

F. Attachments

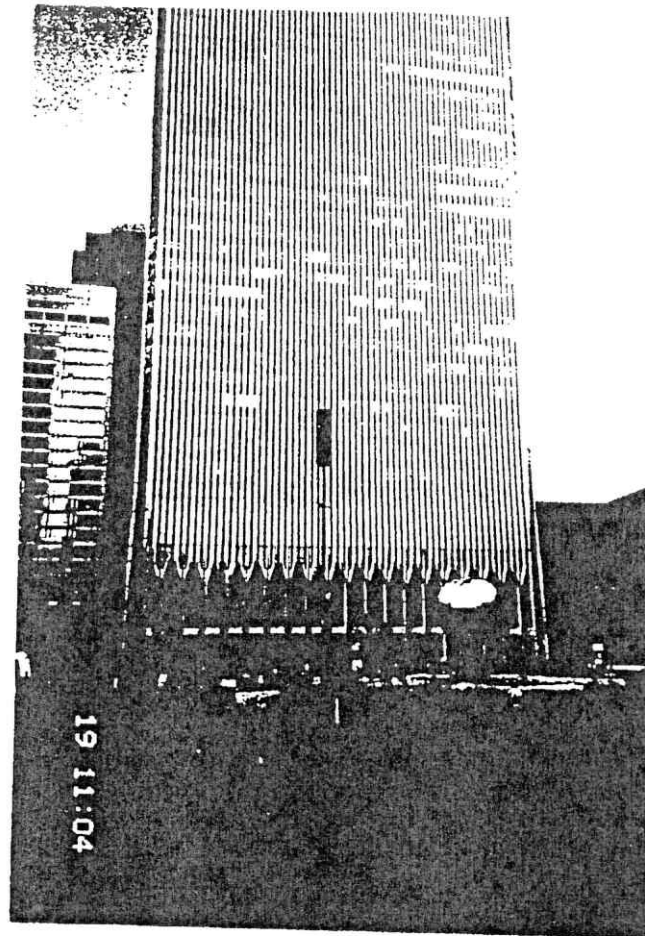
1. Photographs
2. Site Orientation Map (Reproduced with permission from J.P. Morgan Property Book)
3. Lobby Floor Plan (Reproduced with permission from J.P. Morgan Property Book)
4. Typical Floor Plan (Reproduced with permission from J.P. Morgan Property Book)
5. Stacking Plan (Reproduced with permission from J.P. Morgan Property Book)
6. BOCA Group International Vertical Transportation Study
7. Crandlemere and Associates Asbestos-Containing Materials Document Review and Evaluation
8. Crandlemere and Associates Roof-Mounted Transmission Devices Document Review and Evaluation
9. Heitmann & Associates Curtain Wall Evaluation

ATTACHMENT 1

Photographs

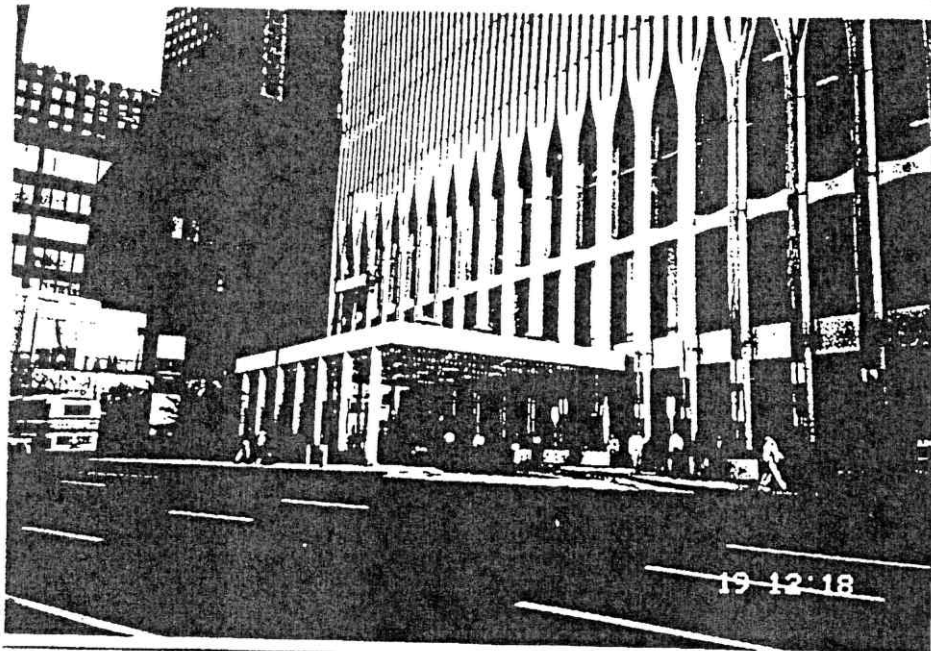
Photograph 1

Front plaza level
entrance (east)



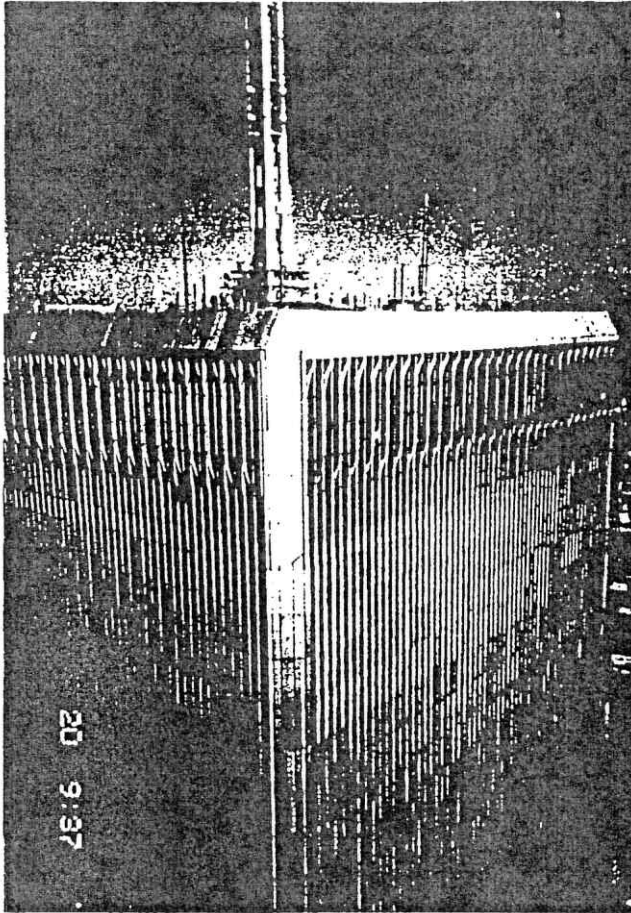
Photograph 2

West Street Entrance
to Lobby



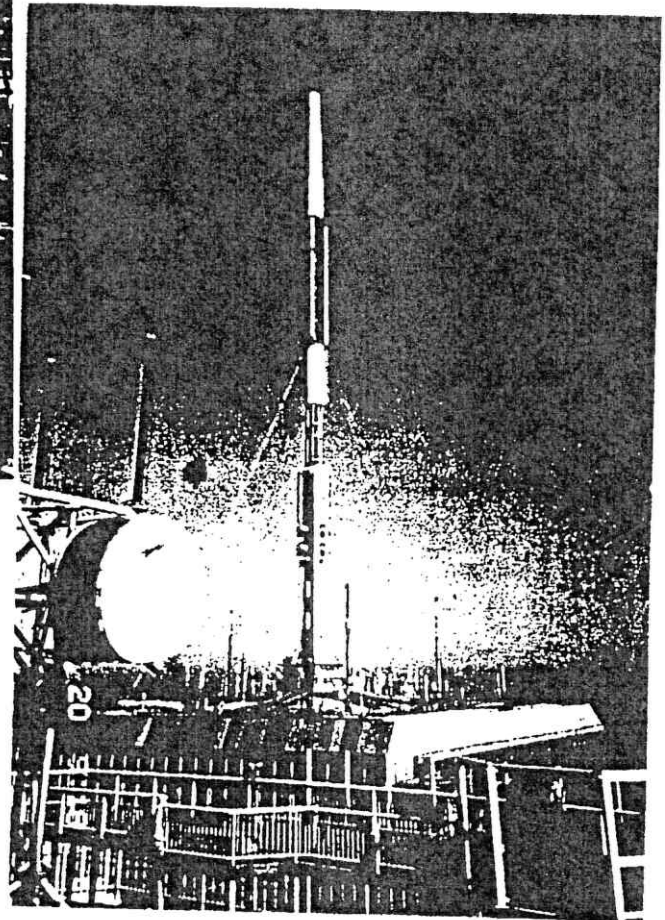
Taken September 20 - October 19, 2000

20-251E-1



Photograph 3

Rooftop and antenna



Photograph 4

Antenna

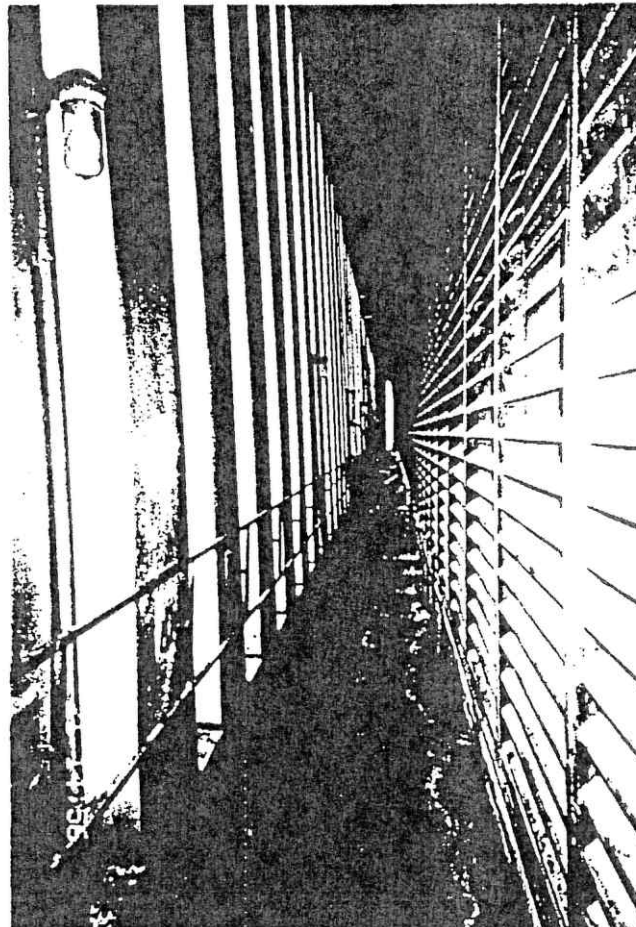
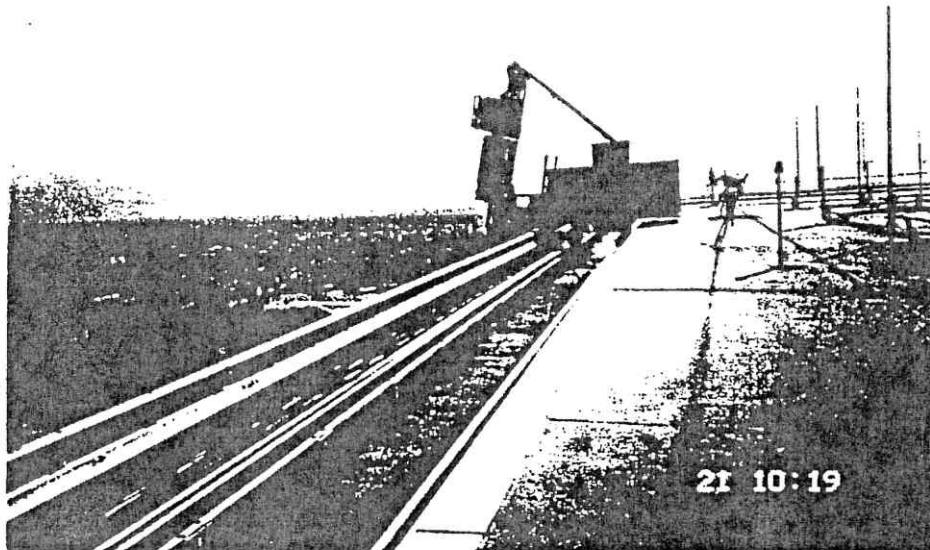
M&H

One World Trade Center

World Trade Center
New York, New York

Photograph 5

Window washing rig



Photograph 6

Typical setback at
MER levels

Taken September 20 – October 19, 2000

20-251E-1

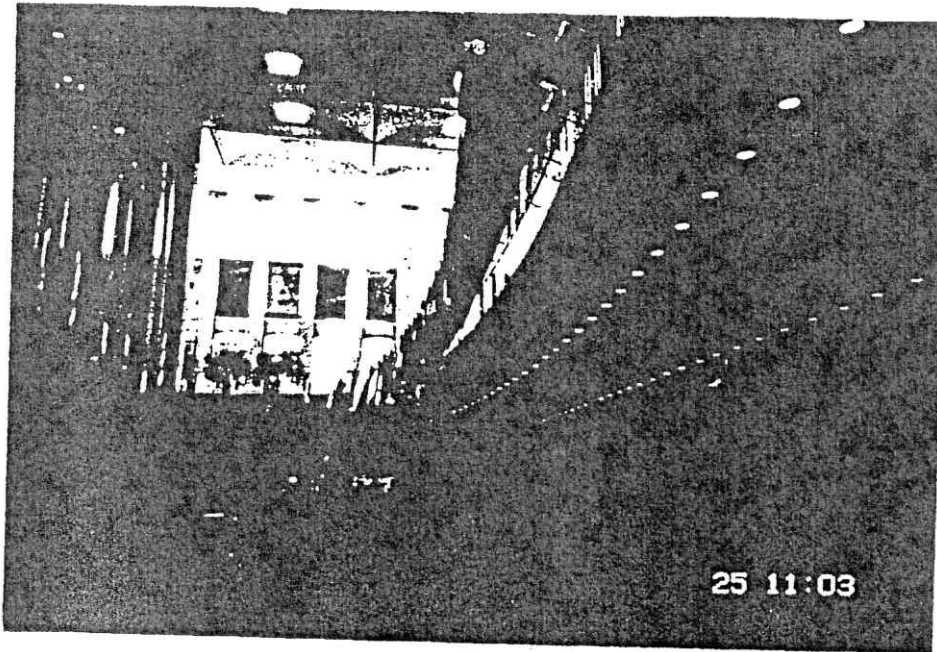
M_&H

One World Trade Center

World Trade Center
New York, New York

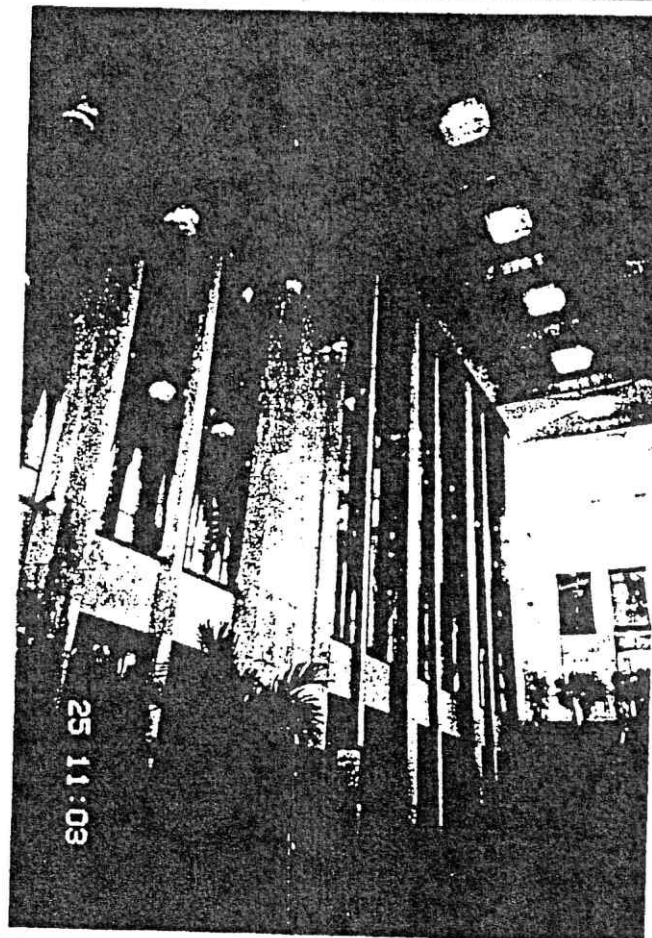
Photograph 7

Lobby with plaza
level mezzanine
above



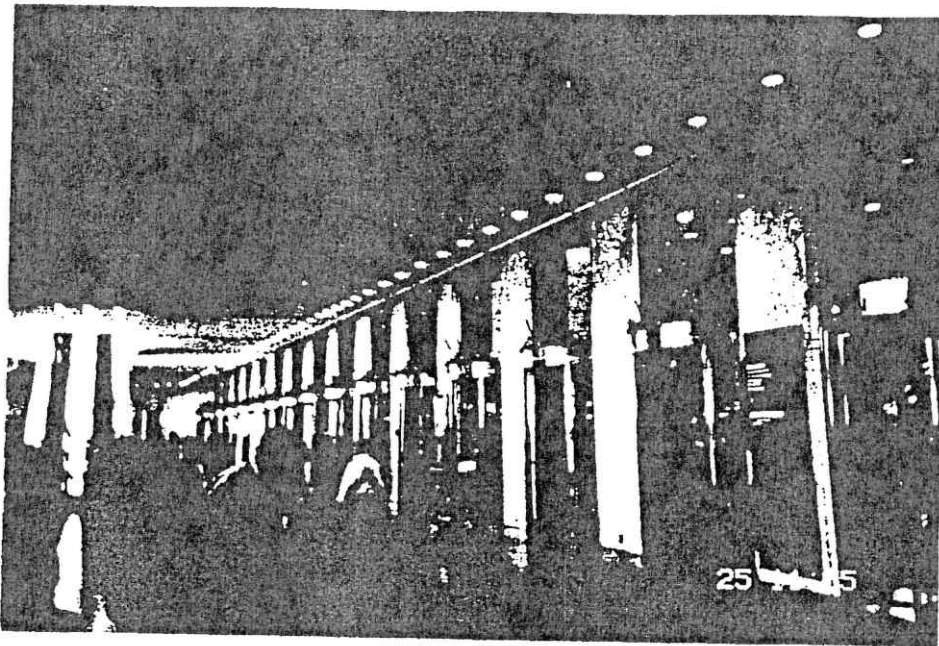
Photograph 8

Lobby and elevator
banks



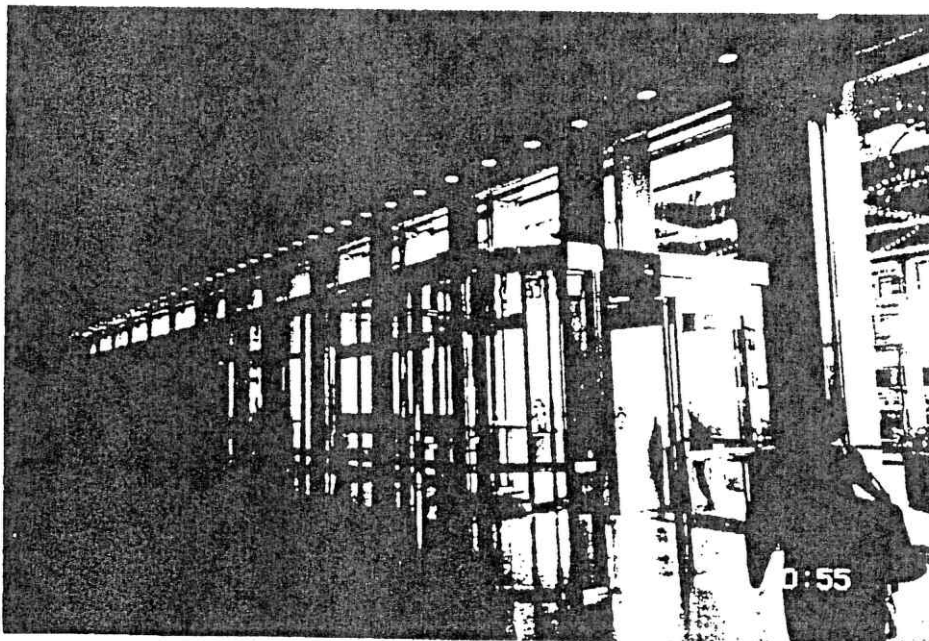
Taken September 20 - October 19, 2000

20-251E-1



Photograph 9

Lobby entrance
from mall, and
escalators to
mezzanine

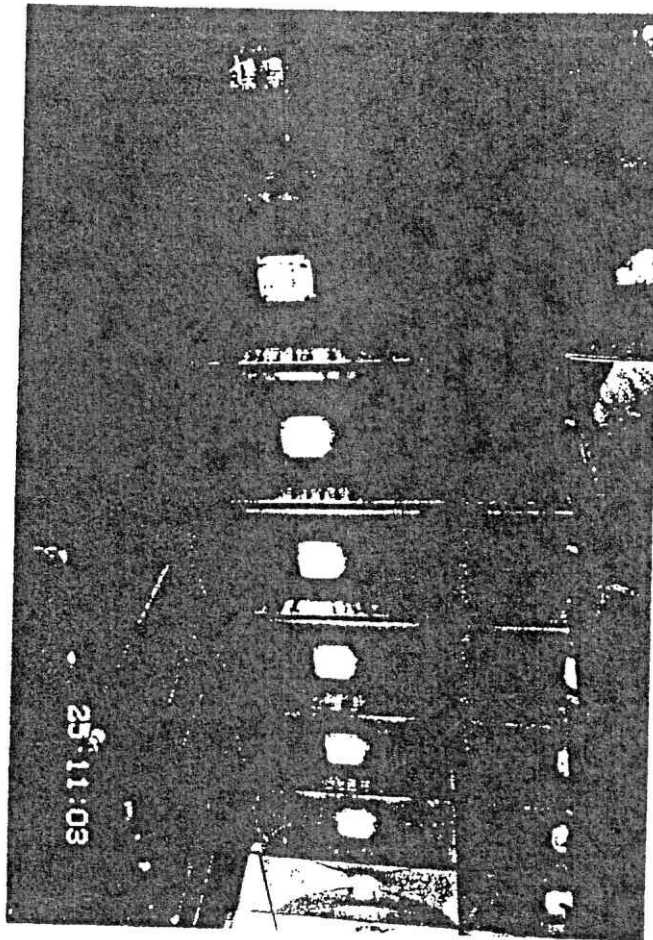


Photograph 10

Lobby entrance and
vestibule on West
Street

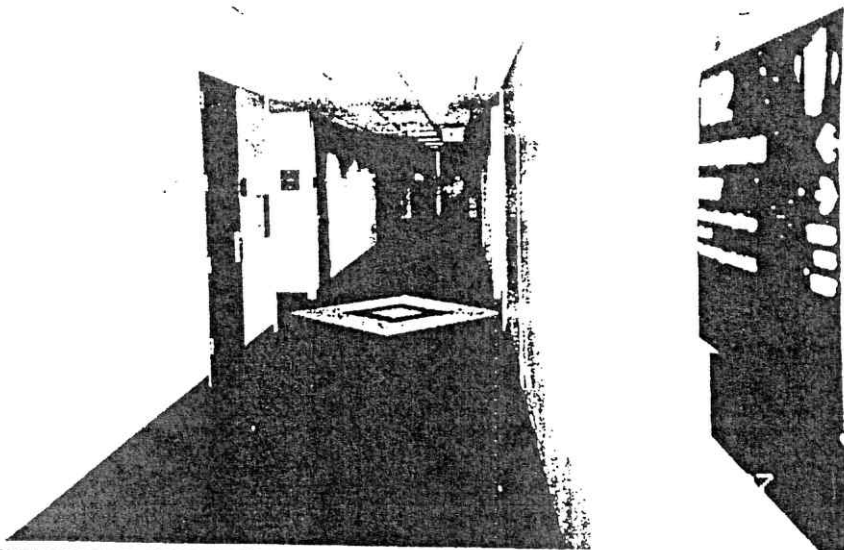
Photograph 11

Lobby suspended
plaster ceiling panels



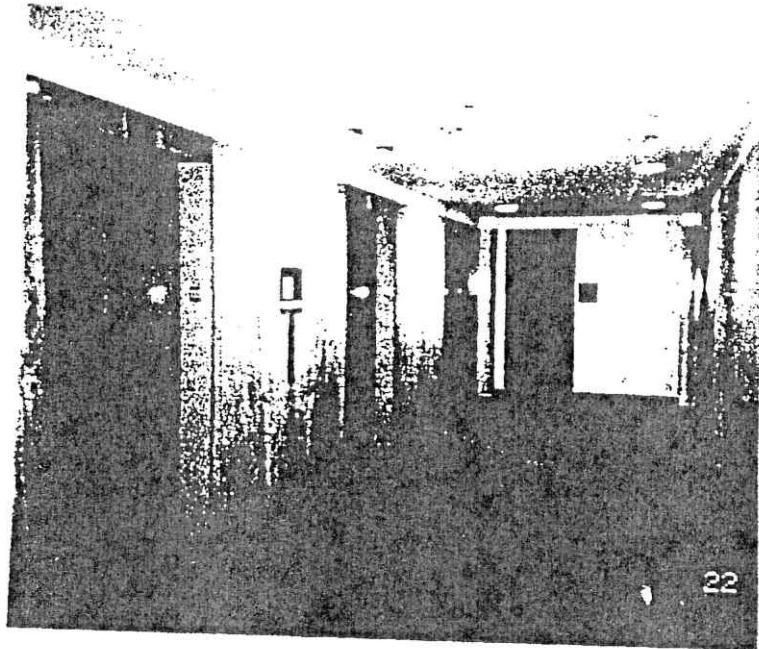
Photograph 12

Typical multi-
tenanted floor
corridor



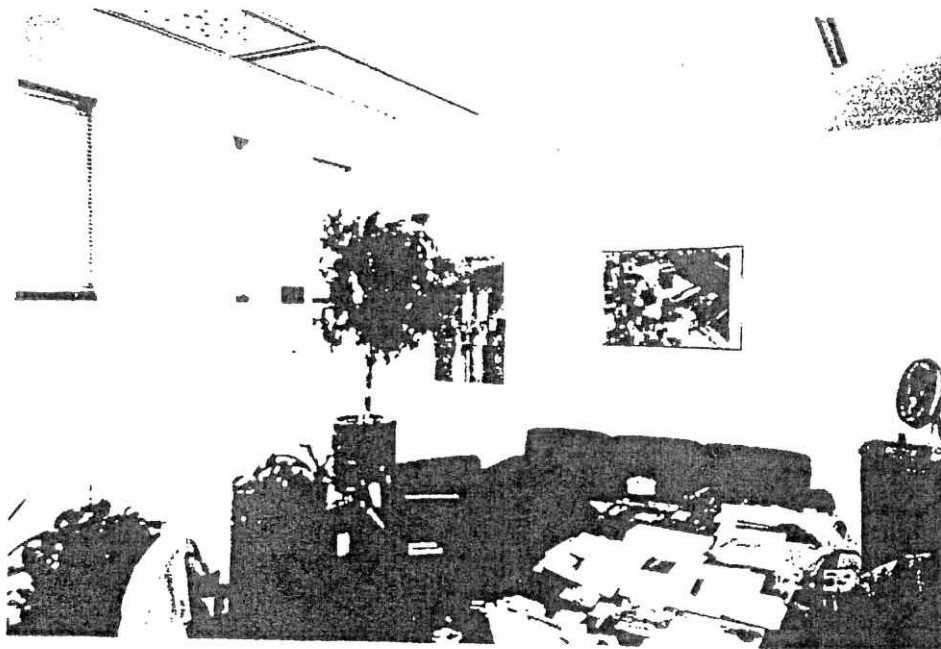
Photograph 13

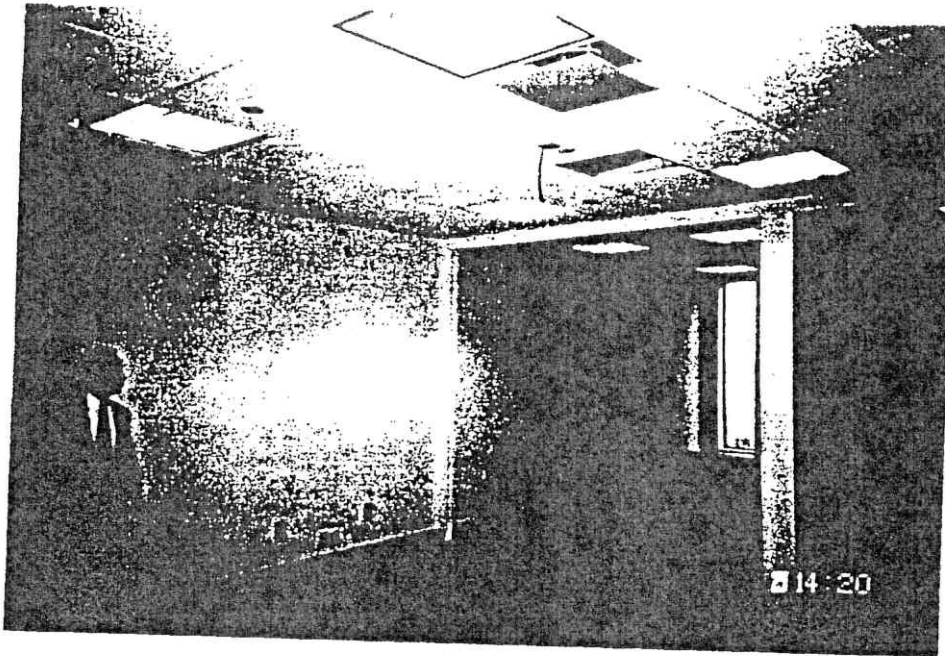
Typical multi-
tenanted floor
elevator vestibule



Photograph 14

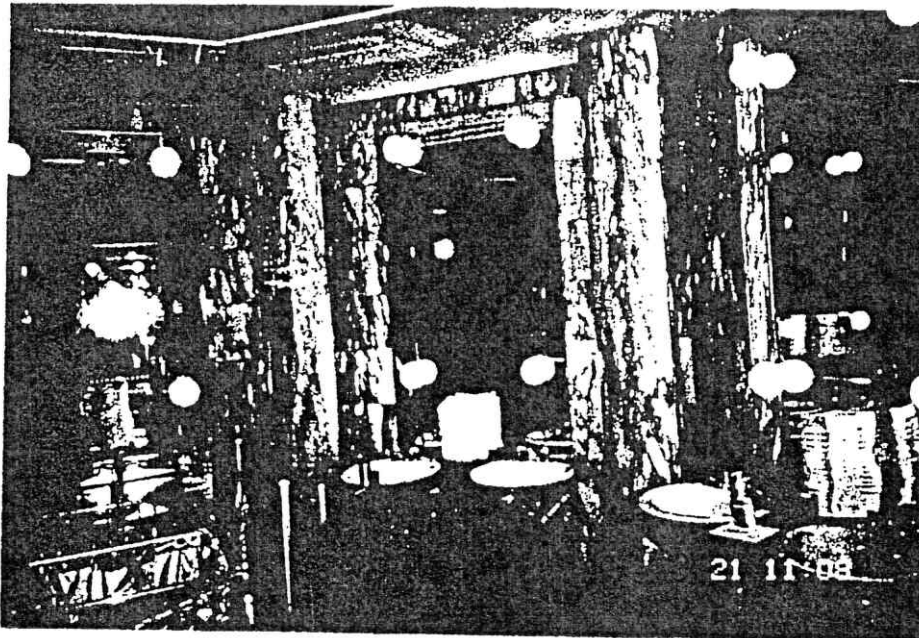
Typical office





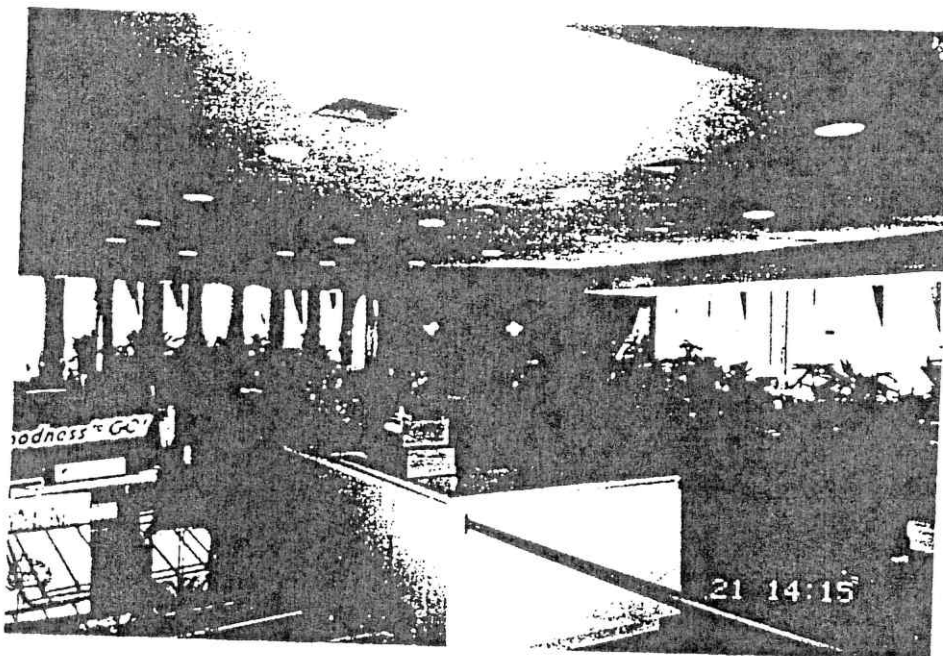
Photograph 15

Vacant space



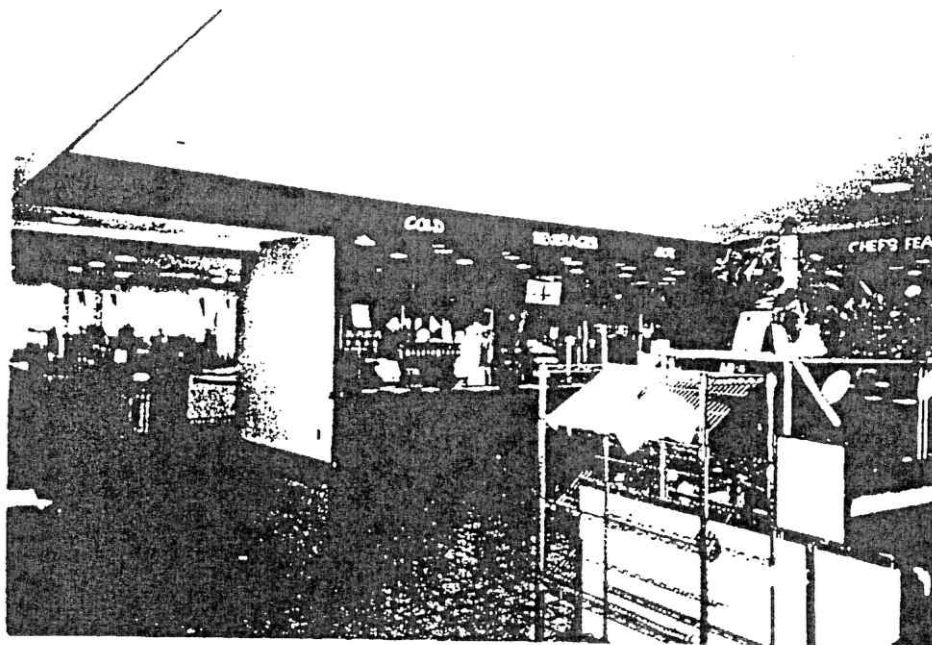
Photograph 16

Windows on the
World rest room



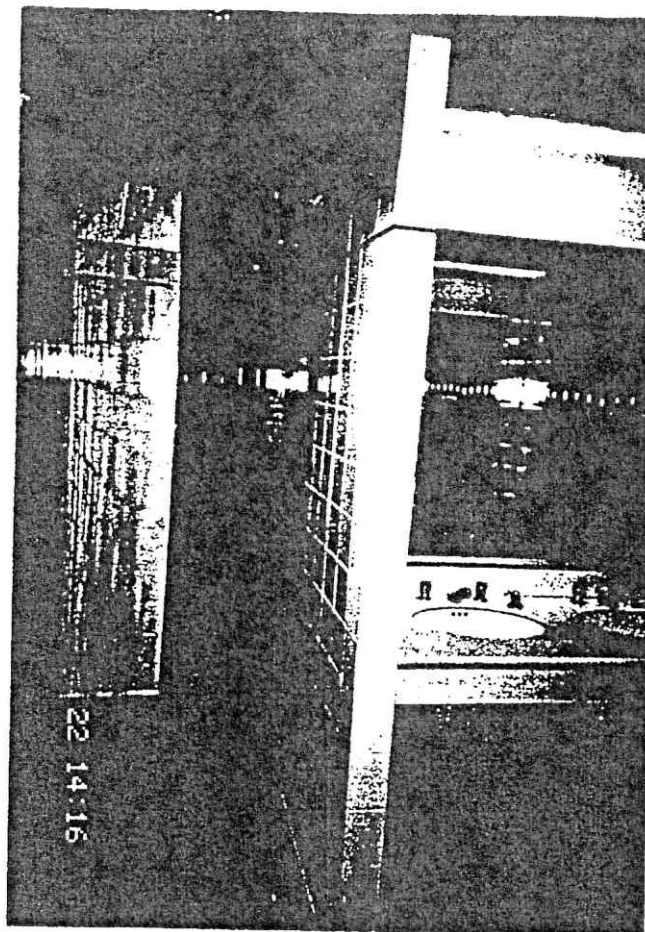
Photograph 17

Port Authority
Cafeteria on 43rd
floor



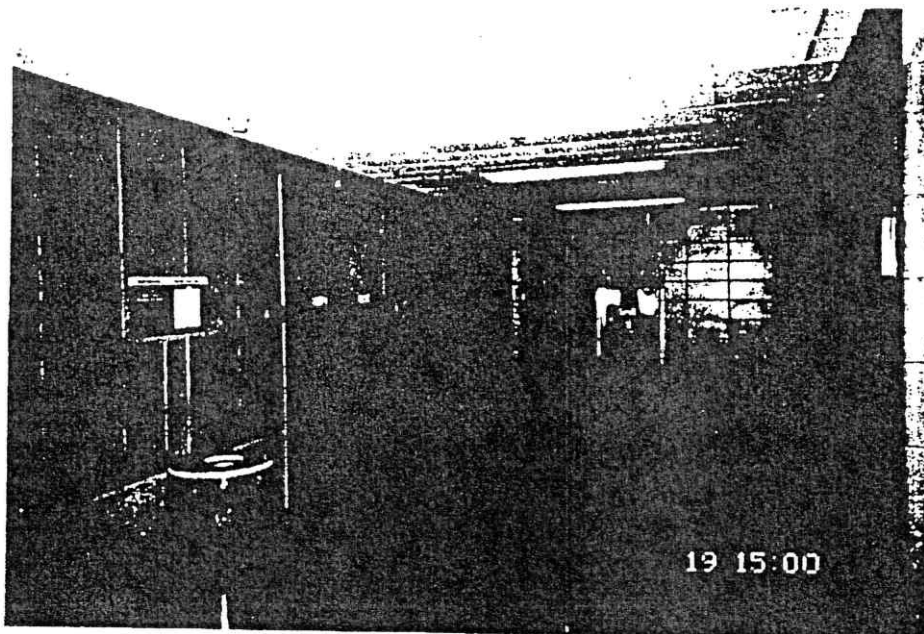
Photograph 18

Port Authority
Cafeteria on 43rd
floor



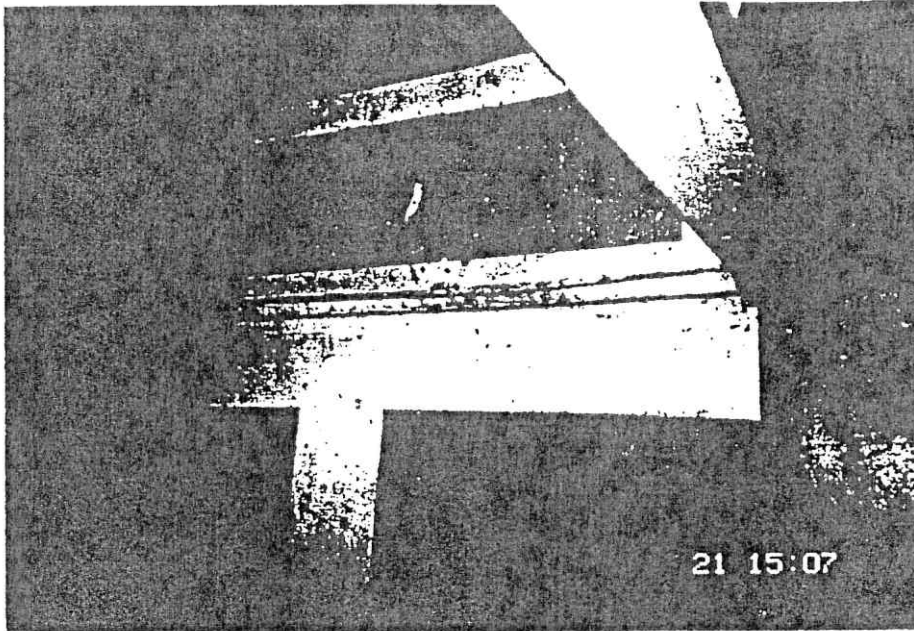
Photograph 19

Upgraded toilet
room



Photograph 20

Elevator vestibule
Level B3 for garage



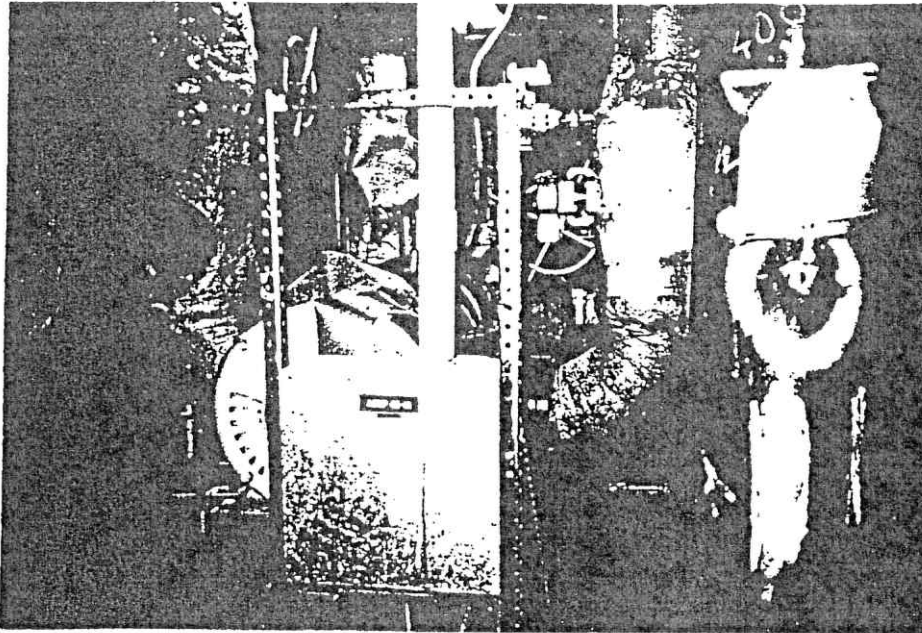
Photograph 21

Bent stair nosing on
wide stairs.



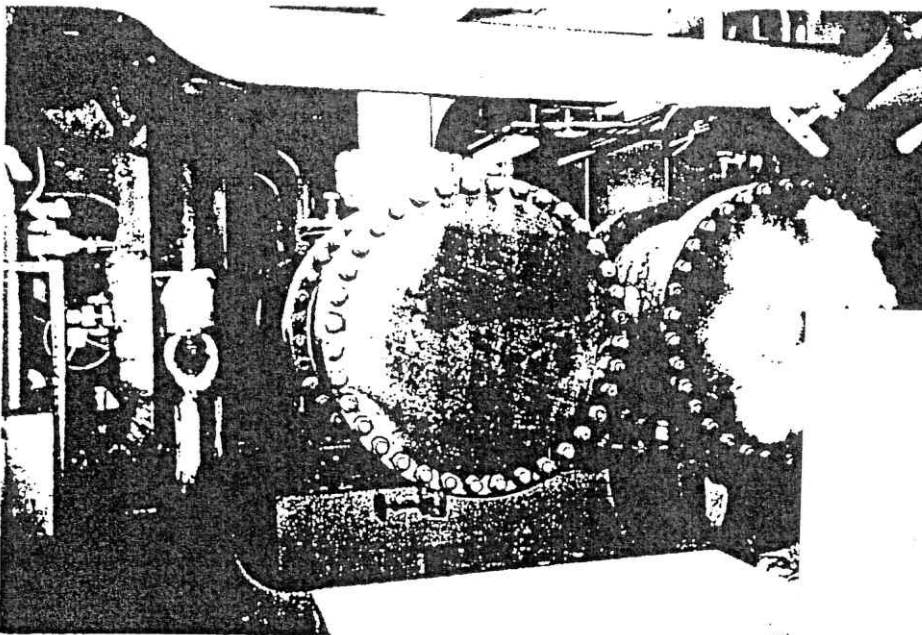
Photograph 22

Viscoelastic damper
at each floor joist.



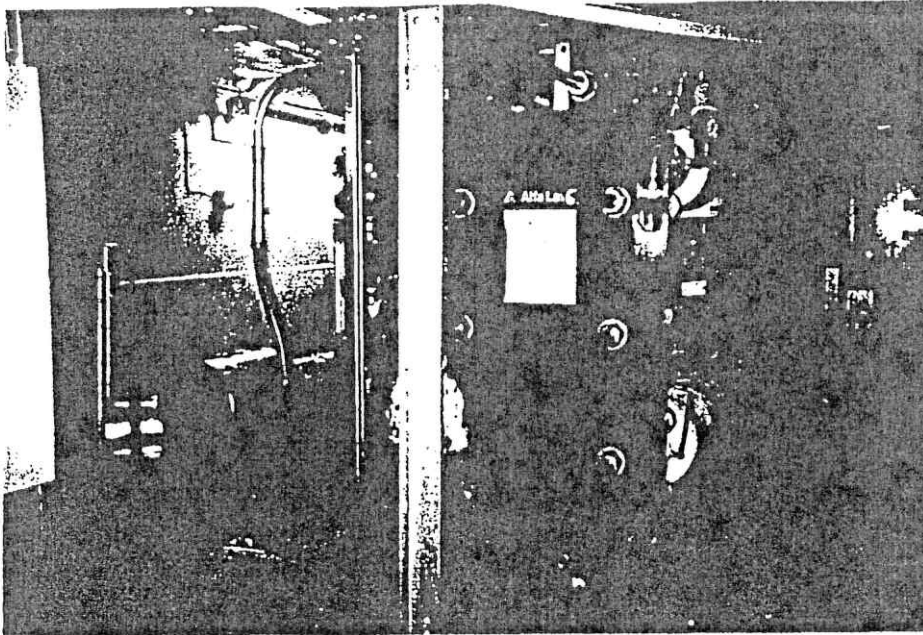
Photograph M1

Condenser water
system #2 pump



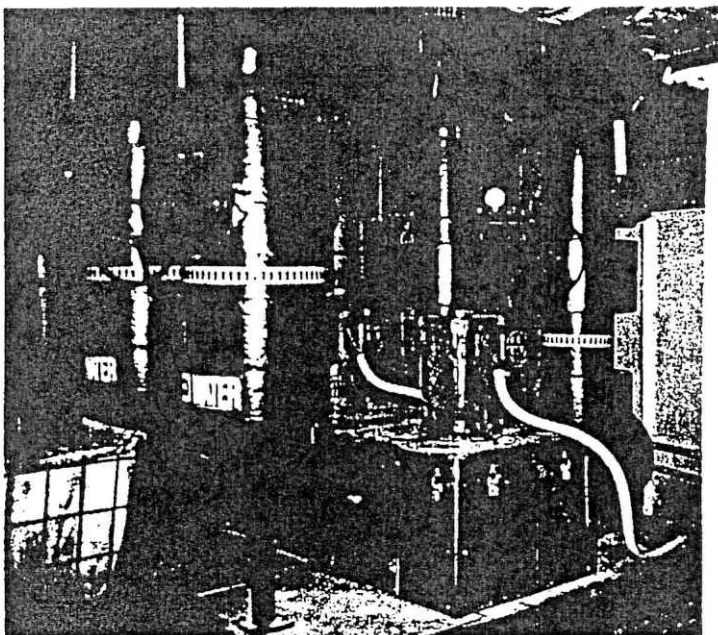
Photograph 2

Condenser water
system #2 heat
exchangers



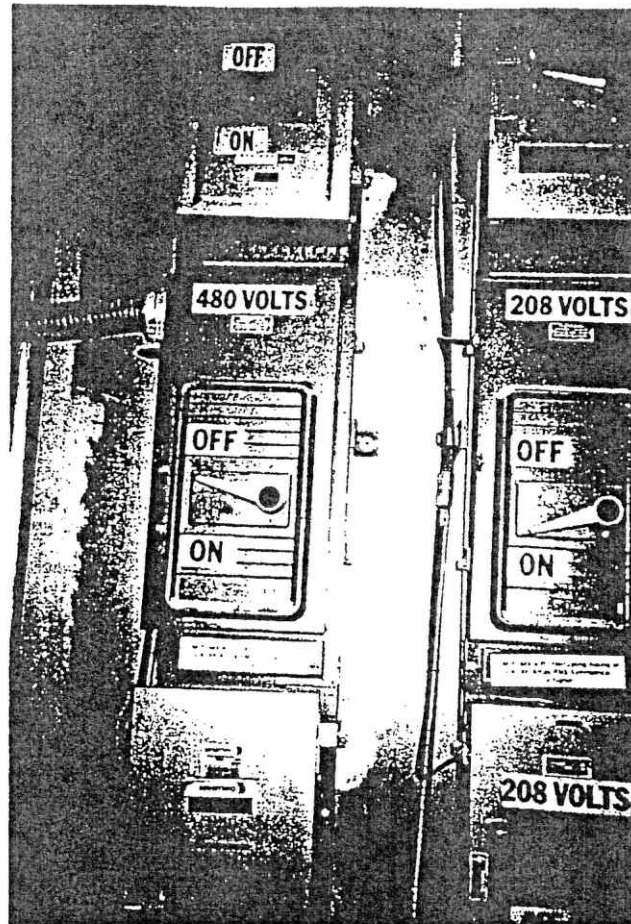
Photograph M3

New condenser
water system #2
pump and plate
and frame heat
exchanger



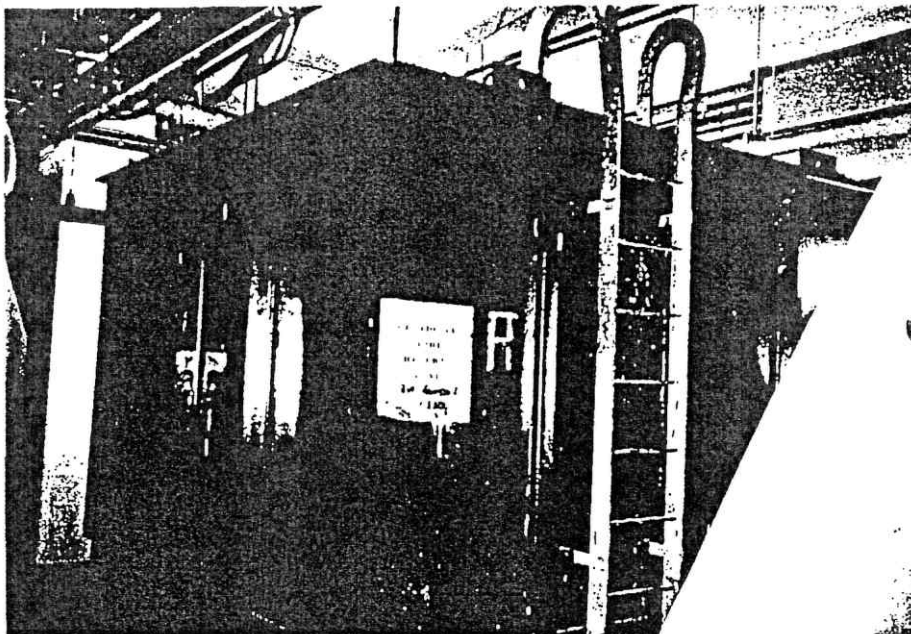
Photograph M4

New freeze
protection
system chilled
water pumps



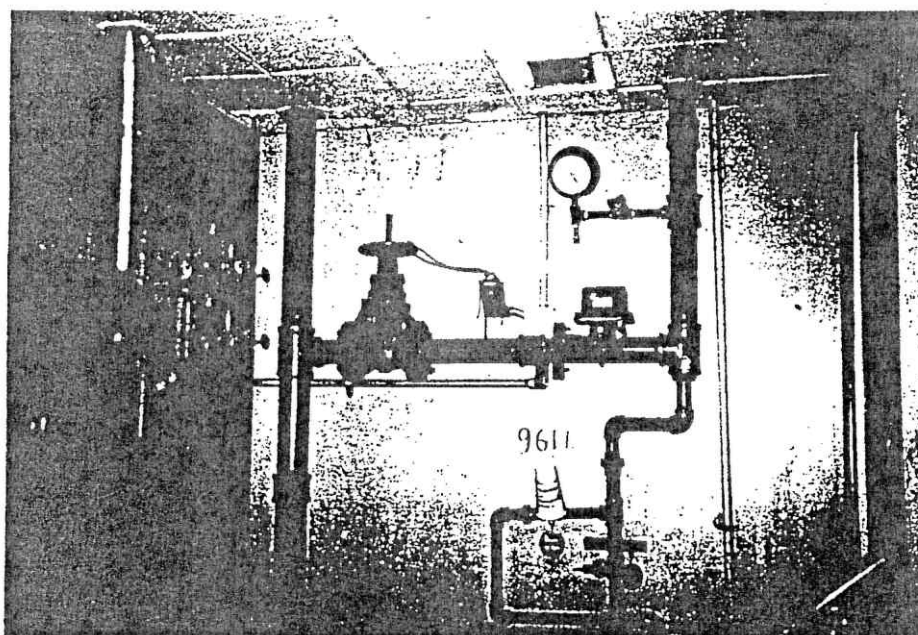
Photograph M5

480 volt and 208
volt electric bus
duct risers
located in a
typical electric
closet



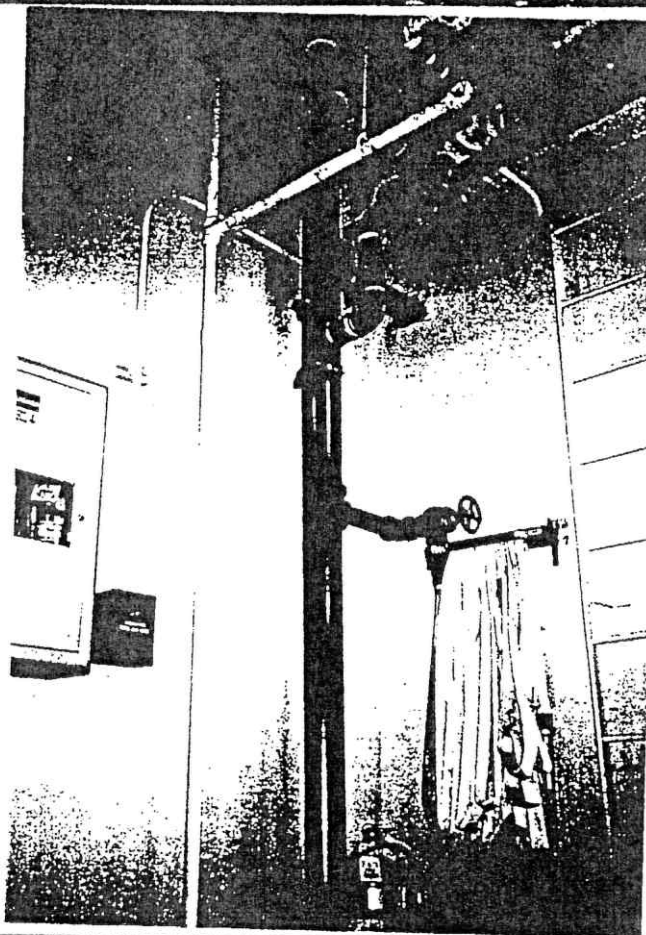
Photograph M6

5,000 gal.
standpipe fire
reserve tank



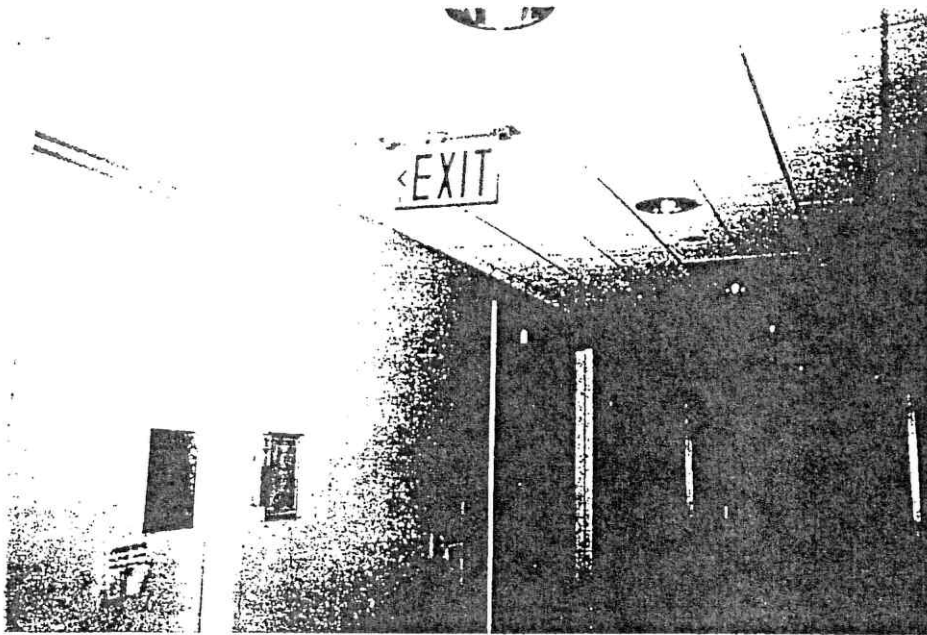
Photograph M7

Typical floor
sprinkler control
valve room with
sprinkler supply
line and flow and
tamper switches



Photograph M8

Standpipe riser
with a fire hose
rack, and fire
extinguisher
cabinet located
in the stairs



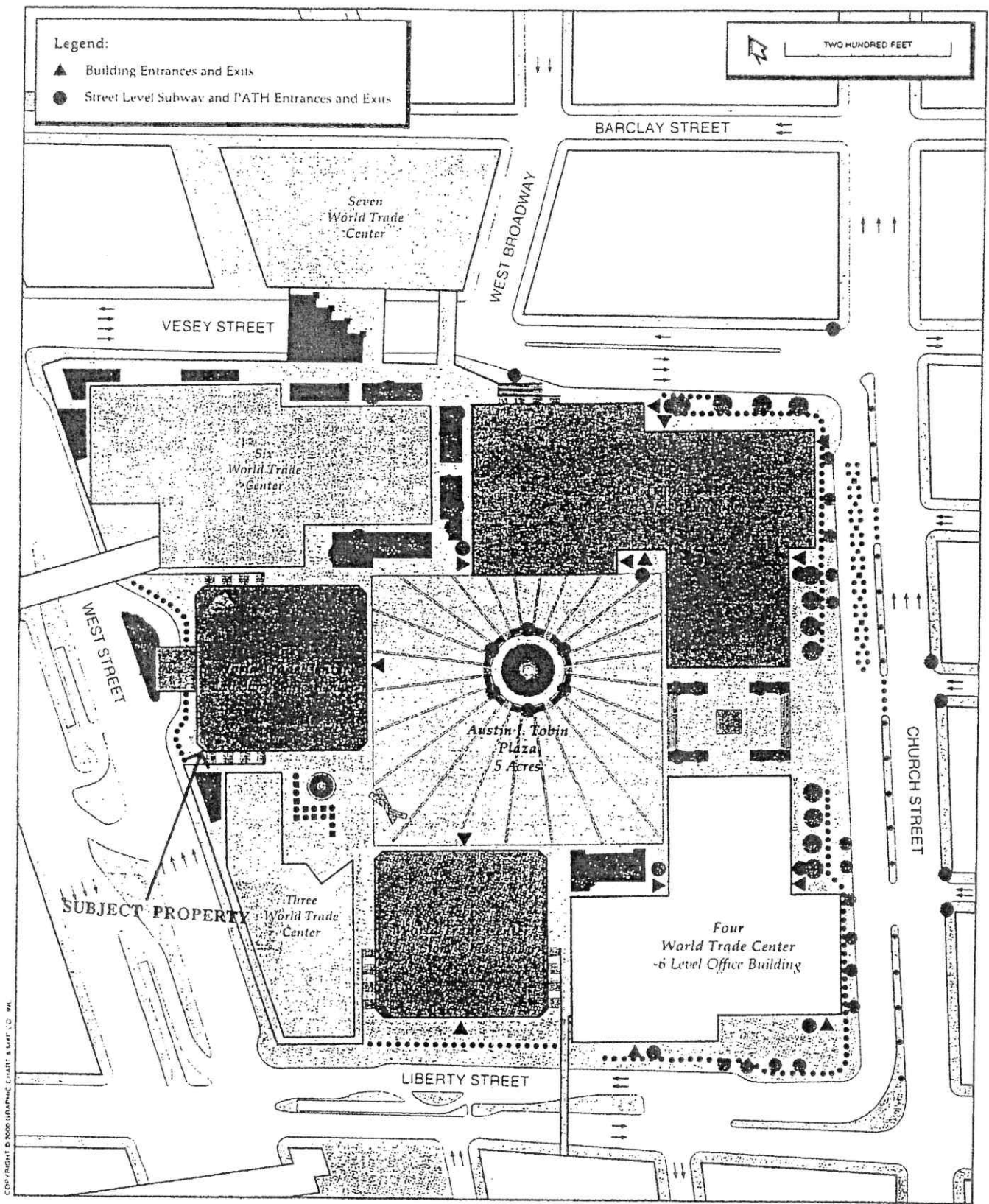
Photograph M9

Typical office
floor corridor
with an exit sign,
manual pull
station, fire
warden station,
and audio/visual
alarm

ATTACHMENT 2

Site Orientation Map

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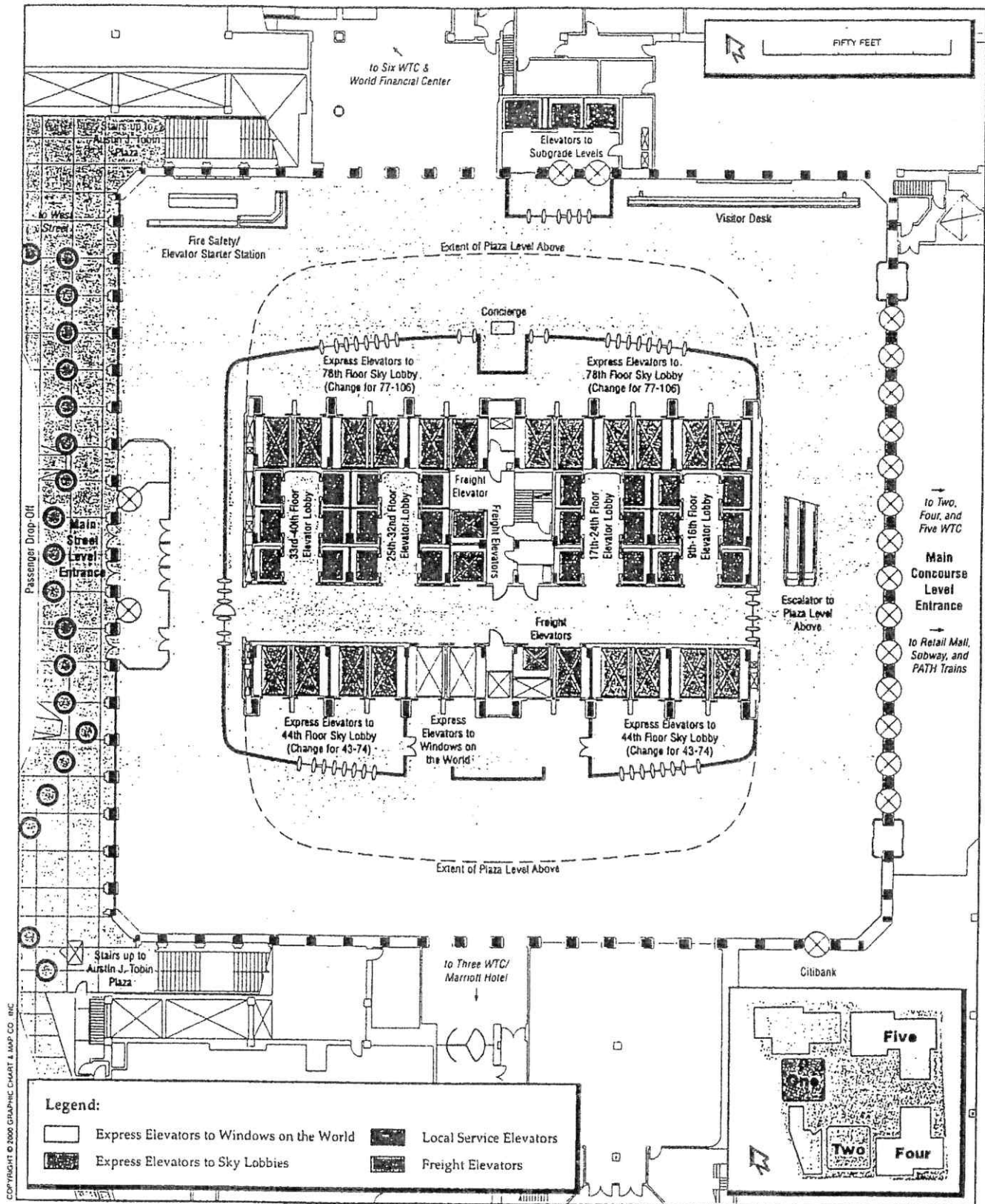


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ATTACHMENT 3

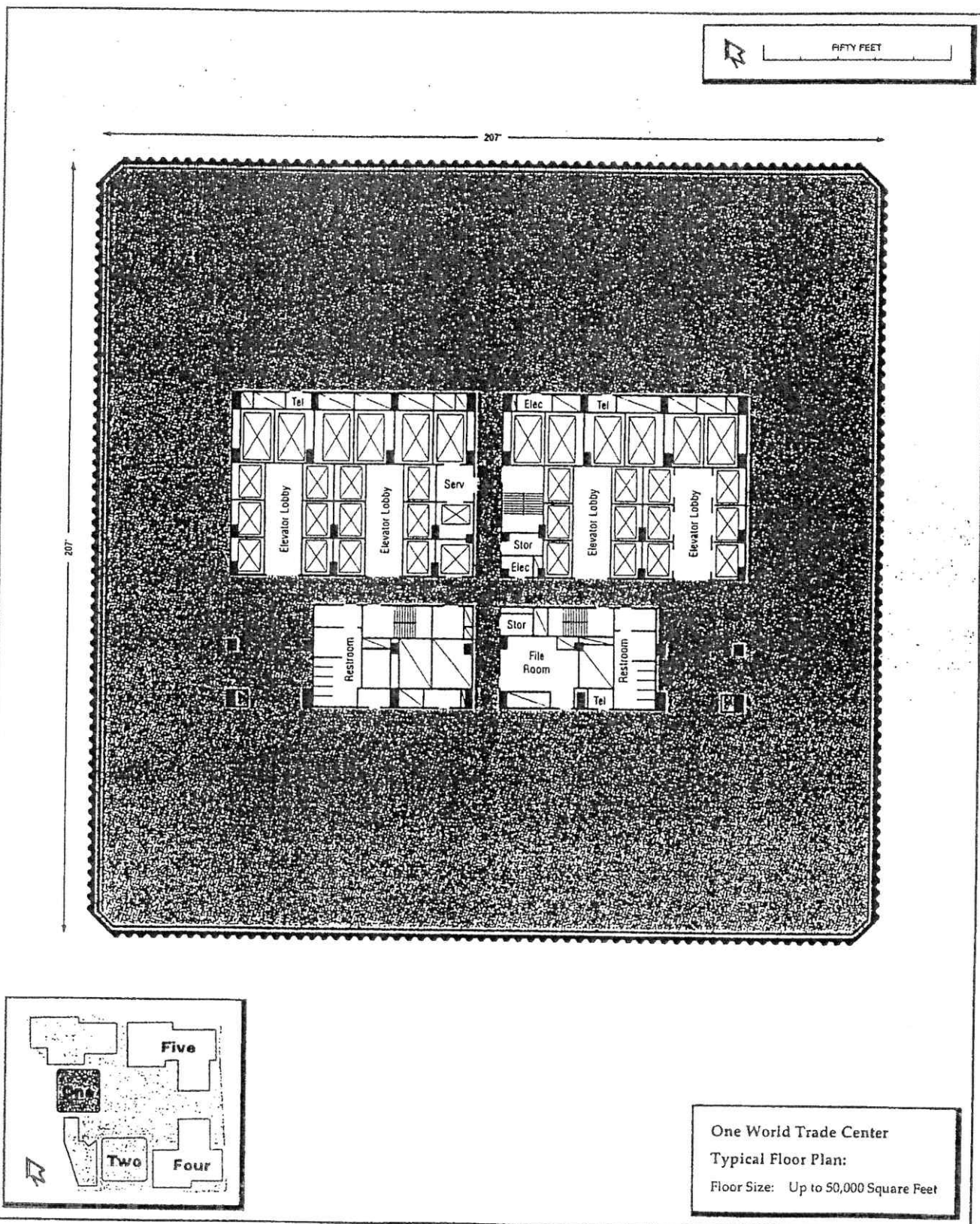
Lobby floor plan

(Reproduced with permission from J.P. Morgan Property Book)



ATTACHMENT 4

Typical floor plan
(Reproduced with permission from J.P. Morgan Property Book)



ATTACHMENT 5

Stacking Plan

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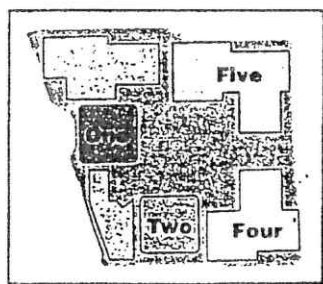


Floor:		Rentable Area(SF):
110		45,064
108	Mechanical and Equipment Room	
107		49,930
106		50,031
105		50,074
104		50,239
103		50,395
102		49,389
101		49,453
100		49,914
99		50,029
98		50,029
97		50,029
96		50,029
95		48,994
94		48,999
93		49,098
92		49,421
91		49,421
90		49,421
89		49,421
88	Port Authority Return	48,378
87		48,364
86		48,800
85		48,800
84		48,800
83		48,736
82		45,789
81		44,866
80		45,963
79		45,498
78		41,503
77		45,739
75	Mechanical and Equipment Room	
74	Port Authority 12-31-20	47,481
73	Port Authority 12-31-20	47,723
72	Port Authority 12-31-20	47,829
71	Port Authority 12-31-20	47,935
70	Port Authority 12-31-20	48,248
69	Port Authority 12-31-20	47,040
68	Port Authority 12-31-20	46,925
67	Port Authority 12-31-20	47,364
66	Port Authority 12-31-20	47,680
65	Port Authority 12-31-20	47,518
64	Port Authority 12-31-20	47,568
63	Port Authority 12-31-20	46,490
62	Port Authority 12-31-20	46,495
61	Port Authority 12-31-20	46,023
60	Asahi Bank 7-31-05	46,596
59	Brown & Wood 12-31-12	47,134
58	Brown & Wood 12-31-12	46,924
57	Brown & Wood 12-31-12	46,924
56	Brown & Wood 12-31-12	45,941
55	Pace University 3-31-15	45,943
54	Brown & Wood 12-31-12	46,301
53	Multiple Tenants 7-31-15	46,291
52	Port Authority Return Multiple Tenants	46,291
51	Port Authority 12-31-20 Multiple Tenants	46,291
50	Port Authority 12-31-20 Multiple Tenants	46,291
49	Port Authority 12-31-20 Multiple Tenants	46,286
48	Port Authority 12-31-20 Multiple Tenants	43,760

Zone 1

57		45,944
56		45,941
55		45,943
54		46,301
53		46,291
52		46,291
51		46,291
50		46,291
49		46,286
48		43,760
47		43,343
46		44,034
45		44,003
44		39,001
43	Port Authority Cafeteria 12-31-20	43,770
41	Mechanical and Equipment Room	
40	Lehman Brothers 2-29-16	45,916
39	Lehman Brothers 2-29-16 Multiple Tenants	45,940
38	Lehman Brothers 2-29-16	46,005
37	Commodity Futures Trading 2-29-16	46,116
36	Lumbermens Mutual Casualty 6-30-13	46,116
35	Lumbermens Mutual Casualty 6-30-13	46,116
34	JP/HS International 6-30-07	45,110
33	JP/HS International 6-30-07 Multiple Tenants	45,110
32	JP/HS International 6-30-07 Multiple Tenants	45,495
31	JP/HS International 6-30-07	45,544
30	JP/HS International 6-30-07	45,544
29	JP/HS International 6-30-07	45,544
28	JP/HS International 6-30-07	45,544
27	JP/HS International 6-30-07	45,544
26	JP/HS International 6-30-07	43,864
25	JP/HS International 6-30-07	45,298
24	JP/HS International 6-30-07	44,918
23	JP/HS International 6-30-07	44,978
22	JP/HS International 6-30-07	44,973
21	JP/HS International 6-30-07	44,973
20	JP/HS International 6-30-07	44,355
19	JP/HS International 6-30-07	45,029
18	JP/HS International 6-30-07	43,945
17	JP/HS International 6-30-07	43,944
16	JP/HS International 6-30-07	44,354
15	JP/HS International 6-30-07	44,383
14	JP/HS International 6-30-07	44,383
13	JP/HS International 6-30-07	44,383
12	JP/HS International 6-30-07	44,383
11	JP/HS International 6-30-07	44,258
10	JP/HS International 6-30-07	44,258
9	JP/HS International 6-30-07	44,258
7	Mechanical and Equipment Room	
6		
5		
4		
3		
	Plaza Level	
	Lobby /Concourse Level	

4,468,634 Total



Legend:

	Port Authority		Single Tenant Floors		Multi-Tenant Floors
	Lobby		Amenity		Mechanical / Other

ATTACHMENT 6

BOCA Group International Elevator Survey Report



December 5, 2000

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

**RE: ONE WORLD TRADE CENTER
NEW YORK, NY**
Vertical Transportation Study

Dear Mr. Weiland:

We are pleased to submit our preliminary report based on a visual inspection performed by our field engineers who visited the above referenced property on and a review of the documents made available to us in the offices of the Port Authority of New York and New Jersey.

OVERVIEW, LAYOUT AND EQUIPMENT

In terms of maintenance, most types of repair or replacement of the elevator equipment is covered by the elevator contractor under the maintenance contract.

We noted one significant condition that needs to be addressed, the hoist cables on Car No. 99 has a severe rust condition. Replacement is recommended.

There is a total of 93 passenger elevators in this building, 61 cars have been modernized, 3 cars in the process of being modernized and 28 cars that are scheduled for a modernization in the near future. There are 6 freight elevators in which 2 cars have been modernized.

There are 72 local stop passenger elevators and 19 shuttle stop passenger elevators serving the floors (Lobby, 9-107). There are 2 express elevators serving Windows on the World on the 106th and 107th floors. There are 3 Elevators outside the building foot print ("J" elevators) that serve the B1 to B6 levels (Tower 1 and all subgrade spaces). The vertical transportation system is divided into 3 vertical zones serviced from the main lobby and the 2 sky lobbies, which are at the 44th and 78th floors. There are 8 shuttle elevators traveling from the lobby to the 44th floor sky lobby and 11 shuttle elevators traveling from the lobby to the 78th floor sky lobby. The main lobby and the sky lobbies each access 4 banks (A, B, C, D) of 6 passenger

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cars which provide local service to portions of their respective zones. Each local bank of 6 elevators serves approximately 8 stories.

There is one set of escalators serving the Lobby Level to the Plaza Level. There are two pairs of escalators on each sky lobby floor, serving the floors above and below. Some elevators also serve the floor above the sky lobby.

ONE WORLD TRADE CENTER

(Pre-selected elevators observed)

ELEVATOR #	FLOORS SERVED	CAPACITY	CONTRACT SPEED (FPM)	FUNCTION
17	1, 2, 3, or 4 & 44	10,000	1,600 FPM	PASS/SERVICE
4	Front 1 Rear 44	10,000	1,600 FPM	PASS
53	44-54	3,500	500 FPM	PASS
76	78-86	3,500	500 FPM	PASS
94	78, 101-107	3,500	1,000 FPM	PASS
99	Front 106-108 Rear 109-110	4,000	100	FREIGHT
8	Front 1 Rear 44	10,000	1,600	PASS

ELEVATOR NO.S 76, 53, 4, 8 & 17

All have Otis motor generators with Otis relay logic type controllers. All machine types are overhead gearless traction.

ELEVATOR NO. 94

Is driven by an SCR drive unit with CEC swift futura controllers. Machine type is overhead gearless traction.

ELEVATOR NO. 99

Is driven by a SCR drive unit with CEC swift futura controllers. Machine type is underslung geared overhead traction.

ESCALATORS

There are also ten (10) escalators serving this building. The following chart describes service provided by these modernized units.

UNIT #	FLOORS SERVED	RISE
A1 & A2	Concourse to Plaza	22' 0"
A3 & A4	Floors 43 to 44	12' 0"
A5 & A6	Floors 44 to 45	14' 0"
A7 & A8	Floors 77 to 78	12' 0"
A9 & A10	Floors 78 to 79	14' 0"

ELEVATOR FIVE YEAR TESTS:

ELEVATOR #	5-YEAR TEST TAG DATE	DATE OF EXPIRATION	STATUS
17	1999	2004	CURRENT
4	1999	2004	CURRENT
53	2000	2005	CURRENT
76	1996	2001	CURRENT
94	1999	2004	CURRENT
99	1997	2002	CURRENT
8	1999	2004	CURRENT

COMPLIANCE

ELEVATOR NOS 17, 4, 53, 76, 94 and 8

All have emergency power with automatic transfer. The machine rooms have smoke detectors, the main lines are fused and lockout capable. The elevators have fire return Phase 1 and II. The elevators are fully A.D. A. complaint. All required safety tests are up to date.

ELEVATOR NO. 99

Has fire return Phase I and II. The machine rooms have smoke detectors. The elevator has emergency power with automatic transfer. The main line is fused and lockout capable. All required safety test are current.

ELEVATOR CHARTS

1 WORLD TRADE CENTER - ZONE 1

ELEVATOR #	FLOORS SERVED	CAPACITY	CONTRACT SPEED (FPM)	FUNCTION	BANK
24-29	9-16	3,500	800 FPM	PASSENGER	A
30-35	17-24	3,500	1000 FPM	PASSENGER	B
42-47	33-40	3,500	1400 FPM	PASSENGER	D
36-41	25-32	3,500	1200 FPM	PASSENGER	C
J2-J3	1, B1* - B6	4,000	250 FPM	PASSENGER	J
J1	1, B1 - B6	6,000	250 FPM	PASSENGER / FREIGHT	J
48	B1, 1, 2, 3-7, 9-40	5,000	800 FPM	FREIGHT	--
5	B1, 1, 3, 4, 5, 7, 9-40, 44	10,000	1600 FPM	FREIGHT	--

*KEY (LOADING DOCK)

1 WORLD TRADE CENTER

ELEVATOR #	FLOORS SERVED	CAPACITY	CONTRACT SPEED (FPM)	FUNCTION	BANK
FE8 - Cafe Freight	43-44	1,330	100 FPM	FREIGHT	SUB-GRADE
FE7 - Armor Freight	Front 1 Rear B1	4,000	250 FPM	FREIGHT	
J4	1, B1	6,000	150 FPM	PASSENGER / FREIGHT	SUB-GRADE
FE5 - Hydraulic	B1-B3	7,000	100 FPM	FREIGHT	SUB-GRADE

1 WORLD TRADE CENTER - ZONE 2

ELEVATOR #	FLOORS SERVED	CAPACITY	CONTRACT SPEED (FPM)	FUNCTION	BANK
1-4	FRONT 1 REAR 44	10,000	1,600 FPM	PASSENGER	LOW RISE SHUTTLES
8-11	FRONT 1 REAR 44	10,000	1,600 FPM	PASSENGER	LOW RISE SHUTTLES
17	B1, 1, 3, 4, 5, 43-74 AND 78	10,000	1,600 FPM (runs @ 1200 FPM)	FREIGHT	--
49	B1, 1, 3, 4, 5, 41-74	5,000	1,000 FPM	FREIGHT	--
51-56	44-54	3500	500 FPM	PASSENGER	A
57-62	55-61	3500	800 FPM	PASSENGER	B
69-74	68-74	3500	1,000 FPM	PASSENGER	D
63-68	62-67	3500	800 FPM	PASSENGER	C

1 WORLD TRADE CENTER - ZONE 3

ELEVATOR #	FLOORS SERVED	CAPACITY	CONTRACT SPEED (FPM)	FUNCTION	BANK
6	FRONT - 1+107 REAR - B1, 1, 3, 4, 5, 44, 75, 77-107	10,000	1,600 FPM	FREIGHT / PASSENGER	Shuttle for Windows
7	FRONT - 1, 106 +107 REAR - B1, C, 44, 67, 77	10,000	1,600 FPM	FREIGHT	Shuttle for Windows
12-15, 20-23	FRONT - 1 REAR - 78	10,000	1,600 FPM	PASSENGER	SHUTTLE
*16, 18, 19	FRONT - 1+44 REAR - 78	10,000	1,600 FPM	PASSENGER	SHUTTLE
50	B5 - 7, 9-108	6,000	1,200 FPM	FREIGHT	--
75-80	78-86	3,500	500 FPM	PASSENGER	A
81-86	87-93	3,500	800 FPM	PASSENGER	B
87-92	94-100	3,500	800 FPM	PASSENGER	C
93-98	100-107	3,500	1,000 FPM	PASSENGER	D
99	106-110	4,000	100 FPM	FREIGHT	--

*INTERZONE ELEVATORS

EQUIPMENTLOCAL ELEVATORSMODERNIZED ELEVATORS

24-47, 51, 52, 56-64, 69-74, 81, 83, 87-98 consists of CEC swift futura controllers with SCR Drive units. All machines are of the overhead gearless traction type.

ORIGINAL ELEVATORS

53, 54, 66-68, 75-80, 84-86 consists of the original Otis relay logic controller with motor generator sets. All machines are of the overhead gearless traction type.

IN PROCESS OF MODERNIZATION

Elevators 55, 65 and 82 will be CEC swift futura controllers with SCR Drive units. All machines are of the overhead gearless traction type.

LOW RISE SHUTTLES

Elevator Nos. 1-11: All original Otis relay logic controllers with motor generator sets. All overhead gearless traction machines.

HIGH RISE SHUTTLES

MODERNIZATION ELEVATORS

12-15, 6 & 7 consists of CEC Swift Futura controllers with SCR Drive units. All overhead gearless traction machines.

ORIGINAL ELEVATORS

16-23. Consists of the original Otis relay logic type controllers with motor generator sets. All being overhead gearless traction machines. No freight elevators in process of modernization.

FREIGHT ELEVATORS

J1-J4

Consists of original Otis relay logic controllers with motor generator sets. Machine type is basement geared traction.

5, 48, 17, 49,

All original Otis relay type controllers with original motor generator sets. All machines being overhead gearless traction.

50

Modernized with a CEC Swift Futura controller with the original motor generator set. All machines being overhead gearless traction.

FE7 & FE8

Consists of original Otis relay type controllers with original motor generator sets. All machines being overhead geared traction.

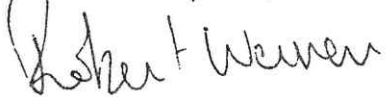
6, 7, 99

Modernized with CEC Swift Futura controllers. Elevator No. 99 has an SCR drive unit with an offset overhead underslung traction machine. Elevator Nos. 6 and 7 have motor generator sets with overhead gearless traction machines.

If you have any questions, please do not hesitate to contact us.

Sincerely,

BOCA Group International, Inc.



Robert Wernon
Field Engineer

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