

Block 1997 Lot 61

SITE CONDITION: FAIR



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 61 is located at 2293 Twelfth Avenue (on the southeast corner of West 131st Street and Twelfth Avenue). The 9,975-sf lot accommodates mostly a two-story 22,100-gsf brick masonry building but with a small portion as a third and fourth floor (see photos A and B). According to the Department of Finance RPAD Master File, it was constructed in 1925 with subsequent alterations recorded in 2002 and 2005. The building covers the entire site and is occupied by a restaurant on the ground floor and an athletic facility, architecture firm, and one other commercial tenant in the rest of the building. Earth Tech reviewed the NYC Department of

Finance Automated City Register Information System (ACRIS) and noted a memorandum of contract by The Trustees of Columbia University to purchase the property from GHC NY Corp. At the time of the AKRF report, Lot 61 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 some localized structural distress and some substandard exterior and interior building conditions.

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

Most of the structural damage is localized to the basement of the building, as a result of prolonged water infiltration, and is evident by severe spalling of the bottom of concrete beams and significantly corroded and exposed reinforcing bars with section loss and a wide longitudinal crack in the bottom of concrete beams (see photos C, D, E and F). This structural damage is visible at many locations in the basement (see photos G and H). The electric room in the basement, on the north side wall, shows extensive water infiltration,

mold, efflorescences, and wet stains (see photo I). A large spall 4 ft by 1 ft is present in the second floor soffit in the entrance area (see photo J). The basement area of the restaurant area on west side also shows signs of water intrusion as evident by the presence of mold, water stains and a few wet patches (see photos K and L). The floor shows wide extensive cracking over large areas (see photos M and N). An opening in a brick wall; is provided without a door frame or lintel (see photo O).

In addition, there are several medium to wide cracks in the concrete beams on the first and second floor beams in the north entrance area and elevator lobby area (see photo P). The west exterior wall exhibits a wide horizontal crack at the second floor sill level (see photo Q). The approximately 6 ft high brick parapet on the roof shows a wide horizontal crack in brick piers at the locations of the bracings (see photos R and S). The bracings may have been provided to prevent the inward leaning of the parapet. The south parapet on west building also shows some inward leaning but bracings are not installed.

The portion of the roof of the adjacent building on south side of the building is in a collapsed condition (see photo T), a result of which is water intrusion in the south wall due to the absence of flashing.

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

The AKRF report lists several health and safety concerns for this building:

- *“The absence of a lintel above the opening in the demising wall... is a safety concern”* – Earth Tech concurs with this statement (see photos U and V).
- *“water accumulation on the floor of the basement... create an unsanitary condition”* – Earth Tech did not observe water accumulation in the basement on the day of survey, however, a small active water leak was noticed in the area below the restaurant kitchen area (see photo W).
- *“problems with vermin in the building are likely as several rat traps were noted”*- on the day of Earth Tech's survey, no rat traps were visible.

Earth Tech identified several additional health and safety deficiencies:

- At the West 131st Street lobby, an ADA access ramp was obstructed with stored furniture, rendering it unusable for handicapped access to the building (see photo X).
- Water stained ceiling panels in the men's room (2nd floor) indicate water damage and a potential health hazard to employees (see photo P).

- In the storage area of the basement of the restaurant, there is a grease interceptor mounted below the ceiling with the bottom at approximately 5 ft-6 ft above the finished floor. It has a hand-written caution note on a cardboard “protection” attached to it (see photos Y and Z). There must be a more adequate warning and protection implemented - this is a safety concern for employees.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of six open building code violations for Lot 61. Earth Tech also found an additional two open violations subsequent to the release of the AKRF report resulting in a total of eight open violations for the property to date.

Lot 61 has six open building code violations issued by DOB. Two violations, dated 2003 and 2004, were issued for the elevator work without a permit. Earth Tech found two additional elevator violations for working without a permit issued in October 2006 and January 2007. Another two violations, dated 2001 and 2002, are also for the elevator. No additional information is provided in the DOB Building Information System for the above violations or for the remaining two violations.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 61 but Appendix A, Table A-2 reports the site utilization data. 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 designation including lot area (9,975 sf), maximum allowable floor area (19,950 zsf), and a 111 percent site utilization with the existing 22,100-gsf building. Under the former zoning, the site was overbuilt by 2,150-sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 59,850 zsf. Therefore, with an existing 22,100-gsf building, Lot 61 utilizes only 37 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. 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: the site’s former use as a refrigeration plant, an unlabeled factory, and storage. No evidence of storage tanks or other environmental issues was indicated in documentary research or during site inspection. The site is currently used for commercial offices and a restaurant.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's inspection of the site confirms the deficiencies and structural damage observed by Thornton Tomasetti and AKRF. Most of the structural damage Earth Tech noted is localized to the basement of the building, and is the result of prolonged water infiltration. Deficiencies include: severe spalling of concrete beams and significantly corroded and exposed reinforcing bars, section loss and cracks; water infiltration in the electric room in the basement and beneath the restaurant with mold, efflorescences, and stains; floors with extensive cracking; and an opening in a wall without a door frame or lintel. In addition, there are cracks in the concrete beams on the first and second floors in the north entrance area and elevator lobby area; and brick parapet on the roof has a wide horizontal crack and is leaning inwards. Earth Tech also identified several health and safety issues, including: an obstructed ADA access ramp; and water stained ceiling panels. As a result of these building deficiencies, Earth Tech maintains the site's overall condition rating as fair.



Photograph 1997-61-A



Photograph 1997-61-B



Photograph 1997-61-C



Photograph 1997-61-D



Photograph 1997-61-E



Photograph 1997-61-F



Photograph 1997-61-G



Photograph 1997-61-H



Photograph 1997-61-I



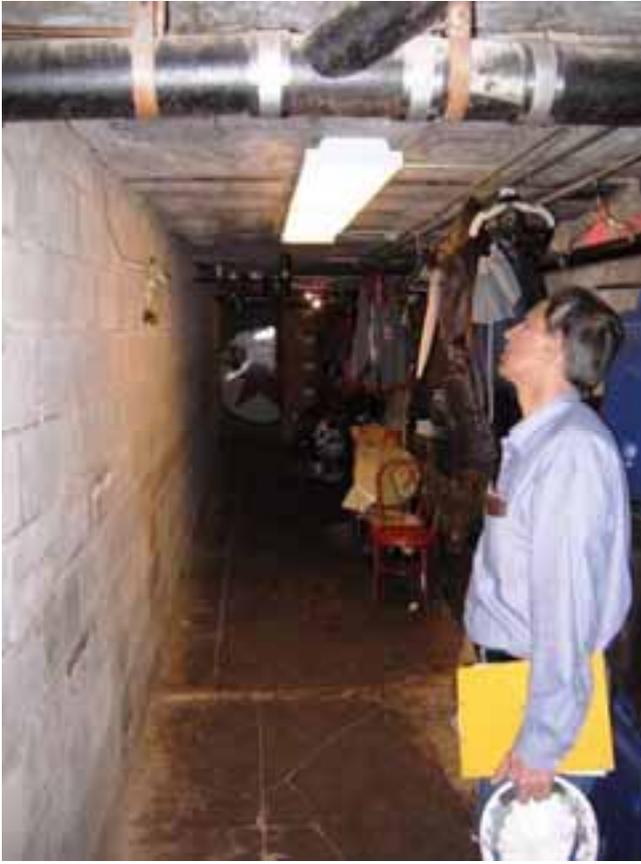
Photograph 1997-61-J



Photograph 1997-61-K



Photograph 1997-61-L



Photograph 1997-61-M



Photograph 1997-61-N



Photograph 1997-61-O



Photograph 1997-61-P



Photograph 1997-61-Q



Photograph 1997-61-R



Photograph 1997-61-S



Photograph 1997-61-T



Photograph 1997-61-U



Photograph 1997-61-V



Photograph 1997-61-W



Photograph 1997-61-X



Photograph 1997-61-Y



Photograph 1997-61-Z

SITE CONDITION: CRITICAL

Block 1997 Lot 64



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 64 is located at 2291 Twelfth Avenue between West 130th and West 131st Streets. The 2,500-sf lot contains a 3,425-gsf, two-story vacant building that, according to the Department of Finance RPAD Master File, the building was constructed in 1927 and subsequently altered in 1985 (see photo A). Subsequent to the release of the AKRF report, the property was acquired by the Trustees of Columbia University from 2291 Twelfth Ave, Inc. on August 21, 2007 (date of deed transfer). At the time of the AKRF report, Lot 64 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 critical condition owing 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 21, 2008, no significant interim or permanent repairs to correct or mitigate the reported instances of structural damage, distress or instability were found where inspection was possible. The reported deficiencies, including widespread water damage (see photo B), partial sagging and partially collapsed ceilings (see photo C), warped flooring (see photo D), deteriorated roofing and the partially collapsed roof (photo E), remained evident

Most of the damage to the buildings interior and to the timber roof and floor structures, appears attributable to water infiltration and the fire on August 15, 2000, which has left a large area of the east side of the timber roof deck open to the elements. The roof was observed from the roofs of adjacent buildings to the north and south, but for safety reasons, the interior spaces directly below the damaged roof were not entered. Within the fire-damaged section of the roof, the wooden sheathing is absent, the wooden rafters

charred (see photo F), and a section of siding along the south exterior wall just below the roof deck, are missing along the damaged area. The report by Thornton Tomasetti describes the building system as masonry bearing walls carrying timber 2nd floor and roof decks, and notes that the interior walls are everywhere covered with finishes and not visible to inspections. At the second story, the south “masonry bearing wall” appears to be a wood-framed bearing wall with studs and top plate carrying rafters and a simulated brick veneer siding (see photo G). This south wall does not appear in immediate risk of collapse, and the more present danger is failure of the fire-damaged rafters of the roof deck itself. The roof opening currently contributes to the existing water damage, which appeared widespread and is probably long standing. Surface damage to the finish materials covering the second floor deck suggest that its integrity may also be compromised. If this building is indeed entirely timber framed, the walls may also be at risk.

Earth Tech generally 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

The building was vacated in June 2007 and was sealed by FDNY in August 2007, which is clearly designated with the crossed square sign on the West façade (see photo H).

Earth Tech found that since the AKRF report, the West façade of the building was painted; attachments (sign, meat conveyor belt) and A/C units removed; broken glass removed; windows blocked with concrete masonry units or boarded with plywood; holes in exterior cladding boarded with plywood (photo A). Additionally, the sidewalk in front of the West façade was cleared from palettes/ debris, and the large area of spalled concrete, reported by AKRF, has been recently patched. The large (more than half an inch wide) crack at the sidewalk next to building wall is still present (see photo I).

Despite these stabilization efforts, the continuous water infiltration through the collapsed portion of the roof contributes to further deterioration of the building structure and may lead to subsequent additional collapses (see photo J). The exit stair from the second floor is not enclosed, does not have guardrails/handrails, and has severely deteriorated and loose treads (see photo K).

Earth Tech concurs with numerous findings of unhealthy and unsanitary conditions reported by AKRF. The continuous vermin infestation was presented by the dead rat on the stairs, observed at the time of the survey (see photo L).

Electrical hazards are still present in the building, although electricity has been shut off at the time of Earth Tech’s survey (see photo M).

BUILDING CODE VIOLATIONS

Earth Tech checked DOB Building Information System files for Lot 64 and confirms much of the data reported by AKRF. However, there are minor differences between Earth Tech's recent findings and the AKRF report. These include four dismissed violations, one unreported violation, and one open violation issued after the report was released.

Earth Tech found that four open violations reported by AKRF issued between 1973 and 1985 were subsequently dismissed. These include: 00/00/1973 (dismissal date unknown); 00/00/1983 (dismissal date 9/25/2006); 10/31/1983 (dismissal date 9/1/1987); 00/00/1985 (dismissal date unknown). No further information is provided in the DOB Building Information System for these specific violations. Earth Tech confirms that one violation was issued at an unknown date, and that the majority of the violations reported by AKRF (13 of 18) cited the building's elevator for elevator safety test and for failure to maintain an elevator. An additional open violation citing the building's elevator for elevator safety test was issued after the AKRF report on 4/2/2007. Earth Tech also found one unreported DOB open violation issued on 00/00/1975. No further information is provided in the DOB Building Information System for this specific violation.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Block 1997 Lot 64 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 64 was rezoned from an M2-3 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 2,500 sf, maximum allowable floor area of 5,000 zsf under the former M2-3 zoning, and a 69 percent site utilization with the existing 3,425-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 15,000 zsf. Therefore, with an existing 3,425-gsf building, Lot 64 utilizes only 23 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 64. 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 all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues

identified by the Phase I include: previous use as a warehouse and use as a factory. No evidence of storage tanks was indicated in documentary research or during site inspection.

SUMMARY EVALUATION

Earth Tech's inspection of the site identified no repairs to correct or mitigate the reported instances of structural damage, distress and instability identified by Thornton Tomasetti. Widespread water damage, partially collapsed ceilings, warped flooring, and the partially collapsed roof remained evident. The water infiltration and a fire have left a large area of the east side of the timber roof deck open to the elements, with the fire-damaged rafters threaten failure of the remaining roof deck. The building was vacated in June 2007 and was sealed by FDNY in August 2007

Earth Tech noted that, subsequent to the AKRF report, some exterior deficiencies have been corrected, including: removal of broken glass; windows sealed; holes in exterior cladding boarded with plywood; the sidewalk in front of the West façade was cleared from palettes/ debris; and spalled concrete has been recently patched. However, the large crack at the sidewalk next to building wall is still present. No obvious repairs have been made to the interior or roof. The exit stair from the second floor is severely deteriorated, while the continuous water infiltration through the collapsed portion of the roof contributes to further deterioration. Although electricity has been shut off, electrical hazards remain present. Evidence of unhealthy and unsanitary conditions remained, including a dead rat on the stairs.

As a result of its inspection and findings, Earth Tech confirms the rating of this site as in critical condition.



Photograph 1997-64-A



Photograph 1997-64-B



Photograph 1997-64-C



Photograph 1997-64-D



Photograph 1997-64-E



Photograph 1997-64-F



Photograph 1997-64-G



Photograph 1997-64-H



Photograph 1997-64-I



Photograph 1997-64-J



Photograph 1997-64-K



Photograph 1997-64-L



Photograph 1997-64-M

walls of the masonry building, the structural components of these three units are covered, inside and out, with finish materials and are not accessible to direct observation, identification or evaluation (see photos C, D and E).

The exposed interior area of the roof structure of the masonry building exhibits severe water damage (see photos F and G), and received an appropriate condition rating of poor by Thornton Tomasetti. Less than half of the masonry building's roof is exposed, but unless the remainder of the roof is exposed and found to be structurally sound, casual access upon the roof should be prohibited since the roof's ability to sustain pedestrian loads or the design roof live load is questionable. The exposed east exterior CMU wall exhibits several wide vertical cracks, and would also be rated poor according to the condition rating system established by Thornton Tomasetti, but remains serviceable and probably could be repaired (see photos H and I).

The interior and exterior finish materials (brick veneer, paneling, plaster, ceramic or vinyl flooring etc.) are deteriorated, soiled and generally in a poor state of repair (see photos J, K and L). There are scattered instances of minor water damage, which does suggest that the underlying structure may also be compromised. If continued service is contemplated for any of these three units, further investigation would be necessary to confirm structural integrity, esp. the roof structures.

Based upon what is currently known and observable about the building's physical conditions, Earth Tech concurs with the overall assessment by AKRF and Thornton Tomasetti of this building's condition as poor. Except for the possibly historic value of the diner car, there would, in our opinion, be little merit to rehabilitation.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. At the time of the Earth Tech survey, several health and safety hazards were noted, including: mold on the walls and ceiling of bathroom in the masonry portion of the building (photo M) and peeling paint on walls/ ceiling in the kitchen (see photo L) – these are health hazards.

Subsequent to the AKRF report, the broken lower tread of the exterior stair at the West 131st Street entrance was repaired (or, rather, eliminated with the adjacent repaired sidewalk elevated to cover this step). This was the only repair noticed by Earth Tech (see photo N). Both exterior stairs of this building are not code-compliant and are not safe (see photo J).

The dumpster cited in the AKRF report as a “potential breeding spot for vermin”, was not present at the time of the Earth Tech survey. Also, about 50 percent of the adjacent sidewalks along 12th Ave and 131st Street have been replaced, apparently over the last few years, and are in generally fair to good condition (photo O).

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

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 1 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 designation including lot area (3,000 sf), maximum allowable floor area (6,000 zsf), and a 19 percent site utilization with the existing 1,110-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 18,000 zsf. Therefore, with an existing 1,110-gsf building, Lot 1 utilizes only 6 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 1. 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 AKRF Subsurface (Phase II) investigation conducted on this site.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: the former use as a junk yard onsite in the vacant area, east of the building. No evidence of tanks or other environmental concerns was found during site inspection or in documentary research.

SUMMARY EVALUATION

Earth tech's inspection and findings of this site confirm those of AKRF and Thornton Tomasetti that it is in poor condition. Where visible, it is apparent that this vacant former diner has been subject to severe water damage affecting its roof and walls. Interior and exterior finishes are in a deteriorated state of repair. Earth Tech recommends further investigation to confirm the building's structural integrity, especially the roof structures. Although some of the health and safety concerns raised in the AKRF report have been addressed, Earth Tech notes continuing safety hazards, including: extensive mold and peeling paint; and unsafe exterior stairs. Additional environmental concerns derive from the former presence of a junk yard onsite in the vacant area, east of the building. As a

result of its inspection and findings, Earth Tech confirms this site as being in poor condition.



Photograph 1998-1-A



Photograph 1998-1-B



Photograph 1998-1-C



Photograph 1998-1-D



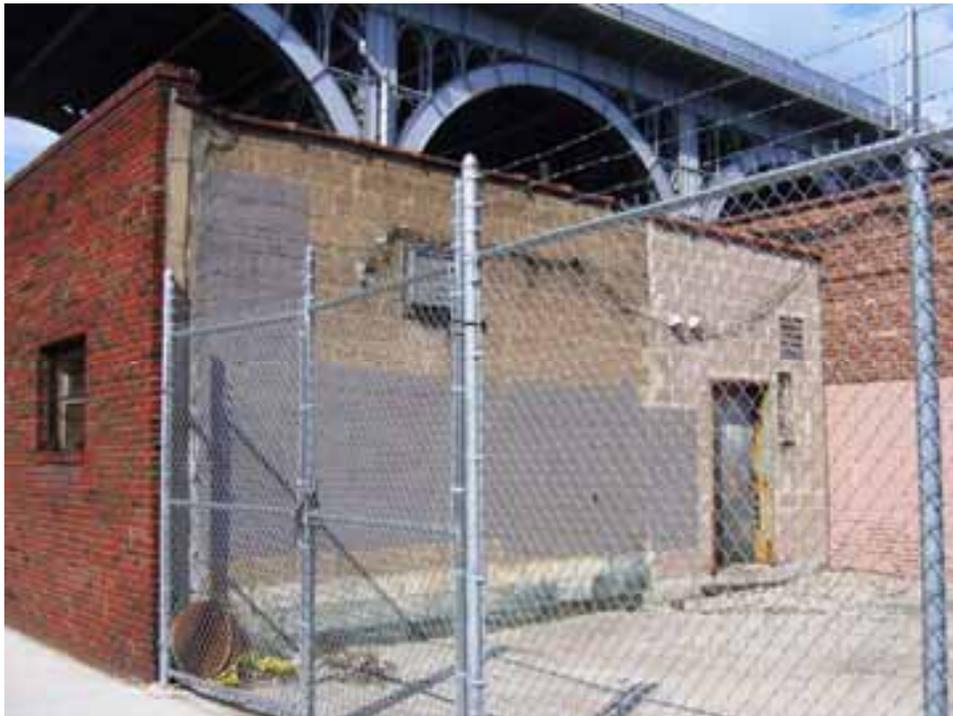
Photograph 1998-1-E



Photograph 1998-1-F



Photograph 1998-1-G



Photograph 1998-1-H



Photograph 1998-1-I



Photograph 1998-1-J



Photograph 1998-1-K



Photograph 1998-1-L



Photograph 1998-1-M



Photograph 1998-1-N



Photograph 1998-1-O

SITE CONDITION: CRITICAL

Block 1998 Lot 3



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 3 is located at 2305 Twelfth Avenue between West 131st and West 132nd Streets. The 6,992-sf site accommodates a two-story structure that, according to the Department of Finance RPAD Master File, was built in 1940 and subsequently altered in 2003 (see photo A). Earth Tech found that the AKRF report overestimated the site's building area at 13,800 gsf. The City's MapPluto database cites the area of the building as 8,588 gsf. Earth Tech's inspection of the property found only a partial second floor on the building's north side, confirming the City's MapPluto building area measurement. The building is vacant and was recently

occupied by a commercial warehouse (meat packaging) with office space on the mezzanine upper floor. The NYC Department of Finance Automated city Register Information System (ACRIS) reports Lot 3 was acquired by 2305 Holding LLC on March 1, 2002. The owner is under contract to sell the property to The Trustees of Columbia University. At the time of the AKRF report, Lot 3 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

The building was evaluated by Thornton Tomasetti, as being in poor condition owing to a combination of structural distress, deficient interior and exterior building conditions, and hazardous site conditions. Considering various health and safety concerns, and open building violations, AKRF later evaluated the site as in critical condition overall. This section, however, will focus upon physical and structural conditions only.

At the time this site was inspected by Earth Tech, on March 3, 2008, the space was vacant. The physical and structural conditions that can be directly observed were consistent with the findings reported by Thornton Tomasetti. As determined by visual inspection, this building consists of relatively robust structural systems: cast-in-place concrete roof and floor slabs carried by concrete-encased steel beams and columns, brick masonry exterior walls (which may either function as bearing walls or enclose steel

columns), and concrete slabs on grade. There is no basement, and the second floor covers only the northern portion of the building's overall footprint.

As observed by both Thornton Tomasetti and Earth Tech, virtually all of the primary structural elements (beams, columns and elevated concrete slabs) are covered by various finish materials (ceramic tile, masonry, plaster, insulation, metal ceiling etc.), are not accessible to direct inspection, and do not exhibit noticeable, significant, structural distress (see photos B, C and D). There is, however, widespread water damage on these finishes, especially in the large and previously refrigerated spaces at the ground level, which may be compromising the underlying structure (see photos E and F). At one such location inspected by Earth Tech, the finish had failed, and heavy corrosion was present on the once encased steel column (see photo G). It was unclear whether the water damage could be attributed to condensation in the refrigerated areas, or water infiltrating through the roof or exterior walls. The roofing membrane presently in service appears relatively new, and covers both horizontal surfaces and insides of parapets (see photo H). The new membrane, however, did not extend on to the west parapet, where the waterproof coating is deteriorated and probably ineffective (see photo I).

Thornton Tomasetti's overall assessment of this building's condition as poor was based upon the probability of structural damage hidden by water damaged finishes, and various non-critical instances of physical damage attributable to age, deferred maintenance, and the hard use the building was subjected to over its years of service as a poultry wholesale center. At a number of locations door jambs and columns appear impact-damaged and concrete slabs on grade are in fair to poor condition, with varying degrees of cracking, spalling and surface abrasion (see photos J, K and L). There are also wide cracks in interior masonry walls (see photo I) and the west exterior wall (see photo M), and corroded lintels (see photos N and O). The instances of non-critical physical damage or deterioration are candidates for repair, but to seriously evaluate the feasibility of future service for this building, the primary structural systems should be studied to rule out critical damage due to the moist interior conditions that evidently prevailed during the building's years of active service. This would entail exposure of structural elements, in-depth inspection, and if indicated by such inspection, material sampling, testing and structural analysis.

Based upon what is currently known and observable about the buildings physical and structural conditions, and what can be inferred about the condition of hidden structures, Earth Tech concurs with Thornton Tomasetti's overall assessment of this building's condition as poor.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. The poultry wholesale operation has recently been closed and the building has been vacated from food supplies. No repairs appear to have been done to the decaying building structure or finishes.

At the time of the Earth Tech survey, numerous health and safety hazards were noticed:

- The exit stair from the second floor office was used as storage and the passageway was blocked with boxes (see photo P); the exit door had the appropriate hardware, but couldn't be opened on the day of the survey since it was blocked by a closed shutter door outside (see photo M). The existing cast iron spiral stair, connecting first floor and second floor, does not qualify as a fire exit by the NYC Building Code. Roof access hatch was padlocked on the day of the Earth Tech survey (see photo Q).
- Earth Tech observed ceramic tiles, plaster and what appeared to be cork insulation panels that are falling off the walls and ceiling in numerous locations throughout the building (east wall in northern refrigerator room; column pilasters and ceiling in southern refrigerator room) (see photo K); (see photo R); (see photo S), (see photo G), which presents a falling debris hazard.
- Mold growth was observed in several locations (see photo C).
- A strong foul smelling odor (resembling decaying organic waste) was present in the refrigeration rooms.
- Automotive-type batteries were haphazardly stored next to the utility/electrical room, leaking battery fluid onto the floor (see photo T). The skylight above this room had an opening (one of the glass panels slid back) allowing the elements into the building (see photo U); (see photo V).
- Mechanical/electrical room in the northwestern portion of the building had severely corroded pipes, unused old boiler, and corroded electrical panel enclosures, which, along with haphazard wiring, present an electrical hazard (see photos W and X). Metal door and frame are severely corroded and have paint peeling off (see photo Y). Additionally, a strong gas odor was present in this room on the day of Earth Tech survey.
- In the second floor office area, the walls, although appeared as recently painted, presented numerous areas of spalling paint, probably a result of the previous water damage (see photo Z).

Thornton Tomasetti also reported two critical falling debris hazards: loose brick above the three west façade roll-up doors, and impact-damaged bricks at the corner of the center roll-up door at this location. However, at the time of Earth Tech's inspection, the brick did not appear in any immediate danger of dislodging and falling. (see photo N)

BUILDING CODE VIOLATIONS

Earth Tech checked DOB Building Information System files and confirms the AKRF report findings of 14 open building code violations for Lot 3. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

The AKRF report found that Lot 3 had 11 violations issued between 1993 and 2003 and cite the building's boiler. Two violations were issued in 1983, and one at an unknown date. No further information is available in the DOB Building Information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 3 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 3 was rezoned from an M2-3 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007)). Earth Tech found that the AKRF report overestimated the site's building area at 13,800 gsf. The City's MapPluto database cites the area of the building to be 8,588 gsf. Earth Tech field inspected the property and found only a partial second floor on the building's north side and confirms the City's building area measurement.

Earth Tech can confirm the AKRF findings for lot area (6,992 sf) and maximum allowable floor area (13,984 zsf). However, using the City's building area for an 8,588-gsf building (rather than AKRF's measurement of 13,800 gsf), the site currently utilizes 61 percent (rather than 99 percent) of its development potential under the former zoning.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 41,952 zsf. Therefore, with the existing 8,588 gsf building, Lot 3 utilizes only 20 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 3. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS in Appendix F.1: Environmental Issues in Project Area. There was no Subsurface (Phase II) investigation conducted on this site.

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: the lot's use for cold storage, including the use of refrigerants and antifreeze, as an environmental condition. The site's use as a fish/meat warehouse was also noted in the appendix (though not mentioned in the AKRF report). It was noted that no evidence of tanks or other environmental concerns were found during the site inspection or in documentary research.

SUMMARY EVALUATION

Earth Tech notes how the Thornton Tomasetti report rates the building's structural condition as poor, but that AKRF rates the overall condition of the site as critical because of the number and severity of the health and safety concerns.

Earth Tech confirms both conclusions because the great bulk of these deficient conditions remain in place at the site. Although many structural elements were not accessible to investigation, widespread water damage is apparent and may be compromising the underlying structure. At one visible location heavy corrosion was present on the once encased steel column. At a number of locations door jambs and columns appear impact-damaged, and on-grade concrete slabs have varying degrees of cracking, spalling and surface abrasion. There are also wide cracks in interior masonry walls and the west exterior wall, and corroded lintels. Based upon what is currently known and observable about the buildings physical and structural conditions, and what can be inferred about the condition of hidden structures, Earth Tech concurs with Thornton Tomasetti's overall assessment of this building's condition as poor.

The additional critical rating is achieved when the building's numerous health and safety hazards are considered. These include: blocked exit stairs; code-deficient spiral stairs; padlocked roof access; falling ceramic tiles, plaster and other panels; mold growing at several locations; strong foul-smelling odors; multiple leaking batteries; corroded pipes, electrical panel, and doorways; haphazard wiring; peeling paint; and a strong gas odor in one room. Earth Tech also confirms the AKRF report findings of 14 open building code violations remain attached to the building. Earth Tech's confirmation of these health and safety issues, together with the visible poor structural conditions, and suspected hidden deficiencies, result in this site's overall condition rating of critical.



Photograph 1998-3-A



Photograph 1998-3-B



Photograph 1998-3-C



Photograph 1998-3-D



Photograph 1998-3-E



Photograph 1998-3-F



Photograph 1998-3-G



Photograph 1998-3-H



Photograph 1998-3-I



Photograph 1998-3-J



Photograph 1998-3-K



Photograph 1998-3-L



Photograph 1998-3-M



Photograph 1998-3-N



Photograph 1998-3-O



Photograph 1998-3-P



Photograph 1998-3-Q



Photograph 1998-3-R



Photograph 1998-3-S



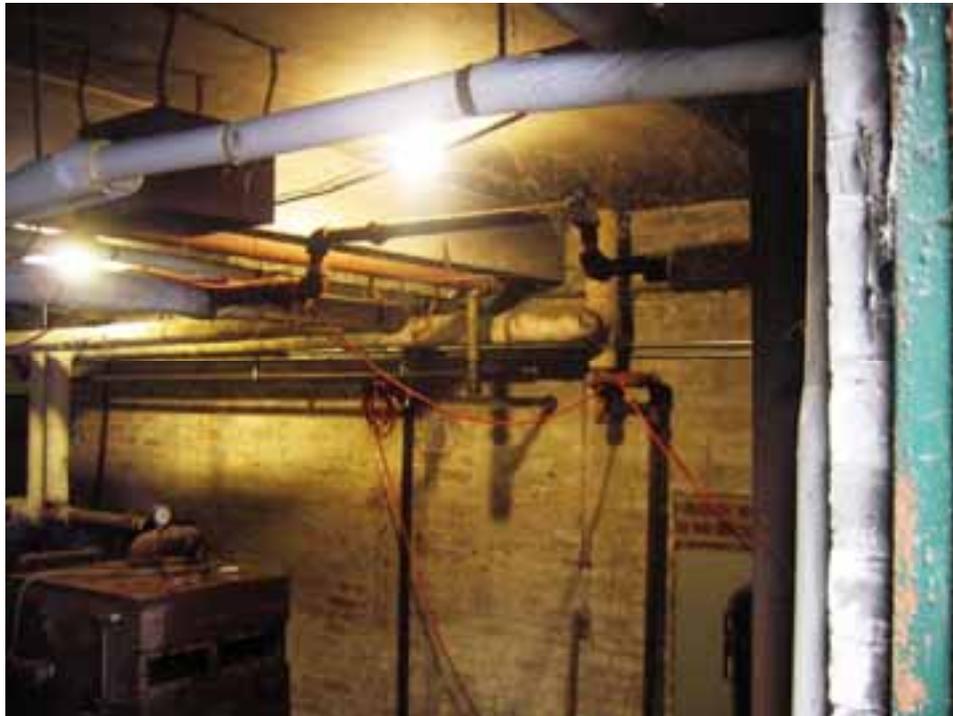
Photograph 1998-3-T



Photograph 1998-3-U



Photograph 1998-3-V



Photograph 1998-3-W



Photograph 1998-3-X



Photograph 1998-3-Y



Photograph 1998-3-Z

SITE CONDITION: FAIR

Block 1998 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 653 West 131st Street between Twelfth Avenue and Broadway. The 4,996-sf lot contains a one-story 4,996-gsf brick industrial building (see photo A) that, according to the Department of Finance RPAD Master File, was constructed in 1930 with no subsequent recorded alterations. The building is connected internally to the adjacent building on Lot 10 and is used for utility vehicle parking. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that the property was acquired by the Trustees of Columbia University in September 2003. 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 some minor localized structural damage due to water infiltration and structural distress and some substandard interior conditions of the building.

At the time this site was inspected by Earth Tech on March 5, 2008, no major 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 all walls are cleaned of the water stains and painted (see photo B); also a portion of the brick wall in the east wall is removed and replaced with concrete masonry unit wall (see photo C), and the previously water damaged ceiling is replaced.

Earth Tech noted the following building deficiencies.

1. The roof framing is covered by the ceiling finishes but at few locations water stains due to water infiltration are observed on the ceiling and on the wall over small areas.
2. The brick masonry walls have several full height and partial height cracks (see photos D and E) indicating structural distress.

3. Other deficiencies included: wide cracks in the slab on grade (see photo F); a wide stepped crack and missing pointing over a small area at the east end of south wall (see photo G); and a wide vertical crack approximately ¼ inch wide in the mortar joints at the west end (see photo H).

Since the previous inspection there are no significant changes in the physical condition of the building and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the fair condition of the building.

HEALTH AND SAFETY CONCERNS

AKRF reported no health and safety concerns for this building. However, Earth Tech notes:

- The AKRF report noted: *“a few cracks and spalling observed in the sidewalk”*; Earth Tech noted that the sidewalk on West 131st Street had been repaired subsequent to the AKRF report (see photo I).
- Earth Tech notes that the steel angle threshold at the exit door (egress to West 131st Street) is damaged; it presents a tripping hazard and should be repaired (see photos J and K).

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 6. 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 6 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 (4,996 sf), maximum allowable floor area (9,992 zsf), and a 50 percent site utilization with the existing 4,996-gsf building.

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 4,996-gsf building, Lot 6 utilizes 17 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that Phase I and II investigations were conducted on Lot 6. 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 for the Subsurface (Phase II) investigation 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 facility with a historic gasoline UST. However, no evidence of tanks was noted during site inspection or in documentary research. Additional information provided in the appendix but not included in the AKRF report includes historic uses such as a lumber shed and a paper storage warehouse.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. Groundwater samples collected for the Phase II investigation had concentrations of SVOCs and total and dissolved metals that exceeded groundwater standards. The FEIS notes that these exceedances were likely related to urban fill.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's inspection noted some repairs and improvements but confirms several building deficiencies, including: some ceiling and wall water stains; brick walls with several full and partial height cracks; wide cracks in the slab on grade. A safety issue noted was a tripping hazard at the emergency exit door. Earth Tech maintains the site's overall condition rating as fair.



Photograph 1998-6-A



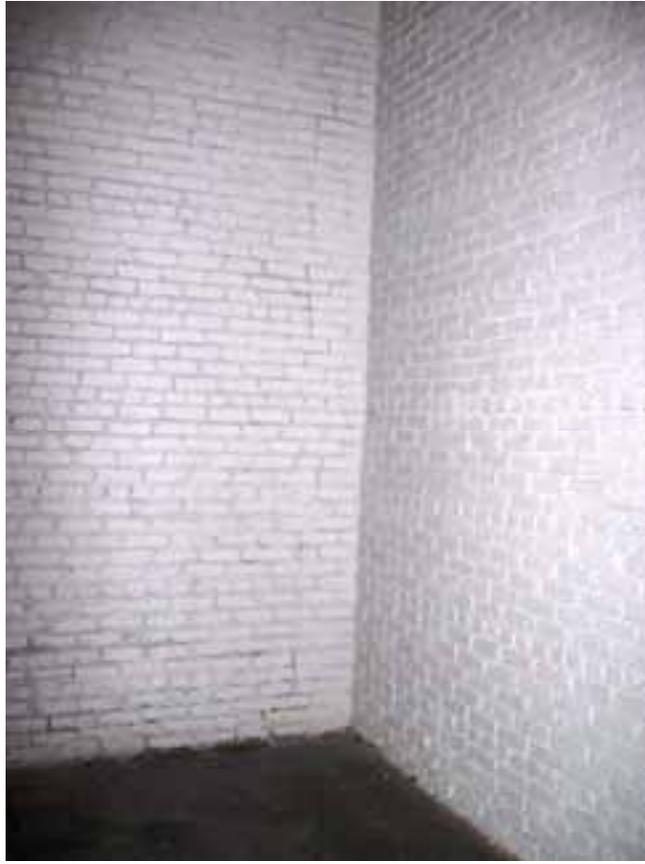
Photograph 1998-6-B



Photograph 1998-6-C



Photograph 1998-6-D



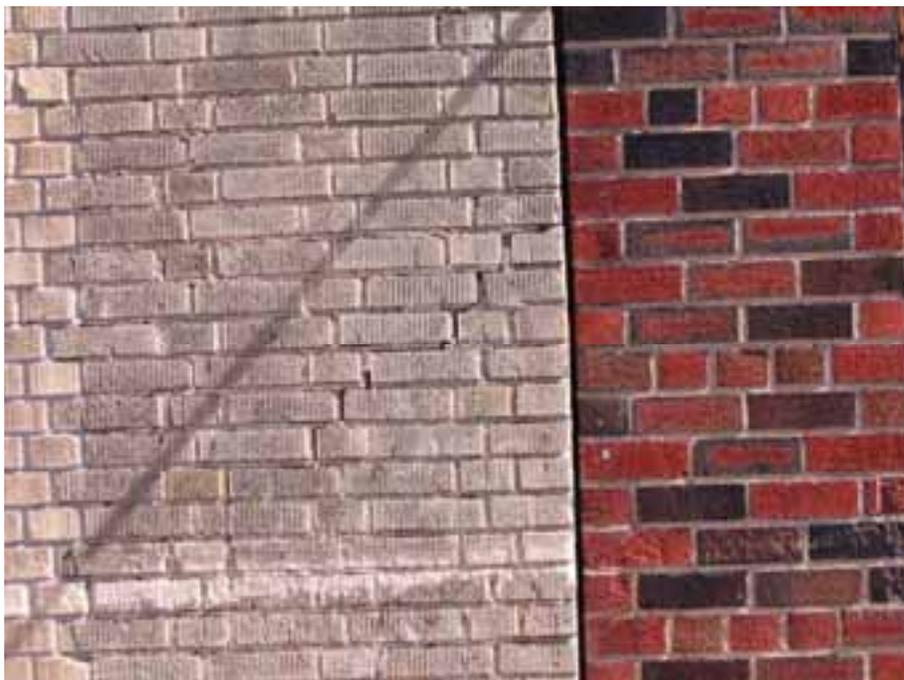
Photograph 1998-6-E



Photograph 1998-6-F



Photograph 1998-6-G



Photograph 1998-6-H



Photograph 1998-6-I



Photograph 1998-6-J



Photograph 1998-6-K

SITE CONDITION: POOR

Block 1998 Lot 10



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 10 is located at 641-655 West 131st Street between Broadway and Twelfth Avenue. The 14,988-sf lot accommodates a 17,800-gsf brick industrial building that covers the entire lot (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1926 with no subsequent recorded alterations. A major portion of the building is one-story with a small two-story portion located on the southeast side of the lot. There is also a mezzanine level on the western side of the building. The building is also internally connected to the adjacent building to the west on Lot 6. Earth Tech surveyed (February

2008) the lot and found the building used for vehicle storage by a telephone utility company. Renovations to the building were completed to accommodate the existing tenant. Earth Tech checked the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 10 was acquired by The Trustees of Columbia University from 641-652 West 131st St Holding, LLC on June 8, 2006 (date of deed transfer). At the time of the AKRF report, Lot 10 was split between an M2-3 zoning district on its west side and an M1-2 district on its east side; however, it has since been fully designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in poor condition. Recent renovations to accommodate a new tenant (Verizon) have been made and some of the conditions of concern to Thornton Tomasetti have been addressed. The interior building walls have been cleaned and painted (see photo B). A new sheet rock ceiling has been installed to augment the fire rating (see photo C), and a steel stair leading to mezzanine floor has also been replaced to improve safety conditions (see photos D).

Despite these improvements, there continues to be evidence of on-going water filtration (see the staining on the new sheet rock ceiling, photo C). The deficient condition of

timber roof joists reported by Thornton Tomasetti may have only been masked by the new ceiling.

The mezzanine floor (storage room area) at the west corner shows several deteriorated and significantly rotated timber joists; and to prevent their rotation, approximately 6 joists are tied together by a timber member (see photo E).

The steel lintels over the south entrance rolling doors exhibit medium corrosion and significant deflection (see photo F).

The concrete encased beam near the SE corner has a cracked encasement and water continues to leak from the roof at this location (see photos G and photo H). These deficiencies were not noted and reported in the previous report.

Since the previous inspection, there are no significant changes in the physical conditions of the building. Despite the repairs and renovations to the building, Earth Tech considers that the problem of water infiltration is likely to continue to contribute to localized structural distress. Following the Thornton Tomasetti rating system, the overall condition of the building continues to be rated as poor, based on their definition: “Building’s structural system, exterior and interior, health and safety items; and site in fair to poor condition.

HEALTH AND SAFETY CONCERNS

Earth Tech notes that several health and safety hazards, identified in the AKRF report, have been apparently corrected:

- Earth Tech did not observe mold on the building masonry walls; all interior wall surfaces appear to be recently painted (see photos I and J).
- Apparently a new stair (connecting Lot 10 and Lot 57) has been installed subsequent to the Thornton Tomasetti survey, eliminating safety concerns regarding this connection stair in the AKRF report (see photo K).

On the other hand, Earth Tech observed the following health and safety hazards: an open horizontal crack at the reportedly recently installed overhead door at the western side of the southern façade; bricks appear to be spalling; with further water infiltration and steel lintel corroding, this may lead to potential local masonry failure and presents a safety hazard to pedestrians (see photo L and photo F). The condition should be corrected.

BUILDING CODE VIOLATIONS

Earth Tech checked DOB Building Information System files and confirms the AKRF report findings of two open building code violations for Lot 10. Earth Tech also found

four additional violations issued subsequent to the release of the AKRF report resulting in a total of six open violations for the property to date.

The AKRF report indicated that Lot 10 had two open building code violations issued by DOB in 2004 and 2005, citing the building's boiler. Two additional boiler violations were issued in 2006 and 2007. DOB and ECB issued two construction related violations of moderate severity for working without a permit on a loft storage area approximately 40ft x 80ft. of questionable metal material covered with a plywood deck. No further information is available in the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 10 was rezoned from its previous split zoned M1-2/M2-3 (FAR 2.0) districts to a C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2/M2-3 designation including lot area (14,988 sf), maximum allowable floor area (29,976 zsf), and a 59 percent site utilization with the existing 17,800-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 17,800-gsf total building area, Lot 10 utilizes only 20 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 10. 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 use as a garage; historic gasoline USTs; fuel oil reported spills; and a fuel oil UST on the site. Additional information provided in the appendix but not included in the AKRF report includes historical uses as a cement works commercial building. Site reconnaissance notes indicate vent pipes and fill caps were observed.

SUMMARY EVALUATION

The AKRF report ranked this site as in poor condition based on the Thornton Tomasetti survey. Although several health and safety concerns identified in that report appear to have recently been corrected, i.e., the efflorescence and mold, and the uneven metal stairs, other more serious structural deficiencies do not appear to have been remedied. The deteriorated condition of the roof joists is likely to have been only masked by the

new sheet rock ceiling, and the continuing evidence of water infiltration implies on-going problems with the condition of the roof membrane and flashing. Additional health and safety concerns were identified by Earth Tech, including a horizontal crack and spalling bricks near the recently installed overhead door, with its corroding steel lintel, presenting a safety hazard to pedestrians. The DOB has added four new building code violations subsequent to the two identified by AKRF, which remain open. The site also has a history of USTs and reported oils spills that present environmental concerns. For these reasons, and following the rating system adopted by Thornton Tomasetti, Earth Tech confirms the overall poor condition rating of this site.



Photograph 1998-10-A



Photograph 1998-10-B



Photograph 1998-10-C



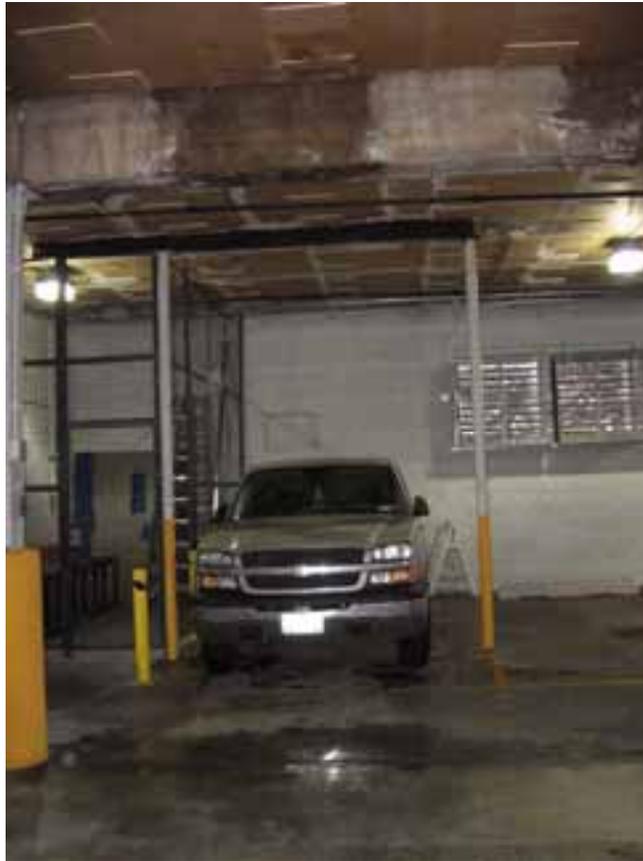
Photograph 1998-10-D



Photograph 1998-10-E



Photograph 1998-10-F



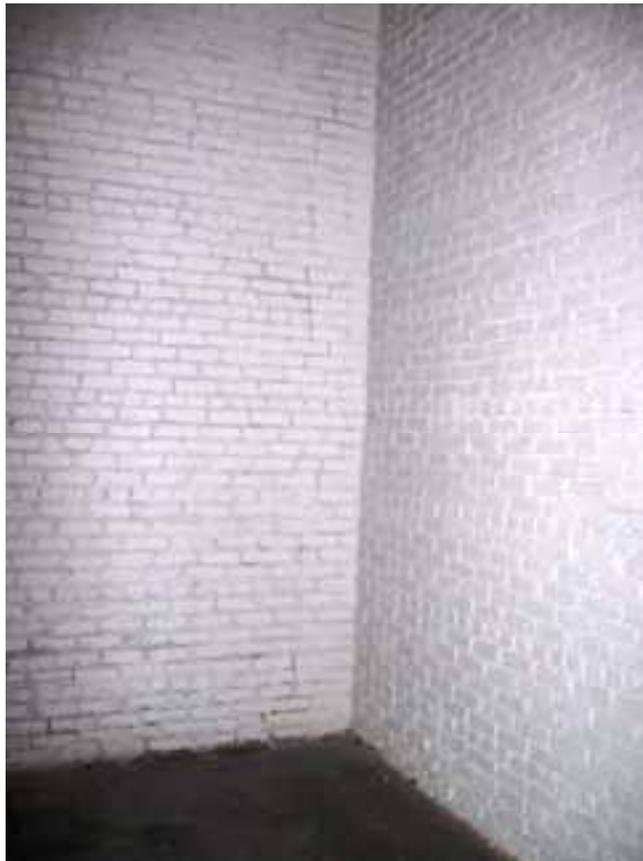
Photograph 1998-10-G



Photograph 1998-10-H



Photograph 1998-10-I



Photograph 1998-10-J



Photograph 1998-10-K



Photograph 1998-10-L