

ATTACHMENT 3

Due Diligence Check List of Documents

WORLD TRADE CENTER
DATA CENTER
DUE DILIGENCE CHECKLIST
(As of October 31, 2000)

ITEM	
A GENERAL PROPERTY INFORMATION	
1	Offering Memorandum (x2)
2	Property Book (x2)
B LEASING INFORMATION	
1	Argus Rent Roll as of 10/1/00
2	Port Authority's Rent Roll
3	WTC Fixed Billing System as of 11/1/00
4	Leasing Activity Reports
a.	June-Current 2000
4	Retail Sales Reports
a.	1998 & 1999
b	Year to Date 2000
c	Total Sales by Store - First Six Months (2000 vs. 1999)
5	Port Authority ("PA") Comptroller's Suffix Descriptions for WTC Fixed Rent Roll
6	Copies of Retail, Office and Subgrade Leases and Lease Abstracts
a.	Office Tenants
b	Retail Tenants
c	Subgrade Tenants
d	Telecommunication/Broadcasting Tenants
7	Leases Under Negotiation and Expected Terms for 2000

HMH	
8	PA Comptroller's List of WTC Percentage Agreement Tenants
9	Telecommunication/Broadcasting Agreements
a.	Summary of deals
10	Copies of Existing Ground Leases
a.	Marriott Hotel
i	Privilege Permit dated as of 1/1/98 to HMH WTC, Inc.
b	Customs House
11	Remeasurement Study
C FINANCIAL INFORMATION	
1	WTC Allocation Methodology Summary of Financial Statements included in the Offering Memorandum
2	2000 PA Operating Forecast
3	Historical Operating Statements [1997-1999]
4	Payroll
5	Real Estate Taxes
a.	Current Assessed Valuation for Block 58, Lot 1
b	Agreement between the PA and the City of New York, dated as of 1967 regarding Payments in Lieu of Taxes (" <u>PILOT</u> ")
c	1999/00 letter to New York City (" <u>NYC</u> ") Explaining PILOT Calculation
6	Agreement between the PA and The Alliance For Downtown New York, Inc., with respect to BID Payments
a.	February 9, 1995 Agreement
b	December 24, 1998 Amendment
7	Capital Expenditures
a.	Updated Capital Plan
8	Miscellaneous

ITEM	
a.	10/1/00 Rental Receivables Reports
D ENVIRONMENTAL INFORMATION	
1	Summary of Environmental and Asbestos Due Diligence
2	Asbestos Records, including a disclosure memo, identifying known locations of asbestos-containing materials; abatement project files; quantities removed; and estimates of remaining quantities
3	Known Location of Asbestos
4	NYS DEC State Pollutant Discharge Elimination System (SPDES) Discharge Permit, dated 4/12/99
5	Annual Regulatory Permits/Licenses, including Petroleum and Chemical Bulk Storage
	a NYS DEC Petroleum Bulk Storage Registration Certificate, issued 8/4/98
6	Hazardous Materials Response Plans, inventories and certificates
7	Hazardous Waste Management records and inspections
8	Annual U.S. Environmental Protection Agency SARA Title III Community-Right-To-Know Inspection Reports-Tier II
9	Annual New York State Department of Environmental Conservation Annual Environmental Audit and Toxic Release Inventory
10	Evaluation of Radio Frequency Environment at the WTC-North Tower (Richard Tell 9/97)
11	RE-Evaluation of Radio Frequency Environment at the WTC-North Tower (Supplemented 9/5/99, revised 3/21/00)
12	Denny & Associates: Electromagnetic field strength survey - South Tower (1/99)
13	Investigation of RF Safety Considerations on the WTC Antenna Mast (Richard Tell 5/12/00)
14	Condenser, Hot & Chilled Water Report as of 9/30/00
15	United States of America Federal Communications Commission Antenna Structure Registration, issued 3/23/98

ITEM	
E OPERATING AND MAINTENANCE MANUALS	
1	River Water Pump Station - Vol. 1
2	Remote Lighting Control System - Vol. 2
3	Chiller Plant Addition B6 Refrigeration Plant - Black Binder
4	Mechanical System: Central Refrigeration Plant - Vol. 3
5	Mechanical System: Central Refrigeration Plant (2500 ton chillers) - Vol. 3A
6	Electrical System: Central Refrigeration Plant - Vol. 4
7	Electrical System: Central Refrigeration Plant (2500 ton chillers) - Vol. 4A
8	High Voltage Distribution System - Vol. 5
9	Low Voltage Distribution System, Towers A & B - Vol. 6
10	Emergency Power Distribution System - Vol. 8
11	Plaza Sculpture Fountain System - Vol. 9
12	Low Voltage Distribution System, NEPB & SEPB - Vol. 10
13	Low Voltage Distribution System, Subgrade Levels - Vol. 11
14	Smoke Detection System-Observation Deck, Tower B - Vol. 12
15	Domestic Water System: Tower A & B - Vol. 14
16	HVAC System Tower A & B - Vol. 15
17	Elevator System - Vol. 20
18	Antenna Heating System - Tower A - Vol. 21
19	Fire Protection System - Vol. 23
20	Sewage & Sump System Sublevels Tower A & B - Vol. 25
21	Window Washer & Exterior Platform Equipment Towers A & B - Vol. 31
22	Window Washing & Exterior Wall Maintenance Systems SEPB & NEPB - Vol. 32

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23	Computer Cooling Water System - Towers A & B - Vol. 33
24	Computer Cooling Water System - NEPB & SEPB - Vol. 34
F PERFORMANCE INDICATORS	
1	Fourth Quarter '99, First & Second Quarter '00
G CAPITAL EXPENDITURE CONTRACTS	
1	Memorandum summarizing Elevator Modernization Programs
H SERVICE CONTRACTS	
1	Contract WTC-799.700: Amendment No.1 to Agreement to Perform Maintenance of Elevators, Dumbwaiters & Escalators: 1,2,4,& 5 WTC (3/18/99)
2	a Contract WTC-891.073: Furnish, Install and Configure Office Space Security System Software at the World Trade Center
	b Contract WTC-799.610: Maintenance of Office Space Security System Software at the WTC (5/94)
3	Contract WTC 845.071: Modernization of Elevators, Dumbwaiters and Escalators: 1 WTC (3/94)
4	Contract WTC 838.071: Modernization of Elevators and Escalators- 4 & 5 WTC (9/93)
5	Contract WTC 846.071: Modernization of Elevators and Escalators 2 WTC (3/94)
6	WTC Agreement No. 990102: Provision of Construction Management Services on a "Call-In" Basis
7	TDI Advertising Contract (The Mall)
8	Contract WTC 799.60: Ironbound Flooring Installation
9	Contract WTC 891.074: Purchase of Key & Lock Cylinder System (office space security system hardware)
10	Contract WTC 799.47A: Maintenance Painting via Work Order 1, 2, 4 & 5 WTC
11	Contract WTC 822.071: Emergency Power For Condenser Water System No. 1

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12	Fire Alarm Maintenance Replacement Parts & Technical Services (Req. #52618)
13	Contract WTC 799.39: Maintenance of Centrifugal Refrigeration Machines with Supplemental Agreement and Extension
14	Contract WTC 799.710: Agreement to Perform Consolidated Electrical, Mechanical & General Maintenance Services
15	Contract WTC 799.688: Provide Maintenance of Six (6) Diesel Generators
16	Exercise of Option Period Agreement with Grand Central Neighborhood Social Services Corp. to Provide Labor for the Collection and Sorting of Recyclable Paper
17	Contract PSE - 727: Refinishing & Restoration Services of the Stainless Steel Surfaces - Concourse, Skylobby Levels of 1, 2, 4 & 5 WTC
18	Contract PSE - 801: Restoration of Stainless Steel & Other Metal Surfaces
19	Cleaning & Cleaning Related Services - Request for Proposals
20	Contract PSE - 864: Collection of Recyclable Waste Paper - Agreement with Manhattan Bowery Management Corp., NY
21	Contract PSE - 634: Trash Removal & Recycling Service at the WTC
22	Contract PSE - 821: Refuse Removal, Recycling & Disposal
23	Contract PSE - 821: Refuse Removal, Recycling & Disposal at WTC for 2 years
24	Contract PSE - 850: Removal of Construction Debris from the WTC
25	Contract WTC-463.00: Removal of Construction Rubbish, dated June 1995
a	Assignment and Assumption with Consent of Contract WTC-463.00: Removal of Construction Rubbish, dated October 1996
26	Contract WTC-697.00: Construction Labor Services
a	Amendment Number One to Contract WTC 697.00: Construction Labor Services
27	Contract WTC-457.03: Design Build Services for 1, 2 & 3 WTC

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28	Maintenance of Office Space Security System Software
29	Contract WTC 799.56A: Agreement to Provide Fire Safety Director Service-1,2,4 & 5 WTC
30	Design/Build Services for Tenants
31	Contract WTC 799.690: Fire Alarm System Service Agreement for the World Trade Center Complex
32	Contract WTC 115.300: Removal and Disposal of Vinyl Asbestos Floor Tiles and Other Asbestos-Containing Material Via Work Order (11/99)
33	Contract WTC 881.072: Rehabilitation of B-1 Level (Truck Dock) Floor Slab (9/99)
I STRUCTURAL INTEGRITY INSPECTION REPORTS by LESLIE E. ROBERTSON	
1	Concourse, Subgrade, Marriott Back of House, 4 & 5 WTC Space Usage (11/20/98)
2	Concourse, Subgrade, Marriott Back of House, 4 & 5 WTC Space Usage (12/24/97)
3	River Water Pump Station (9/22/98)
4	River Water Pump Station (4/28/95)
5	Concourse Plaster Ceilings (9/18/98)
6	Accessible Columns - 4 & 5 WTC (8/19/98)
7	Elevator Pits & Machine Rooms - 1, 2, 4 & 5 WTC (10/30/99)
8	Elevator Pits & Machine Rooms - 1, 2, 4 & 5 WTC (7/20/98)
9	Elevator Pits & Machine Rooms - 1, 2, 4 & 5 WTC (12/18/97)
10	Exterior Plaster Soffits - 4 & 5 WTC (7/20/00)
11	Exterior Plaster Soffits - 4 & 5 WTC (7/15/98)
12	Exterior Plaster Soffits - 4 & 5 WTC (8/31/96)
13	Space Usage Survey - 1 & 2 WTC (6/15/98)
14	Space Usage Survey - 1 & 2 WTC (7/31/97)

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15	Space Usage Survey - 1 & 2 WTC (9/20/96)
16	Space Usage Survey - 1 & 2 WTC (9/20/96)
17	Slurry Walls & Adjacent Slabs - 1 & 2 WTC (6/98)
18	Slurry Walls & Adjacent Slabs - 1 & 2 WTC (5/28/97)
19	Slurry Walls & Adjacent Slabs - 1 & 2 WTC (7/16/96)
20	Accessible Columns - 1 & 2 WTC (5/30/98)
21	Accessible Columns - 1 & 2 WTC (5/23/97)
22	Accessible Columns - 1 & 2 WTC (5/1/96)
23	Floor framing - 4&5 WTC (7/24/98)
24	Plaza Level Box Columns (5/8/98)
25	Lobby Ceilings - 1 & 2 WTC (5/1/98)
26	Lobby Ceilings - 1 & 2 WTC (6/30/97)
27	Accessible Columns - 4 & 5 WTC (1/26/98)
28	Marble Panel Wall Inspection - 3, 4, 5 & Concourse Level at WTC (1/15/98)
29	Marble Panel Wall Inspection - 3, 4, 5 & Concourse Level at WTC (10/1/97)
30	Concourse Ceilings (5/23/00)
31	Concourse Ceilings (1/7/98)
32	Television Mast - 1 WTC (1/7/98)
33	Television Mast - 1 WTC (8/14/95)
34	Floor Frequency Measurements - 1 & 2 WTC (4/20/95)
35	Fire Stairs - 1 & 2 WTC (4/28/95)
36	Accessible Columns - 4 & 5 WTC (4/28/95)
37	Accessible Columns - 1 & 2 WTC (4/14/95)
38	Natural Frequency Measurements - 1 & 2 WTC (4/12/95)
39	Slurry Walls & Slabs at Slurry Walls (4/3/95)

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40	Slabs, Partitions, Finishes and Floor Framing - 1 & 2 WTC (4/1/95)
41	Marble Panels - 1 & 2 WTC (3/13/95)
42	Marble Panels - 1 & 2 WTC (10/1/97)
43	Marble Panels - 1 & 2 WTC (8/30/99)
44	Bracing of 1 & 2 WTC below Elev. 294' - 0" (3/1/95)
45	Marble Panels - 3, 4, 5 & 6 WTC & Concourse Level (2/22/95)
46	Hat Truss between Floor 107 & the Roof (2/21/95)
47	Lobby Ceilings (1/17/95)
48	Crown Framing Deterioration - 1 & 2 WTC (11/16/94)
49	Exterior Plaster Soffits - 4, 5 & 6 WTC (11/21/97)
50	Exterior Plaster Soffits - 4, 5 & 6 WTC (5/28/92)
51	Concourse Plaster Ceilings - 4 & 5 WTC (5/1/91)
52	Damper Testing - 1&2 WTC (5/28/96)
53	Subgrade levels - WTC Facility Condition Survey Report (3/96)
54	Floor Slabs, Partitions, Column Finishes - 1&2 WTC (12/10/97)
55	Mechanical Equipment Rooms - 1&2 WTC (5/99)
56	Mechanical Equipment Rooms - 1&2 WTC (4/12/96)
57	B5 & B6 Passageway & Storage Area -WTC Subgrade (8/12/97)
58	Concrete Slabs, Partitions Column Finishes & Floor Framing over Tenant Spaces -1&2 WTC (6/28/96)
59	WTC Spray Fire Protection Tower Spandrels & Diagonals (10/1/96)
60	Tower Subgrade Levels WTC Facility Condition Survey Report (3/96)
61	WTC River Pump Station, U.S. Customs House Soffit, Plaza Level Slab & Concourse Level Ceiling Facility Condition Survey Reports (6/96)
62	Northeast & Southeast Plaza Buildings Facility Condition Survey Report(11/95)

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63	Northeast & Southeast Plaza Buildings Facility Condition Survey Report (9/94)
64	Report on WTC Sidewalks (MEDD Architects 7/2 7/99)
65	WTC Subgrade Parking Garage Slabs (1/00)
66	1,2,4 & 5 WTC, Floor Framing (11/29/99)
67	4 & 5 WTC, Mechanical Equipment Rooms (10/99)
68	1 WTC, Pedestrian Access Bridges (9/28/99)
69	4 & 5 WTC, Cantilever Trusses & Exterior Plaster Soffits (9/99)
70	1 & 2 WTC, Floor Framing Inspection, Action Memo 1 (8/23/99) & Action Memo 2 (9/8/99)
71	4 & 5 WTC, Floor Framing - Action Memo 1 (8/10/99)
72	6 WTC Exterior Plaster Soffits (7/16/99)
73	1 WTC, Natural Frequency Measurements (7/11/00)
74	1 & 2 WTC, Crown Framing (6/30/99)
J FACADES	
1	Curtainwall - 1&2 WTC (Facades)
2	Curtainwall and Roof Inspection - 1&2 WTC (10/29/99)
3	Curtainwall - 4&5 WTC (Facades)
4	Curtainwall and Roof Inspection - 4&5 WTC (4/28/95)
5	Curtainwall and Roof Inspection - 4&5 WTC (10/9/98)
6	1996 Structural Integrity Inspections - 1&2 WTC Facades
7	1997 Structural Integrity Inspections - 1&2 WTC Facades
8	1998 Structural Integrity Inspections - 1&2 WTC Facades
9	Curtainwall reinspection 10% (10/29/99)
K MECHANICAL REPORTS/INFORMATION	
1	Maintenance Management Evaluation (6/99)
2	Steam trap evaluation report (8/6/99)

ITEM	
3	Lucius Pitkin's Eddy Current Survey
a.	York Centrifugal Unit 2 (6/22/98)
b	York Centrifugal Unit 3 (6/22/98)
c	York Centrifugal Unit 5 (6/22/98)
d	York Centrifugal Unit 6 (6/22/98)
e	York Centrifugal Unit 1, 4 & 7-condensers and York Centrifugal Units 2, 3, 4-chillers (6/30/99)
f	York Centrifugal Units 8, 9, 10, 11 & 12-condensers (7/21/99)
5	Summary memo of WTC River Water Lines (9/6/00)
6	WTC 1,2,4,5 & Subgrade Air Handling Unit Rehabilitation (set of drawings) (5/13/98)
L VERTICAL TRANSPORTATION PROFILE & INSPECTION REPORTS	
1	Elevators
a.	1 WTC (Cars 1-99)
b	2 WTC (Cars 1-99)
c	4 WTC (Cars 1-12)
d	5 WTC (Cars 1-9)
e	Subgrade Cars-1WTC (P1, J1-J4)
f	Subgrade Cars-2WTC (K1-K5)
g	4WTC (FE1-FE4)
2	Escalators
a.	1 WTC: A1-A8
b	2 WTC: B1 - B14
c	S.E. Plaza (E14-E15)
d	N.E. Plaza (E1-E13)
e	PATH Escalators: P1-P11; P24; P27-P29
f	Mall Escalators: E1, E2, E11-15, E17

ITEM	
3	Controller Manual s & Prints for Modernized Elevator Cars
a	ACE Elevator Co. CEC Futura Manual PA Contract #WTC 838.071, SEP Bldg. 4 Cars 1-6
b	ACE Elevator Co. CEC Futura Manual Contract #WTC 838.071, SEP Bldg. 4 Cars 7-12
c	ACE Elevator Co. CEC Futura Manual Contract #WTC 838.071, SEP Bldg. 5 Cars 1-6
d	ACE Elevator Co. CEC Futura Manual & Diagram for Cars 12B, 13B PA Contract #WTC 846.071
e	ACE Elevator Co. CEC Futura Manual Contract #WTC 845.071 SEP Bldg. 1 Cars 24A-29A
f	ACE Elevator Co. CEC Futura Manual PA Contract #WTC 845.071, Bldg. 1 Cars 30A-35A
g	ACE Elevator Co. Futura Manual & Magnetek DSD412 Manual Contract WTC 845.071, Bldg. 1 Cars 36A-41A
h	ACE Elevator Co. CEC Futura Manual PA Contract #WTC 845.071, Bldg. 2 Cars 51A-56A
i	ACE Elevator Co. Futura and Magnetek DSD412 Manual, Bldg. 1 Cars 87A-92A
j	ACE Elevator Co. Controller Diagram for cars #93A-98A, PA Contract #WTC-845.071
k	ACE Elevator Co. CEC Futura Manual PA Contract #WTC 845.071, 14 & 15A
l	A.C.E. Elevator Co. Inc., Swift Futura, CEC Job No. 3331 cars 14A, 15A 1WTC Velocity/Fault Controller (1/29/9_)
m	WTC Car 6B Setup Parameters
n	A.C.E. Elevator Co. Inc., Swift Futura, CEC Job No. 2670 car 6B 2WTC Velocity/Fault Controller (4/18/95)
o	Schematic Drawings, 2WTC-A.C.E. Elevator (Shuttle Cars) Job No. 3172, Cars 12B, 13B (3/20/97)
4	VDA Studies on WTC Elevator Fleet
a	Elevator door study (12/16/99)

ITEM	
b	Examination of 1 WTC elevators 18-23 (5/11/00)
c	Examination of 1 WTC elevators 1A-5A & 8A-11A (8/21/00)
d	Examination of 2 WTC elevators 57B-62B & 87-92 (8/8/00)
e	Examination of 2 WTC elevators 24B-29B (8/2/00)
f	Examination of 2 WTC elevators 42B-47B (7/12/00)
g	Examination of 2 WTC elevators 51B-56B (7/12/00)
h	Examination of 2 WTC elevators 63B-68B (8/21/00)
i	Examination of 2 WTC elevators 81B-86B (8/2/00)
j	Examination of 2 WTC elevators 93B-98B (8/2/00)
k	Examination of 1 WTC elevators 12A-17A (12/16/99)
l	Examination of 1 WTC elevators 12A-17A (5/11/00)
m	Examination of 2 WTC elevators 1B-5B & 8B-11B (6/28/00)
n	Examination of 2 WTC elevators 12B-17B & 18B-23B (8/21/00)
M ELECTRICAL REPORTS	
1	Operations Services Department Inspection & Safety Division evaluation of the electrical maintenance program at WTC (2/99)
2	Burlington Engineering Co. Thermographic Scanning NE & SE Plaza buildings (3books) (8/8/96)
3	Burlington Engineering Co. Thermographic Scanning Subgrade levels including "A" Tower (6/17/96)
4	Burlington Engineering Co. Thermographic Scanning "B" Tower (2 books) (8/8/96)
5	Burlington Engineering Co. Thermographic Scanning "A" Tower (8/8/96)
6	Electrical Capacity Upgrades Summary
N BLAST RELATED REPORTS/INFORMATION	

ITEM	
1	WTC Explosion and Fire Environmental Investigation and Assessment Report
2	Summary of Structural repairs as a result of February 26, 1993 Explosion (2 copies of 10 drawing sets)
3	York Water Chiller System Post Blast Equipment Analysis
4	Letter from Fire Department Attesting to Post-Bomb Adequacy of Life Safety Systems
5	Description/Status of Fire System CADD
O LIFE SAFETY CODE ANALYSIS (11/94)	
1	ADA Transition Plan
2	Contract WTC-799.56A Fire Safety Director Service 1,2,4 & 5 WTC
3	Contract WTC-799.610 Maintenance of Office Space Security System Software at the WTC
4	New Fire Alarm System description & status
P TENANT CONSTRUCTION GUIDELINES	
1	Tenant Construction Review Manual
2	Fire Alarm Guidelines
3	Electrical Communication
4	HVAC, Plumbing & Fire Protection
5	Architectural & Structural
6	Pro Forma Applications
Q MAPS & DRAWINGS	
1	Tenant Location Plans / Space Book Plan
2	Architectural Drawings of Property (10 CD-rom)
3	Above-Grade Survey
4	Detailed Retail Drawings
5	Detailed Retail Drawings (4 CD-rom)
6	CADD Drawings of the Subgrade

ITEM	
7	Highly Illustrative Subgrade Drawings
8	Subgrade Drawings (4 CD-rom)
9	Parking Map
10	Damage Map Pertaining to the Acquisition of Certain Real Property by the PA for WTC
11	Base Building One-Line System Drawing
12	Stack Plans
R PUBLIC SPACE RENOVATION MASTER PLAN	
1	Davis, Brody & Associates World Trade Center Master Plan
2	Renovation Development Proposal (LaSalle Partners)
3	Renovation Development Proposal (The O'Conner Group)
4	Renovation Development Proposal (LCOR/The Hahn Company)
a.	Volume 1: Development Team (2/1/95)
b	Volume 2: Base Design Concept (2/1/95)
c	Volume 3: Development, Management and Operating Proposal (2/1/95)
d	Volume 4: Financial Proposal (2/1/95)
e	Volume 5: Alternative Proposal (2/1/95)
f	Volume 6: Design Concept, Retail Plan, and Events Presentation (2/16/95)
g	Revised Proposal
4	WTC Preliminary Study to Reduce Plaza Windiness
5	WTC Plaza Stone Site Investigation
6	Smoke Management Design Criteria
7	Life Safety Systems & Emergency Evacuation
8	Halcyon Report, Area Worker and Visitor Survey
S AGREEMENTS	
1	Agreements/Memorandums of Understanding

ITEM	
a.	Union Agreements
b	Power Authority of the State of New York Agreement
c	Memorandum of Understanding (" <u>MOU</u> ") with NYC Fire Department & Amendment
d	MOU with NYC Building Department
e	Agreement between the PA and NYC Pertaining to Certain Street Closings and a Change in the City's Waterfront Plan to Accommodate Certain Landfills being Created in Connection with the Development of WTC (6/67)
f	Agreement between the PA and NYC Pertaining to Certain Street Closings in Connection with the Development fo WTC (1/68)
g	Agreement between NYC, Fisher Liberty Co. and the PA Pertaining to the Liberty Street Pedestrian Bridge (8/76)
h	Agreement between NYC and the PA Pertaining to the Liberty Street Underpass (5/12/80)
i	Agreement between NYC and the PA Pertaining to the Dey Street Underpass (5/80)
j	Settlement Agreement among NYC WTC7, and the PA Pertaining to the Vesey Street Deck (4/84).
T LEGAL INFORMATION	
1	Pending Litigation Materials
a	Summons dated 11/10/99 with Dean Witter Reynolds Inc. against The Fund for Regional Development and Port Authority of New York and New Jersey (Index No. 605118/99)
b	Answer dated 5/25/00 regarding Summons with Dean Witter Reynolds Inc. against The Fund for Regional Development and Port Authority of New York and New Jersey (Index No. 605118/99)
c	Summons dated 1/7/00 with Guy Carpenter and Company Inc. against The Fund for Regional Development and Port Authority of New York and New Jersey (Index No. 600091/00), together with Complaint dated 12/29/99 attached thereto
2	Commonwealth Land Title Insurance Co. Documentation

ITEM	
a.	Title Commitment
b	Copies of Recorded Easements and other Exceptions to Title
c	Easement Agreement among PA, PATH, BPCD and BPCA (9/81) and Amendments thereto (2/82, 1/84)
d	Letter from R. Gochfield, Dept. of City Planning, City of NY to H. Barr, PANYNJ re: Proposed Change in City Map for the WTC, with attached surveys
U INTELLECTUAL PROPERTY INFORMATION	
1	Schedule of Patents, Trademarks, Tradenames and Copyrights Held or Used and Documentation Relating to Related Claims
V MISCELLANEOUS	
1	Engineering Department Professional and Technical Service Firm Rosters for the Architectural, Electric, Environmental, Mechanical and Structural Disciplines
2	World Trade Center Tenant Manual
3	PA Comprehensive Annual Financial Report for the Year ended 12/31/99

ATTACHMENT 4

World Trade Center-Proposed 2001 Capital Plan

TRADE CENTER - PROPOSED 2001 CAPITAL F

ROUGH BREAKDOWN BY BUILDING

(\$'s in thousands)

Proj Title	Bldg 1	Bldg 2	Bldg 4	Bldg 5	Retail Mall	Subgrade	Central Sys
Electrical & HVAC Capacity Upgrade							
HVAC Distribution System Rehabilitation	400	400	100	100			
1 WTC 3d Zone Electrical & HVAC Capacity	1,000				1,000		
HVAC Control System/Smoke Mgmt		2,500					
HVAC Distribution Capacity Upgrade	1,000						
Freeze Protection Systems			1,000	1,000			
Plaza Bldg Electrical Capacity Upgrade						3,000	
New Fire Alarm System							
Fire Alarm System Phase 3 - PA Work	2,000	2,000	500	500			500
Fire Alarm System Phase 3 - Tenant Reimb	100	100		50			2000
Other Building Systems Upgrades							
Operations Control Center							500
Tenant Standby Power							500
Substation Ground Fault Protection							500
Antenna & Mast Rehabilitation Projects	500						
Building Mgmt/Energy Mgmt Systems							500
Common Area Improvement Programs							
Public Space Code Improvements	2,500				2,500		
Public Space Infrastructure Improvements	3,000				3,000		
Mall Circulation Improvements Phase 2	500				500		
Priority Customer Service Improvements	500	500			3,000		
Subgrade Rehabilitation Programs							
Subgrade Slab Rehabilitation Phase 1						10,000	
Subgrade Slab Rehabilitation Phase 2						500	
Subgrade Code Upgrade Projects						500	

W TRADE CENTER - PROPOSED 2001 CAPITAL F - ROUGH BREAKDOWN BY BUILDING

(\$'s in thousands)

Proj Title	2001	Bldg 1	Bldg 2	Bldg 4	Bldg 5	Retail Mall	Subgrade	Central Sys
<u>Security Programs</u>								
Permanent Security Project	500							500
Office Space Security System	500							500
Security Modernization Projects	5,000							5,000
<u>Elevator and Escalator Modernization Programs</u>								
Elevator Control Modernization - Tower 1	3,500	3,500						
Elevator Control Modernization - Tower 2	3,500		3,500					
Plaza Bldg Elevator Control Modernization	500		250		250			
Asbestos Abatement Shuttle Shafts	500	500						
Elevator Disconnect Switches	1,000	500	500					
<u>Tenant Space Prep/Landlord Work Projects</u>								
Lease Obligated Capital Work	2,000	750	750			500		
Multi-Tenant Floor Corridor & Restrm Rehab	3,000	1,000	1,000			1,000		
<u>Building Infrastructure Rehabilitation Programs</u>								
Priority Capital Major Work Projects	500							
Capital Major Work Projects	5,000	1,000	1,000					2,000
Other Asbestos Abatement	500		250	250		125	125	
ADA Projects	250							
GRAND TOTAL	68,000	12,750	12,500	2,100	1,900	11,625	14,125	11,500

ATTACHMENT 5

World Trade Center-Proposed 2002-2005 Capital Plan

WORLD TRADE CENTER - PROPOSED 2002-2005 CAPITAL PROGRAM - ROUGH BREAKDOWN BY BUILDING

(\$'s in thousands)

Proj Title	2002	2003	2004	2005	2002-2005	Bldg 1	Bldg 2	Bldg 4	Bldg 5	Retail Mall	Subgrade	Central Sys
<u>Electrical & HVAC Capacity Upgrade</u>												
HVAC Control System/Smoke Mgmt	2,000	3,000	5,000	5,000	15,000	2,500	2,500					10,000
HVAC Distribution Capacity Upgrade	2,000	2,000	3,000	3,000	10,000	2,000	4,000					4,000
Freeze Protection Systems	1,000	1,000	1,000	1,000	4,000	1,000	3,000					2,000
Plaza Bldg Electrical Capacity Upgrade	2,000	2,000	2,000	2,000	8,000			3,000	3,000			
<u>New Fire Alarm System</u>												
Fire Alarm System Phase 3 - PA Work	8,000	4,000	0	0	12,000						10,000	2,000
Fire Alarm System Phase 3 - Tenant Reimb	250	0	0	0	250	100	100	50				
<u>Other Building Systems Upgrades</u>												
Operations Control Center	500	500	500	500	2,000							2,000
Tenant Standby Power	2,000	2,000	2,000	2,000	8,000							8,000
Antenna & Mast Rehabilitation Projects	500	500	500	500	2,000	2,000						
Building Mgmt/Energy Mgmt Systems	1,000	1,000	2,500	2,500	7,000							7,000
<u>Common Area Improvement Programs</u>												
Public Space Code Improvements	2,000	2,000	2,000	2,000	8,000					8,000		
Public Space Infrastructure Improvements	5,000	5,000	5,000	5,000	20,000					20,000		
Mall Circulation Improvements Phase 2	2,000	5,000	6,000	5,000	18,000					18,000		
Priority Customer Service Improvements	3,000	3,000	3,000	3,000	12,000	2,000	2,000	1,000	1,000	6,000		
<u>Subgrade Rehabilitation Programs</u>												
Subgrade Slab Rehabilitation Phase 1	6,000	0	0	0	6,000						6,000	
Subgrade Slab Rehabilitation Phase 2	1,000	5,000	5,000	5,000	16,000						16,000	
Subgrade Code Upgrade Projects	1,000	1,000	1,000	1,000	4,000						4,000	

WORLD TRADE CENTER - PROPOSED 2002-2005 CAPITAL FUNDING - N - ROUGH BREAKDOWN BY BUILDING

(\$'s in thousands)

Proj Title	2002	2003	2004	2005	2002-2005	Bldg 1	Bldg 2	Bldg 4	Bldg 5	Retail Mall	Subgrade	Central Sys
<u>Security Programs</u>												
Office Space Security System	250	250	250	250	1,000	400	400	100	100			
Security Modernization Projects	3,000	3,000	3,000	3,000	12,000							12,000
<u>Elevator and Escalator Modernization Programs</u>												
Elevator Control Modernization - Tower 1	3,500	3,500	3,500	3,000	13,500	13,500						
Elevator Control Modernization - Tower 2	3,500	3,500	3,500	3,000	13,500		13,500					
Asbestos Abatement Shuttle Shafts	500	500	500	500	2,000	1,500	500					
Elevator Disconnect Switches	500	0	0	0	500	250	250					
<u>Tenant Space Prep/Landlord Work Projects</u>												
Lease Obligated Capital Work	2,000	3,000	3,000	3,000	11,000	4,000	4,000	1,000	1,000	1,000		
Multi-Tenant Floor Corridor & Restrm Rehab	3,000	3,000	3,000	2,000	11,000	4,500	4,500	1,000	1,000			
<u>Building Infrastructure Rehabilitation Programs</u>												
Priority Capital Major Work Projects	500	500	500	500	2,000							2,000
Capital Major Work Projects	5,000	5,000	5,000	5,000	20,000	2,000	2,000	500	500			15,000
Other Asbestos Abatement	500	500	500	500	2,000	600	600	150	150		500	
ADA Projects	250	250	250	250	1,000	100	100			800		
GRAND TOTAL	61,750	60,000	61,500	58,500	241,750	36,450	37,450	6,800	6,750	53,800	36,500	64,000

ATTACHMENT 6

R.W. Crandlemere & Associates Environmental Site Assessment Phase I Report
(Separate binder)

ATTACHMENT 7

BOCA Group International, Overall Observation



December 5, 2000

Mr. Robert Weiland
Merritt & Harris
110 East 42nd Street
Suite 1200
New York, NY 10017-5685

RE: ONE, TWO, FOUR & FIVE WORLD TRADE CENTER
OVERALL OBSERVATION

Dear Mr. Weiland:

Our engineers performed a visual observation and reviewed contracts and documentation, as listed below, of the elevators at the above referenced projects. The elevators and escalators were observed on a "specimen sample" basis. A few units from each building were observed, and these were broken down into units where the "complete modernization" was finished and units where modernization had not been performed as of November 1, 2000. According to the specifications, the modernization is being performed in two phases, the Overlay Modernization Phase and Complete Modernization Phase.

List Of Documents Reviewed

We also reviewed a few documents at the Port Authority Vertical Transportation Office. The following is a list of the documents we observed:

1. World Trade Center Property Book
2. Offering Memo
3. The Port Authority of NY and NJ
 - The World Trade Center Contract WTC – 845-071 "Modernization of Elevators, Dumbwaiters and Escalators @ One World Trade Center" March 1994
 - The World Trade Center Contract WTC – 838-071 "Modernization of Elevators and Escalators @ Four and Five World Trade Center" September 1993
 - The World Trade Center Contract WTC – 846-071 "Modernization of Elevators and Escalators @ Two World Trade Center" March 1994

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www.bocagroup.com

- Maintenance Contract for World Trade Center - 799.700 Maintenance.
4. VDA Maintenance Surveys
 - i. dated June 14, 2000 (Elevators 1A - 5A, & 8A - 11A)
 - ii. dated August 2, 2000 (WTC tower "B" Local Elevator nos. 63, 64, 65, 66, 67 & 68)
 - iii. dated August 21, 2000 (Elevators 81B - 86B)
 - iv. dated October 16, 2000 (Elevators 75B - 85B in Two WTC)
 5. Correspondence dated October 17, 2000 from the Port Authority to ACE Elevator Company.
 6. Monthly callback summaries on elevators with greater than two outages (April, May, June, August, September and November, 1999; January -May 2000 and July -October 2000) for One World Trade Center and Two World Trade Center.
 7. OCC DECK Reports dated 10/16/00 and 11/1/00.

FORM OF REPORT:

Following this overall observation, is a summary of the scope of work included in the modernization of the elevators located within the World Trade Center.

A status of the elevator modernization program follows the overall observations. The sub-grade units are listed immediately following the status report, which is followed by a listing of the tenant units and the retail units that we observed in the layout drawings.

A section discussing the current maintenance being performed follows the previously described sections.

Detailed reports on the individual buildings follow the status of the elevator modernization. These reports describe the equipment that we observed and also list information that we gleaned from the documents that we reviewed.

At the end of each section are the traffic calculations and analyses for the various buildings. Please note that these calculations do not include any of the tenant owned and operated elevators

The following sections include reports for the individual buildings.

GENERAL NOTES

The four buildings have a total of 238 elevators 126 of them have been modernized, 8 already in progress and 104 not yet started but scheduled for a future date. Most of the modernized elevators have SCR Drives with CEC Swift Futura Controllers, door operators retrofitted with solid state controls to interface with the new controllers all

giving the elevator better service and a better quality ride. All passenger elevators have had cab refurbishing, all but two are ADA compliant.

Due to a previous elevator incident at Two World Trade Center elevators 18-23B were excluded from our inspection.

Five tenant owned and operated elevators were not observed and form part of this report by reference only.

Upon inspection of the hoistway we observed the hoistway doors are fire rated with UL certification labels. To provide a statement on the hoistway walls being fire rated, a sampling would be necessary. This was not performed during our inspection which was of a visual nature.

All Escalators have been modernized with start/stop switch, comb plate switch, demarcation lights, caution signs, controlled descent devices, remote monitoring system, Carl White device (new for every device).

The PATH Escalators are excluded from the scope of this report.

SPECIAL ELEVATOR FEATURES

Track and saddle inserts have been installed predominately in tower shuttles and D Bank reducing friction between saddle and gibs minimizing stack effect problems on elevators.

Buildings One World Trade Center and Two World Trade Center provide a warning device, located on the 108 Floor, which rates the wind sway that automatically reduces the speed of the elevators to prevent possible damages. Accordingly, the shuttle elevators have the ability to have speed reduced automatically from 1600 Feet Per Minute to 1000 Feet Per Minute whenever strong wind conditions are observed and a warning system is activated as described below.

In buildings One World Trade Center and Two World Trade Center, elevators Nos. 14 and 15 have hoistway wall roller followers, which have proven to be successful in minimizing wall erosion due to rope contact. The followers are installed on all the high-rise shuttles, elevator Nos. 6 and 7 in each tower.

In all buildings the elevators can be recalled down to their respective lobbies via the elevator start consoles.

We hope you find this report useful in the due diligence analysis of the aforementioned properties. If you have any questions, please call the undersigned at (212) 983-7010

Sincerely,

BOCA Group International, Inc.,



Vish Shetty