



Photograph 1986-1-A



Photograph 1986-1-B



Photograph 1986-1-C



Photograph 1986-1-D



Photograph 1986-1-E



Photograph 1986-1-F



Photograph 1986-1-G



Photograph 1986-1-H



Photograph 1986-1-I



Photograph 1986-1-J



Photograph 1986-1-K



Photograph 1986-1-L



Photograph 1986-1-M



Photograph 1986-1-N



Photograph 1986-1-O

SITE CONDITION: POOR

Block 1986 Lot 6



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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 6 is located at 573 West 131st Street between Broadway and Old Broadway. The 6,811-sf lot contains a four-story 28,000-gsf brick masonry building that, according to the Department of Finance RPAD Master File, was constructed in 1917 with no subsequent recorded alterations (see photo A). The building covers the entire site and the first floor is occupied by vehicle storage for an adjacent auto repair shop; the top three floors are vacant. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 6 was acquired by The Trustees of Columbia University from Wolf 137

Corp. on May 11, 2004 (date of deed transfer). At the time of the AKRF report, Lot 6 was zoned M1-2; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in fair condition due to local and isolated structural damage, substandard interior and exterior building site conditions.

At the time this site was inspected by Earth Tech on April 1, 2008, no interim or permanent repairs to correct or mitigate the reported instances of structural damage, distress or instability were found where inspection was possible. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings of Thornton Tomasetti and AKRF, however, additional deficiencies are noted and Earth Tech would downgrade the building's condition to poor.

The rolling doors on the south side of the building shows heavy corrosion on lintels with significant deflection and 1 in. to 2 in. separation between brickwork and lintel is present (see photos B and C). Several wide and stepped cracks are visible in the north and west walls (see photos D, E and F). Water stains and microbial growth are present on the east wall (see photos G and H). A large 1ft 6 in by 1 ft 6 in hole is visible in the second floor

slab on north side (see photos I and J). The basement walls are wet and extensive mold is present (see photos K and L). The exterior steel stair from first floor to fourth floor shows severe deterioration with heavy laminar rust and section loss on a steel angle column. The pedestal supporting this angle is cracked and other supporting steel members also exhibit heavy corrosion (see photos M and N). Several medium to wide cracks are visible in the floor slabs at the second and third floors, with some through cracks apparent in the soffit of the slab also (see photos O and P). Extensive paint peel off is visible on the beams and soffits of slabs (see photos Q, R and S). The soffit of the roof slab shows a wide transverse crack near the northwest corner of the building, with dripping water and rust stains through the cracks (see photos T and U). Despite efforts to seal cracks, new cracks have formed and water is now leaking through these cracks. The soffit of roof slab and south wall in stair area shows wide cracks and displaced brick work (see photo V).

Since the previous inspection there have been some efforts to stabilize the building but water continues to leak through cracks in the roof slab and is the likely cause of cracks, corrosion, mold and paint peel off. Earth Tech recommends downgrading the building's physical and structural systems rating from fair to poor.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. Earth Tech's survey notes several health and safety hazards identified by AKRF:

- The stair from the 4th floor to the roof has non-uniform tread/riser dimensions, which is a safety hazard (see photo W).
- The emergency exit from this building leads to the adjacent property of Block 1986 Lot 1, which is locked with roll-up door at night; this is an unsafe condition (see photos X and Y).
- However, the exit corridor, which was reported blocked in the AKRF report (photo 1986-6-M), was clear of obstructions on the day of Earth Tech's survey (see photo Z).

Earth Tech also noted additional hazards to those identified in the AKRF report,:

- There are holes in the concrete floor slab (2nd floor; up to 12" in diameter) in several locations; these are safety hazards (see photos AA, I and J).
- Active water leaks on the 4th floor (at roof slab) and peeling paint throughout the building; a health and safety concern (see photos AB, AC, AD and AE).
- There is excessive litter on the 3rd floor (See photos AF) and litter and dog feces (?) in northeast corner on 4th floor (see photos AG).

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 6. Earth Tech also found an additional two open 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 6 had four open building code violations issued by DOB. Three violations in 2004 and 2005 were issued for the elevator, two of which were described as “elevator safety test.” Subsequent to the release of the AKRF report, two additional elevator violations were issued in April and September 2007, including one for an elevator safety test. In addition, one violation was issued in 1990 for the boiler.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Block 1986 Lot 6 but Appendix A Table A-2 reports the site utilization data. 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 designation, including: lot area (6,811 sf), maximum allowable floor area (13,622 zsf), and a 206 percent site utilization with the existing 28,000-gsf building. Under the former zoning, the site was overbuilt by 14,378 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 40,866 zsf. Therefore, with an existing 28,000-gsf building, Lot 6 utilizes only 69 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 6. 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 an auto repair shop and chemical manufacturing company, two closed gasoline USTs, fuel oil ASTs, and chemical ASTs. The lot is also listed as a hazardous waste generator. Other environmental issues identified in the appendix but not in the AKRF report include a former use as a garage, and current use for storage and parking. Site reconnaissance notes indicated a potential vent pipe associated with former gasoline USTs was present; and a database review noted that two gasoline USTs were closed, and chemical manufacturing was listed in RCRA Info as a small generator of hazardous waste under Uncle Sam Chemical Co.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's inspections of structural conditions would downgrade the rating to poor because of the continued and chronic infiltration of water into the building. Deficiencies in the building observed by Earth Tech included: heavy corrosion and deflection of lintels; separation between brickwork and lintel at the rolling doors on the south wall; wide and stepped cracks in the north and west walls; water stains mold on the east wall; holes in the second floor slab; mold and wet walls in the basement; stairs showing heavy laminar rust, and section loss on a steel angle column; several medium to wide cracks in the floor slabs of the second and third floors; extensive paint peel off on the beams and soffits of slabs; and the soffit of the roof slab has a wide transverse crack near the northwest corner of the building, with dripping water. Health and safety concerns include: non-uniform tread/riser on the stair to the roof; an emergency exit leads to the adjacent property, which is locked with roll-up door at night; holes in the concrete floor slab in several locations; peeling paint and mold throughout the building. Additional environmental concerns relate to the building's former use as an auto repair shop and chemical manufacturing company, former USTs and ASTs. For these reasons, Earth Tech alters the overall site condition rating to poor.



Photograph 1986-6-A



Photograph 1986-6-B



Photograph 1986-6-C



Photograph 1986-6-D



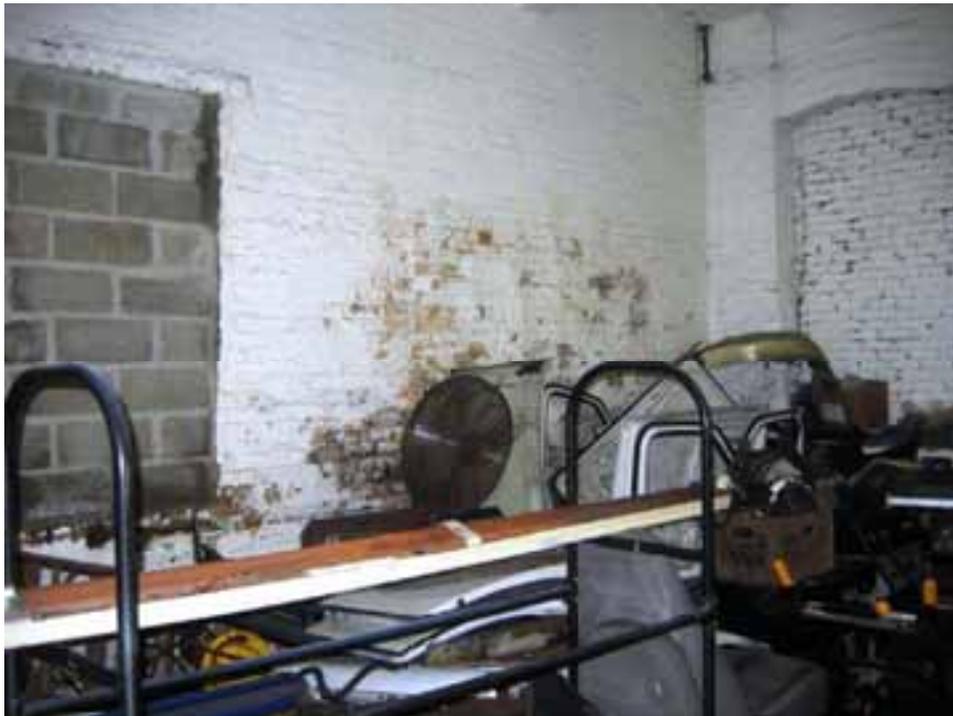
Photograph 1986-6-E



Photograph 1986-6-F



Photograph 1986-6-G



Photograph 1986-6-H



Photograph 1986-6-I



Photograph 1986-6-J



Photograph 1986-6-K



Photograph 1986-6-L



Photograph 1986-6-M



Photograph 1986-6-N



Photograph 1986-6-O



Photograph 1986-6-P



Photograph 1986-6-Q



Photograph 1986-6-R



Photograph 1986-6-S



Photograph 1986-6-T



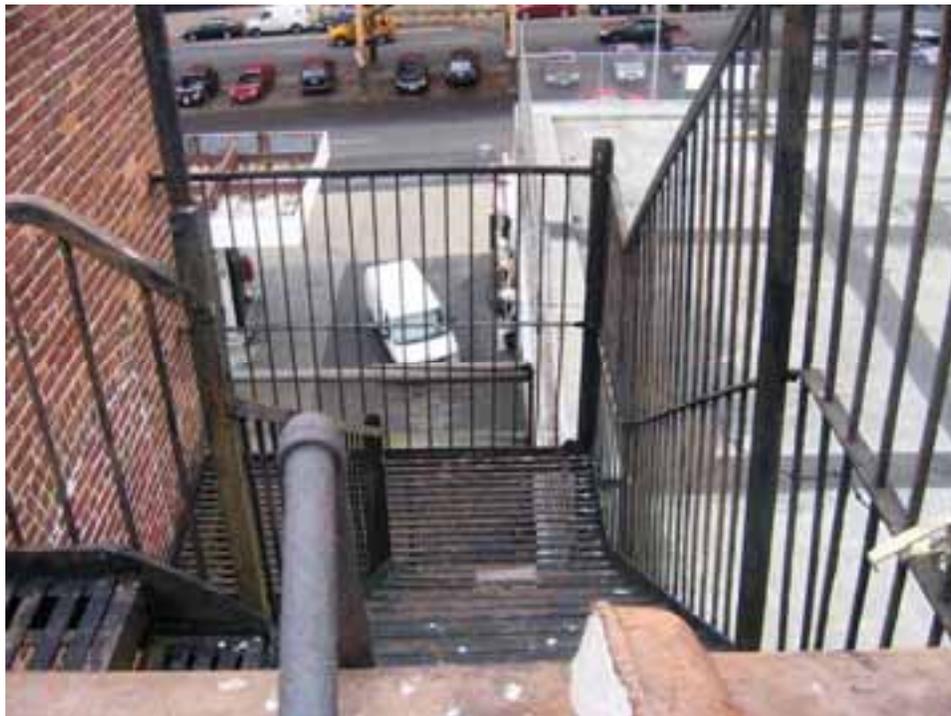
Photograph 1986-6-U



Photograph 1986-6-V



Photograph 1986-6-W



Photograph 1986-6-X



Photograph 1986-6-Y



Photograph 1986-6-Z



Photograph 1986-6-AA



Photograph 1986-6-AB



Photograph 1986-6-AC



Photograph 1986-6-AD



Photograph 1986-6-AE



Photograph 1986-6-AF



Photograph 1986-6-AG

SITE CONDITION: POOR

Block 1986 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 555 West 131st Street at the corner of West 131st Street and Old Broadway. The 7,524-sf lot contains a 7,800-gsf one-floor building and, according to the Department of Finance RPAD Master File, was built in 1925 with no subsequent recorded alterations. Earth Tech surveyed the site (February 2008) and confirms AKRF's findings that the lot contains an auto repair shop, Manhattan Wheel Alignment (see photo A). Earth Tech reviewed 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

Neva Realty, Inc. on August 26, 2004 (date of deed transfer). At the time of the AKRF report, Lot 10 was zoned M1-2, however, it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

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

At the time this site was inspected by Earth Tech, on February 25, 2008, the observable instances of deteriorated or damaged physical features appeared generally consistent with the findings reported by AKRF and Thornton Tomasetti. According to the condition rating system established by Thornton Tomasetti, the AKRF and Thornton Tomasetti reports describe the condition of most of the building elements (e.g. steel columns and girders, brick masonry bearing walls, timber roof rafters and membrane roofing) as fair to good. Such elements remain in an acceptable state of preservation or could be rehabilitated to extend the facility's service life or for cosmetic improvements. The interior concrete slab on grade (see photo C) and sidewalks, however, were described as poor, and the lintel above a rollup garage door through the south exterior wall as "locally distressed" (sagging and carrying cracked brick).

Subsequent to the inspections by Thornton Tomasetti, sections of the sidewalk (see photo D) were replaced. As to the “distressed” doorway lintel in the south exterior wall, Earth Tech could not determine by visual inspection alone whether it is the structural element (the lintel beam) itself or merely the finish materials (wooden soffit) covering the lintel that are sagging. In either case, the lintel clearly carries little more than the brick wall masonry directly above, and does not carry the roof deck or roof beams (the timber roof rafters run parallel to the south exterior wall). The cracked brick masonry should, however, be removed as soon as possible, along with finish materials so that the condition of the lintel beam can be confirmed.

Earth Tech also noted that the timber rafters of much of the roof are charred. Thornton Tomasetti reported, based upon informal hearsay, that there had been a fire about 20 years ago and that structural analysis performed at that time determined that the roof remained structurally sound. We noted no overt signs of structural distress (see photo E), but if this building is to remain in service, an in-depth, hands-on inspection of the roof structure should be conducted, and as indicated by that inspection, followed with material testing and analysis to estimate the residual strength of the roof.

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

HEALTH AND SAFETY CONCERNS

ET concurs with AKRF report that the sagged lintel beam as discussed above, could present an unsafe condition because of the cracked brickwork and the questionable structural condition (see photo F).

The curb and sidewalk ramp along the overhead doors at the south building face is in fair condition, while the sidewalk at corner of West 131 Street and Old Broadway appears to have been recently replaced. The asphalt paved sidewalk on Old Broadway exhibits numerous wide cracks and is in fair to poor condition (see photo G).

At the time of the visit, ET observed miscellaneous wires and open junction boxes in several locations, which is an electrical safety hazard (see photo H).

BUILDING CODE VIOLATIONS

Earth Tech checked DOB Building Information System files and confirms the AKRF report findings of three open building code violations for Lot 10. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

Lot 10 has three open building code violations issued by DOB. One violation was issued in 1980. No additional information is available in the DOB Building Information System for the above violation or for the other two violations.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 10 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 (7,524 sf), maximum allowable floor area (15,048 zsf), and a 52 percent site utilization with the existing 7,800-gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 45,144 zsf. Therefore, with an existing 7,800-gsf total building area, Lot 10 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 10. 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 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 associated with gasoline USTs and hydraulic lifts, and current and former use as an auto repair shop. Site reconnaissance notes indicate that there was no evidence of gasoline tanks, however hydraulic lifts were observed. A database review noted that a baseline UST was closed in place.

Earth Tech reviewed Appendix F.2 for the Subsurface (Phase II) investigation, and confirms the AKRF report findings. It was noted that soil sampling was conducted to approximately five to six feet below the groundwater table at all locations, except at several lots including Lot 10 where bedrock refusal was encountered at 8.0 feet. Therefore, due to limited soil sample recovery and/or fill material (brick, concrete, wood, and asphalt) at the site, only one soil sample was submitted for laboratory analysis and analyzed for VOCs only. Refusal was encountered on bedrock prior to encountering groundwater at the site's soil boring location, therefore, soil borings were not retrofitted with monitor wells and no groundwater sampling was performed. Soil samples from the one boring did not find any levels of SVOCs that exceeded guidance values.

SUMMARY EVALUATION

Earth Tech's survey of this building generally confirms the earlier findings of Thornton Tomasetti, and reported by AKRF as being in poor condition. Although Thornton Tomasetti describe the condition of most of the building elements as fair to good, other elements, including the interior concrete slab on grade and sidewalks were rated as poor. Subsequently sections of the sidewalk have been replaced and are in fair condition. Earth Tech noted charred timber rafters for much of the roof, reportedly from a fire about 20 years ago, but no overt signs of structural distress. However, Earth Tech recommends, an in-depth, hands-on inspection of the roof structure if this building is to remain in service. Health and safety issues Earth Tech confirms include: the sagged lintel beam as presenting an unsafe condition because of the cracked brickwork it carries; the cracked asphalt sidewalk on Old Broadway is in fair to poor condition; and miscellaneous wires and open junction boxes present an electrical safety hazard. Additional environmental concerns associate with the site's current and former use as an auto repair shop with potential subsurface contamination from gasoline USTs and hydraulic lifts. Based on the building's age (more than 80 years), the uncertain condition of the roof structure, and the various non-critical physical deficiencies, Earth Tech maintains an overall site condition rating of poor.



Photograph 1986-10-A



Photograph 1986-10-B



Photograph 1986-10-C



Photograph 1986-10-D



Photograph 1986-10-E



Photograph 1986-10-F



Photograph 1986-10-G



Photograph 1986-10-H

Block 1986 Lot 30

SITE CONDITION: CRITICAL



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 30 is located on the east side of Broadway at 3270 Broadway across from 132nd Street. It has frontage on both Broadway and Old Broadway. A recent survey (February 2008) by Earth Tech shows the 33,542-sf lot as accommodating a vacant 6,400-gsf commercial building and a vacant garage to the rear (see photo A); with the remainder of the site a vacant parking lot. At the time of the AKRF report, the lot was occupied by UHAUL. DOB indicates a build year of 1965 with no renovations, however a DOB Permit (October 25, 2007) was issued for a new concrete retaining wall to replace the existing wall and repair asphalt. Earth

Tech reviewed the NYC Department of Finance Automated city Register Information System (ACRIS) and found that Lot 30 was acquired by The Trustees of Columbia University from Amerco Real Estate Company on July 16, 2007. AKRF reported that UHAUL owned the property at the time of their report, however on closer inspection, Earth Tech found a court order was issued by the U.S Bankruptcy Court that transferred the title from UHAUL to Amerco on September 7, 2004. Also, at the time of the AKRF report, Lot 30 was zoned M1-2, however, it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in critical condition due to a combination of structural damage, deficient interior and exterior building conditions, other health and safety concerns and hazardous site conditions.

At the time this site was inspected by Earth Tech, on February 2, 2008, the following repairs had been performed to mitigate some of the structural damage and enhance safety conditions:

- The exterior retaining wall separating upper and lower open parking areas, which was in a critical and a partial failure condition, has been replaced with a new concrete wall (see photos B and C).

- The building roof with chain link fence along its perimeter has been replaced to enhance the safety conditions (see photo D).
- The eastern portion of the open parking area, which was unpaved and uneven, has been provided with new concrete paving (see photo E).
- Construction is in progress to remove and replace the clogged drain on the roof of the building (see photo F).

The remaining building deficiencies on the main commercial building include: medium vertical and horizontal cracks in the masonry walls (see photo G); medium corrosion on steel columns; water stain marks on the walls indicating water damage. The building to the rear and east of the commercial building has continuing evident deterioration with: large collapsed holes in the roof (see photo H); hanging steel ceiling (see photo I); wide stepped crack and separation and displaced brick wall (see photos J and K); missing or collapsed roof parapet, including missing coping stones (see photo L); severely corroded and deflected lintels of entrance doors (see photo M).

Since the previous inspection there are no significant changes in the physical conditions of the building, except as noted above due to the repairs performed by Columbia University, and 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 due to the critical and collapsed condition of the eastern building during this inspection.

HEALTH AND SAFETY CONCERNS

The AKRF report stated "Significant health and safety concerns were observed at the site, during site evaluation". Earth Tech's survey shows that Columbia University, the current owner of the property, has performed several upgrades to the site subsequent to the AKRF report, eliminating all site-related hazards, listed by AKRF, namely:

1. *"the condition surrounding the exterior retaining wall are unsafe...the wall could collapse in the near future"* – the retaining wall has been rebuilt (see photos B and N)
2. *"a chain link fence installed on the roof of the main building is missing, creating a safety hazard for employees who park vehicles on the roof"* – there is a chain link fence presently on the roof of main building (see photos O and P).

Earth Tech believes that the statement in the AKRF report: *"the existing owner is allowing the vacant building to deteriorate without properly securing the structure, creating a hazardous condition for anyone who can enter the building."* refers to the small garage building to the south of the site. It is indeed in a state of serious disrepair (see section above). However, at the time of Earth Tech's survey, the building was securely locked, as was the site. Also, according to Columbia University personnel, this garage building is scheduled for demolition pending the DOB demolition permit (see photos Q, R and H).

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 30. Earth Tech also found two additional violations subsequent to the release of the AKRF report, resulting in a total of 16 open violations for the property.

The majority of the violations (9 of 14) were issued between 1994 and 2005 for the boiler. Two additional open violations were found to be issued for the boiler in 2006 and 2007, subsequent to the release of the AKRF report. One violation was issued in 2003 and refers to construction, and another violation was issued in 1996 for work without a permit. The remaining three violations were issued in 1991, all relating to an electric sign. No further information is available for the above violations in the DOB Building Information System.

UNDERUTILIZATION

Subsequent to the release of the AKRF report, Lot 30 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 (33,542 sf), maximum allowable floor area (67,084 zsf), and a ten percent site utilization with the existing 6,400 gsf building.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 201,252 zsf. Therefore, with an existing 6,400-gsf building, Lot 30 utilizes only 3 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Preliminary Environmental Site Assessment (PESA) was prepared for Lot 30 to assess the potential for hazardous or contaminated materials in buildings or the soil and groundwater from past or present uses. According to the FEIS Appendix F, a PESA for this site incorporated: street-level site inspections; a review of historic maps, regulatory records and existing environmental studies.

Earth Tech reviewed EIS Appendix F.1 and confirms that all environmental issues documented in the appendix were reported in the AKRF report. The PESA/Phase I identified the following environmental issues: gasoline USTs closed in place, and former use as a service station. An open status spill was reported on this site in 1988. Earth Tech reviewed the NYDEC Spill Records database and found the spill was closed by the DEC on September 25, 2006. Site reconnaissance notes indicated that three gasoline vent pipes were observed. Earth Tech found that Lot 30 was listed in RCRA Info, which was not mentioned in Appendix F.1. No Phase II investigation has been performed for this lot.

SUMMARY EVALUATION

Since acquiring this site in July, 2007, Columbia University has addressed some of the critical conditions posing health and safety concerns, including: the retaining wall between upper and lower open parking areas; replacing the chain link fence at the roof; repaving a portion of the parking area; and replacing a clogged roof drain. Nonetheless, several deficiencies remain with the main commercial building, including: cracks in the masonry walls; corrosion on steel columns; water stain marks on walls. The rear building has a collapsed roof; hanging steel ceiling; cracked, separated and displaced brick wall; missing or collapsed roof parapet; and; severely corroded and deflected lintels of entrance doors. Earth Tech confirmed the AKRF findings of 14 open building code violations, and also found two more recent violations, resulting in a total of 16 open violations for the property. Additional environmental concerns associate with the site's former use as a service station with gasoline USTs closed in place. On the basis of its inspection and findings, Earth Tech maintains the overall rating of this site as in critical condition.



Photograph 1986-30-A



Photograph 1986-30-B



Photograph 1986-30-C



Photograph 1986-30-D



Photograph 1986-30-E



Photograph 1986-30-F



Photograph 1986-30-G



Photograph 1986-30-H



Photograph 1986-30-I



Photograph 1986-30-J



Photograph 1986-30-K



Photograph 1986-30-L



Photograph 1986-30-M



Photograph 1986-30-N



Photograph 1986-30-O



Photograph 1986-30-P



Photograph 1986-30-Q



Photograph 1986-30-R

SITE CONDITION: FAIR

Block 1986 Lot 65



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

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 65 is located at 3280 Broadway, bounded by Broadway on the west, West 133rd Street on the north, and Old Broadway on the east. The 30,675-sf lot contains a seven-story, 184,044-gsf building and, according to the Department of Finance RPAD Master File, was constructed in 1927 and subsequently altered in 1990 and 1995 (see photo A). A partial floor is located in the middle portion at the top of the building, so the structure is effectively seven-and-a-half floors tall (see photo B). The building footprint covers the entire site and is occupied by an interior parking garage on the first floor with access from Broadway and Old Broadway; and office and light industrial space in the remainder

of the building. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Lot 65 was acquired by The Trustees of Columbia University from 3280 Broadway Realty Company LLC on December 20, 2004 (date of deed transfer). At the time of the AKRF report, Lot 65 was zoned M1-2; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in fair condition due to local structural distress and damage due to water infiltration and some local substandard exterior and interior building conditions and other health and safety concerns.

At the time this site was inspected by Earth Tech on April 3, 2008, some interim or permanent repairs to correct or mitigate the reported instances of structural damage, distress or instability were found where inspection was possible. Nonetheless, the deficiencies and structural damage observed by Earth Tech is consistent with the findings reported by Thornton Tomasetti and AKRF.

The localized deterioration of primary and secondary structural members is caused due to water infiltration, as is evident in the northeast basement area, boiler room and stairs leading to the basement from first floor. The metal deck in the passage area is severely deteriorated (see photos C and D). Water stains and wet patches, paint peel off are visible in the boiler room and mechanical room, including on the soffit of the slab (see photos E and F). Water

stains and wet patches and paint failure, and a medium crack are present on the foundation walls (see photos G and H). Medium to wide diagonal cracks are observed in the soffit of the first floor slab in the boiler room (see photos I and J). The concrete beam at the first floor level supporting the stair is in poor condition with a large spall (4 ft by 2 ft by 9 in) at the bottom, with heavily corroded exposed reinforcing steel and loss of concrete section (see photos K and L). Another spall (3 ft by 3 ft) is visible in the slab in the stair area, with exposed reinforcing steel (see photo M). Very extensive paint peel off occurs on beams, slab and columns in the first floor parking area (see photo N and O), and also a few wide stepped cracks in the wall on the east side, and large spalls in the slab with exposed reinforcing steel are present near the west elevator block area (see photos P and Q). Extensive paint failure is observed in the third and fourth floor near freight elevator including some water stains on the soffit of the slab (see photos R and S). The brick chimney on the lower roof on the north side exhibits a wide vertical crack on the north and south faces and a metal strap is installed to arrest the crack and strengthen the chimney (see photos T and U).

Since the previous inspection there are no significant changes in the physical condition of the building and Earth Tech confirms the assessment by Thornton Tomasetti and AKRF as to the building's structural condition as being fair.

HEALTH AND SAFETY CONCERNS

Earth Tech concurs with the health and safety concerns noted in the AKRF report. At the time of the AKRF survey, several health and safety hazards were noted:

- *“Unsafe conditions appear to exist in several units within the former circular parking ramp”*
- Additional concrete added to the ramp by a former owner or tenant to make the floor even with the 5th floor slab remains a safety concern (see photos V and W).

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

- On the roof of this 7 to 8-story building, portions of the parapet are completely absent at several locations; this is a code violation and a safety hazard (see photos X and Y).
- The flagpole on the roof near the west parapet has lost one out of three structural bracings; this creates an unsafe condition because of the instability and possible collapse of the flagpole (see photo Z).
- Earth Tech observed haphazardly installed electrical wiring at several locations throughout the building (see photos AA and AB).
- The ceiling paint in the parking garage (ground level) is peeling off throughout the level (see photo AC, AD, AE and N); this is a possible health concern for employees.
- The paint is peeling off in several other locations throughout the building (see photos AF, AG and AH).

- Vehicles routinely parked on the Old Broadway sidewalk present a safety concern for pedestrians (see photos AI and AJ).

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 65. Earth Tech also found ten additional violations issued subsequent to the release of the AKRF report resulting in a total of 16 open violations for the property to date.

Lot 65 had six building code violations issued to it as of July 2006. One ECB violation issued in 2005 was for failure to maintain an exterior wall and considered hazardous and of high severity by ECB, although it appears to have been reportedly repaired in 2005-2006. It refers to a piece of concrete that broke off from the fifth floor and hit the sidewalk below. Additional cracks at various locations are also cited with the potential to break loose and fall. Four violations were issued by DOB in 2006, for the boiler and one in 2005, for the elevator however, no additional information is available in the DOB Building Information System. Based on a conversation with the building owner, Earth Tech learned that two new boilers replaced the old ones in 2006. An additional elevator violation was issued in January 2008. In November 2006 an additional violation was issued for the façade, however, no further detail was provided. Three additional unknown violations were issued in 2006 and 2007, as well as a construction violation in October of 2007 for working without a permit relating to removal and demolition of a concrete retaining wall on the south side of 3280 Broadway)Block 1986, Lot 30).

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Block 1986 Lot 65 but Appendix A, Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 65 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 (30,675-sf), maximum allowable floor area (61,350-zsf), and a 300 percent site utilization with the existing 184,044-gsf building. Under the former zoning, the site was overbuilt by 122,694-sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 184,050-zsf. Therefore, with an existing 184,044-gsf building, Lot 65 utilizes 100 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that Phase I and II investigations were conducted on Lot 65. 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. Two subsurface (Phase II) investigations were conducted for the property; one on the northeast

corner of the lot on Old Broadway, and the other on the southwest corner of the lot on Broadway. The results were included in Appendix F.2 of the FEIS.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: a gasoline UST and a fuel oil AST related to the lot's former use as a service station. Lot 65 is also listed as a hazardous waste generator. Additional information provided in the appendix but not included in the AKRF report includes the building's current use as an office building, its historical use for radiological research, and the fuel oil AST size of 10,000 gallons. Site reconnaissance notes indicated that one fuel oil vent was noted, and the database review indicated that no RCRA information was reported for this hazardous waste generator facility.

Earth Tech reviewed the Phase II report in Appendix F.2 of the FEIS and confirms that all findings were reported. As part of the Phase II investigation, a sampling of groundwater beneath two locations within the property (3280-3290 Broadway and Old Broadway) identified elevated levels of total metals that exceeded groundwater standards. The groundwater sample obtained from Old Broadway also contained concentrations of dissolved metals in exceedance of the groundwater standards. The soil sample from the Broadway location had no exceedances of state guidance values, but a soil sample collected from Old Broadway indicated levels of SVOCs that exceeded guidance values. AKRF reports that all exceedances are likely to be related to urban fill.

SUMMARY EVALUATION

AKRF reported the building as in fair condition. Earth Tech's inspection of the building confirms the deficiencies and structural damage reported by Thornton Tomasetti and AKRF. Earth Tech noted localized deterioration due to water infiltration, including: severe deterioration of the metal deck in the passage area; water stains, wet patches, and paint peel off in the boiler room and mechanical room, and on the foundation walls; various cracks in the first floor slab; a spalled concrete beam supporting stairs at the first floor with heavily corroded exposed reinforcing steel and loss of concrete section; extensive paint peel off in the first floor parking area and the on third and fourth floors; and a brick chimney has a metal strap to arrest a crack. Health and safety concerns relate to the peeling paint, while additional health and safety concerns identified by Earth Tech include: a missing roof parapet; a partly secured flagpole; and haphazardly installed electrical wiring. Past uses at the site give rise to environmental concerns, although Phase II soil and water samples show exceedances these are assumed by AKRF to be associated with urban fill. Absent more definitive environmental assessments, Earth Tech maintains the site's overall condition rating as fair.



Photograph 1986-65-B



Photograph 1986-65-B



Photograph 1986-65-C



Photograph 1986-65-D



Photograph 1986-65-E



Photograph 1986-65-F



Photograph 1986-65-G



Photograph 1986-65-H



Photograph 1986-65-I



Photograph 1986-65-J



Photograph 1986-65-K



Photograph 1986-65-L



Photograph 1986-65-M



Photograph 1986-65-N



Photograph 1986-65-O



Photograph 1986-65-P



Photograph 1986-65-Q



Photograph 1986-65-R



Photograph 1986-65-S



Photograph 1986-65-T



Photograph 1986-65-U



Photograph 1986-65-V



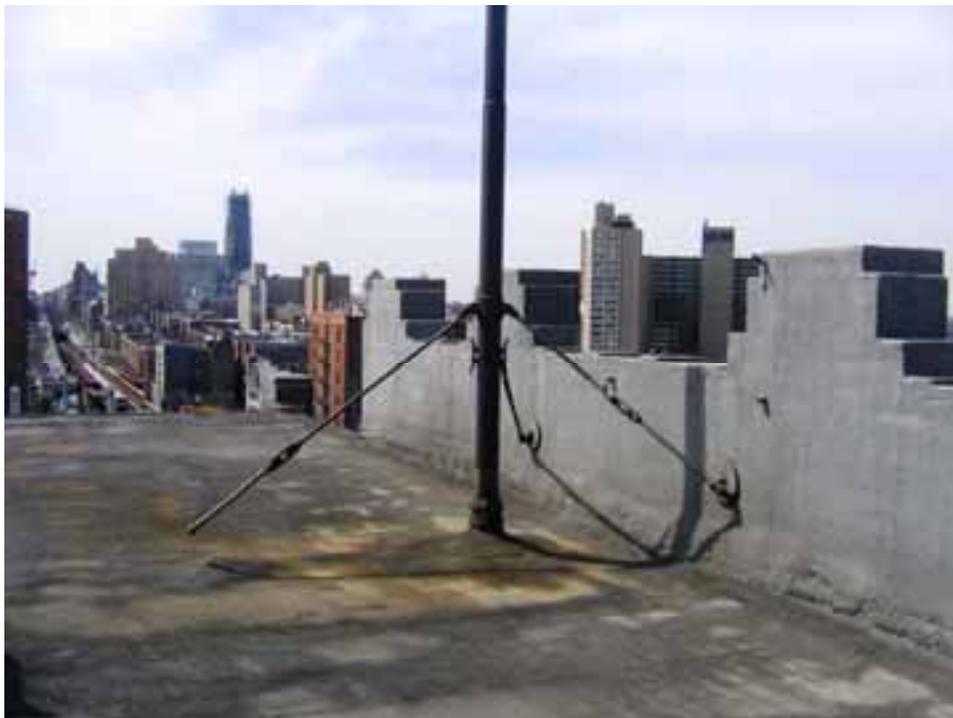
Photograph 1986-65-W



Photograph 1986-65-X



Photograph 1986-65-Y



Photograph 1986-65-Z



Photograph 1986-65-AA



Photograph 1986-65-AB



Photograph 1986-65-AC



Photograph 1986-65-AD



Photograph 1986-65-AE



Photograph 1986-65-AF



Photograph 1986-65-AG



Photograph 1986-65-AH



Photograph 1986-65-AI



Photograph 1986-65-AJ