

Evident deficiencies also included: significant deflection of the first floor entrance area slab with random medium cracks (see photos G and H); heavily deteriorated, rotten timber beam ends with deflected base plate (see photo I); deteriorated, soft, wet and rotten timber joists in the first floor area (see photo J); and the first floor slab in the garage area exhibits large holes in the slab and the entire area is uneven (see photos K and L); the north and east masonry walls show medium vertical cracks.

The structural distress and damage to the primary and secondary structural elements of the building, such as shored columns, is extremely extensive and the capacity of the structural members to sustain the imposed loads is diminished significantly. Earth Tech considers that the building integrity is severely affected and the building can not remain in service.

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

HEALTH AND SAFETY CONCERNS

The AKRF report stated that *“overall health and safety concerns associated with this property make it essentially unusable in its current conditions”*. The building is currently vacant; but the parking lot is used by a local automotive repair shop (see photo M). The building was marked in November of 2007, on its West 130th Street façade, by the Fire Department of the City of New York as “shut down” (see photos N and O).

The 8-inch thick CMU walls with bullet-proof cashier windows were erected by the prior owner or occupant without any records in the DOB; this illegal construction probably contributed to the current critical physical and structural conditions of the building (see photos P and Q).

Earth Tech concurs with all the health and safety concerns listed in the AKRF report (see photos R, F, B, S and T), including:

- Deteriorated condition of first floor framing due to rot as unsafe for occupancy without extraordinary renovations;
- Displaced plaster ceilings, and finishes on columns and girders creating a fire hazard;
- Haphazard electrical wiring; and
- Overall filthy conditions in the building, making it essentially unuseable in its present condition.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of two open building code violations for Lot 36 at the time of the report's release. However, Earth Tech found that as of July 2006, one of the violations reported

by AKRF has since been resolved, resulting in a total of one open violation, instead of two, for the property to date.

AKRF reported that Lot 36 had two open building code violations. One violation was issued by ECB in 1993 for plumbing work done without a permit and for failure to maintain plumbing. This particular violation, considered to be hazardous and of high severity by ECB, was subsequently resolved on December 20, 2007. It stated that a water closet and wash basin was installed at the right front corner of the building using improper materials without vents and without a permit. The other violation was issued by DOB in 1913, but no further information is provided by the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 36 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 (5,008 sf), maximum allowable floor area (10,016 zsf), and a 25 percent site utilization with the existing 2,500-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 30,048 zsf. Therefore, with an existing 2,500-gsf total building area, Lot 36 utilizes only 8 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that Phase I and II investigations were conducted on Lot 36. 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.

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, auto painting and repair, fuel oil and unspecified storage tanks, gasoline USTs, hydraulic lifts, and in-ground waste oil receptacles. Other issues identified in the appendix but not in the AKRF report include current use for vehicle storage and a closed in-place gasoline UST. Site reconnaissance notes indicate that vent pipes and potential fill caps for former gasoline USTs were observed.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. The report indicated that, due to limited soil sample recovery and/or fill material (brick, concrete, wood, and asphalt) at the soil boring location on Lot 36, only one soil sample was submitted for laboratory analysis for VOCs, SVOCs, PCBs, pesticides, and TAL metals. Results indicated that the soil sample collected had concentrations less than the state regulatory guidance values. A groundwater sample

identified concentrations of VOCs and total and dissolved metals in exceedance of groundwater standards, which are likely related to urban fill.

SUMMARY EVALUATION

Earth Tech found no interim or permanent repairs to correct or mitigate the reported structural damage, distress and instability found By Thornton Tomasetti. Consequently, Earth Tech maintains the critical rating of this site. The building continues to exhibit severe deterioration of shored timber columns and timber joists, significantly deflected timber beam, floor slabs with cracks and holes, and masonry walls with vertical cracks. Earth Tech considers that the structural distress is extremely extensive and that the building's integrity is severely affected and that the building can not remain in service. These health and safety conditions have led the NYC Fire Department to mark the building as "shut down". Additional environmental concerns at the site relate to its former use as a gas station, auto painting and repair, with fuel oil and unspecified storage tanks, gasoline USTs, hydraulic lifts, and in-ground waste oil receptacles. A Phase 2 groundwater sample identified concentrations of VOCs and total and dissolved metals in exceedance of groundwater standards.



Photograph 1996-36-A



Photograph 1996-36-B



Photograph 1996-36-C



Photograph 1996-36-D



Photograph 1996-36-E



Photograph 1996-36-F



Photograph 1996-36-G



Photograph 1996-36-H



Photograph 1996-36-I



Photograph 1996-36-J



Photograph 1996-36-K



Photograph 1996-36-L



Photograph 1996-36-M



Photograph 1996-36-N



Photograph 1996-36-O



Photograph 1996-36-P



Photograph 1996-36-Q



Photograph 1996-36-R



Photograph 1996-36-S



Photograph 1996-36-T

SITE CONDITION: POOR

Block 1996 Lot 50



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 50 is located at 632 West 130th Street between Broadway and Twelfth Avenue. The 2,498-sf lot contains a two-story 3,690-gsf brick masonry building. According to the Department of Finance RPAD Master File, the building was constructed in 1915 with no subsequent recorded alterations (see photo A). Earth Tech surveyed the property (April 2008) and found the building occupied by a construction contracting business. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 50 was acquired by The Trustees of Columbia University from

Busch Boiler, Inc. on March 24, 2006 (date of deed transfer). At the time of the AKRF report, Lot 50 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 Tonasetti and later reported by AKRF, the building is in poor condition due to combination of structural distress, substandard interior building conditions and other hazardous site conditions.

At the time this site was inspected by Earth Tech on April 10, 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 new office area is built on a portion of the second floor on the north side of the building (see photos B and C). The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings of Thornton Tomasetti and AKRF.

Earth Tech's inspection noted the following deficiencies:

1. The basement entrance area shows minor water damage with wet patches on the ceiling and mold on the timber joists (see photo D).

2. The water damage is evident by heavily corroded steel beams on the south side of the building (see photos E and F), cracks in the exterior and interior walls with mold, wet patches (see photos G, H and I), mold and wet patches on the roof timber beams with deflection (see photos J and K).
3. The concrete floor shows several pot holes (see photo L).
4. The roof of elevator block is closed and water marks, mold is visible on the soffit of the slab (see photo M).
5. The exterior steel stair is in poor condition with heavy corrosion on all members, a hole in the pipe column due to severe deterioration (See photos N, O and P), bent and buckled steel angle column in the entrance area, probably due to collision damage (see photo Q).
6. One steel column supporting the stair has no anchor bolts (See photo R) and, at the first landing, the steel plate is lifted up and detached from its support due to severe deterioration (see photo S).

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

HEALTH AND SAFETY CONCERNS

AKRF reported several health and safety concerns for this property.

- *“the fire escape and ladder in the courtyard on the building's south side does not provide easy egress from the building”*. Earth Tech concurs with this statement (See photo T).
- *“The masonry on the north parapet appeared to be leaning towards the front loading area and showed signs of movement”*. Earth Tech did not observe this condition (see photos U and V).

Earth Tech, however, observed additional deficiencies posing health and safety concerns:

- Several re-organizations to the building layout have been performed over time. Recently, an office space was created on the second floor. Although there is an internal stair providing connection between 1st and 2nd floors (see photo W), this modification left no direct egress to the north exterior stair from the 2nd floor main space. Moreover, the exit sign is still present above what used to be an exit door, misleading in case of fire emergency (see photo X). The exit door leading to fire escape on the south side is not provided with the required hardware and was locked on the day of Earth Tech's survey (see photo Y). Altogether, the self-made alterations to the 2nd floor do not satisfy egress requirements and present a fire safety concern.

- The flight of exterior stairs (at north façade) leading from grade to the first floor is missing a handrail on one side (See photos Z and AA). The first floor stair landing doesn't match the first floor slab elevation, and there is a gap between the two (see photo AB). These are safety hazards.
- On the day of the survey, Earth Tech observed water ponding in the basement above the floor drain. According to the occupant, this happens “*every time after it rains*” (see photos AC and AD).
- The sidewalk in front of the building on West 130th Street is in poor condition with cracks and spalling, presenting a safety hazard to pedestrians (see photo AE).

BUILDING CODE VIOLATIONS

Earth Tech checked DOB Building Information System files and confirms the AKRF report findings of no open building code violations for Lot 50. Earth Tech found no additional open violations subsequent to the release of the AKRF report.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 50 but Appendix A, Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 50 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 (2,498 sf), maximum allowable floor area (4,996 zsf), and a 74 percent site utilization with the existing 3,690-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 14,988 zsf. Therefore, with an existing 3,690-gsf building, Lot 50 utilizes only 25 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 50. 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: former industrial use, including an ironworks. The site was also listed as a transporter of hazardous waste (listed in RCRA Info). Additional information noted in the appendix but not in the AKRF report include historical uses such as feed storage and a boiler repair shop; as well as other environmental issues such as

acetylene tanks. Site reconnaissance notes indicated fill port and minor welding improvements observed on the site.

SUMMARY EVALUATION

AKRF reported the building as in poor condition. Earth Tech confirms the deficiencies identified by Thornton Tomasetti and AKRF, noting also that a new office area has been constructed on a portion of the second floor. Earth Tech's inspection noted the following building deficiencies, including: basement with wet patches on the ceiling and mold on the timber joists; additional water damage is evidenced by heavily corroded steel beams, cracks in the exterior and interior walls, with mold and wet patches on deflected roof timber beams; pot holes in the concrete floor; roof of elevator block closed and with water marks and mold; an exterior steel stair with heavy corrosion on all members, one steel column supporting the stair has no anchor bolts, and at the first landing, the steel plate is detached from its support due to severe deterioration.

Additional health and safety concerns relate to the following conditions: lack of direct egress from the second floor, with inoperative and misleading fire exists; exterior stairs missing a handrail; water ponding in the basement above the floor drain; and the sidewalk is in poor condition with cracks and spalling. Additional environmental concerns relate to the site's past industrial use, including an ironworks.

Earth Tech confirms the site's overall condition rating as poor.



Photograph 1996-50-A



Photograph 1996-50-B



Photograph 1996-50-C



Photograph 1996-50-D



Photograph 1996-50-E



Photograph 1996-50-F



Photograph 1996-50-G



Photograph 1996-50-H



Photograph 1996-50-I



Photograph 1996-50-J



Photograph 1996-50-K



Photograph 1996-50-L



Photograph 1996-50-M



Photograph 1996-50-N



Photograph 1996-50-O



Photograph 1996-50-P



Photograph 1996-50-Q



Photograph 1996-50-R



Photograph 1996-50-S



Photograph 1996-50-T



Photograph 1996-50-U



Photograph 1996-50-V



Photograph 1996-50-W



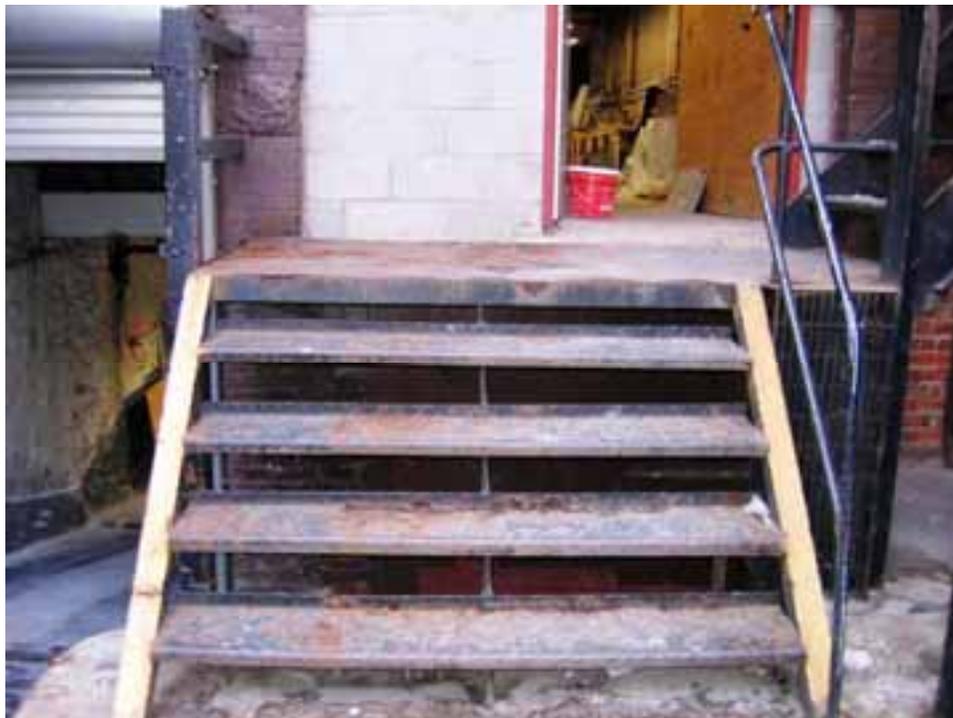
Photograph 1996-50-X



Photograph 1996-50-Y



Photograph 1996-50-Z



Photograph 1996-50-AA



Photograph 1996-50-AB



Photograph 1996-50-AC



Photograph 1996-50-AD



Photograph 1996-50-AE

SITE CONDITION: FAIR

Block 1996 Lot 56



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 56 is located at 651 West 125th Street between Twelfth Avenue and Broadway and fronts both West 125th (see photo A) and 130th Streets (see photo B). The 13,492-sf lot contains a three-story 28,000-gsf building that, according to the Department of Finance RPAD Master File, was constructed in 1923 with subsequent alterations recorded in 1993. The building covers the entire site and is occupied by a Tuck-It-Away self-storage facility. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Tuck-It-Away acquired the property from Riverside Place

Associates on January 3, 1993. At the time of the AKRF report, Lot 56 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 a combination of structural distress and deficient exterior and roof conditions. At the time of their visit the interior was not available for inspection.

At the time this site was inspected by Earth Tech on April 15, 2008, no interim or permanent repairs to correct or mitigate the previously reported instances of structural damage, distress or instability were found. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by Thornton Tomasetti and AKRF.

Earth Tech could not verify any signs of ponding water as previously observed by AKRF. The building's exterior has minor cracks including the roof top structures (see photos C and D). Various locations show lintels with deflection (see photo E). The sidewalk is in fair condition (see photos F and G).

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 fair condition of the site's physical and structural system.

HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only; the property was observed from the sidewalk and from the roof of adjacent building.

The AKRF report listed no health and safety concerns for this building, except for one concern for cars parked on the sidewalk of West 130th Street.

Earth Tech concurs with the AKRF evaluation of the sidewalks, which were listed as "*in fair condition, with some cracking on West 125th Street and spalling in one panel on West 130th Street*" (see photos H and F). At West 130th Street, cars are routinely parked on the sidewalk, - a safety hazard for pedestrians (see photo F and G). On the day of survey, Earth Tech observed an excessive amount of litter on the sidewalk at West 130th Street (see photo G).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 19 open building code violation for Lot 56. Earth Tech found one additional violation issued and one dismissed violation subsequent to the release of the AKRF report resulting in a total of 19 open violations for the property to date.

The AKRF report noted that Lot 56 had 19 open building code violations issued between 1982 and 2005. Nine of the violations were for the building's elevator, including safety test issues and operation without an equipment use permit. Earth Tech found an additional DOB elevator violation issued in October 2006. The ECB elevator violation issued in May 2004 was subsequently resolved in December 2007. In 1998 and 1999, the building also received two hazardous violations, which were considered to be of high severity by ECB, for failure to maintain the elevator. It also received a DOB hazardous violation for the elevator in 1999. Also, DOB issued two violations for construction in 1991 and 1992. No additional information is available in the DOB Building Information System for the above violations or for the remaining five violations.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 56 but Appendix A, Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 56 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 (13,492 sf), maximum allowable floor area (26,984 zsf), and a 104 percent site utilization with the existing 28,000-gsf building. Under the former zoning, the site was overbuilt by 1,016-sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 80,952 zsf. Therefore, with an existing 28,000-gsf building, Lot 56 utilizes only 35 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 56. 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 all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: former use as an auto sales and repair shop, former gasoline UST, and possible fuel oil tank. No evidence of storage tanks was observed on the property. The property is currently used as a self-storage facility.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's exterior inspection of the building confirms the findings of the AKRF report, noting that the building has minor cracks, including the roof top structures, and various locations with deflected lintels, and sidewalks in fair condition, despite frequent sidewalk parking. Earth Tech, therefore, maintains the overall site condition rating as fair.



Photograph 1996-56-A



Photograph 1996-56-B



Photograph 1996-56-C



Photograph 1996-56-D



Photograph 1996-56-E



Photograph 1996-56-F



Photograph 1996-56-G



Photograph 1996-56-H

Block 1996 Lot 61

SITE CONDITION: FAIR



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 61 is a triangular corner lot located at 663 West 125th Street, with West 125th Street on the south and West 130th Street on the north. The 5,025-sf lot contains a one-story 1,350-gsf building used by a car wash and gas station (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1960 with subsequent alterations recorded in 1985. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that P.G. Singh Enterprises, LLC acquired the property from Steven E. Weiss on February 11, 2005. At the time of the AKRF report, Lot 61 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

Both Thornton Tomasetti and Earth tech were able to conduct only exterior surveys of the lot. As evaluated by Thornton Tomasetti, and later reported by AKRF, the site is in fair condition due to local and isolated structural damage, substandard interior and exterior building conditions. The exterior of the small car wash building on the site was rated by Thornton Tomasetti as generally in poor condition, with cracks on the west and south walls, minor spalling and cracking around the windows, and timber roof joists appearing to be vulnerable to water infiltration.

At the time this site was inspected by Earth Tech on April 15, 2008, no interim or permanent repairs to correct or mitigate the previously reported instances of structural damage, distress or instability were found. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by Thornton Tomasetti and AKRF.

The west and south walls have minor cracks, with the window on the south wall having minor cracks and spalls (see photos B and C). AKRF reported exposed timber roof joists at the north façade; Earth Tech was not able to verify that. The roof membrane was not available for inspection. The sidewalks and curb cuts appear to be in fair condition with minor cracks, spalls and a displaced catch basin cover (see photos B, D and E)

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 fair rating of the site's physical and structural system.

HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only and was observed from the sidewalk. The AKRF report listed one health and safety concern for this site: *“the business or property owner has paved over a large section of the sidewalk on West 130th Street with asphalt, which is a potential hazard for pedestrians who do not have a clear right-of-way”*.

Earth Tech concurs with the AKRF/Thornton Tomasetti's evaluation of the asphalt-paved sidewalk (see photo A). In addition, Earth Tech noted the following safety concerns:

- At the West 130th Street sidewalk, a steel curb at the street storm drain has been shifted from its location and turned on its side creating a potential tripping and safety hazard for pedestrians (see photos S and E).
- Cars routinely parked on sidewalks, which is a safety concerns for pedestrians (see photo B).

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of eight open building code violations for Lot 61. Earth Tech found no additional open violations subsequent to the release of the AKRF report.

The AKRF report indicated that Lot 61 had eight open building code violations issued by DOB. Six of the violations, issued in 1991, are for an electric sign. The two other violations were issued in 1976 and 1987, but no additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 61 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 (5,025 sf), maximum allowable floor area (10,050 zsf), and a 13 percent site utilization with the existing 1,350-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 30,150 zsf. Therefore, with an existing 1,350-gsf total building area, Lot 61 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 61. 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: current and former use as a gas station with gasoline USTs, and a closed status petroleum spill documented on the site. Additional issues that were not mentioned in the AKRF report include site reconnaissance notes indicating three pump islands, an office, and a car wash were observed on the site. Earth Tech also reviewed the RCRA Info database and found the site to be listed for potential air emission issues.

SUMMARY EVALUATION

Earth Tech's exterior inspection of the site confirms the fair rating applied by Thornton Tomasetti and AKRF. Evidence of minor cracks and spalls on walls, and a displaced catch basin cover, contribute to the deficiencies of the site. The past and present use as a gas station present environmental concerns; and continued sidewalk parking is hazardous for pedestrians. Earth maintains the overall rating of the site's general condition as fair.



Photograph 1996-61-A



Photograph 1996-61-B



Photograph 1996-61-C



Photograph 1996-61-D



Photograph 1996-61-E

SITE CONDITION: CRITICAL

Block 1997 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 2283-2289 Twelfth Avenue (and 647-651 West 130th), on the southwest corner of West 130th Street and Twelfth Avenue. The 12,490-sf lot contains a one-story, 12,490-gsf building that, according to the Department of Finance RPAD Master File, was constructed in 1926 with no subsequent recorded alterations (see photos K and N). Earth Tech surveyed the property (February 2008) and confirms AKRF's findings that the building is currently occupied by an auto shop fronting West 130th Street and three vacant units fronting Twelfth Avenue. A meat wholesaler reported in the AKRF report is no longer present. Earth Tech reviewed the NYC

Department of Finance Automated City Register Information System (ACRIS) and found Lot 1 was acquired by The Trustees of Columbia University from the Co-or Realty Corporation on February 23, 2005 (date of deed transfer). At the time of the AKRF report, Lot 1 was zoned M2-3; 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 critical condition due to 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 20, 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 in the former meat wholesale area remained evident, including: a wide full height vertical crack and a wide separation in the exterior wall along Twelfth Avenue due to unequal settlement of the buildings (see photos A and B); settlement and medium random cracking of the floor slab; a wide diagonal and horizontal crack in east and west basement walls of the meat shop indicating imminent settlement of the building (see photos C and D).

The deficiencies in the auto repair shop also remained evident, including: wide vertical cracks in walls (see photos E and F); water stains and severely water damaged and deteriorated timber roof joists at north east corner of the building, provided with a diagonal support (see photos G, H and I); significantly rotated timber roof joists (see photos J and F).

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 critical nature of the building's physical and structural systems.

HEALTH AND SAFETY CONCERNS

Subsequent to the Thornton Tomasetti survey, the Alpine Beef (meat wholesaler) has vacated the building's western portion. Columbia University has erected a sidewalk bridging at the southwest corner of the building for pedestrians' protection (see photos K and L). All but one of the health and safety concerns listed in the AKRF report were related to this now vacated portion of the building. Earth Tech concurs with the listed concerns for this western part of the building, including the dangers to occupants from severe slab settlement, which may lead to partial floor collapse, and that has caused stairs to slope severely.

For the eastern portion of the building occupied by the automotive repair shop, Earth Tech observed the following health and safety issues:

- The sidewalk at West 130th Street is routinely used for parking cars, which have contributed to the overall poor condition of both sidewalk and curbs and is hazardous to pedestrians (see photos M and N).
- An advertising panel on the West 130th Street façade is attached haphazardly and is a safety concern to pedestrians (see photo O).
- On the day of the Earth Tech survey, the spray painting inside the automotive repair shop was observed without proper ventilation – a health hazard for employees (see photo P).

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 1. Earth Tech also found an 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 1 had four open building code violations issued by DOB. Two violations, dated 2005 and 2006, refer to a CMQ Marquee violation. Earth Tech found one additional CMQ Marquee violation issued in 2007 subsequent to the release of the AKRF report. The remaining two violations were issued in 1983 and at an unknown date. 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 M2-3 (FAR 2.0) to a C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M2-3 designation, including lot area (12,490 sf), maximum allowable floor area (24,980 zsf), and a 50 percent site utilization with the existing 12,490-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 74,940 zsf. Therefore, with an existing 12,490-gsf building, Lot 1 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 1. 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 and current use as an auto repair shop with paint booth, gasoline USTs, fuel oil storage tank(s), a waste oil AST, and hydraulic car lifts. Additional information provided in the site reconnaissance notes and not included in the AKRF report includes mention of a 275-gallon waste oil AST, suspect pipes, sidewalk access to a potential tank, and five-gallon oil canisters associated with the hydraulic car lifts.

Earth Tech reviewed Appendix F.2 for the Subsurface (Phase II) investigation, and confirms the AKRF report findings. These findings include the two soil samples that were collected on this property as part of a Phase II investigation. One sample collected from the 647-651 West 130th Street portion had concentrations less than the state regulatory guidance values. The sample collected from 2283-2289 Twelfth Avenue had concentrations of metals that exceeded guidance values. The groundwater samples collected at both locations had exceedances in concentrations of groundwater standards for VOCs and metals. All exceedances were likely related to urban fill.

SUMMARY EVALUATION

Earth Tech identified no interim or permanent repairs to correct the structural deficiencies reported by Thornton Tomasetti and AKRF. Continuing deficiencies in the former meat wholesale area included several problems related to unequal settlement of the building: cracks and separation in the exterior wall along Twelfth Avenue; cracking of the floor

slab; and cracks in east and west basement walls. Deficiencies in the auto repair shop also remained evident, including: cracks in walls; and severely water damaged and deteriorated timber roof joists; and significantly rotated timber roof joists. Although many of the health and safety concerns identified by AKRF associated with the former meat wholesaler, this portion of the building continues to present severe health and safety concerns for future occupants because of its structural deficiencies. Additional health and safety concerns identified by Earth Tech relate to the continuing automobile operation with: its routine use of the sidewalk for parking cars; an advertising panel attached haphazardly; and spray painting without proper ventilation. Additional environmental concerns associate with the site's former and current use as an auto repair shop with paint booth, gasoline USTs, fuel oil storage tank(s), a waste oil AST, and hydraulic car lifts. A Phase 2 investigation found concentrations of metals in a soil sample that exceeded guidance values, and groundwater samples had exceedances for VOCs and metals. On the basis of its inspection and findings, Earth Tech continues to rate the overall condition of the site as critical.



Photograph 1997-1-A



Photograph 1997-1-B



Photograph 1997-1-C



Photograph 1997-1-D



Photograph 1997-1-E



Photograph 1997-1-F



Photograph 1997-1-G



Photograph 1997-1-H



Photograph 1997-1-I



Photograph 1997-1-J



Photograph 1997-1-K



Photograph 1997-1-L



Photograph 1997-1-M



Photograph 1997-1-N



Photograph 1997-1-O



Photograph 1997-1-P

SITE CONDITION: FAIR

Block 1997 Lot 6



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 6 is located at 641 West 130th Street between Broadway and Twelfth Avenue with entrances on West 130th and West 131st Streets (see photos A and B, respectively). The 14,988-sf lot contains a two-story 16,187-gsf brick building that, according to the Department of Finance RPAD Master File, was constructed in 1940 with no subsequent recorded alterations. Lot 6 is owned by the City and occupied by the MTA/New York City Transit Authority (property acquisition date is not available in the NYC Department of Finance Automated City Register Information System (ACRIS) database). At the time of the AKRF report, Lot 6 was zoned M2-3;

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 localized structural distress and some substandard exterior and site conditions.

At the time this site was inspected by Earth Tech on April 7, 2008 the interior of the building was not available for inspection. No interim or permanent repairs to correct or mitigate the previously reported instances of structural damage, distress or stability were found. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings by Thornton Tomasetti and AKRF. The following are current conditions noted also in previous findings:

1. The north and south facades exhibit water infiltration and moisture causing the paint to deteriorate (see photos C and D), the header beam above the former window is corroded (see photo E).
2. The roof membrane is in fair condition, it has a few air pockets and debris accumulated on the south west corner (see photos F and G).
3. The side walks and curb cuts are in fair condition (see photos H and I)

Additionally Earth Tech noted the following conditions:

1. The north and south facades have random step cracking (see photos J, K, L and M)
2. Rust at various locations (see photos N and O).

Since the previous inspection there are no significant changes in the physical conditions of the building and Earth Tech concurs with the assessment by Thonton Tomasetti and AKRF as to the fair rating of the building's physical and structural systems.

HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building. AKRF reported that *"a staircase inside the building has a step down portion at the base, which is a potential tripping hazard due to its location in a blind spot"*. Without access, Earth Tech was unable to verify this statement.

Earth Tech noted the following health and safety concerns:

- Both the south (on West 130th Street) and north (on West 131st Street) facades of the building have paint peeling off the walls, which is a health concern (see photos B, C, P, Q and R).
- At the West 130th Street façade, a formed metal cornice has shifted from its original location and is visibly separated from the wall; it presents a potential safety concern for pedestrians (see photos A and S).
- At West 131st Street sidewalk, several flexible post guards have been installed to prevent parking on the sidewalk. The sidewalk is in poor condition, with cracking and spalling throughout (see photos H and T), which is a safety concern for pedestrians. However, the sidewalk at West 130th Street is in fair condition.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 14 open building code violations for Lot 6. Earth Tech also found two additional violations issued subsequent to the release of the AKRF report resulting in a total of 16 open violations for the property to date.

The AKRF report indicated that Lot 6 had 14 open building code violations issued by DOB. Twelve of the violations were issued between 1993 and 2005 for the building's boiler. Earth Tech found two additional boiler violations issued subsequent to the report (January 6, 2006 and January 19, 2007). The remaining two violations were issued at an

unknown date. No additional information is provided by the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 6 was rezoned from an M2-3 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M2-3 including lot area (14,988 sf), maximum allowable floor area (29,976 zsf), and a 54 percent site utilization with the existing 16,187-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 89,928 zsf. Therefore, with an existing 16,187-gsf total building area, Lot 6 utilizes only 18 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 6. 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: tank test failure, historic and current use as a garage, documentary evidence indicating the presence of a fuel oil UST, and fuel oil released on land. Additional issues that were not mentioned in the AKRF report include its current use as an MTA building maintenance facility. Site reconnaissance notes indicated fuel oil and gasoline fills and old fuel oil vents were observed.

SUMMARY EVALUATION

Thornton Tomasetti and AKRF rated the building as in fair condition, due to localized structural distress and some substandard exterior and site conditions. Although some conditions appear to have deteriorated further (Earth Tech's exterior observations noted deteriorated paint, a corroded header beam above a former window, and random step cracking on the south façade), overall building conditions remain similar to the earlier AKRF assessment. Although the site has environmental concerns associated with its past use and a UST, Earth Tech maintains the overall rating of the site as fair.



Photograph 1997-6-A



Photograph 1997-6-B



Photograph 1997-6-C



Photograph 1997-6-D



Photograph 1997-6-E



Photograph 1997-6-F



Photograph 1997-6-G



Photograph 1997-6-H



Photograph 1997-6-I



Photograph 1997-6-J