

Joseph V. Lieber, P.E., of full age, says as follows:

1. I am a principal with the firm Axis Design Group, Inc., located at 744 Broad Street, Suite 1924, Newark, New Jersey, 07102. I am familiar with the facts herein.

2. I am a licensed Professional Engineer, licensed in the state of New Jersey. I have been licensed for approximately twenty-one years, and I specialize in structural engineering and related issues.

3. Axis Design Group, Inc. has been hired by 111 First St. Tenants Association to evaluate the condition and structure of a building located at 111 First Street, Jersey City, New Jersey.

4. I have reviewed the certifications of Mr. Frederick A. Porcello, P.E. P.P., Mr. Charles E. Marino, P.E., Captain Edward Mike of the Jersey City Fire Department, Mr. Raymond Meyer the Acting Construction Official for the City of Jersey City, the supplemental certification of Mr. Frederick A. Porcello, P.E. P.P., with the letter of Ms. Helena Ruman of Helena Ruman Architects, with the crack monitor report prepared by Frederick A. Porcello, the cost estimate prepared by Frederick A. Porcello in connection with the evaluation and condition of the building located at 111 First Street, Jersey City, New Jersey.

5. As part of my evaluation, I have personally visited and inspected the building located therein on November 2, 2004.

6. The purpose of the visit was to evaluate the concerns described in the above-listed documents as to the safety of the building.

## Fire Escapes

7. Exterior stairs were observed at approximately ten locations. The stairs are around the exterior of the building over the sidewalks and within courtyard spaces of the building.

8. Stairs within the courtyard areas were found to be of steel and wood construction. For these stairs, the wood construction was limited to treads and platform planks. All other construction was found to be of steel framing.

9. Wood planks in the stairs are sound. They appear to consist of treated lumber, as distinguished by the green tint of the wood.

10. We found the stairs in the courtyards to be without major structural deficiency. Minor structural deficiencies were observed in the stairs. Minor deficiencies involve a missing bolt at the middle of a stringer and minor deterioration to about 2% of the wood treads.

11. Exterior stairs over the sidewalks consist of steel framed stairs and treads.

12. The exterior stairs over the sidewalks were found to be without major structural deficiency. Minor deficiencies were observed in the stairs. Minor deficiencies involve peeling paint, surface rust, and bricks missing from the Warren Street wall.

## Exterior Walls

13. Exterior Walls consist of load bearing brick masonry.

14. Cracks were observed in the outside face of several exterior walls. The cracks are in limited portions of the building.

15. At several locations, cracks have developed that involve lintels over windows and / or spandrel masonry over lintels. At all locations where crack development could affect structural stability, repairs were apparent in the walls. Repairs typically consisted of brick infill of the former window opening below the damaged lintel and / or spandrel masonry.

16. Cracks were observed in the remaining portion of a former elevator penthouse in the southeast corner of the southeast courtyard. The cracks do not pose an immediate hazard to the structural integrity of the elevator structure.

17. Near the southeast corner of the building, cracks were observed at the intersection of two walls over the Bay Street façade of the building. The cracks involve the lintel over an east facing window, and brick walls above and adjacent to the window. The affected window and adjacent window have been infilled with brick masonry. The brick masonry infill provides structural support to the damaged masonry above.

18. Near the northeastern corner of the northeastern courtyard, cracks were observed at the intersection of two walls over the courtyard. The cracks involve several lintels over south facing windows, and brick walls above and adjacent to the windows. The affected windows have been infilled with brick masonry. The brick masonry infill provides structural support to the damaged masonry above.

19. Mortar joints are weathered in many locations, particularly at parapets and around areas of water overflow. The weathered mortar does not presently pose an immediate hazard to the stability of the building.

20. Repair of the above-described masonry wall conditions can be accomplished without displacing tenants from the building.

### Cellar Space

21. The cellar of the building occupies the footprint of the building complex. Headroom within the cellar is typically about seven feet under the floor joists, and approximately six feet two under beams and sprinkler pipes, except at the eastern portion of the building complex. At the eastern portion the clearances are several inches less than the typical clearances. The eastern portion of the cellar involves approximately ten per cent of the entire cellar space, and is separated from the remainder of the cellar by masonry foundation walls and fire doors.

22. The cellar space is empty and clean, except for a limited area of the storage in the south wing of the cellar. The area of storage involves approximately two per cent of the cellar area, and does not pose any obstacle to passage.

23. Lighting fixtures are present throughout the cellar. A large number of the lighting lamps appear to be burned out or unscrewed.

24. There was no evidence of vandalism in the cellar.

### Sprinkler System

25. Approximately two hundred sprinkler heads were observed in various portions of the building, principally in the cellar, in corridor areas at the second and third floors, and in a limited number of tenant apartments. None of the observed sprinkler heads had been painted.

Certification of Charles E. Marino

26. I have reviewed the certification of Charles E. Marino, P.E. and have no exceptions to the certification.

The foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

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Joseph V. Lieber, P.E.

Dated: November 4, 2004