



Photograph 1997-6-K



Photograph 1997-6-L



Photograph 1997-6-M



Photograph 1997-6-N



Photograph 1997-6-O



Photograph 1997-6-P



Photograph 1997-6-Q



Photograph 1997-6-R



Photograph 1997-6-S



Photograph 1997-6-T

structural damage observed by Earth Tech are in generally consistent with the findings reported by Thornton Tomasetti and AKRF.

Earth Tech noted the following building deficiencies:

1. There are several full height cracks in the east and west wall of the open portion of the building and some cracks are through and day light is visible through cracks (see photos C, D and E).
2. Wide stepped cracks are also present in the south wall of west building with displaced brick work (see photos E and G).
3. A wide crack at south end of west wall is visible and clear separation is present between wall and a brick pier (see photo H).
4. Extensive water infiltration is evident and has caused timber joists, steel framing and masonry wall to deteriorate (see photos I, J and K).
5. The timber joists throughout the building exhibit discoloration, severe splitting and cracking, mold and wet patches and show significant rotation (approximately 10 to 15 degrees) at first floor (see photos L and M).
6. The timber joists in the east and west buildings also shows water damage and discoloration (see photo N).
7. The timber planks supporting first floor of office area are crushed and broken (see photo O, P and Q). At several locations planks are missing.
8. The storage area in the basement is covered with corrugated steel sheet which is severely damaged and deteriorated due to water intrusion (see photos R and S).
9. The lintel over the rolling door is deflected and deteriorated in storage area at first floor (see photo T).
10. The slab on grade in the open lot area shows wide cracks and minor settlement (see photo U).

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 poor condition of the building's physical and structural systems.

HEALTH AND SAFETY CONCERNS

AKRF report did not list any health and safety concerns for this building. However, on the day of the survey, Earth Tech noticed several deficiencies which present health and safety hazards, namely:

- There are exit signs posted above overhead roll-up doors in both east and west buildings (see photos V and W). According to NYC Building Code, roll-up doors can not be considered as means of egress. This is misleading and dangerous. The existing door from the wood working shop in the north building is a legitimate means of egress; however, it lacks the appropriate hardware and has a threshold that could be a tripping hazard (see photos X and Y). The main-door in the east building (which might have originally been designed to be a fire exit door, (see photo Z) was obstructed from inside and locked with overhead shutter, rendering it unusable for exit (see photo AA). The exterior stair from the second floor is a legitimate means of egress; however, it is not covered with roof as required by Code (see photos A and AB). Given the nature of materials stored throughout the building (see below) and the signs of prior fire damage, Earth Tech considers the overall egress setup inadequate, potentially presenting a fire hazard and health hazard for employees and recommends it is addressed shortly.
- Earth Tech noticed that the occupant stores flammable materials including paints and solvents on the first floor in the north building without providing any fire-rated enclosure or other means of fire protection which these types of materials require (see photo R). This is a potential fire hazard, aggravating fire egress concerns mentioned above.
- On the roof, which could be accessed only with removable ladders, Earth Tech noticed several parapet coping stones (north and east building) that appear to be stacked and not properly secured (see photo AC); this might present a safety hazard for people working in the yard to the west of the building.

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 9. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

Lot 9 has one open building code violation issued by DOB. The issue date and type of violation are unknown, according to the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 9 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 zoning, including: lot area (12,490 sf), maximum allowable floor area (24,980 zsf), and a 56 percent site utilization with the existing 13,956-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 13,956-gsf total building area, Lot 9 utilizes only 19 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that Phase I and II investigations were conducted on Lot 9. 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 results of the AKRF Subsurface (Phase II) investigation are 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 paint shed, former auto sales (and possibly repair) facility, and former gasoline USTs. No evidence of current USTs was observed on the property.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. A soil sample collected as part of the Phase II investigation had concentrations less than the state regulatory guidance values. Groundwater samples had concentrations of VOCs, SVOCs, and total metals in exceedance of groundwater standards. Exceedances are likely related to urban fill or upgradient petroleum use, and/or a former manufactured gas plant site.

SUMMARY EVALUATION

AKRF reported the building as in poor condition. Earth Tech's inspections of the site confirm the building deficiencies observed by Thornton Tomasetti and AKRF. Earth Tech noted building deficiencies, including: several full height cracks in walls; wide stepped cracks; extensive water infiltration causing timber joists, steel framing and masonry wall to deteriorate; joists showing water damage, discoloration and severe rotation; crushed and missing floor planks; deflected and deteriorated lintel over the rolling door; and wide cracks in the slab on grade in the open lot area. Health and safety concerns include: inadequate and inoperative emergency exits; and the storage of flammable materials without a fire-rated enclosure. These deficiencies result in Earth Tech maintaining the site's overall condition rating as poor.



Photograph 1997-9-A



Photograph 1997-9-B



Photograph 1997-9-C



Photograph 1997-9-D



Photograph 1997-9-E



Photograph 1997-9-F



Photograph 1997-9-G



Photograph 1997-9-H



Photograph 1997-9-I



Photograph 1997-9-J



Photograph 1997-9-K



Photograph 1997-9-L



Photograph 1997-9-M



Photograph 1997-9-N



Photograph 1997-9-O



Photograph 1997-9-P



Photograph 1997-9-Q



Photograph 1997-9-R



Photograph 1997-9-S



Photograph 1997-9-T



Photograph 1997-9-U



Photograph 1997-9-V



Photograph 1997-9-W



Photograph 1997-9-X



Photograph 1997-9-Y



Photograph 1997-9-Z



Photograph 1997-9-AA



Photograph 1997-9-AB



Photograph 1997-9-AC

SITE CONDITION: POOR

Block 1997 Lot 14



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 14 is located at 625-629 West 130th Street between Twelfth Avenue and Broadway. The 7,494-sf lot contains a three-story 21,437-gsf brick masonry building (see photo A) occupied by a window manufacturer. According to the Department of Finance RPAD Master File, the building was constructed in 1920 with alterations subsequently recorded in 1988. There is also a small one-story extension on the building's northeast side. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that the property was acquired by Cigon LLC in January 2004; the property is now under contract

by the Trustees of Columbia University. 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 site is in poor condition due to localized structural distress and some substandard exterior and site conditions observed.

At the time this site was inspected by Earth Tech on April 14, 2008, no significant 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. Earth Tech's findings confirm those of AKRF, including:

1. Signs of efflorescence and wide crack on masonry walls (see photos B, C, D, E, F, G and H).
2. Cracks and spalling on the underside of the concrete slab. (see photos I and J)
3. Corroding exposed reinforcement bars (see photos K and L).
4. Corroding sheet metal ceiling (see photo M).

5. Water stains on ceiling (see photo N)
6. Spalling and cracking of west stair's concrete treads (see photo R)
7. Cracked and spalled stucco on chimney (see photo O)
8. Basement floor has numerous cracks. (see photos P and Q)
9. Ponding continues to occur on roof. (see photo S and T)
10. Lower roof is completely covered with moss (see photo U)
11. Sidewalks along West 130th street are in fair condition. Trucks continue to use the sidewalk as a parking area. (see photo V)
12. Staining on first floor ceiling by garage entrance. Possibly from fire damage. (see photo W)

Additionally, Earth Tech noted:

1. Cracked wall above door lintel to roof top staircase (see photo X).
2. Exterior concrete walls around elevator motor room on roof have cracking (see photos Y, Z, AA and AB).
3. Lintel above elevator motor room entrance is sagging (see photo AC).
4. Ceiling in elevator motor room is in poor condition and reinforcement is exposed with signs of corrosion (see photo AD and AE).
5. Second floor ceilings are not level and show water damage (see photos N and AF).
6. Cracks above window lintel on second floor (see photo AG).
7. Stairwell concrete ceilings are in poor condition (see photos AH and I).
8. Vehicle Impact damage to first floor ceiling (see photo AI).
9. Ceiling of back room at the north side of the building has temporary repairs. It was noted previously that the roof is covered with moss (see photo E).

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

HEALTH AND SAFETY CONCERNS

AKRF reported several health and safety concerns for this building:

- *“There is a spray-painting booth with improper ventilation in the basement”*. Earth Tech concurs with this statement (see photo AJ).
- *“During several site visits, the roll-up door in front of the emergency exit door in the west stair was closed, blocking egress through this door”*. Earth Tech concurs with this statement; the shutter door was closed and padlocked on the day of Earth Tech’s survey (see photos A, AJ and AK). This is a safety hazard.
- *“Egress to the roof on the east side of the building is also blocked by a padlocked access hatch”*. Earth Tech concurs. Also, the roof access from the stairwell was bolt latched at top and bottom (see photos AL and AM).
- AKRF reported severely damaged portion of the sidewalk and sidewalk parking as safety concerns. Earth Tech concurs with this statement (see photos A and AN).

Additionally, Earth Tech noted :

- Concrete floor slab at basement has cracks, spalls, patches, and holes, covered with plywood (which could be easily moved from its location), - all presenting tripping hazards (see photos AO, AP and AQ).
- The plywood floor in the elevator cabin is damaged and presents a safety concern (see photo AR).
- The concrete surface of treads in both stairwells is spalled and chipped off in several locations (see photos AS and AT).
- There are signs of efflorescence on the brick walls and water damaged GB ceiling in several locations throughout the building (see photos AU, AV and AW).
- Most of the roof parapet is lower than 42 inches required by code (see photo T); this is a safety concern.
- Earth Tech noted haphazardly mounted electrical wiring in the office (see photo AX).

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 14. Earth Tech found no additional violations issued subsequent to the release of the AKRF report, however, one violation was subsequently resolved and dismissed.

The AKRF report noted that Lot 14 had two open building code violations issued by DOB in 1986 and 1987. Earth Tech found that the violation issued in 1986 was resolved and dismissed in April 2007. No additional information concerning the violations is provided by the DOB Building Information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for 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 (7,494 sf), maximum allowable floor area (14,988 zsf), and a 143 percent site utilization with the existing 21,437-gsf building. Under the former zoning, the site was overbuilt by 6,449 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 44,964 zsf. Therefore, with an existing 21,437-gsf building, Lot 14 utilizes 48 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 49. 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. A Subsurface (Phase II) investigation was not 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 use as a factory, former garage with auto repair, possible gasoline and fuel oil tanks, and a documented unknown petroleum product release in 2003. AKRF reported that the regulatory database indicated that soil, groundwater, and indoor air sampling was requested by the New York State Department of Environmental Conservation; however, there was no indication that the site is undergoing remediation to address the open spill. Additional information reported in the appendix but not in the AKRF report include historic uses as a rag and bottle company, and car storage. Site reconnaissance notes indicated that a gasoline fill cap was observed on the site.

SUMMARY EVALUATION

AKRF reported the site as in poor condition due. Earth Tech's inspection confirms this rating, noting the presence of numerous building deficiencies, primarily from water infiltration, including: efflorescence and cracks on masonry walls; cracks and spalling of concrete slab and corroding exposed reinforcement bars; corroding sheet metal ceiling; spalling and cracking of concrete stair treads; sagged lintels with cracked masonry; and

roof ponding. These conditions generate multiple health and safety concerns, which are compounded by other health and safety issues, including: spray-painting without proper ventilation; blocked and/or locked emergency exits; inadequately-sized parapet; haphazardly mounted electrical wiring; and severely damaged sidewalk, with parking. Based on these deficiencies, Earth Tech maintains the site's overall condition rating as poor.



Photograph 1997-14-C



Photograph 1997-14-D



Photograph 1997-14-E



Photograph 1997-14-F



Photograph 1997-14-G



Photograph 1997-14-H



Photograph 1997-14-I



Photograph 1997-14-J



Photograph 1997-14-K



Photograph 1997-14-L



Photograph 1997-14-M



Photograph 1997-14-N



Photograph 1997-14-O



Photograph 1997-14-P



Photograph 1997-14-Q



Photograph 1997-14-R



Photograph 1997-14-S



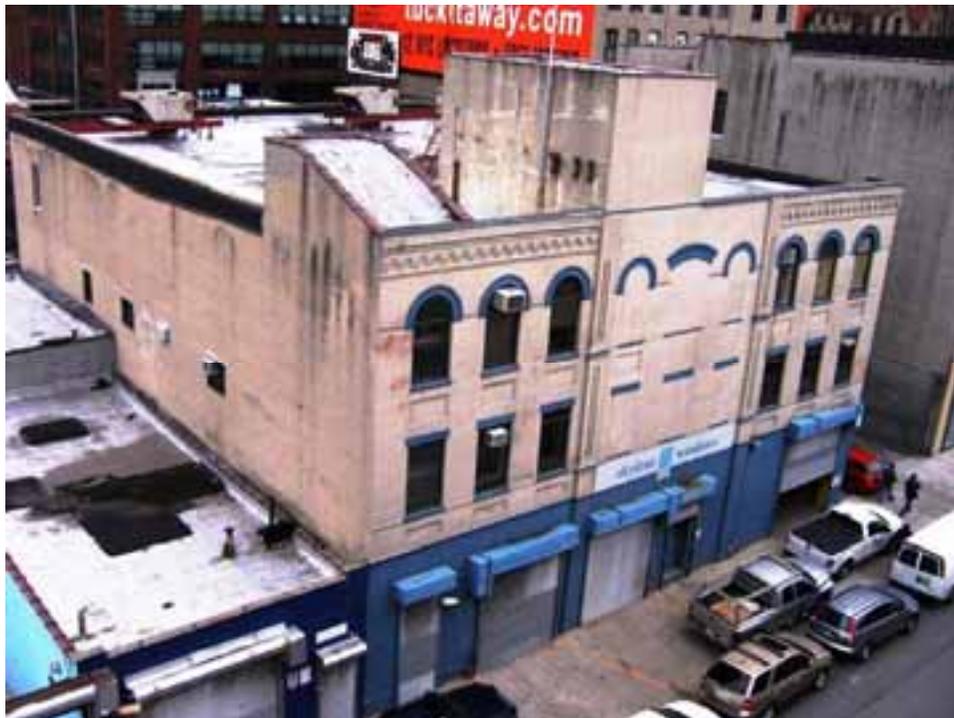
Photograph 1997-14-T



Photograph 1997-14-U



Photograph 1997-14-V



Photograph 1997-14-A



Photograph 1997-14-B



Photograph 1997-14-W



Photograph 1997-14-X



Photograph 1997-14-Y



Photograph 1997-14-Z



Photograph 1997-14-AA



Photograph 1997-14-AB



Photograph 1997-14-AC



Photograph 1997-14-AD



Photograph 1997-14-AE



Photograph 1997-14-AF



Photograph 1997-14-AG



Photograph 1997-14-AH



Photograph 1997-14-AI



Photograph 1997-14-AJ



Photograph 1997-14-AK



Photograph 1997-14-AL



Photograph 1997-14-AM



Photograph 1997-14-AN



Photograph 1997-14-AO



Photograph 1997-14-AP



Photograph 1997-14-AQ



Photograph 1997-14-AR



Photograph 1997-14-AS



Photograph 1997-14-AT



Photograph 1997-14-AU



Photograph 1997-14-AV



Photograph 1997-14-AW



Photograph 1997-14-AX

SITE CONDITION: FAIR

Block 1997 Lot 17



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 17 is located at 623 West 130th Street between Twelfth Avenue and Broadway. The 2,498-sf lot is used as an accessory parking lot (see photo A). Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Cignon LLC acquired the property in 2007. It is under contract by The Trustees of Columbia University. At the time of the AKRF report, Lot 17 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 site is in fair condition due to localized structural distress and some substandard exterior and site conditions observed.

At the time this site was inspected by Earth Tech on April 7, 2008, 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 consistent with the findings by Thornton Tomasetti and AKRF. Listed below are current conditions noted by Earth Tech:

1. The site consists of a gravel surface parking lot, with some weeds growing the east and west sides (see photo B).
2. The security fence topped with barbed wire at the entry way appears to be in good condition, although minor corrosion has begun on the barbed wire fence (see photo C).
3. The sidewalk and curb cut on West 130th Street are in fair condition, although there still remains some wide cracks (see photos D and E)

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

HEALTH AND SAFETY CONCERNS

AKRF reported one health and safety concern for this property: *“if the security gate at the southern perimeter of the lot is closed, it would prevent proper emergency egress for the occupants of the rear building on Lot 48, which has a rear exit door which leads to Lot 17”* (See photo F). Earth Tech concurs with this statement. Also, cars are routinely parked in a manner that blocks the egress path and renders egress virtually impossible (See photo G).

Additionally, Earth Tech noted that:

- The above mentioned egress door opens into an exterior stair landing, which is approximately 30 inches below the grade level of Lot 17. Neither parapet nor railing is provided at the stair, making this condition a safety hazard (see photos H, I and J).
- Construction debris at the north portion of the lot (see photo K), and spalled concrete at the south side (see photo L), present a safety concern.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of no open building code violations for Lot 17. Earth Tech found no additional violations issued subsequent to the release of the AKRF.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 17 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) and maximum allowable floor area (4,996 zsf). However with no existing building on the site, Lot 17 utilized none of its development potential.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 14,988 zsf. However, with no existing building on the site, Lot 17 utilizes none of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 17. 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: potential for subsurface contamination related to the lot's current use as a parking lot with an unpaved parking area. Additional information provided in the appendix but not in the AKRF report includes historical uses as a residential property and a loading dock.

SUMMARY EVALUATION

AKRF reported the site as in fair condition. Earth Tech's inspection of this gravel-surfaced lot used for parking, and of the lot's sidewalks, confirms this site's overall condition rating as fair.



Photograph 1997-17-A



Photograph 1997-17-B



Photograph 1997-17-C



Photograph 1997-17-D



Photograph 1997-17-E



Photograph 1997-17-F



Photograph 1997-17-G



Photograph 1997-17-H



Photograph 1997-17-I



Photograph 1997-17-J



Photograph 1997-17-K



Photograph 1997-17-L