



Photograph 1996-18-B



Photograph 1996-18-C



Photograph 1996-18-D



Photograph 1996-18-E



Photograph 1996-18-F



Photograph 1996-18-G



Photograph 1996-18-H



Photograph 1996-18-I



Photograph 1996-18-J



Photograph 1996-18-K



Photograph 1996-18-L



Photograph 1996-18-M



Photograph 1996-18-N



Photograph 1996-18-O



Photograph 1996-18-P



Photograph 1996-18-Q



Photograph 1996-18-R



Photograph 1996-18-S



Photograph 1996-18-T



Photograph 1996-18-U



Photograph 1996-18-V



Photograph 1996-18-W



Photograph 1996-18-X



Photograph 1996-18-Y



Photograph 1996-18-Z



Photograph 1996-18-AA



Photograph 1996-18-AB



Photograph 1996-18-AC



Photograph 1996-18-AD



Photograph 1996-18-AE



Photograph 1996-18-AF



Photograph 1996-18-AG



Photograph 1996-18-AH



Photograph 1996-18-AI



Photograph 1996-18-AJ



Photograph 1996-18-AK

SITE CONDITION: CRITICAL

Block 1996 Lot 20



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 20 is located at 623 West 129th Street (and 620-622 West 130th Street) between Broadway and Twelfth Avenue. The 4,996-sf lot contains two buildings and, according to the Department of Finance RPAD Master File, they were both constructed in 1926 and subsequently altered in 1998. The total building area on Lot 20 is 12,648 gsf. Earth Tech surveyed the site (February 2008) and found that the three-story building fronting West 129th Street (see photo A) currently has a vacant ground floor with artist work studios on the upper two floors. At the time of the AKRF report, the ground floor was occupied by a dry cleaner.

The other structure is a fully vacant two-story building fronting West 130th Street (see photo B). Earth Tech reviewed the NYC Department of Finance Automated city Register Information System (ACRIS) and found that Lot 20 was acquired by The Trustees of Columbia University from Three Boroughs LLC on January 12, 2005 (date of deed transfer). At the time of the AKRF report, Lot 20 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, no interim or permanent repairs to correct or mitigate the reported instances of structural damage, distress or instability were found where inspection was possible. The deficiencies and structural damage observed by Earth Tech are consistent with the findings reported by AKRF and Thornton Tomasetti.

The basement walls of the two story building exhibit heavy efflorescences, dampness and several medium cracks in the stone walls. One timber column shows extensive section loss in the bottom two feet length to the extent of approximately 50 - 60 percent, which is attributable to water and termite damage (see photo C). Similar damage was detected in other timber columns. Severely deteriorated timber columns, beams and rotated timber floor joists were visible in the basement area (see photos D and E). A steel pipe shored column is installed under a deteriorated timber beam in the basement of the two story building. Severely deteriorated, rotated timber joists and timber planks are also visible in this area (see photo E). Deteriorated and collapsed steel ceiling is visible (see photo F) over large areas of the basement, and a corroded steel ceiling is also present on the second floor. A large pool of water was observed on the roof. The north exterior wall exhibits wide stepped cracks and displaced bricks near the front rolling shutter (see photo G).

In the three-story building at the south of the lot, several inclined columns have been built in the basement probably to support the heavy dry cleaning equipment of a previous occupant (see photo H). Extensive water infiltration was evident, with heavy efflorescences, mold, wet patches, and water stains visible on the basement walls (see photos I and J). Water is leaking profusely into the basement near the north wall and an approximately 3 inches of standing water was present during Earth Tech's inspection (see photos K and L). The brick columns in the basement exhibit significant buckling/bowing. The concrete slab in the basement shows large spalls and medium random cracking (see photo J). Access to the artist-occupied second and third floors was not available to Earth Tech, however, observation of the roof was available from an adjacent roof and damaged and missing coping stones are visible on the roof parapet (see photo M).

Since the previous inspection there are no significant changes in the physical conditions of the building, except the reconstruction of the concrete sidewalk in front of two story building. The deterioration and distress of the primary and secondary structural elements reported by Thornton Tomasetti have continued to increase due to water infiltration. 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. Earth Tech surveyed the basement and the first floor of the three-story building facing the West 129th Street (two upper floors, occupied by artist studios, were inaccessible for survey) and the two-story building facing the West 130th Street.

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

- Debris reported by AKRF on the first floor has been cleaned (see photo V); however, the basement floor is filled with construction debris (see photos W and X).

- In the two-story building: the stair leading to basement has broken and loose treads and is unsafe (see photo Y).
- In the two-story building: the stair leading to the second floor has uneven steps and is unsafe (see photo Z).
- The three-story building's internal stair lacks handrails (see photo N).
- In the three-story building: standing water in the basement and mold growth are health concerns (see photo K, O, and P).
- In the three-story building: a significant amount of debris in the basement is a health and safety concern (see photo Q), as well as haphazardly installed piping (see photo R).
- In the three-story building: an opening in the basement wall, leading to a lower portion of the basement, has a substandard clear height and no safety warning (see photo S).
- The south façade of the three-story building exhibits the signs of deterioration (flaking and spalling) of decorative stone sills (photos T and U); if not fixed, this may lead to local collapse, which is a hazard to pedestrians.
- In the two-story building: the electrical wiring in the basement is hazardous (see photo AA).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 20 open building code violations for Lot 20. There were no additional violations issued subsequent to their report.

AKRF reported that Lot 20 had the third highest number of open building code violations in the study area, with 20 violations issued between 1979 and 2004. Eight of the violations are related to the boiler, and five concern the elevator. Of the remaining violations, two are for an electric sign, and one is for work without a permit for erecting and altering the entire third floor of the three-story building into studios, offices, and rehearsal rooms. No additional information is available for the above violations or for the remaining four violations in the DOB Building Information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 20 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 20 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 4,996 sf, maximum allowable floor area of 9,992 zsf under the former M1-2 zoning, and a 127 percent site utilization with the existing 12,648-gsf total building area for the two buildings. The site is overbuilt by 2,656-sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 29,976 zsf. Therefore, with an existing 12,648-gsf total building area for the two buildings, Lot 20 utilizes only 42 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 20. 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. 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: former and current use as a dry cleaner (that no longer exists as of Earth Tech's inspection), former welding shop with painting and degreasing, past industrial use, fuel oil AST, and generation of hazardous waste. Issues not mentioned in the AKRF report but mentioned in Appendix F.1 include: a fuel oil UST, and a conditionally exempt small generator of hazardous waste site as listed in RCRA Info.

SUMMARY EVALUATION

Earth Tech confirms the findings of Thornton Tomasetti's inspection of this site, noting that no interim or permanent repairs to correct the reported deficiencies have occurred since their inspection. In the two-story building to the north, evidence of water infiltration damage is extensive in the basement, with cracks in the stone walls, severely deteriorated timber columns, beams and rotated timber floor joists, deteriorated and collapsed steel ceiling, and a corroded steel ceiling is also present on the second floor, with pooling water on the roof. The north exterior wall exhibits wide stepped cracks and displaced bricks. The three-story building to the south also exhibits extensive water infiltration, with heavy efflorescences and mold on the basement walls, and leaking and standing water. The brick columns in the basement exhibit significant buckling/bowing, and its concrete slab shows large spalls and medium cracking. Damaged and missing coping stones are visible on the roof parapet.

Additional health and safety concerns identified by Earth Tech include: a basement floor filled with debris; broken and loose treads on stairs; missing stair hand rails; standing water in the basement and mold growth; haphazardly installed piping; hazardous electrical wiring; and deterioration of decorative stone sills. Environmental concerns associate with the site's former and current use as a dry cleaner, welding shop with painting and degreasing, past industrial use, fuel oil AST, fuel oil UST, and generation of hazardous waste. On the basis of its inspection and findings Earth Tech continues to rate this site's overall condition as critical.



Photograph 1996-20-A



Photograph 1996-20-B



Photograph 1996-20-C



Photograph 1996-20-D



Photograph 1996-20-E



Photograph 1996-20-F



Photograph 1996-20-G



Photograph 1996-20-H



Photograph 1996-20-I



Photograph 1996-20-J



Photograph 1996-20-K



Photograph 1996-20-L



Photograph 1996-20-M



Photograph 1996-20-N



Photograph 1996-20-O



Photograph 1996-20-P



Photograph 1996-20-Q



Photograph 1996-20-R



Photograph 1996-20-S



Photograph 1996-20-T



Photograph 1996-20-U



Photograph 1996-20-V



Photograph 1996-20-W



Photograph 1996-20-X



Photograph 1996-20-Y



Photograph 1996-20-Z



Photograph 1996-20-AA

SITE CONDITION: POOR

Block 1996 Lot 21



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 21 is located at 613-615 West 129th Street between Broadway and Twelfth Avenue. The 9,992-sf lot contains a one-story 9,992-gsf building that according to the Department of Finance RPAD Master File, was constructed in 1926 with no subsequent recorded alterations. The building consists of two business units that front West 129th Street: a vacant unit (former auto repair shop) is located on the east side of the lot; and an active parking garage is located on the west side (see photo A). Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 21 was acquired by The

Trustees of Columbia University from Chicago Intermediary LLC., on October 21, 2002 (date of deed transfer). At the time of the AKRF report, Lot 21 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

This building was evaluated by Thornton Tomasetti, and was later reported by AKRF, as being in poor condition due to a combination of localized structural distress and other deficient interior, exterior, and site conditions (see photos A, B).

At the time this site was inspected by Earth Tech, on February 28, 2008, the observable instances of deteriorated or damaged physical features appeared consistent with the findings reported by AKRF and Thornton Tomasetti. Following the condition rating system established by Thornton Tomasetti, the AKRF and Thornton Tomasetti reports describe as fair the condition of many of the building elements, i.e., brick masonry pilasters, concrete slab on grade, and membrane roofing (see photos C, D, E, F). The east exterior brick bearing wall, and W130th St sidewalks were defined as in poor condition and remain so (see photo G, H). A number of wide cracks and signs of chronic water infiltration also are visible on the other exterior brick walls. A section of the timber roof including trusses, joists and sheathing had been replaced by Columbia University,

reportedly because of rotting beams; signs of water damage remain evident on the original timber members (see photos I, J).

Subsequent to the inspections by Thornton Tomasetti, sections of the sidewalk along (see photo K) on W. 129th Street were replaced and the sidewalks there are now in satisfactory condition. However, the condition of the sidewalk on W. 130th Street has since deteriorated with spalled concrete. In addition the membrane roofing has significantly worsened since Thornton Tomasetti's inspections, and several areas of membrane have completely delaminated along the inside of the east parapet (see photo L).

The timber roof repairs observed were reportedly performed in 2005, and according to a representative of Columbia University, the structural engineer who designed the partial roof reconstruction advised Columbia University that the remainder of the original roof structure could be safely left in service until 2008. Earth Tech noted that the timber sheathing is failing locally (see photo M) and may not be able to sustain a person walking on the roof or the design roof live load at such locations. All casual access upon the roof should be prohibited unless further repairs are made. If more time has in fact passed than was advised, especially if this building is to remain in extended service, another in-depth, hands-on inspection of the roof structure and masonry bearing walls should be conducted, with material testing and analysis as required, to assess structural integrity and identify any temporary support or repairs that may be necessary.

In view of the building's age (more than 80 years), the uncertain condition of the roof structure and supports, and the various non-critical physical deficiencies, Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the poor nature of the building's physical and structural systems.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. Although vacated by the previous occupant, the building is currently used by Columbia University as a parking garage and storage. At the time of the Earth Tech survey, several health and safety hazards were noted:

- Water infiltration directly above electrical panel is a safety hazard (see photo N)
- Mold on masonry walls (see photo O)
- Litter and debris with evidence of vermin infestation (see photo P).

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

- The existing stair at the northern wall, leading to West 130th Street, is not code-compliant, with combustible wooden structure, non-compliant treads with open risers, and absent handrail/guardrail both at stair and landing (see photo Q). The traces of another stair at eastern wall suggest that the original stair was replaced

with the existing one, probably not designed by a professional Architect/Engineer (see photo R).

- Metal drums with unidentified content were stored at the northern part of the building, possibly presenting a safety/ health hazard (see photo S).
- Although portions of sidewalk at 129th Street appear to have been repaired and are in fair condition now, the 130th Street sidewalk now has two areas of poor spalled concrete that present a hazard to pedestrians (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 21. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 21 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 (9,992 sf), maximum allowable floor area (19,984 zsf), and a 50 percent site utilization with the existing 9,992-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,952 zsf. Therefore, with an existing 9,992-gsf total building area, Lot 21 utilizes only 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 21. 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: use as an auto repair shop, waste oil AST, potential historic gasoline USTs, fuel oil AST, motor oil AST, hydraulic lifts, and drums. The site reconnaissance notes also indicate that a fuel oil fill cap and a vent pipe were observed.

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 levels of metals in a soil sample collected on this site that

exceeded guidance values. One groundwater sample contained concentrations of SVOCs and total metals in exceedance of the groundwater standards. All exceedances were likely related to urban fill.

SUMMARY EVALUATION

This aging structure has suffered from a chronic neglect of maintenance to its roof that has permitted water infiltration to distress several structural elements, including its roof trusses and bearing walls. While Columbia University has made some roof support repairs in recent years, the condition of the roof membrane has deteriorated further since the Thornton Tomasetti inspection and evidence of water damage continues to be present. Earth Tech noted the roof sheathing is locally failing and may no longer be able to support pedestrian or roof live loads at these locations. Additional health and safety conditions contribute to the building's substandard condition, with hazardous water infiltration above an electrical panel, non-compliant stairs, mold, debris and evidence of vermin. Environmental investigations in a Phase I study revealed a site history including auto repair shop use with waste oil and underground gasoline storage tanks, generating concerns of hazardous residues. Phase II studies conducted in the street nearby revealed concentrations of SVOCs and total metals in exceedance of groundwater standards.

The combination of age of the building, method of construction (timber roof framing), chronic lack of maintenance, and water infiltration have contributed to the building's localized structural distress and other substandard conditions. These factors, in combination with the continuing concerns for health and safety at the site, result in Earth Tech confirming the overall poor condition rating of the building.



Photograph 1996-21-A



Photograph 1996-21-B



Photograph 1996-21-C



Photograph 1996-21-D



Photograph 1996-21-E



Photograph 1996-21-F



Photograph 1996-21-G



Photograph 1996-21-H



Photograph 1996-21-I



Photograph 1996-21-J



Photograph 1996-21-K



Photograph 1996-21-L



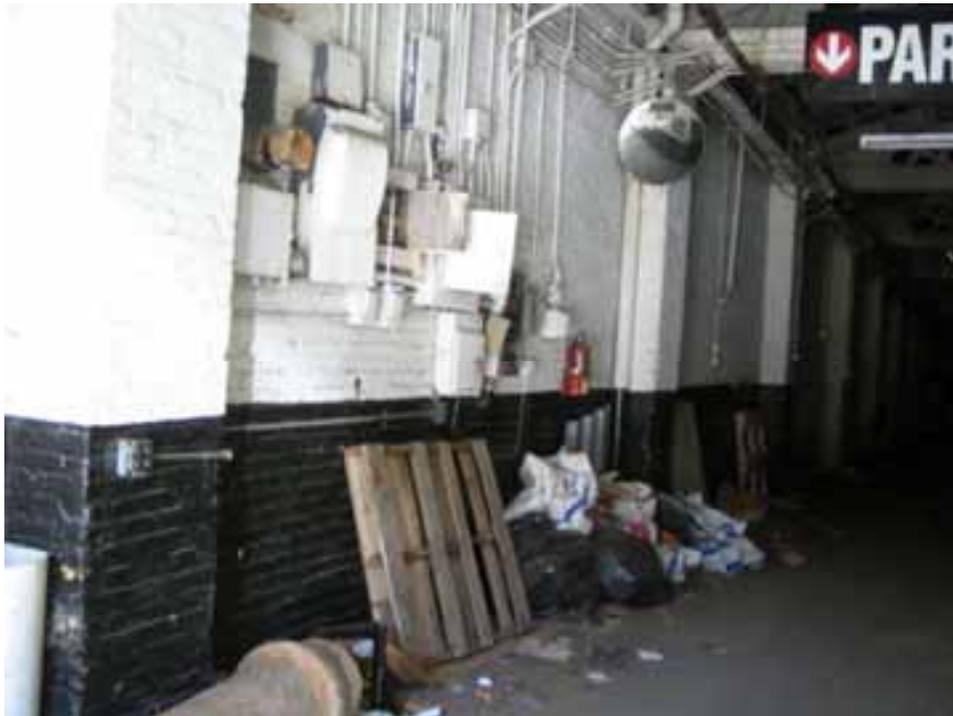
Photograph 1996-21-M



Photograph 1996-21-N



Photograph 1996-21-O



Photograph 1996-21-P



Photograph 1996-21-Q



Photograph 1996-21-R



Photograph 1996-21-S



Photograph 1996-21-T

SITE CONDITION: FAIR

Block 1996 Lot 23



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 23 is located at 603 West 129th Street between Broadway and Twelfth Avenue with frontage on both West 129th (see photo A) and 130th Streets (see Photo B). The 24,979-sf lot is occupied by a commercial 24-hour surface parking lot. A temporary structure used as office space for parking attendants is located on the southern portion of the lot. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 23 was acquired by The Trustees of Columbia University on November 16, 1967 (date of deed transfer). At the time of the AKRF

report, Lot 23 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 and Tomasetti , and later reported by AKRF, the building is in fair condition due to some localized structural distress and substandard surface condition of the parking lot.

At the time this site was inspected by Earth Tech on April 3, 2008, repairs to correct a bulging-out brick retaining wall at the north east corner reported by Thornton Tomasetti have been made, replacing it with a new concrete wall (see photo C). The wall is supporting the parking area of the adjacent Block 1996, lot 29.

Earth Tech noted the pavement surface of the open parking lot is a slab-on-grade concrete with asphalt topping. The entire surface is uneven with large pot holes, wide random cracks and settlement. More damage is visible near the north entrance area causing the bottom of the vehicles to rub against pavement (see photos D). The chain link fence on the north side is in poor condition with loose fabric and all posts, top and bottom rails being corroded (see photo E). One post at the north exit has bent due to collision (see photo F). The chain link fence on the south side shows light rust. A portion of the brick retaining wall (approximately 25 ft) is rebuilt (see photo G).

Since the previous inspection there are no significant changes in the physical conditions of the lot and Earth Tech confirms the assessment by Thornton Tomasetti and AKRF as the site being in fair condition.

HEALTH AND SAFETY CONCERNS

AKRF reported no health and safety concerns for this property; Earth Tech concurs with this evaluation.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of one open building code violation for Lot 23. Earth Tech found no additional violations subsequent to the release of the AKRF report.

Lot 23 has one open building code violation, which was issued by DOB in 1991 for an electric sign. No additional information is provided in the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 23 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 (24,979 sf) and maximum allowable floor area (49,958 zsf). However, because the lot is occupied by a surface parking facility, none of the lot's development potential is used. Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 149,874 zsf.

ENVIRONMENTAL ISSUES

The AKRF report indicated that no Phase I investigation was conducted for this site. Earth Tech reviewed the FEIS, Appendix F.1 and confirms that most environmental issues documented in the appendix as part of the Preliminary Environmental Site Assessment (PESA) were reported in the AKRF report. Two Subsurface (Phase II) investigations were conducted on the property.

Environmental issues identified for Lot 23 include: current use as an asphalt-paved parking lot, former use as an unknown factory and an ink factory, fuel oil tanks, and a documented petroleum release. The report also specifies historical uses included fuel oil burner applications on the site. Earth Tech reviewed the EPA RCRA Info database and found Lot 23 was listed as a large generator of hazardous waste.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that most findings were reported. The Phase II investigation consisted of two borings at this

site, however, no soil samples were submitted from the north sample due to extremely limited soil sample recovery throughout the entire soil boring. Due to limited soil sample recovery and/or fill material (brick, concrete, wood, and asphalt) at the south soil boring location, only one soil sample was submitted for laboratory analysis for VOCs, SVOCs, PCBs, pesticides, and TAL metals. Soil contaminant concentrations were less than the state regulatory guidance values for the south sample, but petroleum-like and creosote-like odors were noted during both the north and south soil sample borings. The concentrations of VOCs, SVOCs, and total and dissolved metals identified in a groundwater sample were in exceedance of the groundwater standards. The exceedances are likely related to off-site upgradient petroleum use as these groundwater samples were collected downgradient from the gasoline station located at Broadway and West 129th Street, and may be indicative of leaks or spills from the gasoline tanks. The AKRF report notes that the concentrations are also indicative of urban fill.

SUMMARY EVALUATION

AKRF reported the site as in fair condition. Earth Tech's inspection of the site noted a repair to a portion of a retaining wall but confirms the findings of Thornton Tomasettis and AKRF. Earth Tech noted some site deficiencies, including: uneven paving surface with large pot holes, wide random cracks and settlement; a chain link fence with corroded posts and rails. Earth Tech maintains the site's overall condition rating as fair.



Photograph 1996-23-A



Photograph 1996-23-B



Photograph 1996-23-C



Photograph 1996-23-D



Photograph 1996-23-E



Photograph 1996-23-F



Photograph 1996-23-G

SITE CONDITION: FAIR

Block 1996 Lot 29



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 29 is located at 3221 Broadway on the corner of Broadway and West 129th Street. The 9,992-sf lot contains a gas station and a 1,185-gsf auto repair shop and a small convenience store (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1975 with no subsequent recorded alterations. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 29 was acquired by The Trustees of Columbia University from Broadway-129 St. Gasoline Corp. on July 10, 2006 (date of deed transfer).

At the time of the AKRF report, Lot 29 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 water infiltration and some structural distress observed at the foundation wall along the west side of the building.

At the time this site was inspected by Earth Tech on April 15, 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 a portion of new retaining wall is built at the south west corner of the lot.

The portion of brick retaining wall at the south west corner end that was in collapsed condition has been replaced with a new concrete wall (see photo B). The concrete retaining wall at the south end exhibits one wide diagonal crack at the west end area, and two medium vertical cracks in the mid area (see photos C and D). The chain link fence mounted on top of the south retaining wall is leaning over and corroded (see photo E). A stepped medium crack is present in the west wall of the service garage (see photo F). The spall in concrete or gap is visible all along the west wall between floor and foundation wall causing potential water intrusion (see photo G). The major portion of the building was covered with the suspended ceiling and primary structural members could not be inspected.

Since the previous inspection there are no significant changes in the physical conditions of the building and Earth Tech 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 did not list any health and safety concerns for this lot except for *“a tow truck on the sidewalk along West 129th Street is a hazardous condition for pedestrians”*.

On the day of Earth Tech's survey, there was no tow truck parked in the vicinity; however, Earth Tech noticed that taxi cabs and limousines routinely park on the sidewalk both along Broadway and West 129th Street (see photo H). Earth Tech concurs that this is a safety concern for pedestrians. Additional observations by Earth Tech include:

- The sidewalk is generally in fair condition except for some local cracking and spalling (see photos I, J and K).
- The retaining wall separating the sidewalk and elevated parking area at the southwest corner of the site has a chain link fence on top of it. The fence appears to have been impacted by parked cars (see photo F). Earth Tech notes that the lack of a guard rail along this retaining wall is a potential safety concern for pedestrians on the sidewalk along West 129th Street.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of one open building code violation for Lot 29. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

Lot 29 has one open building code violation issued by DOB. No additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 29 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 (9,992 sf), maximum allowable floor area (19,984 zsf), and a 9 percent site utilization with the existing 1,845-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,952 zsf. Therefore, with an existing 1,845-gsf total building area, Lot 29 utilizes only 3 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that Phase I and II investigations were conducted on Lot 29. 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. Samples for the AKRF Subsurface (Phase II) investigation were collected in the northeast portion of the lot fronting Broadway; the results were included in Appendix F.2 of the FEIS.

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: use as an auto repair shop and gasoline station, gasoline USTs, waste oil AST, and former fuel oil UST. In addition, the site is listed as a small quantity generator of hazardous waste, and there is an open status spill reported for the site.

Additional information provided in the appendix but not included in the AKRF report includes historical uses as a coal yard, and an underground parking garage. The site reconnaissance notes indicated that six monitoring wells were observed on site; the database review noted a Leaking Underground Storage Tank (LUST), tank test failures. It is also noted that soil, groundwater and bedrock were contaminated by gasoline. The property is listed in EPA's Air Releases (AIRS/AFS) database for potential air emissions as well as RCRA Info.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. Soil samples collected for the Phase II investigation found levels of SVOCs and metals in exceedance of guidance values, which are likely related to urban fill. No groundwater sample was collected on this lot as refusal was encountered on bedrock prior to encountering groundwater; therefore, soil borings were not retrofitted with monitor wells. However, six existing monitoring wells were observed during the site inspection. The regulatory spills database indicated that the subsurface investigation was being performed to investigate former leaking USTs.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's exterior inspection of the site confirms the findings of AKRF and Thornton Tomasetti, except that a new retaining wall has been constructed. Some small cracks in the building and retaining wall are noted, and the chain link fence on top of the south retaining wall is leaning and corroded. A gap is visible all along the west wall between floor and foundation wall causing potential water intrusion. Earth Tech notes also the past and present use of the site use as an auto repair shop and gasoline station, with gasoline USTs, waste oil AST, and former fuel oil UST, and a history of spills. However, without more definitive information on the subsurface conditions of the site, Earth Tech maintains the site's overall condition rating as fair.



Photograph 1996-29-A



Photograph 1996-29-B



Photograph 1996-29-C



Photograph 1996-29-D



Photograph 1996-29-E



Photograph 1996-29-F



Photograph 1996-29-G



Photograph 1996-29-H



Photograph 1996-29-I



Photograph 1996-29-J



Photograph 1996-29-K

SITE CONDITION: GOOD

Block 1996 Lot 34



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 34 is located at 3229 Broadway between West 129th and West 130th Streets. The 4,983-sf lot contains a six-story 30,000-gsf building occupied by a moving and storage company (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1943 with no subsequent recorded alterations. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 34 was acquired by Mid-Atlantic Moving Storage from E. Smolka Sons Corp. on September 8, 1972 (date of deed transfer). At the time of the AKRF report, Lot 34 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 good condition with minor distresses. At the time of their visit the interior was not available for inspection.

Earth Tech visited the site April 15, 2008; the building was available for exterior inspection only. Earth Tech noted the following building deficiencies:

1. There is water and rust stains at the east exterior wall (see photos A and B).
2. The north exterior wall exhibits minor paint deterioration (see photo C).
3. The west exterior wall shows minor paint deterioration and rust at various spots (see photos D and E).
4. The sidewalks are generally in good condition, despite a few cracks at random locations (see photo F).

Since the previous inspection there are no significant changes in the physical condition and structural conditions of the site and Earth Tech concurs with the assessment of

Thornton Tomasetti and AKRF as to the good rating of the sites physical and structural system.

HEALTH AND SAFETY CONCERNS

The AKRF report listed no health and safety concerns for this building. The property was available for exterior survey only.

Earth Tech notes the following conditions:

- It appears that the sidewalk in front of the building, which was listed as in poor condition, has been repaired subsequent to the AKRF report and appears to be in good condition (see photo F).
- Earth Tech concurs with the AKRF statement that the fire escape on the north façade appears to be in good condition (see photo G). However, it is discharged to the adjacent fenced property on Lot 36. There is an exit door provided in the fence, leading to public sidewalk on Broadway. However, on the day of Earth Tech's survey, the emergency exit was impassible from this door: a piece of timber on the sidewalk blocked the door from swinging out (see photo H); also, the push handle appeared to have been tampered and appeared inoperable (see photo I).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of three open building code violation for Lot 34. However, subsequent to the release of the AKRF report, the three violations were dismissed. Earth Tech found no additional violations, therefore Lot 34 has no building violations.

Lot 34 had three open building code violations issued by DOB. One violation was dated 1964, but no additional information was provided by the DOB Building Information System for the other two violations. All three violations were dismissed on December 8, 2006.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 34 but Appendix A, Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 34 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 (4,983 sf), maximum allowable floor area (9,966 zsf), and a 301 percent site utilization with the existing 30,000-gsf building. Under the former zoning, the site was overbuilt by 20,034 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 29,898 zsf. Therefore, with an existing 30,000-gsf building, Lot 34 utilizes 100 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 34. 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: potential for subsurface contamination related to the lot's former use as a warehouse facility. No evidence of storage tanks was found. No Phase I Environmental Site Assessment (ESA) or Phase II investigation has been performed for this lot. Additional issues that were not mentioned in the AKRF report include the lot's historical use as a dairy distribution company and its current use as a moving and storage facility.

SUMMARY EVALUATION

AKRF reported the building as in good condition. Earth Tech's exterior inspection of the building confirmed the assessment, noting only minor building deficiencies, including: water and rust stains; and minor paint deterioration. Earth Tech maintains the overall site condition rating as good.



Photograph 1996-34-A



Photograph 1996-34-B



Photograph 1996-34-C



Photograph 1996-34-D



Photograph 1996-34-E



Photograph 1996-34-F



Photograph 1996-34-G



Photograph 1996-34-H



Photograph 1996-34-I