



5 March 2001

Ms. Kelli Norris
Vice President Commercial
Pinnacle Realty Management Company
401 Second Avenue South, Suite 110
Seattle, WA 98104

Re: **Dexter Horton Building Earthquake Damage Assessment**
WJE No. 2001.0815

Dear Ms. Norris:

At your request, Wiss, Janney, Elstner Associates Inc. is providing an ongoing earthquake damage assessment of the terra cotta at the Dexter Horton Building in Seattle. As of noon today, we have completed five drops from suspended scaffolding at the Third Avenue entrance, Second Avenue entrance, southwest corner and southeast corner. The intent of our work is to provide a visual inspection of the terra cotta, remove loose pieces and spalls.

We are removing loose terra cotta as we drop the building. To date the removal of loose terra cotta has been minimal with several pieces being removed at the Third Avenue elevation.

We have recommended the installation of shoring at the thirteenth floor window head at the southwest corner of the building. While there is no apparent hazard of this window head falling under normal loading, another earthquake could shake the pieces loose. This shoring will stay in place until the upcoming restoration work can be completed at this window head.

We are noting typical damage as open mortar joints, shallow spalls, and new cracking at each elevation. This information will be used to expand the scope of work for the previously scheduled upcoming terra cotta restoration work.

We recommend that the sidewalk protection that has been installed around the building remain in place until the completion of the terra cotta restoration. We will provide you with a more complete report of our findings when we have completed the visual condition survey.

Very truly yours,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Ann J. Coleman
Project Manager

David A. Deress
Consultant and Unit Manager

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