

SITE CONDITION: POOR

Block 1987 Lot 1



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1 is located at 3300 Broadway between West 134th and West 133rd Streets. The lot is 17,984 sf and contains a 54,905-gsf brick masonry building. According to the Department of Finance RPAD Master File, it was constructed in 1918 and subsequently altered in 1989. The windows of the building were repaired in 2004. The building is listed by NYCDCP's MapPluto as having five-stories, however a field inspection noted that the building is essentially three stories with two small floors located in its middle portion (see photo A). The building is occupied by ground floor commercial retail (telephone retail, El Mundo Department Store) with upper

floor office space and a parking facility on the roof accessed from 134th Street (see photo B). Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 1 was acquired by Tuck-it-Away Associates in September 1983 (date of deed transfer). At the time of the AKRF report, Lot 1 was zoned M1-2; however, it has since been designated C6-2 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the exterior of this building is in poor condition, due to "several substandard exterior conditions and some hazardous site conditions". This evaluation was based on visual observations during inspections of the building exterior only by Thornton Tomasetti in Sept 2006 and April 2007. At that time, as was the case when Earth Tech inspected the building exterior on March 12, 2008, access to the building interior was not possible. Since no obvious signs of significant structural distress were reported by Thornton Tomasetti or observed by Earth Tech, no commentary can be offered about the safety and stability of the building's structural systems.

This is a three-story building that presents painted brick masonry and sidewalks on the north, south and west faces. It is approximately 90 feet by 200 feet in plan, and fills the entirety of this rectangular lot.

Based upon their visual, exterior inspection in Sept 2006 and April 2007 Thornton Tomasetti reported sidewalks in fair to poor (cracks and spalls, see photo C and D) condition, a poor (corroded, see photo E) sidewalk vault cover on W. 133rd Street, and poor window frames and glazing (corroded, broken). When inspected on March 12, 2008, Earth Tech's observations were generally consistent with the conditions reported by Thornton Tomasetti, except for subsequent upgrades to the building faces and some signs of advancing physical deterioration, either new, or not previously reported.

Following the 2006/2007 inspections, the window frames and glazing were replaced (see photo F) and the faces of the building painted white (see photo G). Repairs to the brickwork, if present, were not noticeable. There has been loss of mortar in most of the brickwork joints (see photo H) which should be repointed, rather than simply painted over. There appear to several new or unreported vertical cracks in the brick parapets (see photo I) and the brickwork below the third story window facing Broadway at the corner with W 133rd St. is bulging outward (see photo J), at the elevation where a lintel would be expected to be. The lintel (or its cover) above the entrance door to the rooftop garage is corroded and sagging (see photo K), and the surface of the rooftop parking area, as seen from a neighboring building, is severely abraded, revealing an underlying strata of the wearing surface (see photo L).

Earth Tech concurs with the evaluation by Thornton Tomasetti for exterior physical features of this building as poor. If extended service for this property is desired, the interior should be inspected to complete the building's evaluation, along with a hands-on inspection of the façade materials to confirm the stability of face brick.

HEALTH AND SAFETY CONCERNS

This building was available for exterior survey only. Earth Tech concurs with some of the health and safety concerns reported by AKRF, namely:

- Corrosion of the sidewalk vault cover and exterior steps along West 133rd Street (see photos E and M).
- Cracks and spalling of the concrete sidewalk slab, especially at the southwest corner of building (see photos N and O).

On the other hand, Earth Tech does not concur with AKRF with respect to comments on:

- The poor condition of the building's windows, which have, subsequent to AKRF report, have been replaced with the new ones (see photos P and F); and
- A safety concern for pedestrians due to the potential for falling bricks – the basis for this statement is unclear. There are several “probing” holes in the exterior brick veneer under the second floor windows on all three facades of the building (see photos Q and R), but the nature of these openings is unknown to Earth Tech and Earth Tech can not speculate on their safety implications.

An additional concern Earth Tech noted from its visual survey of the roof of the building from a higher roof across West 133rd Street. The roof is currently used for parking vehicles. Earth Tech observed a multitude of what appeared to be terra cotta blocks lying along the parapets, probably the remains of the former cornice. Given that the roof is actively used and accessible, this debris is a potential safety hazard for pedestrians below (see photos S and T).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of fifteen open building code violations for Lot 1. Earth Tech found six additional violations issued subsequent to the release of the AKRF report, as well as one resolved complaint resulting in a total of 21 open violations for the property to date.

The AKRF report found, and Earth Tech confirms, that Lot 1 had 15 open building code violations and one complaint issued between 1982 and 2006. Two hazardous violations were issued by ECB in 2005 and 2006 for failure to maintain the building and were of high severity. Both violations cite corroded, loose, and defective metal window frames; loose molding around the frames; and missing and broken windows at the northeast corner. Also, ECB issued three hazardous violations in 1996 for failure to maintain the exterior building wall on the southwest, west, and northwest portions of the building. ECB also considered these three violations to be of high severity. One violation stated that the southwest corner of a column was displaced two inches to the west and one inch to the south. Another violation stated that the west side has horizontal displacement over the third-floor windows and that the mortar joints are weather worn. The last violation issued in 1996 stated that the northwest corner of a column was displaced two inches over the street and that there is a 4-foot vertical crack on the northeast corner of a column. A complaint was made in 2004 for debris falling onto the street while the store fixed its window, which Earth Tech found to be subsequently resolved in August 2006. In addition, two violations were issued by ECB for occupancy contrary to that allowed by the Certificate of Occupancy. One violation was issued in 1990 for operating a commercial variety store without a valid Certificate of Occupancy. Another violation was issued in 1995 for occupancy contrary to DOB records. It noted that El Mundo, a department store, occupied the basement and first floor. Finally, six violations were issued by DOB between 1990 and 1995 for construction, and one was issued by DOB in 1991 for an electric sign. One violation was also issued by DOB in 1982; however, no further information is available in the DOB Building Information System.

In addition to these 15 open violation findings, Earth Tech found one new ECB violation issued in 2006, and five new ECB violations issued in 2007, all subsequent to the release of the AKRF report. In 2006, a violation of high severity cited failure to maintain the building for broken, corroded, and defective windows. In 2007, the building was in violation of its Certificate of Occupancy (ranked as moderate severity) for a college on the basement first floor and an illegally occupied second floor parking garage. Another violation of moderate severity issued in November 2007 cited work without a permit for

construction of an automobile ramp from the second floor to the roof and the installation of approximately 26 rooftop car lifts. A violation of high severity issued in November 2007 cited obstructed exit doors, while another high severity violation cited the need for bumpers to protect the roof's parapet from cars. A violation of high severity issued in January 2007 noted the failure to maintain the building, including its broken windows on the second and third floors.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 1 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 1 was rezoned from an M1-2 (FAR 2.0) to C6-2 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (17,984 sf), maximum allowable floor area (35,968 zsf), and a 153 percent site utilization with the existing 54,905-gsf building. The site is overbuilt by 18,937 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 107,904 zsf. Therefore, with an existing 54,905-gsf building, Lot 1 utilizes only 51 percent of its development potential under C6-2.

ENVIRONMENTAL ISSUES

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 1. However, all environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: potential for subsurface contamination associated with the lot's former use as a service station. However, there was no evidence of storage tanks or other environmental issues observed or discovered in documentary research.

Additional issues that were not mentioned in the AKRF report include: the site's current use as a department store and parking facility, and historical uses by the College of the City of New York.

SUMMARY EVALUATION

Only exterior observations were possible of this building by both Earth Tech and earlier by Thornton Tomasetti. Subsequent to the Thornton Tomasetti inspections, this building's window frames and glazing have been replaced and the faces of the building painted. Other structural concerns do not appear to have been addressed. There are

several new (or unreported) vertical cracks in the brick parapets and the brickwork is bulging at the elevation where a window lintel would be expected. The lintel above the entrance door to the rooftop garage is corroded and sagging, and the surface of the rooftop parking area is severely abraded. Loose terra cotta blocks are lying along the roof parapets and are a potential safety hazard for pedestrians below, given the active use of the roof for parking. Other health and safety issues Earth Tech identified include: corrosion of the sidewalk vault cover and exterior steps along West 133rd Street; and cracks and spalling of the sidewalk, especially at the southwest corner of building. In addition to the fifteen open building code violations reported by AKRF, Earth Tech found six new violations subsequent to the release of the AKRF report, and one resolved complaint resulting in a total of 21 open violations for the property, several of which were rated as severe hazards. Despite the recent window replacements and exterior painting, Earth Tech maintains the rating of the site as in poor condition because of the number and severity of open code violations and other safety concerns, together with the observable structural deficiencies of the building.



Photograph 1987-1-A



Photograph 1987-1-B



Photograph 1987-1-C



Photograph 1987-1-D



Photograph 1987-1-E



Photograph 1987-1-F



Photograph 1987-1-G



Photograph 1987-1-H



Photograph 1987-1-I



Photograph 1987-1-J



Photograph 1987-1-K



Photograph 1987-1-L



Photograph 1987-1-M



Photograph 1987-1-N



Photograph 1987-1-O



Photograph 1987-1-P



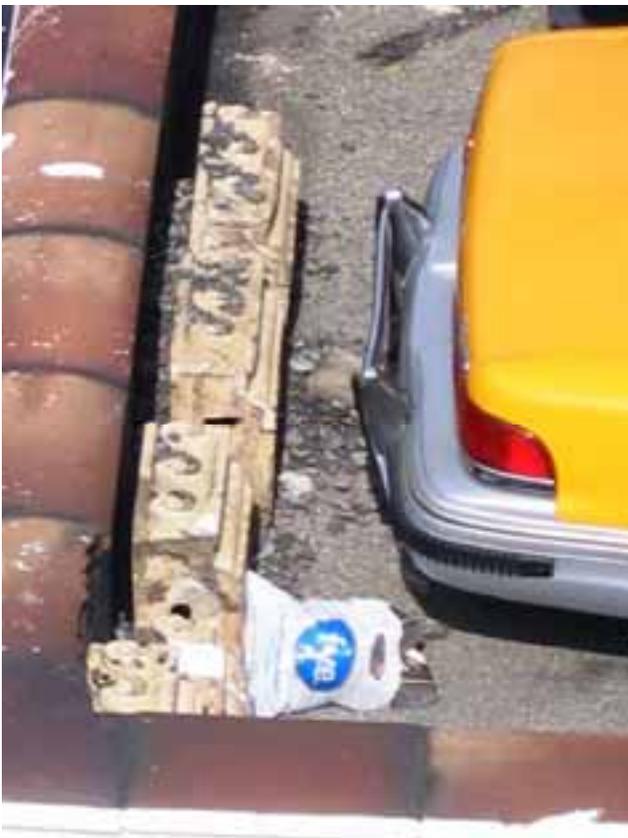
Photograph 1987-1-Q



Photograph 1987-1-R



Photograph 1987-1-S



Photograph 1987-1-T

SITE CONDITION: POOR

Block 1987 Lot 7



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 7 is located at 553-559 West 133rd Street between Broadway and Amsterdam Avenue. It has lot area extending on both West 133rd and West 134th Streets. The 20,183-sf site contains a 28,676-gsf building with a two-story portion fronting West 133rd Street, and a one-story portion fronting West 134th Street (see photos A and B). The building is a brick masonry structure and, according to the Department of Finance RPAD Master File, was built in 1926 with no recorded alterations. Earth Tech surveyed the property (February 2008) and found no renovations or repairs completed subsequent to the AKRF report. Earth Tech found the

building occupied with auto repair shops (fronting 133rd Street), a small used clothing store and a parking garage (fronting 134th Street). According to the NYC Department of Finance Automated City Register Information System (ACRIS) Lot 7 was acquired by The Trustees of Columbia University from Y & H Enterprises, Inc. on July 7, 2006 (date of deed transfer). At the time of the AKRF report, Lot 7 was zoned M1-2, however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in poor condition due to a combination of structural damage, deficient interior and exterior building conditions, and other health and safety concerns.

The building was inspected by Earth Tech on February 27, 2008 and no interim or permanent repairs to correct or to mitigate the previously reported instances of structural damage, distress or instability were found where inspection was possible. The deficiencies remaining evident included: cracked and settled floor slab of the parking garage along 134th Street (see photos C and D); heavy damage to timber joists due to water infiltration (see photos E and F); water damage with mold and efflorescence; stepped cracks in the interior east wall at the 2nd floor (see photos G and H); dripping water from roof; sagging and deteriorated steel panel ceiling (see photos I and J); wide stepped cracks in stair walls, with concrete steps showing cracked and crumbled concrete

(see photos K and L); large pool of water in roof bays with broken, buckled or missing cross bracings (see photos M, N and O).

A brick masonry chimney on the roof along 133rd Street exhibits 1 to 1 ½ inches of outward tilting (see photo P). This deficiency was not reported in the previous report.

Since the previous inspection by Thornton Tomasetti, there are no significant changes in the physical condition of the structure and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the poor nature of the building's physical and structural system.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. No apparent repairs have been done to the building's structure or finishes.

At the time of the Earth Tech survey, several health and safety hazards were noted:

- Both fire exits from second floor leading to West 133rd Street are not usable. The stairwell to the southwest is used as storage (see photo Q); its exit door does not have an exit sign, the required hardware, and was locked at the day of survey (see photo R). The stairwell at the southeast corner was blocked by parked cars and inaccessible; at street level, the threshold step at exit door is damaged and does not meet code (see photo S).
- The stair from the second floor to the roof has corroded steel members (see photos T and K) and cracked and spalling treads (see photo U).
- The second floor has a fire separation wall with a self-closing door between two building portions; the door is inoperable and remains open all the time, thus rendering it ineffective for containing a fire; this is a fire hazard (see photos V and W).
- There are areas of damaged cementitious fireproofing on beams (see photo X) showing a recent collapse (reported by the occupant on the day before Earth Tech's survey, damaging a vehicle's windshield beneath the fall); probably the result of water damage and also damaged during the installation of a sprinkler system. These are fire and safety hazards.
- There are areas of local ceiling collapse on the second floor with broken/missing sections of tin panels; evidence of severe water damage throughout (see photos I and Y).
- On the day of the visit, Earth Tech observed water ponding on the second floor, both a health and safety concern (see photo Z).
- On the first floor (southeast side), the automotive body shop tenant performs spray painting without proper ventilation, a health hazard (see photo AA).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings that no open building code violations existed for Lot 7. However, Earth Tech found three additional violations issued subsequent to the release of the AKRF report.

ECB issued one violation in September 2006 for failure to maintain the building due to missing fire retardant. In November 2007, ECB issued two violations, one of high severity, for defective exit lighting at the rear exit to 133rd Street. No additional information was provided in the DOB Building Information System for the above violations.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Block 1987 Lot 7 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 7 was rezoned from an M1-2 district (FAR 2.0) to a C6-1 district (FAR 6.0), effective December 19, 2007. Earth Tech confirms the AKRF property data, including a lot area of 20,183 sf, maximum allowable floor area of 40,36 zsf under the former M1-2 zoning, and a 71 percent site utilization with the existing 28,676-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 121,098 zsf. Therefore, with an existing 28,676-gsf total building area, Lot 7 utilizes only 24 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I ESA and Subsurface (Phase II) investigation was conducted on Lot 7. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS, Appendix F.1: Environmental Issues in Project Area. The Subsurface (Phase II) investigation was available for review in the FEIS, Appendix F.2.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: former use as a gas station and auto repair shop, gasoline USTs, two potential fuel oil tanks, a waste oil AST, and former hydraulic lifts.

Additional environmental issues that were not mentioned in the AKRF report include: the site's current use as a parking garage and auto repair shop; and historical uses such as car wash, lubritorium, and parking garage. Site reconnaissance notes indicated three gasoline and two fuel oil vent pipes; and two suspected fuel oil fill pipes.

Earth Tech reviewed the Phase II in Appendix F.2 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. The Phase II investigation indicated that a soil sample did not exceed state regulatory guidance values. Groundwater sampling found concentrations of total and dissolved metals (e.g., iron, manganese, and sodium) in exceedance of the groundwater standards, which are likely related to urban fill.

Additional Phase II findings that were not mentioned in the AKRF report include: Petroleum-like odors noted in soil samples taken from the site. In Section 4.0 Soil Analytical Results of Appendix F.2 the AKRF report noted that the petroleum-like odors were likely due to residual petroleum products either from past on-site operations or poor quality fill imported to the site during past grading activities. The report further adds that the soil sample analytical data did not indicate significant petroleum contamination.

SUMMARY EVALUATION

Earth Tech confirms the Thornton Tomasetti rating of the building as in poor condition, the result of a combination of structural damage, deficient interior and exterior building conditions, and other health and safety concerns. Earth Tech found no interim or permanent repairs subsequent to the Thornton Tomasetti inspection, with evident continuing building deficiencies, including: heavy damage to timber joists due to water infiltration; dripping water from roof; mold and efflorescence; stepped cracks in the interior east wall; deteriorated steel panel ceiling; wide stepped cracks in stair walls; pooled water in roof bays; and a cracked and settled floor slab of the parking garage along 134th Street. Earth Tech also identified an unreported issue with a brick masonry chimney tilting outward.

Earth Tech identified multiple health and safety hazards, including: both fire exits blocked; corroded and cracking stairs; permanently open “self-closing” fire door; a failing cementitious fireproofing on ceiling beams; evidence of severe water damage throughout the building; and an automotive body shop that performs spray painting without proper ventilation. Subsequent to the AKRF report, Earth Tech noted three new Building Code violations, including: missing fire retardant; and for defective exit lighting. Additional environmental concerns associate with the site’s former use as a gas station and auto repair shop, with gasoline USTs, two potential fuel oil tanks, a waste oil AST, and former hydraulic lifts; and current use as a parking garage and auto repair shop. A Phase II investigation indicated that groundwater sampling found concentrations of total and dissolved metals in exceedance of groundwater standards. As a result of its inspection and findings, Earth Tech maintains the rating of this site as in overall poor condition.



Photograph 1987-7-A



Photograph 1987-7-B



Photograph 1987-7-C



Photograph 1987-7-D



Photograph 1987-7-E



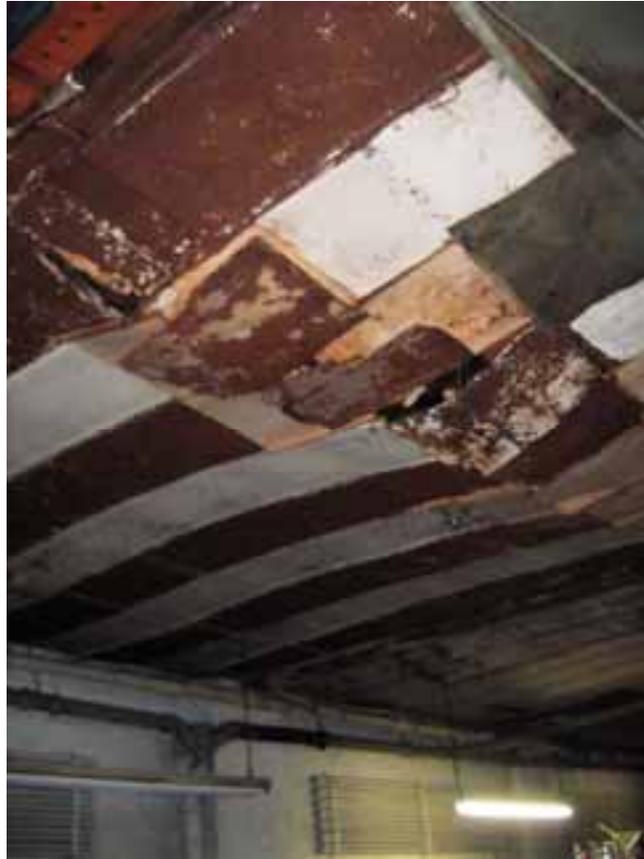
Photograph 1987-7-F



Photograph 1987-7-G



Photograph 1987-7-H



Photograph 1987-7-I



Photograph 1987-7-J



Photograph 1987-7-K



Photograph 1987-7-L



Photograph 1987-7-M



Photograph 1987-7-N



Photograph 1987-7-O



Photograph 1987-7-P



Photograph 1987-7-Q



Photograph 1987-7-R



Photograph 1987-7-S



Photograph 1987-7-T



Photograph 1987-7-U



Photograph 1987-7-V



Photograph 1987-7-W



Photograph 1987-7-X



Photograph 1987-7-Y



Photograph 1987-7-Z



Photograph 1987-7-AA

Block 1987 Lot 9 (part of)

SITE CONDITION: POOR



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 9 is located at 547 West 133rd Street between Broadway and Amsterdam Avenue. The total lot area is 7,494 sf of which only 3,272 sf (or about 44 percent) is located within the study area (see map). The site accommodates a 14,238-gsf, two-story, brick masonry building of which 6,584-gsf is located within the study area. Earth Tech surveyed the property in February 2008 and found the building to be occupied by two auto repair shops, Body Pro and Prestige Transmission Corp. (see photo A). According to the Department of Finance RPAD Master File, the structure was built in 1970 with no subsequent recorded alterations. AKRF reported the

building's presence on a historical Sanborn Map from 1939 indicating that the building was likely constructed prior to 1939.

Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 9 was acquired by The Trustees of Columbia University on July 21, 2006 (date of deed transfer). At the time of the AKRF report, the western portion of Lot 9 was designated an M1-2 zoning district, while its eastern portion was zoned R7-2. Subsequently, the western portion of the lot was rezoned C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007). The eastern portion of the building, which is not part of the study area, remained a R7-2 zoning district. The physical evaluation was performed for the entire building and not just the portion of the building within the study area.

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti and later reported by AKRF the building is in poor condition due to a combination of structural damage, deficient interior and exterior building conditions, other health and safety concerns and hazardous site conditions.

At the time this building was inspected by Earth Tech on February 27, 2008, it was observed that a new roof had been installed in order to prevent water infiltration and mitigate any further damage and distress to various structural and architectural elements (see photos B and C). A sheet rock ceiling was installed, consequently, the actual

condition of the previously rotted timber joists could not be inspected (see photo D). The Thornton Tomasetti observed deficiencies, including: cracked concrete encasements (see photos E and F); water stains and stepped cracks in the foundation walls; microbial growth on the north first floor walls (see photos G and H) and soffit; minor sagging of ramp slab; and structurally inadequate and deflected mezzanine floor (see photo I), remained evident.

Since the Thornton Tomasetti inspection, there are no significant changes in the physical condition of the structure, except for the installation of the new roof. Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the poor nature of the building's physical and structural system.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. No visible repairs have been done to the building's structure or finishes.

At the time of Earth Tech's survey, several health and safety hazards were noted:

- The fire exit from the second floor through the stairwell leading to West 133rd Street is not code compliant. All exit doors are missing the required exit hardware (see photos J and K), and the first floor exit door was blocked by the closed and locked overhead shutter door from outside on the day of the survey (see photo A). This is a safety hazard for employees and customers
- There are structural concerns for the 2nd floor "mezzanine level", which is used as a storage rack. The "mezzanine level" is suspended from roof framing that might have been rotted and deteriorated due to water infiltration; this condition can result into a local failure (see photo I). The storage appears haphazard and is a safety concern.
- The signs of water damage and microbial growth were observed on the walls and ceiling in several locations, - a health hazard (see photos G and L).
- In one location on the 1st floor, Earth Tech observed a corroded electrical panel/box – an electrical hazard (see photo M).
- On the day of the survey Earth Tech observed standing water on the 2nd floor, probably from washing cars; a sign that the floor is not properly sloped to floor drains. This is a safety and health concern (see photo N).
- Earth Tech observed cars, parked on the sidewalk, as previously reported by AKRF, which is a safety concern for pedestrians. However, the sidewalk appears to be in fair condition (see photo O).

BUILDING CODE VIOLATIONS

Earth Tech checked DOB Building Information System files and confirms the AKRF report findings of four open building code violations for Lot 9. Earth Tech also found one additional violation issued subsequent to the release of the AKRF report resulting in a total of five open violations for the property to date.

The AKRF report found that Lot 9 has four open building code violations. Three of these violations, all for the boiler, were issued by DOB between 2000 and 2005. Subsequent to the release of the AKRF report, Earth Tech found one additional open violation issued on January 6, 2006. In addition, ECB issued one violation in 2003, considered to be of high severity, for rigging equipment that was used without a master rigger license on-site. No further information is available in the DOB Building Information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 9 but Appendix A Table A-2 reports the site utilization data. At the time of the AKRF report, the lot was split zoned between M1-2 (its western portion within the study area) and R7-2 (its eastern portion outside the study area). All numbers reported herein reflect only the portion of the lot within the study area based on estimates of lot and building area. Earth Tech found minor discrepancies between its estimates of lot area and gross building area for the portion of Lot 9 within the study area and those reported by AKRF. Earth Tech estimated (using GIS software and MapPluto block and lot data) a lot area of 3,272 sf, and an existing gross building area of 6,584 gsf., differing slightly from AKRF, which reported a lot area of 3,447 sf and a gross building area of 6,549 gsf. The resulting differences create minor differences in site utilization under the previous 2.0 FAR. Earth Tech reports a maximum allowable floor area of 6,544 zsf, resulting in 101% site utilization (compared to 95% site utilization cited by AKRF).

Subsequent to the release of the AKRF report, the western portion of Lot 9 within the study area was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Using Earth Tech's findings for lot area and building area, under the new C6-1 designation there is now a maximum allowable floor area potential of 19,632 zsf; and with the existing 6,584-gsf building, the portion of Lot 9 within the study area utilizes only 34 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 9. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS in Appendix F.1: Environmental Issues in Project Area. There was no Subsurface (Phase II) investigation conducted for this site.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: current and former uses as an auto repair shop, a former 500-gallon fuel oil AST, gasoline USTs, and waste oil ASTs. The Phase I reconnaissance notes also indicated that six gasoline vent pipes were found on the site, which were not reported in the original AKRF report. In addition, documentary research indicated petroleum spills on the site. The property is listed in EPA's Air Releases (AIRS/AFS) database for potential air emissions as well as RCRA Info. No Phase II subsurface investigation was performed on this site.

SUMMARY EVALUATION

Earth Tech's inspection of the site noted that a new roof and a new sheet rock ceiling had been installed, so that the condition of the previously-reported rotted timber joists could not be inspected. Nonetheless, other previously observed deficiencies, including: cracked concrete encasements, water stains and stepped cracks in the foundation walls, microbial growth on walls, sagging ramp slab, and structurally inadequate mezzanine floor, remained evident.

Earth Tech's inspection revealed continuing health and safety hazards, including: noncompliant and blocked fire exits; structural issues associated with the "mezzanine level" (used as a storage rack) and suspended from suspected rotted roof framing; water damage and microbial growth on walls and ceiling; a corroded electrical panel; standing water on the 2nd floor, probably from washing cars; and cars parked on the sidewalk. Earth Tech found five open building code violations against the building, one more since the AKRF report. Additional environmental concerns include: current and former uses as an auto repair shop, gasoline USTs, a former 500-gallon fuel oil AST, and waste oil ASTs. Six gasoline vent pipes were found on the site, which were not reported in the original AKRF report. In addition, documentary research indicated petroleum spills on the site. Earth Tech found the building to be specifically listed under the RCRA Info and Airs/AFS databases.

As a result of its inspection and findings, Earth Tech confirms the assessment of the site as in poor condition.



Photograph 1987-9-A



Photograph 1987-9-B



Photograph 1987-9-C



Photograph 1987-9-D



Photograph 1987-9-E



Photograph 1987-9-F



Photograph 1987-9-G



Photograph 1987-9-H



Photograph 1987-9-I



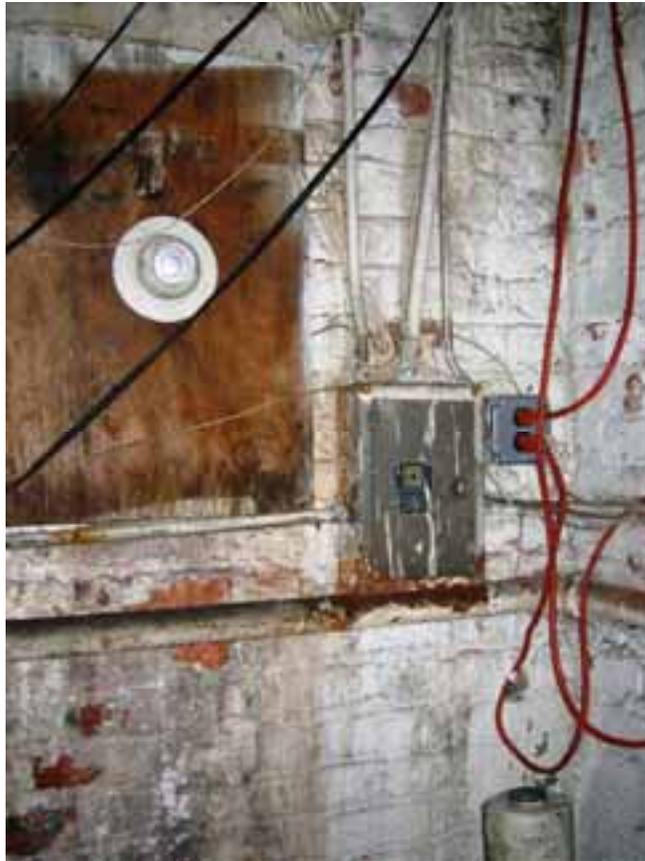
Photograph 1987-9-J



Photograph 1987-9-K



Photograph 1987-9-L



Photograph 1987-9-M



Photograph 1987-9-N



Photograph 1987-9-O

SITE CONDITION: CRITICAL

Block 1995 Lot 31



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 31 is located at 3207 Broadway on a triangular shaped block, bounded by West 125th on the south, Broadway on the east, and West 129th Street on the north. The 12,623-sf lot is occupied by a one-story, 12,623-gsf building. According to the Department of Finance RPAD Master File, the building was constructed in 1940 and subsequently altered in 1989 and 1992 (see photos A and B). Earth Tech conducted a survey (February 2008) and found the lot consists of five separate units containing a restaurant/bakery, bar/restaurant, community center, paint store, and one vacant unit. Earth Tech's review of the NYC Department of Finance Automated

City Register Information System (ACRIS) found the property was acquired by the Trustees of Columbia University November 18, 2002. At the time of the AKRF report, Lot 31 was zoned M1-2, however, it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007). Also, at the time of the AKRF report, Lot 31 was zoned M1-2; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in critical condition owing to a combination of structural distress, especially the first floor deck, and other deficient interior and exterior building conditions.

At the time this site was inspected by Earth Tech, on February 21, 2008, the observed instances of structural damage and distress, which could be directly observed or indirectly deduced (e.g. structural elements covered with damaged finishes), appeared generally consistent with the findings reported by AKRF and Thornton Tomasetti. Following the inspections by Thornton Tomasetti, superficial, cosmetic repairs (see photo C) had been performed upon the underside of the first floor deck and its supporting structure, but not substantial repairs or reconstruction of primary structural elements. The reported deficiencies, including widespread water damage (Photos D and E), makeshift

shoring (see photo F), and deteriorated concrete slabs on grade, masonry bearing walls (see photo G) and roofing, remained evident.

Damage to the timber first floor deck and the supporting timber and steel structures, appears attributable to long standing water infiltration. The jerrybuilt, irregular nature of much of the basement level beams and columns suggests a long history of stopgap repairs to damaged, sagging floor areas (see photo F). Where observable, timber beams exhibit water damage at supports on the perimeter foundation walls (see photo H). Similar observable conditions, and other indirect signs of hidden structural damage caused by water infiltration led Thornton Tomasetti to recommend further evaluation to determine whether emergency repair measures are necessary. Such an evaluation could be expected to include exposure of hidden structure to enable hands-on inspection, material sampling and testing, and analysis to estimate the residual strength of structures. The long term safety and stability of the first floor structure will remain questionable unless this evaluation is conducted.

Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the critical nature of the building's physical and structural systems.

HEALTH AND SAFETY CONCERNS

At the time of the survey, Earth Tech observed that one of two stairs leading from the basement of Mi Floridita Restaurant and Bakery was slabbed over (at an unknown time) (Photo I). Given the size of the basement, there is a concern about the adequacy of one emergency fire exit stair (no code analysis was performed). Additionally, there are no exit signs present in the basement; there are areas with low ceilings (less than 7 ft), along with non-compliant door opening (less than 6 ft high) (see photo J). At the time of the survey, Earth Tech observed a car drive in and park in the basement; this practice presents both a health and a safety hazards (see photo K). The stair from the basement of the Eritrean Community Center has significant deterioration and damage (see photo L). The Center's basement is utilized as storage and is severely cluttered (see photo M).

Earth Tech found that some cosmetic repairs at basement of Mi Floridita Restaurant and Bakery have been performed, apparently in remediation of health and safety violations. The ceiling has been haphazardly patched with different materials (plywood, sheet metal) in numerous locations throughout the basement (see photo N). However, several active leaks through the ceiling were observed at the time of the survey, along with several active plumbing leaks, spilling wastewater on the basement floor (see photo O). Standing water was observed in at least three locations (see photo P). More than 10 large dead cockroaches were observed on the floor in one location.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of six open building code violations for Lot 31. There were no additional violations posted since their review as of July 2006.

Earth Tech's findings confirm that DOB issued four violations: three between the years of 1986-1988, and one at an unknown date. No additional information on these violations was found in the DOB Building Information System. Two ECB open violations include: one issued in 1988 for public assembly contrary to approved plans and considered to be of high severity, cited that the owner erected a partition to eliminate restaurant occupancy and make fast food service without amending plans to show the new use; the other open violation was issued in 1990 for operation of public assembly contrary to the Certificate of Occupancy and was considered to be of moderate severity by ECB.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 31 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 including lot area (12,623 sf), maximum allowable floor area (25,246 zsf), and a 50 percent site utilization with the existing 12,623-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 75,738 zsf. Therefore, with an existing 12,623-gsf building, Lot 31 utilizes 17 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I ESA and Subsurface (Phase II) investigation was conducted on Lot 31. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS, Appendix F.1: Environmental Issues in Project Area. The Subsurface (Phase II) investigation was available for review in the FEIS, Appendix F.2.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: fuel oil ASTs; fill pipes; the storage of chemicals, paints, varnishes, and lacquers; and a documented petroleum release.

Additional environmental issues that were not mentioned in the AKRF report include: current use as a restaurant, community center, and paint company. Historical uses include residential structures and commercial uses. Site reconnaissance notes indicated an AST in the basement.

Soil samples collected during the Phase II investigation from two locations within the property (3205-3219 Broadway and 601-611 West 125th Street) had concentrations less than the state regulatory guidance values. Both groundwater samples identified levels of VOCs and of total metals that exceeded groundwater standards. The groundwater sample obtained from 601-611 West 125th Street also contained concentrations of SVOCs that exceeded groundwater standards. All exceedances were likely related to urban fill.

SUMMARY EVALUATION

Earth Tech observed structural damage and distress generally consistent with the findings reported by AKRF and Thornton Tomasetti. Despite more recent cosmetic repairs, e.g., to the underside of the first floor deck, no substantial repairs or reconstruction of primary structural elements has been conducted. Evidence of widespread water damage, makeshift shoring, and deteriorated on-grade concrete slabs, foundation walls, masonry bearing walls, and roofing, remained. Other indirect signs of hidden structural damage caused by water infiltration led Thornton Tomasetti to recommend further evaluation to determine whether emergency repair measures are necessary. The long term safety and stability of the first floor structure will remain questionable unless this evaluation is conducted.

Other health and safety concerns that Earth Tech observed in the basement area include: basement egress; lack of exit signs; low ceilings and doors; cluttered storage; deteriorated stairs; and automobile parking. Despite some haphazard cosmetic repairs, active leaks through the ceiling were observed, with several active plumbing leaks spilling wastewater on the basement floor. Six building code violations remain open. Environmental issues associated with the site include: a history of fuel oil ASTs; a documented petroleum release; and the storage of chemicals, paints, varnishes, and lacquers. Groundwater samples identified levels of VOCs, SVOCs and of total metals that exceed groundwater standards. Earth Tech's observations confirm rating this site as in critical condition.



Photograph 1995-31-A



Photograph 1995-31-B



Photograph 1995-31-C



Photograph 1995-31-D



Photograph 1995-31-E



Photograph 1995-31-F



Photograph 1995-31-G



Photograph 1995-31-H



Photograph 1995-31-I



Photograph 1995-31-J



Photograph 1995-31-K



Photograph 1995-31-L



Photograph 1995-31-M



Photograph 1995-31-N



Photograph 1995-31-O



Photograph 199-31-P

Since the previous inspection there are no significant changes in the physical condition and structural conditions of the site and Earth Tech generally concurs with the assessment of Thornton Tomasetti and AKRF as to the fair condition of the site's physical and structural systems.

HEALTH AND SAFETY CONCERNS

The AKRF report listed no health and safety concerns for this building. The property was available for exterior survey only by Earth Tech, such that the gas station's open areas were observed from the sidewalk. Earth Tech notes:

- Earth Tech concurs with the AKRF/Thornton Tomasetti's evaluation of the sidewalks which were listed as *"in fair condition, with local spalling and cracks. The asphalt paving is also in fair condition, with typical degradation and staining associated with gas station operations"* (see photos D, E, G and H).
- At the West 125th Street sidewalk, a piece of steel curb at the street storm drain is completely missing – this is a safety hazard for pedestrians (see photo I).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of four open building code violations for Lot 35. Earth Tech found no additional open violations issued subsequent to the release of the AKRF report.

Lot 35 has four open building code violations issued by DOB. The most recent violation was a construction related violation issued in 2005. One violation was issued in 1996 for work without a permit. Two violations were issued in 1990 relating to an electric sign. No additional information is available in the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 35 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 including lot area (5,175 sf), maximum allowable floor area (10,350 zsf), and a 13 percent site utilization with the existing 1,320-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 31,050 zsf. Therefore, with an existing 1,320-gsf total building area, Lot 35 utilizes only 4 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 35. However, all environmental issues identified by the area-wide Preliminary Environmental Site Assessment (PESA) should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: current and former use as a gasoline station, former leaded and unleaded gasoline USTs, former lubrication oil USTs, current gasoline and diesel USTs, and an open status spill from removal of the USTs. Monitoring wells were noted on the site; however, there was no indication in the regulatory database that this site is undergoing remediation to address the open status spill. Additional issues that were not mentioned in the AKRF report include reconnaissance notes indicating three pump islands and gasoline vents observed on the property.

SUMMARY EVALUATION

Earth Tech's inspection of this gas station site was external only, as was Thornton Tomasetti's. AKRF had rated the site as in fair condition with some apparent structural deficiencies. Earth Tech concurs with these structural assessments, however, environmental concerns relate to the site's current and historic uses as a gas station and the open status spill and monitoring wells at the site. Earth Tech maintains the site's overall condition rating as fair, subject to further assessment of the site's environmental conditions.



Photograph 1995-35-A



Photograph 1995-35-B



Photograph 1995-35-C



Photograph 1995-35-D



Photograph 1995-35-E



Photograph 1995-35-F



Photograph 1995-35-G



Photograph 1995-35-H



Photograph 1995-35-I

SITE CONDITION: POOR

Block 1996 Lot 1



Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 1 is located at 664 West 125th Street on a triangular-shaped lot bounded by Twelfth Avenue on the west, West 125th Street on the north, and St. Claire Place on the south (see map). The lot is 6,300 sf and consists of a 4,500-gsf one-story building. According to the Department of Finance RPAD Master File, the building was constructed in 1920 with no subsequent recorded alterations (see photo A). The building occupies about half of the lot area and is used as a nightclub/restaurant (the Cotton Club) with rear and side parking (see photo B). Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS)

and found that Lot 1 was acquired by Rodsa Realty Corporation in September 1968 (date of deed transfer). In April 1987, the City of New York acquired this property due to tax foreclosure. The judgment of foreclosure was vacated in November 1987, restoring ownership to Rodsa Realty Corporation. At the time of the AKRF report, Lot 1 was zoned M1-2; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the exterior of this site is in poor condition, due to “substandard and/or hazardous exterior and site conditions”. This evaluation was based on visual observations during inspections of the site and building exterior only by Thornton Tomasetti in August 2006, Feb 2007, and April 2007. At that time, as was the case when Earth Tech inspected the building exterior on March 12, 2008, access to the building’s interior, penthouse or roof was not possible. Since no obvious signs of significant structural distress were reported by Thornton Tomasetti or observed by Earth Tech, no commentary can be offered about the safety and stability of the building’s structural systems.

This is a triangular, one-story building with penthouse that presents painted stucco faces and sidewalks on all sides (see photo C). The composition or construction of the exterior walls is unknown and the penthouse is accessible via two steel stairways (see photo D). The building occupies approximately one half of its triangular lot that also includes a parking area paved with concrete and asphalt immediately to the south (see photo E).

Based upon their visual, exterior inspection in 2006 and 2007, Thornton Tomasetti reported sidewalks in fair to poor condition (cracks and spalls, see photo F), poor paved parking area (cracks and spalls, see photo G), and fair window frames and doors; also noting a corroded doorway header, corroded exterior stairways (see photo H), and cracked stucco (see photo I). When inspected on March 12, 2008, Earth Tech's observations were generally consistent with the conditions reported by Thornton Tomasetti. There was no evidence of significant renovation subsequent to the 2006/2007 inspections.

Earth Tech concurs with the overall evaluation by Thornton Tomasetti for exterior features of this site as poor, for reason of the very poor condition of the paved areas south of the building. The building itself appears to be in fair condition. If extended service for this property is desired, the interior should be inspected to complete the site's evaluation.

HEALTH AND SAFETY CONCERNS

This property was available for exterior survey only. The AKRF report did not list any health and safety concerns for this building other than "the poor condition of the sidewalks along Twelfth Avenue and Claire Place, and the unevenly laid foundation for the billboard column create a safety hazard for pedestrians". Earth Tech concurs with the AKRF report. At the time of the Earth Tech survey, similar health and safety hazards were noted:

- The sidewalk at Twelfth Avenue and St.Clair Place is in poor condition with cracked, damaged, spalling, uneven concrete slabs and asphalt patches (see photos J, K, L and M), which is a safety hazard to pedestrians.
- On the day of the survey, Earth Tech noticed a damaged and inoperable traffic sign and a fire hydrant on the St.Clair Place sidewalk (see photos F and N).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of nine open building code violations and one open complaint for Lot 1. Earth Tech found no additional violations subsequent to the release of the AKRF report.

The AKRF report found six of the citations issued between 1978 and 1987 were unknown. Three violations, related to an electric sign, were issued in 1991 and the one complaint (from 2006) concerns a sign/awning/marquee that either is illegal or has no permit. No additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 1 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 including lot area (6,300 sf), maximum allowable floor area (12,600 zsf), and a 36 percent site utilization with the existing 4,500 gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 37,800 zsf. Therefore, with an existing 4,500-gsf total building area, Lot 1 utilizes only 12 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 1. However, all environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: potential for subsurface contamination associated with its previous use as a gas station. However, no evidence of storage tanks was observed on the property.

Additional issues that were not mentioned in the AKRF report include: the site's current use as the Cotton Club, and historical uses as three-story residences with first-floor store fronts, and a filling station. Site reconnaissance notes indicated concrete and asphalt-paved parking, and the database review resulted in no listings.

Although there was no AKRF Subsurface (Phase II) investigation conducted on Lot 1, the property was identified in the FEIS Appendix F.2 as a sampling location. The Phase II was not conducted as access to this proposed sampling location was denied at the time of the Phase II study. AKRF notes in the FEIS Appendix F.2 (Subsurface Phase II Investigation) Section 3.0 that access to these locations were not granted by the current property owners for various reasons, primarily because the Phase II sampling activities would have hindered the operations of the on-site businesses. They further add in Section 7.0 that sampling at these locations will be performed when site access is available.

SUMMARY EVALUATION

Only exterior inspection of this lot's building was possible for Thornton Tomasetti and for Earth Tech. The building itself appears to be in fair condition, however, Earth Tech concurs with the overall evaluation by Thornton Tomasetti for this site as poor, primarily for reason of the very poor condition of the paved areas south of the building.



Photograph 1996-1-A



Photograph 1996-1-B



Photograph 1996-1-C



Photograph 1996-1-D



Photograph 1996-1-E



Photograph 1996-1-F



Photograph 1996-1-G



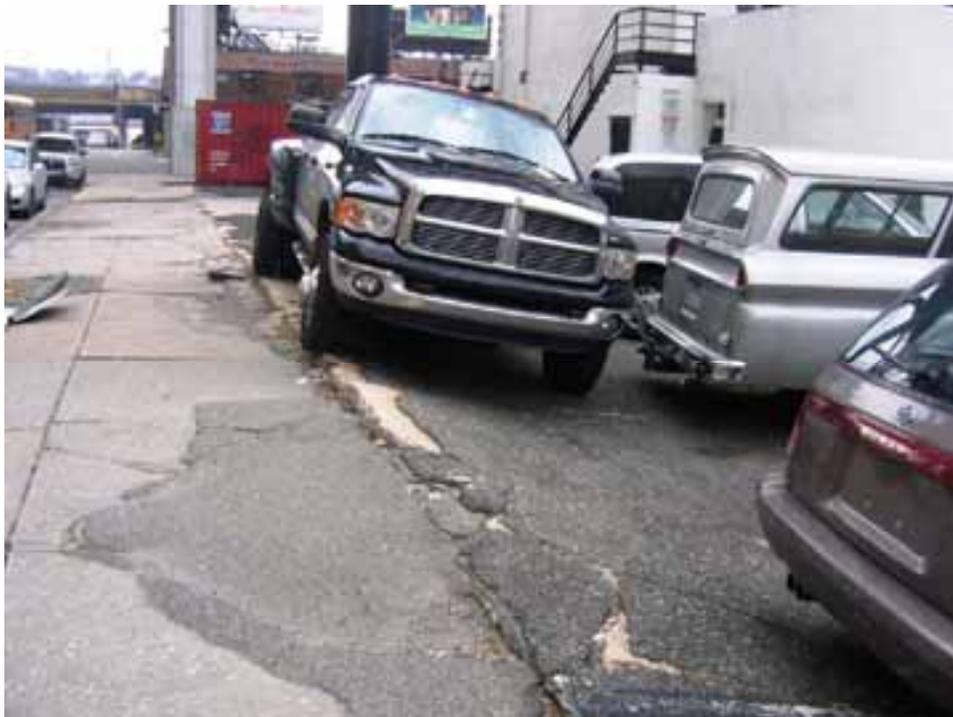
Photograph 1996-1-H



Photograph 1996-1-I



Photograph 1996-1-J



Photograph 1996-1-K



Photograph 1996-1-L



Photograph 1996-1-M



Photograph 1996-1-N