SITE CONDITION: POOR

Block 1996 Lot 14

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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 14 is located at 637 West 125th Street between Broadway and Twelfth Avenue with frontage on both West 125th (see photo A) and West 130th Streets (see photo B). The 18,850-sf lot contains a four-story 77,408-gsf brick masonry building. The first and second floors are used as offices by Columbia University, and the third and fourth floors are unoccupied. According to the Department of Finance RPAD Master File, the building was constructed in 1908 with alterations subsequently recorded in 1992 and 1993. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 14 was acquired by The Trustees of Columbia University from Reality House, Inc. on November 6, 2006 (date of deed transfer). At the time of the AKRF report, Lot 14 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 was in fair condition due to localized structural distress and some substandard exterior and site conditions.

At the time this site was inspected by Earth Tech on April 7, 2008, various repairs appear to have been made on upper floors. Sidewalk repairs have been done along the north sidewalk and the previously poor condition rating for sidewalks is upgraded to good. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings by Thornton Tomasetti and AKRF. Listed below are conditions identified in the previous inspection that Earth Tech's inspection confirms:

1. Cracks in the masonry walls along the interior and water infiltration on various floors (see photos C, D, E and F).

2. Cracks in the masonry walls along the exterior of the building (see photos G, H and I).

3. Deteriorated window header and sills (see photos J, K and L).

4. Corroded roof slab reinforcement (see photos M and N).

5. Spalled concrete and corrosion stains on concrete encased steel beams (see photos O and P).

6. Localized water filtration continues to occur through the north exterior wall on the first floor. The wall is partially missing and is filled in with clothing and pillows (see photos Q and S).

7. The side walks and curb along the north sidewalk have been repaired and are now in good condition (see photo T).

8. Unfinished metal deck floor on second floor (see photos U and V).

9. Spray-on fireproofing is only applied to partial height of several columns (see photos W and X).

Additionally, Earth Tech observed that:

1. The top of door frame is filled in with broken-up masonry outside of the electrical room on the first floor (see photo Y).

2. Cracks in stairwell walls (see photos Z, AA and AB).

3. Missing fireproofing on beams in first floor room (see photos AC and AD).

4. Temporary repairs to ceiling slab (see photos AE and AF).

5. On the 4th floor, an opening has been cut out in the masonry wall without providing a lintel or other means of masonry support above opening (see photo AG).

6. Exterior anchors to brick facade are no longer bearing against exterior wall (see photos AH, AI and AJ).

7. Chimney requires repointing (see photo AK).

8. North east parapet needs repointing (see photo AL).

Since the previous inspection there have been some renovations to the building, some of which appear to be ongoing. However, several conditions in the unoccupied areas of the building are of concern and were not reported by Thornton Tomasetti. Earth Tech, nonetheless, generally concurs with the assessment by Thornton Tomasetti and AKRF as to the fair condition of the building's physical and structural systems.

HEALTH AND SAFETY CONCERNS

AKRF reported several health and safety concerns for this building. Earth Tech concurs with all of them, namely:

- Spray-on fireproofing was only applied to partial height of several columns (see photo AM).
- Steel columns and beams in the electrical room are not fireproofed (see photo AN).
- A drain pipe outlet located above the electrical switch board is a safety hazard (see photo AO).
- Mold on the ceiling and masonry walls, peeling paint, cracks at various locations on the walls, signs of vermin, and excessive debris throughout the unoccupied space (see photos AP, AQ, AR AS, AT, AU AV and AW) - these are all confirmed safety concerns.

Additionally, Earth Tech noted that:

- The 3rd and the 4th floors of the building are vacant with unfinished construction materials, haphazard storage, and lots of debris. There are similar areas on 1st floor as well. The access to these floors and areas is unrestricted for people employed in the building; this is a major health and safety concern.
- In the electrical room, a gap above the door frame has been filled haphazardly with loose masonry pieces, which appears unsafe (see photo AX).
- On the 4th floor, an opening has been cut out in the masonry wall without providing a lintel or other means of masonry support above opening. This is a safety hazard (see photo AY).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 47 open building code violations for Lot 14. Subsequent to the AKRF report, Earth Tech found that a number of these violations were dismissed and new violations were issued resulting in a total of 36 open violations for the property to date.

The AKRF report indicated that Lot 14 had the highest number of open building code violation in the study area, with 47 violations issued between 1987 and 2005. DOB issued 14 violations for the elevator, for which ten were subsequently dismissed between 2001 and 2005. There were two new additions in January 2007 but they were both subsequently dismissed in December 2007. There are a total of four elevator violations to date. AKRF reported 13 violations for the elevator safety test between 1992 and 2005. Earth Tech found one additional elevator safety test violation issued in April 2007. In

addition, ECB issued two violations in 2000, one for failure to maintain the elevator (subsequently dismissed in September 2007) and the other for operating the elevator with an expired temporary certificate (still an open violation). Earth Tech found two additional elevator violations issued by ECB in December 2007 of moderate severity for a muted alarm bell and burnt out bulbs. DOB also issued 11 violations related to the building's boiler between 1993 and 2003. DOB issued one violation in 1996 for construction and one in 1987 for unknown reasons. Three of the five DOB violations issued with no information were dismissed. However, no additional information is available for the remaining two violations, which were issued by DOB.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Block 1996 Lot 14 but Appendix A, Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 14 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 designation including lot area (18,850 sf), maximum allowable floor area (37,700 zsf), and a 205 percent site utilization with the existing 77,408 gsf building. Under the former zoning, the site was overbuilt by 39,708 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 131,100 zsf. Therefore, with an existing 77,408-gsf building, Lot 14 utilizes only 68 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that Phase I and II investigations were conducted on Lot 14. 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 AKRF Subsurface (Phase II) investigation was included in Appendix F.2 of the FEIS and reviewed by Earth Tech.

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: former railroad car repair, former use as an auto sales company, two hydraulic oil tanks, a potential vent pipe on the building's southern side, and a closed documented petroleum spill that occurred in 1989. Additional issues identified in the appendix but not included in the AKRF report include current use as Columbia University offices and a former use as a factory (in 1951). Site reconnaissance notes indicate that the two hydraulic oil tanks mentioned above contained submerged elevator motors.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that most findings were reported. The report indicated the groundwater samples obtained for the Phase II investigation identified concentrations of SVOCs and total metals in exceedance of the groundwater standards, likely related to urban fill. Earth Tech also

found the level of one VOC compound (Tetrachloroethene) was higher than the Class GA (drinking water) standards. This finding was not reported in the AKRF report. In Chapter 12 of the FEIS, Hazardous Materials (page 12-8), the report notes that VOCs above their Class GA standards are likely associated with urban fill material rather than contamination from past on-site operations.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's inspection of the building confirmed most of the building deficiencies identified by Thornton Tomasetti and AKRF (sidewalks have since been replaced), but found additional building deficiencies, including: the top of a door frame filled with broken masonry; cracks in stairwell walls; missing fireproofing on beams; an opening cut into the masonry wall without a lintel; exterior anchors to brick facade are no longer bearing against the exterior wall; and a chimney and parapet need repointing. In addition, Earth Tech noted several serious health and safety conditions, particularly the unrestricted access to unoccupied floors that are undergoing sporadic repairs. The conditions on these floors warrant their closure to other building occupants. The long standing deficiencies in the building are further evidenced by the fact this building has more code violations than any other building in the study area (there were 47 open violations at the time of the AKRF report and 36 presently). For these reasons, Earth Tech would downgrade the site's overall condition rating to poor.

Photograph 1996-14-A

Photograph 1996-14-B

Photograph 1996-14-C

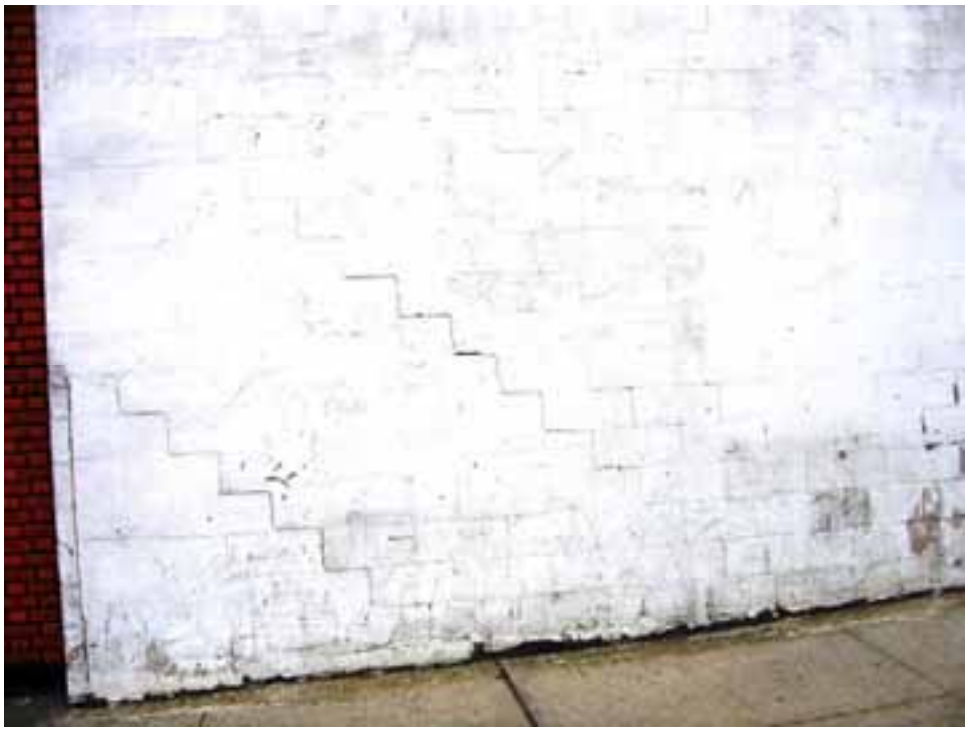
Photograph 1996-14-D

Photograph 1996-14-E

Photograph 1996-14-F

Photograph 1996-14-G

Photograph 1996-14-H



Photograph 1996-14-I

Photograph 1996-14-J

Photograph 1996-14-K

Photograph 1996-14-L

Photograph 1996-14-M

Photograph 1996-14-N

Photograph 1996-14-O

Photograph 1996-14-P

Photograph 1996-14-Q

Photograph 1996-14-R

Photograph 1996-14-S

Photograph 1996-14-T

Photograph 1996-14-U

Photograph 1996-14-V

Photograph 1996-14-W

Photograph 1996-14-X

Photograph 1996-14-Y

Photograph 1996-14-Z

Photograph 1996-14-AA

Photograph 1996-14-AB

Photograph 1996-14-AC

Photograph 1996-14-AD

Photograph 1996-14-AE

Photograph 1996-14-AF

Photograph 1996-14-AG

Photograph 1996-14-AH

Photograph 1996-14-AI

Photograph 1996-14-AJ

Photograph 1996-14-AK

Photograph 1996-14-AL

Photograph 1996-14-AM

Photograph 1996-14-AN

Photograph 1996-14-AO

Photograph 1996-14-AP

Photograph 1996-14-AQ

Photograph 1996-14-AR

Photograph 1996-14-AS

Photograph 1996-14-AT

Photograph 1996-14-AU

Photograph 1996-14-AV

Photograph 1996-14-AW

Photograph 1996-14-AX

Photograph 1996-14-AY

SITE CONDITION: POOR

Block 1996 Lot 15

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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 15 is located at 635 West 125th Street between Broadway and Twelfth Avenue. The 2,200-sf lot contains a vacant two-story, 4,400-gsf brick building and, according to the Department of Finance RPAD Master File, was constructed in 1920 with no subsequent recorded alterations (see photo A). The building occupies the entire site and was previously occupied by an auto shop on the first floor with a mezzanine on the northern portion of the first floor, and a hair salon on the second floor. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 15 was acquired by The Trustees of Columbia University from TC Property Holdings LLC on October 21, 2002 (date of deed transfer). At the time of the AKRF report, Lot 15 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 fair condition due to local and isolated structural damage, substandard interior and exterior building conditions. However, continuing water infiltration has caused extensive structural damage and distress to the building since the previous inspection and Earth Tech considers that the rating be downgraded to poor.

At the time this site was inspected by Earth Tech on April 1, 2008, no interim or permanent repairs to correct or mitigate the reported instances of structural damage, distress or instability were found where inspection was possible, except that the few new panels of the side walk in the front of the building are rebuilt (see photo B). The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by Thornton Tomasetti and AKRF, except that more damage to the building was observed as a result of extensive water infiltration.

The basement and boiler room steel members show heavily rusted bottom flanges of the steel beams (see photos C and D), timber joists are deteriorated and wet patches are visible (see photos E and F). The first floor portion of sheet rock ceiling has collapsed

(see photos G and H). The second floor timber floor exhibit several large holes in the floor with large wet patches due to leakage of water from the roof, dripping water is also visible in the northern part of the building, including the skylight (see photos I, J, K and L).The roof joists are wet and water damage is evident. The passage area wooden floor damage is so extensive and severe that the floor is buckled and the entire surface is convex upward due to water infiltration and leakage (see photos M,N and O). The suspended ceiling over the entire second floor area is bent and collapsed due to water intrusion with wet patches visible at several locations (see photos P, Q and R). The plastered stair walls on both sides are wet with dripping water (see photo I and S). A large pool of water measuring 20 ft. by 40 ft. approximately and 3 to 4 inches deep was visible on the roof between two skylights (see photos T and U).

Since the previous inspection, the physical condition of the building has continued to deteriorate, and distress to the structural members has continued to increase due to more severe water infiltration. Earth Tech considers that the assessment made by Thornton Tomasetti and AKRF should be downgraded to poor from fair.

HEALTH AND SAFETY CONCERNS

The building is now vacant. Earth Tech concurs with the health and safety concerns noted in the AKRF report. However, it appears that subsequent to AKRF/TT survey, there has been more water infiltration, causing further deterioration of the building structure and finishes, and worsening the overall building conditions. At the time of the Earth Tech survey, several health and safety hazards noted earlier by AKRF were confirmed:

- Egress doors at the northern wall leading to the fire escape were locked and/or inoperative on all floors and basement (see photo V)

- Mold growth, peeling paint and evidence of vermin infestation were observed throughout the building (see photos W, A, and X).

In addition to hazards identified in the AKRF report, Earth Tech also noted:

- The existing fire escape at the northern wall, shared with the building on Lot 50 and leading to the roof of the building on Lot 15, is obstructed by a plant at the intermediate landing and blocked with the air conditioner unit on second floor. This renders the fire escape virtually useless and is a major safety concern for both properties (see photos Y, Z and AA).

- Stairs leading to the basement have uneven, broken steps, and no handrail, - a safety concern (see photos AB and AC).

- Earth Tech observed active water leaks throughout the building, causing saturation of sheetrock ceiling panels and their subsequent local collapse in the basement (see photos AD and V), on the 1st floor (see photos G and AF), and local collapse of hang ceiling panels on the 2nd floor (See photos R and AE).

- Water infiltration has caused severe buckling in the parquet floor on the 2nd floor, making it unsafe to walk on (see photos N and AG).

- There are several holes in the 2nd floor of the structure (probably a result of attempts to salvage stone floor tiles) and debris; these are safety hazards (see photo J).

- Earth Tech observed haphazard wiring, corroded electrical conduits and boxes throughout the building (see photos AH, Q and AI).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of one open building code violations for Lot 15. Earth Tech also found an additional violation issued subsequent to the release of the AKRF report resulting in a total of two open violations for the property to date.

The AKRF report indicated that Lot 15 had one open building code violation, which was issued by DOB in 2004. The violation relates to the building's elevator. An additional elevator violation relating to a safety test was issued in April 2007. No additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Block 1996 Lot 15 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 15 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 designation including lot area (2,200 sf), maximum allowable floor area (4,400 zsf), and a 100 percent site utilization with the existing 4,400-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 13,200 zsf. Therefore, with an existing 4,400-gsf building, Lot 15 utilizes only 33 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 15. 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 on this site because access to this proposed sampling location was unavailable. In the FEIS Appendix F.2 (Subsurface Phase II Investigation) Section 3.0, AKRF notes that several sampling locations within Academic Mixed-Use Area cited in the Sampling Protocol were not accessible by AKRF at the time of the Phase II study. The report notes 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. The report adds in Section 7.0 that sampling at these locations will be performed when site access is available.

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: former use as an auto repair and body shop, fuel oil AST, lube and waste oil ASTs, and potential USTs. Site reconnaissance notes also point out a vent pipe indicating potential for a UST.

SUMMARY EVALUATION

AKRF and Thornton Tomasetti rated the building as in fair condition, however, chronic water infiltration continues to cause extensive structural damage and distress to the building. Consequently, Earth Tech considers the rating to now be poor. The basement and boiler room steel beams are heavily rusted, timber joists are deteriorated, sheet rock ceilings have collapsed, wooden floor damage is extensive and severe, roof joists show water damage, and several walls have dripping water. These conditions are reflected in safety and health concerns, including: inoperative fire escapes; mold growth, peeling paint and evidence of vermin infestation; broken steps, and no handrail on stairs; unsafe ceilings and floors; and haphazard wiring, corroded electrical conduits and boxes.

Concerns for the site's structural and health and safety issues are added to by its past history as an auto-repair and body shop, with fuel oil AST, lube and waste oil ASTs, and potential USTs. For these reasons, Earth Tech rates the site's overall condition as poor.

Photograph 1996-15-A

Photograph 1996-15-B

Photograph 1996-15-C

Photograph 1996-15-D

Photograph 1996-15-E

Photograph 1996-15-F

Photograph 1996-15-G

Photograph 1996-15-H

Photograph 1996-15-I

Photograph 1996-15-J

Photograph 1996-15-K

Photograph 1996-15-L

Photograph 1996-15-M

Photograph 1996-15-N

Photograph 1996-15-O

Photograph 1996-15-P

Photograph 1996-15-Q

Photograph 1996-15-R

Photograph 1996-15-S

Photograph 1996-15-T

Photograph 1996-15-U

Photograph 1996-15-V

Photograph 1996-15-W

Photograph 1996-15-X

Photograph 1996-15-Y

Photograph 1996-15-Z

Photograph 1996-15-AA

Photograph 1996-15-AB

Photograph 1996-15-AC

Photograph 1996-15-AD

Photograph 1996-15-AE

Photograph 1996-15-AF

Photograph 1996-15-AG

Photograph 1996-15-AH

Photograph 1996-15-AI

SITE CONDITION: POOR

Block 1996 Lot 16

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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 16 is located at 631-639 West 129th Street. The 9,950-sf lot contains a 20,000-gsf, two-story building. According to the Department of Finance RPAD Master File, it was built in 1926 with no subsequent recorded alterations (see photo A). The building extends through the block, fronting both West 129th and West 130th Streets (see photo B). It contains a vacant ground floor (formerly a newspaper distribution business) and an upper floor parking garage, accessed via a large penetration cut through the second floor east wall to the adjacent property, which provides a vehicle elevator and additional parking. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 16 was acquired by The Trustees of Columbia University from Aritron Realty LLC on June 5, 2006 (date of deed transfer). At the time of the AKRF report, Lot 16 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

The building was evaluated by Thornton Tomasetti, and was later reported by AKRF, as being in poor condition owing to a combination of localized structural distress (especially the exterior concrete masonry units (CMU) bearing walls, see photos A, C), other deficient interior (see photo D,E) and exterior (see photo F,G) building conditions, and hazardous site conditions.

At the time this site was inspected by Earth Tech, on February 28, 2008, the observed instances of structural damage that could be directly observed appeared consistent with the findings reported by AKRF and Thornton Tomasetti. It should be noted that the roof deck structure and its supporting steel trusses were and remain covered with a hung plaster ceiling (see photo H), and are not accessible to direct evaluation. The composition and condition of the roof deck also could not be directly investigated by either Thornton Tomasetti or Earth Tech.

Earth Tech agrees with Thornton Tomasetti's general observation that most of the primary structural systems do not exhibit signs of serious structural distress. With reference to the condition rating system established by Thornton Tomasetti, most of the structural elements, and other physical features including the east and west brick bearing walls, concrete encased steel floor beams, and steel roof trusses, were rated as being in fair condition. The first floor interior slabs were rated poor for reason of widespread surface damage to the upper wearing surfaces (cracks, spalls, etc.), which remain present. The north and south brick exterior walls exhibit wide cracks and loss of mortar in joints and are separating from the rest of the building; this condition should be investigated further. A sidewalk shed was in place when inspected by Earth Tech, reportedly installed as protection from the potentially unstable brickwork of the north façade. Neither Thornton Tomasetti nor Earth Tech could, from visual inspection alone, determine whether the north and south exterior walls are simple enclosure walls or bearing walls.

The roof structure, although hidden by a hung plaster ceiling, exhibits widespread and chronic signs of water damage. Structural distress was not obvious but is likely to be present given the evidently long history of water infiltration. The condition of the roof deck and steel trusses is mainly unknown. The east and west brick bearing walls are cracked near the north and south brick exterior walls (see photo I). Whether these cracks are dormant or active, and whether the north and south brick exterior walls serve a significant structural function is also unknown. Exposure and inspection of the roof structure, and investigating and monitoring the condition and function of the north and south brick exterior walls would be necessary to resolve these issues.

Based upon what is currently known and observable about the buildings physical and structural conditions, Earth Tech must concur with AKRF's and Thornton Tomasetti's overall assessment of this building's condition as poor.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the AKRF report evaluation of fire hazards that are present in the building, namely the condition of the suspended plaster ceiling below the roof framing, and blocked fire exits.

The plaster ceiling, which is most likely a part of a fire-rated roof assembly, has been punctured with numerous holes during the installation of a sprinkler system (see photo J), which, in turn, has never been finished and remains inoperable (see photo K) throughout the building.

On the day of Earth Tech's survey, both fire exits from the second floor were blocked by the tightly parked vehicles (see photos L and M). The exit stairwell on the north side was totally inaccessible from the second floor, while at the same time blocked with carts/debris on the first floor; the electrical exit sign above the door appeared disconnected (see photo N). The stairwell on the south side (discharging to West 129th Street) shows considerable corrosion of steel stair structure (see photo O); however, the

most deteriorated portion of the stair (leading from second floor up to intermediate landing) has been replaced by Columbia University recently with a new flight of steel stairs (see photo P).

Additional health and safety concerns Earth Tech identified in this building are:

- One of the skylights has a piece of broken glass suspended haphazardly in the air by just a steel rod (see photo Q)
- Poor lighting on the second floor due to broken or missing lighting fixtures (see photo R)
- Sidewalk at West 130th Street is in poor condition, which is a safety concern for pedestrians (see photo S)
- Loading dock at 129th Street was filled with newspaper/cardboard debris on the day of the survey (see photo T).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings that no open building code violations exist for Lot 16. Earth Tech found no additional violation subsequent to the release of the AKRF report.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 16 but Appendix A Table A-2 reports the site utilization data. Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (9,950 sf), maximum allowable floor area (19,900 zsf), and a 101 percent site utilization with the existing 20,000-gsf building. The site is slightly overbuilt by 100-sf.

Subsequent to the release of the AKRF report, Lot 16 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,700 zsf. Therefore, with an existing 20,000-gsf building, Lot 16 utilizes only 34 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I ESA was conducted on Lot 16. 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 on the site.

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: possible historic gasoline USTs and a possible fuel oil tank. Additional environmental issues that were not mentioned in the AKRF report include: current use as an office and parking garage, and historical uses as a condensed milk factory and parking garage. Site reconnaissance notes also indicate that suspect vent pipes were observed on the site.

SUMMARY EVALUATION

The structure on Block 1996 Lot 16 has suffered from a long-term neglect of maintenance, resulting in localized structural distress from chronic water infiltration from the roof affecting structural and non-structural elements of the building. The north and south walls are separating from the rest of the building. The north side of the building has a sidewalk shed to protect pedestrians from falling masonry. These conditions are aggravated by the long-term use of the building for automobile storage and related uses. Serious health and safety concerns are associated with the plaster ceiling that would not achieve its fire-rated function because of: numerous penetrations; an inoperable sprinkler system; blocked fire exits and stair wells; accumulated debris; hazardous conditions of a broken skylight; and broken/missing light fixtures on the second floor. In addition the sidewalk outside the building on W. 130th Street is in poor condition. Environmental investigation in a Phase I study noted possible gasoline USTs and fuel oil tank and Earth Tech noted vent pipes that may be associated with these historic features. Earth Tech confirms an overall building rating of poor due to a combination of structural distress, substandard interior and exterior building conditions, and other hazardous site conditions.

Photograph 1996-16-A

Photograph 1996-16-B

Photograph 1996-16-C

Photograph 1996-16-D

Photograph 1996-16-E

Photograph 1996-16-F

Photograph 1996-16-G

Photograph 1996-16-H

Photograph 1996-16-I

Photograph 1996-16-J

Photograph 1996-16-K

Photograph 1996-16-L

Photograph 1996-16-M

Photograph 1996-16-N

Photograph 1996-16-O

Photograph 1996-16-P

Photograph 1996-16-Q

Photograph 1996-16-R

Photograph 1996-16-S

Photograph 1996-16-T

SITE CONDITION: CRITICAL

Block 1996 Lot 18

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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 18 is located at 627-629 West 129th Street between Broadway and Twelfth Avenue. The 9,991-sf lot accommodates a three-story, 29,757-gsf building with frontage on both West 129th and West 130th Streets. According to the Department of Finance RPAD Master File, the building was constructed in 1920 with no subsequent recorded alterations. Earth Tech confirms the AKRF findings that the building is occupied by two businesses, including a three-story parking garage fronting 129th Street (see photo A); and a ground floor auto body shop fronting West 130th Street (see photo B). The parking garage uses all three floors including the basement and is connected internally to adjacent Lot 16 on the second floor. The business uses this floor for additional parking space. Earth Tech reviewed the NYC Department of Finance Automated city Register Information System (ACRIS) and found that Lot 18 was acquired by The Trustees of Columbia University from Three Boroughs LLC on January 13, 2005 (date of deed transfer). At the time of the AKRF report, Lot 18 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 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 site was inspected by Earth Tech on February 18, 2008, there had been some interim repairs to correct or mitigate the reported instances of structural damage, distress or instability. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by AKRF and Thornton Tomasetti, except as noted below.

Interim repairs include new timber frame work installed with timber posts and beam to support the collapsed side walk and some area under the parking garage to strengthen and

support the floor and a portion of the sidewalk. The sidewalk is repaired by providing a new metal deck (see photos C and D).

The double steel beams in the basement in the side walk and under the auto body shop area are severely corroded and a significant section loss is also evident (see photos D and E). The ceiling in the basement area is heavily damaged and ripped due to water infiltration exposing the floor timber joists, which are wet, soft and rotated. Several timber joists have lost their supports due to deterioration and heavy section loss (see photos F and G). The checkered plate on the sidewalk along West 130th Street is deflected significantly and deteriorated with a few small holes (see photo H). All exterior masonry walls exhibit stepped cracks, water stains, efflorescence, and wet patches indicating water intrusion. Severe paint peel off is visible on all interior and exterior walls, which indicates severe water damage (see photos I, J and K). There are several areas in the parking garage area with standing water (see photos L, M and N). The elevator shaft walls also show wide random cracks, water intrusion with stains and day light is visible through cracks in the exterior shaft wall (see photos O and P). A portion of a timber column located adjacent to the elevator block in the parking area is exposed with existing concrete finish severely cracked and deteriorated, and the timber is severely deteriorated and soft; heavy section loss was also observed (see photo Q). Large pools of water are visible on the roof of the building (see photos R and S). All the structural damage caused to the building appears due to water infiltration.

Since the previous inspection there are no significant changes in the physical condition of the building, except as noted. However the deterioration of primary and secondary structural elements has continued to increase due to water infiltration and 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

Earth Tech concurs with the safety concerns previously identified in the AKRF report.

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

- The occupant, operating an auto body repair shop on West 130th Street, uses spray paint without proper ventilation, which is a health hazard for employees.
- The tenant, operating a parking garage on West 129th Street, utilizes a drive-in elevator with unguarded moving mechanical parts in the cabin and no protection on all floors (elevator is operated with open doors); also, floor slab at elevator edge is severely damaged in several locations (see photo T). These are safety hazards (see photos U and O). This elevator has several open DOB violations.
- On all floors, access to the exit stairwell at West 129th Street, was blocked by tightly parked cars (see photo V); the exit door leading to West 129th Street was blocked, instead, a substandard narrow passageway, also obstructed by debris (see photo W), directed exit to the 1st floor and then out through open roll-up door; on the outside the exit door was blocked by a tightly parked car (see photo X); these are all fire safety hazards.

- Exit stair leading from basement to 1st floor has broken and loose treads (see photo Y).
- Vehicles are routinely parked on the sidewalk of West 129th Street, creating a safety hazard for pedestrians (see photos A and X). Sidewalks exhibit extensive cracking and spalling.
- There was pooling water in the basement due to clogged drains (see photos L, M and N), which is both a health and safety concern.
- There are several opening (holes) in the floor slab on the second floor (see photo Z), a safety concern.
- Pigeon dropping and infestation was present in several locations (see photo AA).
- Spalling paint was observed on walls and ceilings in numerous locations throughout the building, along with areas of collapsed ceiling (see photos AB, AC, AD, AE, AF and AG).
- Electrical wiring is haphazard on the West 129th Street façade and in several locations around the building (see photos AH and AI).
- The second floor of the building is connected to the second floor of the building on Lot 16 through an unprotected opening in the fire separation wall (see photos AJ and AK). This is a potential fire safety hazard.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 10 open building code violations for Lot 18. Earth Tech also found one additional violation issued subsequent to the release of the AKRF report resulting in a total of 11 open violations for the property to date.

The AKRF report found that Lot 18 had ten open building code violations. A 2005 violation was for exit lighting that failed to meet building code standards or was defective. ECB issued three hazardous violations between 1992-1998. Two hazardous violations, which were considered to be of high severity by ECB, were issued in 1992 and 1998 for failure to maintain the elevator. One hazardous violation was issued in 1995 for work without a permit and failure to maintain the elevator and was classified as moderate severity. Earth Tech discovered a new hazardous violation that was issued subsequent to the AKRF report in 2007 for failure to maintain the building related to a hole in the ceiling on the second floor. Additional violations reported by AKRF were for the elevator: three violations were issued by DOB between 1991 and 2001 for the elevator, and one violation was issued by ECB in 1991 for failure to maintain the elevator. The remaining two violations were issued in 1985 and 1986 for unknown reasons. No additional information was provided by the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 18 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 designation including lot area (9,991 sf),

maximum allowable floor area (19,982 zsf), and a 149 percent site utilization with the existing 29,757-gsf building. The site was overbuilt by 9,775-sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,946 gsf. Therefore, with an existing 29,757-gsf building, Lot 18 utilizes only 50 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 18. 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 all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: current and former use as an auto repair shop, former and possibly current gasoline UST, possible fuel oil tank, and floor plates that may be associated with an oil-water separator or USTs. Site reconnaissance notes indicated that there were vent pipes on site. The site is also currently used as a garage.

SUMMARY EVALUATION

Earth Tech identified some interim repairs to correct the structural deficiencies reported by Thornton Tomasetti and AKRF. However, continuing deficiencies in the building warrant a critical rating. All of the building's structural damage appear to be caused by water infiltration, with standing water in the basement and on the roof. This includes severely corroded and significant section loss to the steel beams in the basement and under the auto body shop. The damaged ceiling in the basement exposes timber joists that are wet, soft and rotated. All exterior masonry walls exhibit stepped cracks, and all interior and exterior walls exhibit severe paint peel off. The elevator shaft walls have wide cracks with visible day light.

Multiple health and safety concerns continue to be present, including: spray painting without proper ventilation; unsafe elevator; routine use of the sidewalk for parking; blocked exit doors and a damaged exit stair; open holes in the second floor; vermin; and haphazard electrical wiring. Additional environmental concerns associate with its current and former use as an auto repair shop, including: a former and possibly current gasoline UST; possible fuel oil tank; and floor plates that may be associated with an oil-water separator or USTs. Earth Tech also found 11 open DOB violations for the property. On the basis of its inspection and findings, Earth Tech continues to rate the overall condition of the site as critical.

Photograph 1996-18-A