/30/2001	(212)513-0665	Charles Segal, Managing Partner/Paul Hudson, Attorney
Offices of Godfrey H. Murrain, The Law	1,500	3	Law Firms	6	09/01/1986	01/01/2005	(212)619-1250	Godfrey Murrain, President
Offices of Allied Building Inspectors	2,000	43	Personal Services	5	10/01/1982	01/01/2003	(212)233-2690	Joseph Corso, President
Lewis & Fiore	3,000	33	Law Firms	10	01/01/1990	01/01/2003	(212)285-2290	Charles Fiore, Partner/David Lewis, Partner
Wall Street Tax Association	400	36	Accountants	1	04/01/1987	12/31/2001	(212)406-4270	Tom DeGenaro, Director
American Business Training	500	36		2			(212)233-6423	Judy Segal, President
Schwartz & Solomon, P.C.	2,900	42	Law Firms	6	08/01/1992	07/01/2002	(212)732-6460	Joseph Solomon, Managing Partner

10/11/2001

225 Broadway				Transportation Bldg				Downtown/City Hall	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts	
MLE Consultants, Inc.	2,500	29	Business Services	6	09/01/1986	03/01/2009	(212)608-6100	Keith Strier, President	
Nestor Imports, Inc.	600	29	Personal Services	3	03/01/2000	03/01/2004	(212)267-1133	Aristides Spiliotopoulos, President	
Goldstein & Goldblatt	2,400	30	Law Firms	7	01/01/1995	12/30/2004	(212)566-6900	Ken Goldblatt, Partner/Kenneth Goldblatt, Partner	
Law Office of John Hamilton	1,000	30	Law Firms	5			(212)219-3303	John Hamilton, Attorney	
Arthur Nevins, Esq.	900	31	Law Firms	3	06/01/1989		(212)406-2062	Arthur Nevins, Attorney/Arthur Tower, Certified Public Accountant	
M. David Baker, The Law Offices of	770	27	Law Firms	2	09/01/1985	03/01/2002	(212)962-0200	Ralph Rosenthal, Attorney	
NYC Managerial Employees Assoc.	2,955	14,27	Personal Services	4	09/01/1992	10/29/2003	(212)964-0035	Edward Perlmutter, Executive Director	
Maloney & Parcell	1,575	28	Law Firms	4	09/01/1985	07/01/2002	(212)227-8600	William Maloney, Partner	
Locker Associates	1,800	26	Law Firms	4	09/01/1992		(212)962-2980	Bob Haulett, Administrative Assistant	
Pollock Pollock Isaac & De Cicco	3,000	3	Law Firms	10		10/31/2003	(212)233-8100	Brian Isaac, Managing Partner	
James MacDonald Ltd.	1,500	7	Engineers/Architects	11	08/02/1999	08/01/2009	(212)683-9050	James MacDonald, President	
Law Offices of Rassner, Rassner & O	0	24	Law Firms	41	12/01/1997		(212)227-2618	Alan Rassner, Owner	
Peter A. Frankel	2,000	3	Law Firms	3	01/01/1998	01/31/2005	(212)587-0400	Peter Frankel, Partner	
Howard C. Friedman	0	2	Law Firms		01/02/2001		(212)233-4621		
Howard D. Simmons, Esq.	700		Law Firms	7	02/21/2001		(212)267-6051	Howard Simmons, Lawyer	
Ana P. Burescu, Esq.	200		Law Firms	1	09/02/2000		(212)587-0563	Ana Burescu, Owner	
Morris E. Matza	0		Law Firms	2			(212)406-2232	Morris Matza, Owner	
Golub & Golub	300	15	Law Firms				(212)566-2242		
Law Offices of D.M. Douglas,	7,000	12	Law Firms	14	06/02/2001		(212)422-0365	Donna Douglas, Managing Director	
L.J. T									
Wilson & Associates, PC	3,094	7	Law Firms		11/01/1997	01/30/2005	(212)571-6800	Susu Ji Wilson, Office Administrator	
William B. Kimball	1,000	16	Law Firms	2	08/01/1999		(212)962-7750	William Kimball, Attorney	
Law Offices of O'Rourke & Degen	2,000	7	Law Firms	3	02/15/2001		(212)227-4530	Thomas O'Rourke, Partner	
Law Offices of Fasulo	2,000	7	Law Firms	3	02/22/2001	08/15/2006	(212)566-6212	Louise Fasulo, Owner/Jane Friedson, Attorney at Law	
Renner & Associates	3,436	9	Law Firms		08/02/1999	08/01/2006	(212)267-1700	Paul Renner, Principal Attorney	

10/1/2001

225 Broadway**Transportation Bldg****Downtown/City Hall**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Debra A. Galloway	0	14	Law Firms		05/02/1999		(212)577-4373	
Daniel Reiter, The Law Offices of	2,700	5	Law Firms	4	10/01/1997	09/30/2002	(212)227-7727	Daniel Reiter, Owner
McGhee & Associates	10,000	14	Law Firms	20	10/10/2000		(212)385-0900	Michael McKenzie, Partner/Patrick Symola, Senior Attorney Corporate
Elliot Topper	1,186	25	Law Firms	5	04/30/2000	03/31/2002	(212)619-5576	Elliot Topper, Owner
Gaffin & Mayo	1,600	25	Law Firms	8	06/02/2000		(212)962-5757	Dudley Gaffin, Managing Partner
Murray Axelrod Attorney at Law	400	39	Law Firms	2			(212)619-3300	Murray Axelrod, President
Arthur Strier	800	29	Law Firms	4		06/01/2004	(212)608-6100	Arthur Strier, Attorney
Dennis C. Cheung	2,700	19	Law Firms		04/01/1991		(212)732-9333	Dennis Cheung, Partner
Nathan L. Demblin & Associates	2,400	14	Law Firms	5	11/01/1995		(212)267-0505	Nathan Demblin, Attorney
Desena and Kalter	3,975	19	Law Firms	8	12/01/1992	11/30/2002	(212)233-7744	Micahel Kalter, Senior Partner
Kaufman & Serota, P.C.	2,094	19	Law Firms	8	12/01/1983		(212)732-6366	Ivring Serota, Managing Partner
Doniger & Engstrand	2,900	18	Law Firms	4	05/01/1993	04/30/2003	(212)406-8400	Wende Doniger, Partner/D. Daniel Engstrand, Partner
Silverstein & Co.	1,250	18	Accountants	3	10/01/1994		(212)608-9800	Steve Silverstein, Certified Public Accountant
Young & Young	2,870	18	Law Firms	4	07/01/1985	07/30/2005	(212)227-9755	Sanford Young, Senior Partner
Jonas Aircraft & Arms Co. Inc.	900	3,29	Personal Services	10	07/01/1996	06/01/2002	(212)619-0330	Geoffrey Steinman, President
Verini & Gardner	0	16	Law Firms	4	08/01/1993	12/30/2005	(212)227-1700	Alan Gardner, Senior Partner
Bloom & Mintz	1,500	15	Law Firms	4	03/01/1996		(212)227-4016	Sol Mintz, Senior Partner
Epstein & Weil	2,100	12	Law Firms	5			(212)732-4888	Judith Weil, Senior Partner
Zemlock, Levy, Bick & Karimbad	1,000	12	Law Firms	6	12/01/1989	11/30/2004	(212)964-4140	Larry Karimbad, Partner
Mazur Bockett & Mazur	1,200	10	Law Firms	4	05/01/1992	04/30/2002	(212)233-5340	Bernard Mazur, Senior Partner
Dunbar & Nicell	1,800	10	Law Firms	4	07/01/1992	06/30/2002	(212)227-8020	John Nicell, Attorney
ASAP Sport Reporting Ltd	3,100	7	Personal Services	1			(212)267-2727	Peter Paul Balestrieri, President
Anthony M. Dattoma	822	7	Law Firms	10	10/01/1993	10/31/2003	(212)349-2630	Anthony Dattoma, Managing Partner
Goodman, Glat & Weiss	3,500	6	Accountants	8			(212)732-0330	Justin Goodman, Partner
Regusin, Edwards, Stone & Feder	1,600	5	Law Firms	2	03/01/1997	02/28/2005	(212)619-1910	Robert Stone, Senior Partner
Continental Shoe Repair	515	GRND	Personal Services	10			(212)349-6878	Salvatore Iacono, Owner
Naturally Delicious	2,000	1	Retailers/Wholesalers				(212)608-3120	

10/11/2001

225 Broadway**Transportation Bldg****Downtown/City Hall**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Ora Vision Boutique	0	1	Law Firms	13		01/01/2003	(212)227-0458	David Zargark, Owner
Estrin & Bann, LLC	2,000	12	Law Firms	02/01/1997	01/01/2005	(212)962-0800		Melvyn Estrin, Managing Partner
Garber & Garber	0	9	Law Firms	07/01/1996	06/01/2006	(212)267-6130		Fern Garber, Partner
Nakrosis Building Design	2,400	44	Engineers/Architects	07/01/1997	06/30/2002	(212)732-0272		John Nakrosis, President
Dealy & Trachtman	4,436	14	Law Firms	07/01/1997	06/30/2002	(212)385-0066		William Dealy, Managing Partner
Marcowitz & Corring	1,500	16	Law Firms	05/01/1997	04/30/2002	(212)227-4529		Edward Marcowitz, Managing Partner
Law Offices of R. Lewis,	2,000	20	Law Firms	10/01/1995		(212)285-2400		Robin Lewis, Partner
Martinez & Novak	750	21	Law Firms	1		(212)766-7600		Howard Weiswasser, Owner
Howard H. Weiswasser	1,013	3	Personal Services	03/01/1997	03/01/2002	(212)571-3440		Joe Tamayo, Branch Manager
Western Pest Services	0	BSMT	Business Services	5		(212)608-8940		Robert Shanker, President
Pooled Office Service	0	4	Law Firms	4		(212)385-3555		
Greenbaum & Moore	0	4	Law Firms	12	10/01/1999	(212)227-8933		Brad Bernstein, President
Law Office of Spar & Bernstein P.C.	3,433	5	Law Firms	3		(212)732-5336		David Harary, Owner
Law Office of David S. Harary	1,530	20	Law Firms	5	08/01/1996	07/30/2002	(212)964-1220	Marilyn Cohen, President
I.L. Cohen Co., Inc.	1,100	30	Transportation	13	11/01/1995		(212)285-3131	Cyrus Adler, Owner
The Law Office of Cyrus B. Adler	2,120	32	Law Firms	10	12/18/2000		(212)732-9600	Steven Kartagener, Owner
Steven R. Kartagener	0		Law Firms	03/02/1999		(212)766-8020		
Schwartz & Klein	750	21	Law Firms	5	07/02/2000	(212)227-1834		Jeffrey Barr, Partner/Peter Herb, Partner
Law Offices of Barr & Herb	1,500		Law Firms	1	06/01/2001	(212)406-2270		Ronald Lykowitz, Owner
Law Offices of Ronald Lykowitz	500	1	Law Firms	10	05/01/1991	(212)732-9773		Lillian Li, Owner
Lillian Lei, M.D.	1,500	3	Medical	8	03/01/1992	02/28/2002	(212)406-4848	Gary Pillersdorf, President
Gary Pillersdorf & Associates	3,592	10	Law Firms	50	09/15/1997	06/30/2007	(212)803-5100	Michael Coleman, Executive Director
NY County Defender Services	5,828	11	Law Firms	7	03/01/1995	02/28/2005	(212)964-3300	Michael Margo, Managing Partner
Reisman, Abramson & Magro	6,750	4	Law Firms	03/01/1990		(212)587-0707		
Bonita Zelman, Esq.	1,600	7	Law Firms	30	05/01/1991	06/15/2002	(212)349-4410	Robert Birmingham, President
Mirmingham & Oellerich	3,100	9	Computers/Data Processing	4	05/01/1992		(212)227-5550	Gary Berenholz, Partner
Gary, Berenholz	2,500	26	Law Firms	8	04/01/1987	06/01/2010	(212)608-0900	Flori Wertheimer, President
Alexander Ash et al	5,200	12	Law Firms	1	08/01/1993		(212)964-4140	Leonard Morrow, Owner
Leonard Morrow	2,710	12	Law Firms					

10/17/2001

225 Broadway**Transportation Bldg****Downtown/City Hall**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Pension Forecasting	4,058	5	Insurance	7	10/01/1998	10/29/2003	(212)687-8177	Morris Soberstein, President
Joseph Benfante	0	27	Law Firms	2	09/01/1991		(212)227-4700	Joseph Benfante, Attorney
Lo & Morris	1,953	15	Law Firms	4	07/11/1998		(212)406-3999	Wade Morris, Managing Partner/Jim Lo, Partner
Martin & Sellinger	3,133	15	Accountants	8	02/01/1998	01/30/2008	(212)406-3900	Stuart Martin, Senior Partner
Robert Flaster Law Office	3,500	15	Law Firms	8	01/01/1992	12/30/2001	(212)349-6000	Robert Flaster, Attorney
Robert A. Flaster	1,143	15	Law Firms	5	09/01/1996	05/30/2002	(212)349-6000	Robert Flaster, Owner
Alan M. Cass	1,200	15	Law Firms	02/01/1997	05/30/2002	(212)349-3420		Alan Cass, Owner
Golub & Golub, LLP	1,759	15	Law Firms	4	07/01/1997	11/30/2002	(212)693-1000	Mitchell Golub, Partner/Steven Golub, Partner
CSS Laboratories	2,835	16	Computers/Data Processing	10	09/01/1997	08/30/2002	(212)267-8312	Armin Frey, Executive Vice President/Allions
Natural Freight	2,950	24	Transportation	7	01/01/1998	01/31/2003	(212)349-5165	Strub, Executive Vice President
Raia & Rondos	1,700	21	Law Firms	5	08/01/1997	07/30/2002	(212)587-8588	Steven Rondos, Managing Partner
Finkelstein & Newman	15,362	8	Law Firms	20	01/04/2000	01/31/2005	(212)619-5400	Jonathan Newman, Managing Partner
Fasulo, Friedman & Joyce	0	7			06/22/2001		(212)566-6212	

Total Tenants for 225 Broadway: 138

100 Church St **Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
NYC Law Department	297,500	2-6	Government	1,400	01/01/1985	10/15/2008	(212)788-0303	Michael Hess, Corporate Counsel
Fleet Bank	5,215	GRND	Financial Institutions	600	07/01/1998	06/30/2013	(800)628-9378	Jeanne Login, Vice President/Thomas Remy, President
Bank of New York	320,386	7-10,14,15	Financial Institutions	600	06/01/2000		(212)437-2849	Jerry L'Frieri, International Leasing Manager
Bank of New York	31,116	7	Financial Institutions	600	08/21/1998		(212)406-2889	Jane Booth, Chief of Civil Division
Global Crossings Holdings Ltd.	1,967	GRND	Computers/Data Processing	200			(212)637-2689	
U.S. Attorney's Office-Civil Division	38,578	18,19	Government					
Danross Agency, Inc.	40,000	21	Insurance	25	01/01/1975	01/01/2005	(212)227-5900	Mort Aron, President/Fred Hohe, Office Manager
Fuchsberg & Fuchsberg	11,965	18	Law Firms	55	01/01/1980	09/01/2003	(212)962-2800	Abraham Fuchsberg, Senior Partner/Seymour Fuchsberg, Partner
George Sharp, Inc.	0	14	Engineers/Architects	30	07/01/1994	07/01/2004	(212)732-2800	Allen Chin, President
Max E. Greenberg & Associates	4,675	16	Law Firms	20	01/01/1985	01/01/2003	(212)267-5700	Todd Herbst, Managing Partner
Mayor's Office of Operations	40,000	20	Government	200		01/01/2005	(212)788-1400	Alan Hevesi, Comptroller/Enid Ellis, Real Estate Contact
Star Bucks	750	GRND		6			(212)513-1006	Terry O'Hallerin, Regional Manager/Martin Zuckerman, Chief Executive Officer
Cardaili & Cardaili	2,500	16	Law Firms	15		01/01/2003	(212)964-3855	Robert Cardaili, Managing Partner
Traub & Traub	442	16	Law Firms	7		10/01/2004	(212)732-0208	Jeffrey Traub, Managing Partner
Cards & Such	7,000	GRND	Retailers/Wholesalers	5		01/01/2002	(212)732-8870	Arlington Chan, Office Manager/Victor Ponssan, President
CCA Construction Consulting	0	16			02/02/2001	02/28/2008	(212)385-1818	
Care in Network	1,134	16	Communications		02/22/2001	07/31/2005		
A.J. Walters	4,000	16			07/05/2000			

Total Tenants for 100 Church St: 18

10/17/2001

110-120 Church St **Downtown/World Trade Center**

Total Tenants for 110-120 Church St: 0

110-120 Church St **Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Duane Reade, Inc.	7,000	GRND	Retailers/Wholesalers		07/01/2001	07/01/2016		
Total Tenants for 110-120 Church St: 1								

10/17/2001

1 Wall St			Bank Of New York Bldg		Downtown/Financial District	
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration Phone Contacts
Bank of New York	670,600	1-28,30,32-49	Financial Institutions	1,500	01/01/1987	(212)495-1784 Thomas Remy, Chief Executive Officer/Bruce Van Saun, Executive Vice President
Total Tenants for 1 Wall St: 1						

10/17/2001

101 Barclay St			Bank of New York Bldg			Downtown/World Trade Center		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Bank of New York	1,224,000	1-25	Financial Institutions	6,131			(212)495-1784	Jeanne Login, Real Estate Contact/Jeanne Malorano, Manager
Hallmark Newsstand	2,000	LBBY	Retailers/Wholesalers	2		01/01/2016	(212)587-5312	Kenny Patel
Total Tenants for 101 Barclay St: 2								

125 Barclay St				Downtown/World Trade Center		
Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration
District Council 37-AFSCME	273,900	1-10	Personal Services			
Total Tenants for 125 Barclay St: 1						

(212)815-1000 Lee Saunders, Administrator

Contacts

2 Rector St

Wall Street Plaza West

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Bear Stearns & Co., Inc.	13,100	25	Financial Institutions	46		09/01/2006	(212)669-6200	James Cayne, Chief Executive Officer/Michael Sarkozi, Vice President of Real Estate
Bentitz Language Center, Inc.	6,293	GRND,2	Personal Services	25	06/01/1998	06/01/2008	(212)425-3866	Stephen Trinculescu, Executive Director/James Kuhl, Chief Executive Officer
Group One Trading	0		Financial Institutions	33	07/30/2000		(212)587-0584	Michael Norton, Managing Director
Carmack Associates	6,500	24	Personal Services	27	11/18/1996	08/01/2007	(212)227-7770	Emile Schoffelen, President
NY State Bank Department	90,400	18-23	Government	40	01/01/1993	12/31/2002	(212)618-6445	Elizabeth McGill, Superintendent
Schnell Publishing, Inc.	13,100	26	Communications	40	07/01/1997	07/01/2009	(212)791-4267	Jim Hannan, President
DataVox Technologies, Inc.	8,801	9	Government	50	01/15/1997	02/01/2002	(212)301-4300	Norbert Sluzewski, President
Avesta Technologies, Inc.	18,689	14	Computers/Data Processing	70	01/01/2000	01/01/2010	(212)285-1500	Kam Saifi, President
Bernard Richard Securities	4,885	11	Financial Institutions	17	04/05/1997	07/01/2002	(212)587-6070	Richard Seifer, Owner
ABN AMRO Sage	51,971	15-17	Financial Institutions	30	11/23/1996	10/31/2006	(212)233-7243	Kurt Richmond, Manager
Appellate Advocates	11,700	10	Law Firms	15	09/01/1998	09/01/2006	(212)693-0085	Lynn Fahey, Research Engineer/Winston MacIntosh, Manager of Special Projects
Swann 75 Corp.	500	LBAY	Retailers/Wholesalers	2		06/01/2011	(212)233-3333	Baxual Batel, President
Preferred Capital Marketing	0	9	Financial Institutions	17	11/01/2000	11/01/2005	(212)758-7799	Gary Brown, Regional Managing Director
Rainbow Kitchen Corporation	2,750	1		16	09/28/1998		(212)587-0001	
Rainbow Kitchen Corporation	0	GRND	Personal Services	3	04/01/1998	04/01/2008	(212)964-3701	Felice Shapiro, President/Sharon Sabol, Executive Vice President
New York State Land Title Association	2,786	9	Financial Institutions	15	02/01/2000	02/01/2005	(212)346-9600	Frank Fackovec, President/Tim Cassidy, Chief Executive Officer
Wintrade Briarwood	0	11	Financial Institutions	15	02/01/2000	06/14/2007	(212)266-9500	Teresa Kelly, Office Manager
Pax Clearing Corporation	24,532	3,11	Financial Institutions	5	09/01/1998	10/01/2008	(212)766-4333	Edward Castillo, President
NCIC Computer Consulting	1,000	GRND	Computers/Data Processing	10	05/02/2001		(212)972-7100	Neil Aurora, President
Aurora Software, Inc.	0	13	Computers/Data Processing	25	01/31/2000	01/01/2005	(212)233-4545	George Balmer, Financial Officer
Pacific Continental Securities	6,600	13	Financial Institutions					

2 Rector St **Wall Street Plaza West** **Downtown/World Trade Center**

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
--------	-----------	-------	----------	----------	-----------	------------	-------	----------

Total Tenants for 2 Rector St: 21

40 Rector St

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
NYC Taxi & Limousine Commission	34,278	5,8	Government	150	12/01/1997	11/30/2009	(212)840-4520	Commissioner McGrath-McKechnie, Commissioner
City of NY Boards of Standards & Appeals	12,706	9	Government	50			(212)676-2800	David Zagor, Executive Director
NYC Office of Municipal Labor Relations	0		Government	100			(212)306-7200	James Hanley, Commissioner
NYC Office of Collective Bargaining	13,176	7	Government	20			(212)306-7160	Marilyn Gold, Director
NYC Office of Administrative Trials	26,353	6	Government	25			(212)442-4900	John Stulgaitis, Executive Assistant
NYC Civilian Complaint Review Board	26,353	2	Government	200	07/01/2000		(212)442-8833	Gene Lopez, Executive Director/Beth Thompson, Office Manager
NYC Commission on Human Rights	38,120	9, 10	Government	87			(212)306-7500	Marta Varela, Commissioner
Quick & Reilly Group, Inc.	41,700	11, 12	Financial Institutions	200	01/20/2000	01/31/2010	(646)826-7800	David Greenbaum, President
NYU Medical Center - Data Processing	8,300		Computers/Data Processing	35	06/15/1996		(212)577-4756	Florence McKie, Office Manager
Advest Incorporated	19,400	14	Financial Institutions	71	01/01/1993	12/31/2003	(212)238-4400	George Boujoukos, Manager/Joel Castro, Facilities Manager
Tucker Anthony Incorporated	2,000	15	Financial Institutions	9			(212)240-6583	Tim OSullivan, Branch Manager/Robert Yevich, President
Newsstand	400	GRND	Retailers/Wholesalers	4			(212)349-7600	Joe Zimer, President
American Stock Exchange, Inc.	24,417	17	Financial Institutions	300	06/01/1999	01/01/2007	(212)306-1000	Sal Sodano, Chief Executive Officer/Stephen Lister, Senior Vice President
Elka Maritime Incorporated	4,000	16	Retailers/Wholesalers	10			(212)732-3680	Chris Visilas, President
First Brokers Security	15,000	18	Financial Institutions	80		01/01/2008	(212)513-4444	Richard Bonanno, President/Nicholas Garofolo, Treasurer
Rector Management Corp.	3,000	14	Real Estate	5			(212)306-5600	George Brown, Manager
Tripp & Co.	4,000	16	Financial Institutions	7	07/01/1981		(212)608-4710	Kevin O'Connor, President
NYC Campaign Finance Board	13,177	7	Government	36			(212)306-7100	Manwai Gin, Director/Manrol Waigin, Office Manager
Logos International	1,500	15	Government	10			(212)233-7061	Mark Rehtman, President

10/17/2001

40 Rector St

Downtown/World Trade Center

Tenant	SF Leased	Floor	Industry	# Employ	Commenced	Expiration	Phone	Contacts
Public Resources Advisory	8,000	16	Financial Institutions	40		01/01/2003	(212)566-7800	Steve Peyser, Co-President/Wesley Hoff, Co-President
Kumnam Corporation	3,000	16	Retailers/Wholesalers	4		12/31/2003	(212)385-9330	Jua Kim, President
Nee Consulting Inc.	1,500	15					(212)587-0960	
Adam I. Klein P.C.	0	15	Law Firms	5			(212)267-1600	Adam Klein, Managing Attorney
P.J. Caputo Shipping Co., Inc.	1,500	14	Transportation	5			(212)344-8500	Peter Caputo, President
FCIA Management Company, Inc.	10,513	11	Financial Institutions	25		06/01/2004	(212)306-5000	John Hanson, Chief Executive Officer
Packaging Store	1,157	GRND	Business Services	3	03/01/1995	03/01/2002	(212)566-5151	Michael Tweedy, President
Oscar Katz Corp.	2,500	GRND						
Giovanni's Altrum	10,000	GRND	Retailers/Wholesalers	30		07/31/2011	(212)344-3777	Giovanni Natalucci, Owner
Total-Tel USA	3,959	16	Communications				(212)346-9810	
Darwood Associates	5,700	15	Financial Institutions		10/10/1996		(212)233-0500	
Debra of America	0	14	Personal Services	5	01/01/1997	01/01/2002	(212)513-4090	Jean Campbell, Executive Director
Spina Floor Covering, Inc.	0	GRND	Retailers/Wholesalers	7	01/01/1998	01/01/2003	(212)285-9838	Noboru Uesha, General Manager/Roy Spina, President

Total Tenants for 40 Rector St: 32