

Thornton Tomasetti

August 01, 2007

Mr. Dennis R. Mincieli
Vice President
AKRF, Inc.
440 Park Avenue South
New York, NY 10016

RE: MANHATTANVILLE NEIGHBORHOOD CONDITIONS STUDY
TT Project No. 26436.03

Dear Mr. Mincieli:

Thornton Tomasetti, Inc. (TT), a New York City-based leader in the design of special structures and forensic engineering, is pleased to submit site condition assessment reports for 66 tax lots in the Manhattanville/West Harlem neighborhood of Manhattan in New York City. In addition to site condition assessment studies, TT's services include structural due diligence surveys, rescue operations, peer review, expert witness service in litigation cases, retrofit, and rehabilitation. We have provided services for many prestigious and landmark buildings in New York and other regions worldwide.

The report for each tax lot in the Manhattanville study area includes: findings of conditions based on our visual observations during site visits in September and October 2006 and between January and April 2007; building construction year information from the New York City Departments of Buildings; property ownership information from the New York City Department of Finance; and an evaluation of available historic Sanborn maps, when required, to estimate the construction year of buildings.

The assessments of the tax lots are based on the condition of the structural systems (where visible) of the building(s) at each property; the buildings' exterior conditions, including exterior walls, doors, windows, fire escapes, roofs, and parapets; interior conditions, including floors, ceilings, interior walls, and health safety concerns; and site conditions around the building(s) and/or properties, including sidewalks, curb cuts, and front or back yards.

The chart on the following page presents the criteria we used as a general framework to rate the overall and specific structural, exterior, interior, and site conditions at each property. The ratings we assigned—either good, fair, poor, or critical—reflect TT's expert opinion of each property's conditions. When determining an overall rating, the extent or degree of conditions at each property was evaluated, taking into consideration the building's size, age, and construction type.

Overall Condition

Good	Fair	Poor	Critical
Building's structural system, exterior, and interior in good condition; site in good to fair condition; and no health and safety concerns	Building's structural system, exterior, and interior in good to fair condition; site in fair to poor condition; and minor health and safety concerns	Building's structural system, exterior, and interior; health and safety items; and site in fair to poor condition	Building's structural system, exterior, and interior; health and safety items; and site in poor to critical condition. Significant number of conditions observed that may compromise the structural integrity of areas within the building.

Building's Structural System Conditions

	Good	Fair	Poor	Critical
Columns	No damage	Minor cracks (hairline) or minor local spalling, corrosion stains on steel columns or local signs of corrosion	Significant concrete cracking (greater than 1/8") or spalling in several locations, signs of corrosion on several locations	Several wide cracks, widespread signs of corrosion, bowing or any other signs indicating structural instability of the column
Foundation Walls	No damage	Minor cracks (hairline) or spalling	Significant cracking (greater than 1/8") or spalling in several sections	Significant number of wide cracks with signs of water infiltration and bowing
Floor Beams	No damage	Minor cracks (hairline) or minor local spalling, corrosion stains on steel beams or local signs of corrosion and discoloration indicating minor water damage on timber joists	Significant concrete cracking (greater than 1/8") or spalling in several locations or exposed reinforcement, or signs of corrosion on several locations on steel beams and signs of significant deterioration on timber joists	Significant number of wide cracks with corrosion on exposed reinforcement, widespread signs of corrosion on steel members and widespread signs of significant deterioration of timber joists or any signs indicating structural instability
Floor Slabs	No damage	Minor cracks (hairline) or minor local spalling	Significant cracking (greater than 1/8") or spalling in several sections	Significant number of wide cracks with signs of water infiltration, including signs of corrosion on exposed reinforcement
Stair	No damage	Minor cracks (hairline) or local cracking on concrete members or corrosion stains on steel members or discoloration indicating minor water damage on timber members	Significant cracking (greater than 1/8") at several locations or spalling in several locations on concrete members, or signs of corrosion on steel members at several locations, or signs of significant deterioration on timber members at several locations	Significant number of wide cracks or spalling on concrete members, widespread signs of corrosion on steel members, or widespread deterioration of timber members

Exterior Building Conditions

	Good	Fair	Poor	Critical
Walls	No damage	Minor cracks (hairline), spalling or peeling paint	Several wide cracks (greater than 1/8")	Bulges, wide cracks, or cracks through full thickness of the wall
Doors	No damage	Minor corrosion or minor damage from local impact	Severely corroded metal door or significant damage	Missing, severely damaged, or inoperable door; or obstructed egress
Windows	No damage	Local minor damage, such as cracked caulking, peeling paint, or minor cracks in sill	Number of windows with damaged frames, minor cracked glass, and/or cracked sills	Missing, cracked, broken, or inoperable windows
Roofing	No damage	Minor cracks or minor local ponding	Significant damage to roofing, uneven surface causing ponding, clogged drains	Widespread and significant damage to roofing, such as delamination, deterioration and/or missing membrane; ponding; and/or clogged drains
Fire Escape	No damage	Minor local damage	Damage at more than one location	Missing or inoperable components, such as door locks or other hardware
Graffiti	No graffiti	Graffiti in one location	More than one but less than six locations of graffiti	Graffiti in more than six locations

Interior Building Conditions

	Good	Fair	Poor	Critical
Interior Wall Surface of Exterior Walls	No damage	Minor cracks (hairline)	Widespread cracking (greater than 1/8") and/or spalling	Spalling and exposed reinforcement bars
Ceiling	No damage	Minor cracks (hairline)	Widespread cracking (greater than 1/8") or damaged ceiling tiles	Local ceiling collapse with broken or missing sections of ceiling
Floors	No damage	Minor cracks (hairline)	Several cracks (greater than 1/8"), spalled concrete floor, or damaged floor tiles	Broken or missing sections of tiles, wood planks, or plywood flooring
Walls	No damage	Minor cracks (hairline)	Widespread cracking (greater than 1/8") and/or spalling	Bowed, buckling, sagging, or serious lack of alignment
Windows/Glass	No damage	Minor cracks (hairline) or cracked caulking	Several minor cracks	Extensively cracked or missing panes of glass

Health and Safety Items

	Good	Fair	Poor	Critical
Electrical Hazards	No hazard	Minor damage to electrical system	Significant damage to electrical system or water infiltration above or near electrical panels	Exposed wires or open panels
Elevators	No damage and operational	Operating with minor damage to finishes or fixtures, minor litter in the elevator	Impact or similar problems while in operation, - significantly damaged finishes, or excessive litter in the elevator	Inoperable or operable with significant cracks or other damage to elevator shaft walls and other unsafe elevator conditions
Emergency Fire Exit	No physical damage or obstructed exit routes	Minor damage, such as cracked masonry (hairline)	Structural damage, access blocked by stored objects	Exits nailed shut or otherwise inoperable; no egress to a public way; broken hardware
Garbage and Debris (Building Interior)	None observed	Minor garbage and debris	Moderate amounts of garbage and debris evident throughout the building	Excessive amounts of debris in areas of the building causing unsanitary conditions
Stairs	None observed	-	-	Missing or broken treads or uneven treads, missing handrails
Vermin Infestation	None observed	Minor evidence of vermin present at one location	Minor evidence of vermin present at more than one location	Widespread evidence of vermin infestation

Site Conditions

	Good	Fair	Poor	Critical
Sidewalk	No damage	Minor cracks (hairline) or spalling	Widespread cracking (greater than 1/8") and/or spalling, or critical condition of sidewalk in localized area	Large portion of the sidewalk's concrete is cracked, crumbling, or spalling
Exterior Steps	No damage	Minor cracks (hairline) or spalling	Widespread cracking (greater than 1/8") and/or spalling	Severely cracked, corroded, or broken steps
Curb Cuts	No damage	Minor cracks (hairline) or spalling	Significant concrete cracking (greater than 1/8") or spalling in several sections	No concrete curb cut provided
Litter	No litter	Minor litter	Some litter	Excessive litter

We appreciate the opportunity to provide you with our services.

THORNTON TOMASETTI, INC.



James W. Feuerborn Jr., P.E.
Vice President
Thornton Tomasetti