



Raphael Palomino

[REDACTED]
[REDACTED]
[REDACTED]

February 3rd, 2026

Re: 321-327 S. New Street, Bethlehem, PA

Dear Mr. Palomino,

As part of the due diligence of the project, we met with demolition contractors to evaluate the ability to demolish the surrounding building structures while maintaining the façade of the current 321 New Street building. There are several logistical challenges we encountered during this evaluation. The contractor's ability to navigate the property to perform demolition is significantly inhibited due to the site grades and the projected location of the support structure. There are concerns about the single sided bracing and the rigidity of those connections with the variations of the plane of the brick face. These inconsistencies will make it difficult to consistently and uniformly shore the façade therefore making it difficult to salvage. Contractors expressed that they would insist to not be held responsible for maintaining the façade.

Contractors expressed that due to the condition of the brick and integration of side walls, they expect the visible cracking to open and wall movement to occur. There are tiebacks visible to the outside of the building that attempt to stabilize the wall and appear to have been installed to stop exterior movement. The facade looks like it is already pulling away from the interior framed wall.

If the buildings are removed and new construction begins, they are expected to negatively impact the stability of the façade. The general construction vibration through the soil filling, foundation installation, and structure erection will negatively impact the façade while being temporarily supported causing additional concern that the existing cracks and bowing of the wall will continue.

Through our investigation and site meetings with demolition contractors, we have determined that there is significant concern with the ability to safely and effectively save

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the façade. The demolition contractors would not take responsibility for assuring the facades integrity and are concerned that it would deteriorate more during the shoring attempt. For these reasons we believe that the use of the façade is not practical.

Respectfully,

A handwritten signature in black ink that reads "Andrew Miller". The signature is written in a cursive style.

Andrew Miller
Executive Vice President
North Star Construction Management