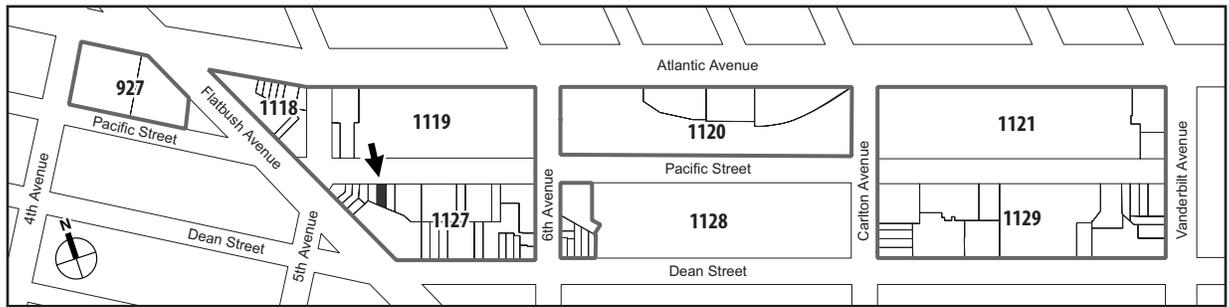


## Block I 127, Lot 20



### Location, Use, Zoning, and Ownership

Lot 20 is located at 622 Pacific Street, between 5th and 6th Avenues. Until Spring 2006, the lot was occupied by a vacant 1,520 gsf, one-story building that was formerly used along with the building on lot 19 as an auto-repair shop (see Photograph A). The building was demolished by AYDC with approval from ESDC because of its dangerously deteriorated condition, as described below.

Lot 20 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 20 is owned by AYDC, which purchased the property in February 2006.

### Unsanitary and Unsafe Conditions

As indicated above, the building on lot 20 was demolished in Spring 2006. Similar to the adjacent building on lot 19, the exterior of the building on lot 20 was in fair physical condition but, as shown in Photographs B through D, the interior was in a state of severe disrepair. Part of the floor was missing, revealing the wooden joists underneath, and in other locations, the floor was in danger of collapsing. Throughout the building, the ceiling was either completely torn away or on the verge of collapse. Metal sheets, perhaps used as ceiling material, and electrical wiring hung from the ceiling. Concrete was missing, flaking or crumbling from most of the interior walls. Throughout the interior, the floor was filled with construction debris and garbage.

### Indications of Structural Damage

According to a structural due diligence report completed by LZA Technology in October 2005 (see Appendix A), the building on lot 20 had experienced severe structural deterioration and was unsafe. As shown in Photographs B and C, there were holes in the roof of the building, exposing the interior to the outside elements. The LZA report indicated that the interior of the structure was in a serious state of disrepair from water damage and exposure to the elements, and that portions of the timber floor framing would continue to collapse due to the water damaged floor structure. The report also indicated that the building's roof membrane was deteriorated and no longer existed in many locations. A partial collapse at the southern end of the roof, numerous holes across the roof area, and broken and open windows all exposed the building to further water damage. Overall, LZA Technology deemed the building unsafe, and recommended that it be demolished.

### Building Code Violations

Lot 20 has 14 open violations on file, most of which date to the late 1990s (see Appendix B). Of the 14 violations, 12 were for failure to maintain the building. The violations reference loose and missing

## **Block I 127, Lot 20**

bricks, defective wood joist on the roof and floor, missing sheathing on the ceiling used for fire retardant, and a roof that was in danger of collapsing.

### **Occupancy/Vacancy Status**

The building on lot 20 was vacant when purchased by AYDC. According to AYDC, the building was never occupied under the previous owner. New York City Department of Finance records indicate that the previous owner purchased the property in 1997, which means that the building has been vacant for at least 8-9 years.

### **Underutilization**

As indicated above, lot 20 is in an R7A zoning district, with a C2-4 overlay and an FAR of 4.0. Although the 1,725 sf lot can accommodate up to 6,900 zsf of built space under current zoning, it hosted a one story 1,520 gsf building, utilizing less than a quarter of the lot's development potential.

### **Environmental Concerns**

The Phase I ESA identified the potential for subsurface contamination related to a documented potential fuel oil tank, and the presence of drums and abandoned cars that may have historically been associated with auto repair operations. No Phase II sampling was performed on this property, due to the disrepair and instability of the on-site structure.

**Block I 127, Lot 20**



**Photograph I 127-20-A**



**Photograph I 127-20-B**

**Block I 127, Lot 20**

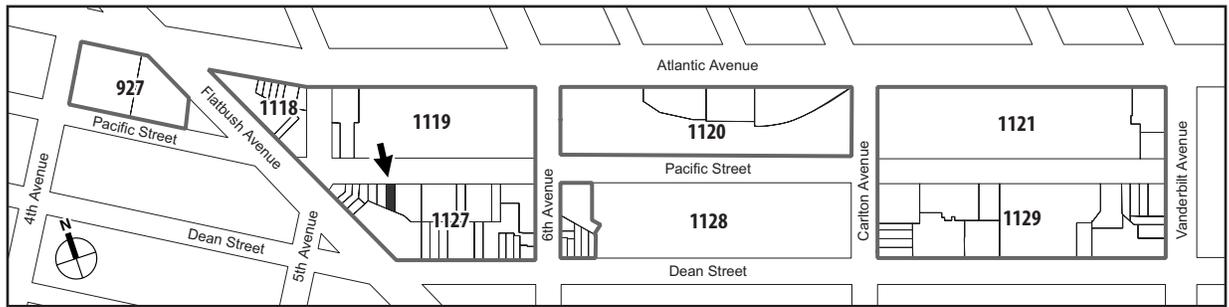


**Photograph I 127-20-C**



**Photograph I 127-20-D**

## Block I 127, Lot 21



### Location, Use, Zoning, and Ownership

Lot 21 is located at 624 Pacific Street, between 5th and 6th Avenues. The lot is occupied by a 5,000 gsf, four-story residential building with ground floor commercial space (see Photograph A). Lot 21 is located in an R7A zoning district with a C2-4 overlay. R7A districts permit medium-density housing with a maximum FAR of 4.0. C2-4 districts accommodate retail and personal service shops needed in residential neighborhoods. When mapped in R7 districts, the maximum commercial FAR in C2-4 districts is 2.0. Lot 21 is owned by AYDC, which purchased the property in July 2004.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

Lot 21 has eight open building code violations, six of which were issued between 2000 and 2005 for boiler-related problems (see Appendix B). AYDC is seeking to remedy these violations, including those that preceded its ownership.

### Occupancy/Vacancy Status

Approximately half of the floor area in the building on lot 21 is vacant. Two of the six residential units in the building were vacant prior to AYDC acquisition and the remaining four are currently occupied. The commercial space was vacated pursuant to an agreement with AYDC.

### Underutilization

As indicated above, lot 21 is in an R7A zoning district, with a C2-4 overlay and an FAR of 4.0. Although the 1,975 sf lot can accommodate up to 7,900 zsf of built space under current zoning, it hosts a 5,000 gsf building, utilizing approximately 63 percent of the lot's development potential.

## **Block I 127, Lot 21**

### **Environmental Concerns**

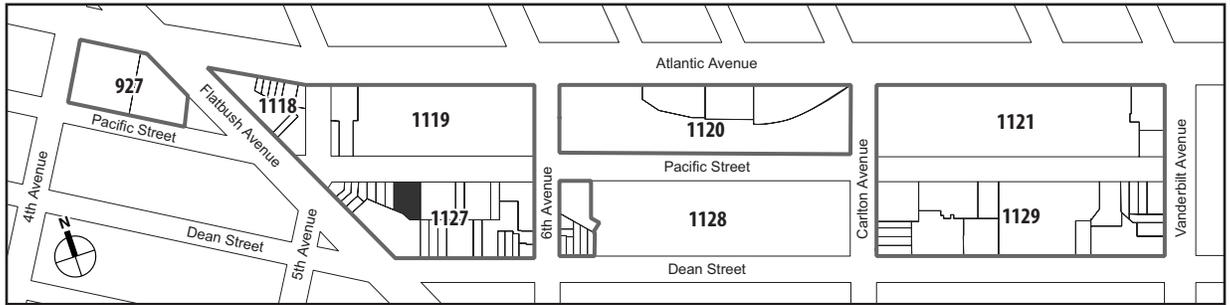
The Phase I ESA identified no uses of concern on lot 21, but there was a potential for subsurface contamination associated with documented former on-site fuel oil storage. No evidence of fuel oil storage tanks was observed during the Phase I property inspection. No site-related contamination was identified by the limited sampling conducted for the Phase II ESA. However, as indicated in the introduction to Section C, there are certain environmental conditions common to all project site properties that are of potential environmental concern. These include: historic fill which is likely to contain metals such as arsenic and lead, semi-volatile organic compounds and pesticides in quantities that are above the most stringent guidance values; buildings that contain asbestos, lead-paint, and florescent lighting; and the presence of elevated levels of chlorinated volatile organic compounds in the groundwater beneath and surrounding the lot.

**Block 1127, Lot 21**



**Photograph 1127-21-A**

## Block I 127, Lot 22



### Location, Use, Zoning, and Ownership

Lot 22 is located at 626 Pacific Street, between 5th and 6th Avenues. The lot is occupied by a vacant 6,000 gsf, single-story industrial building (see Photograph A). Lot 22 is located primarily in a C4-4A zoning district with a small portion of the lot located in an R7A district with an C2-4 overlay. C4 districts are located in major commercial centers outside the central business district and allow department stores, theaters, and other commercial uses that serve a larger area. C4-4A districts have a maximum commercial FAR of 4.0. Lot 22 is owned by AYDC, which purchased the property in May 2004.

### Unsanitary and Unsafe Conditions

Apart from some graffiti on the façade of the building on lot 22 and some cracks in the sidewalk, no unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

Lot 22 has one open building code violation dating from 1966 (see Appendix B).

### Occupancy/Vacancy Status

As indicated above, the building on lot 22 is currently vacant. The commercial user (a construction firm) vacated the building pursuant to an agreement with AYDC.

### Underutilization

As indicated above, lot 22 is in a C4-4A zoning district with a small portion located in an R7A district with a C2-4 overlay. Although the 7,650 sf lot can accommodate up to 30,600 zsf of built space under current zoning, it hosts a single-story 6,000 gsf building, utilizing less than 20 percent of the lot's development potential.

### Environmental Concerns

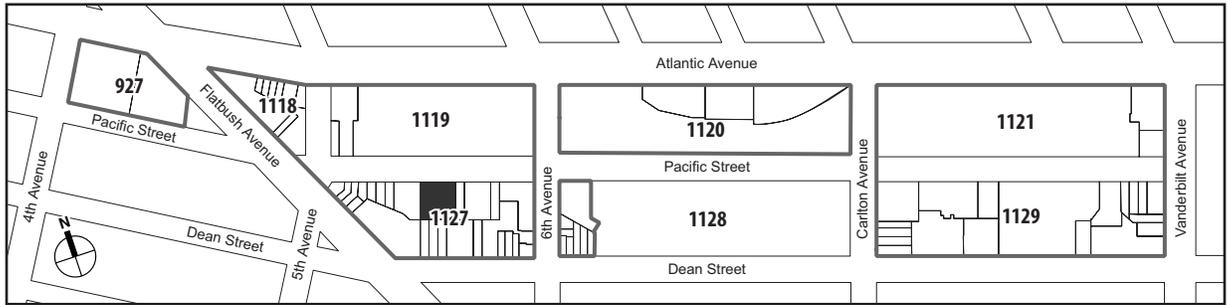
The Phase I ESA identified characteristics of lot 22 that were indicative of potential environmental concern related to on-site uses. An underground fuel oil storage tank associated with a closed documented spill, and hydraulic oil drums were present on the site. Additional environmental concerns included historic manufacturing uses. The lot has an E-designation on file with DOB related to hazardous materials concerns. No site-related contamination was indicated from Phase II sampling.

**Block I 127, Lot 22**



**Photograph I 127-22-A**

## Block 1127, Lots 1101-1131 (aka Lot 27)



### Location, Use, Zoning, and Ownership

Lots 1101-1131 (also referred to as lot 27, the lot number assigned to the lot prior to its division into condominium units) are located at 636 Pacific Street, between 5th and 6th Avenues. The parcel is occupied by a 38,750 gsf, eight-story residential condominium building (see Photograph A). Lots 1101-1131 are located in a C4-4A zoning district. C4 districts are located in major commercial centers outside the central business district and allow department stores, theaters, and other commercial uses that serve a larger area. C4-4A districts have a maximum commercial FAR of 4.0. AYDC owns all but one of the 31 condominium units in the building on the lot. The units were purchased by AYDC in November 2004.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment, and no thorough engineering inspection report has been done for this property. However, according to documents obtained from the former president of the 636 Pacific Street Condominium Association, numerous aspects of the building's renovation and conversion were performed poorly by the condominium sponsor and have required significant and repeated repairs or replacements since the owners first occupied the building in 2003. The problems were so numerous that the owners filed a complaint against the building sponsor with the Office of the Attorney General in August 2003, retained legal counsel to represent them, and hired an architecture firm (loci architecture pc) to write a report documenting the many problems with the building. Among the concerns listed by the residents were: basement flooding, faulty electrical wiring, missing plaster on the southwest building façade, prevalence of flies and other insects (which the owners speculated may have stemmed from "additional decomposing rodents in walls/basement"), floors buckling from water damage, active water/ceiling leaks in individual apartments, and mold growing in first floor apartments. The report prepared by loci architecture in January 2004 indicated that the building continued to experience a variety of problems, including substantial water damage due to poor weatherproofing, inadequate courtyard pitching, and insufficient caulking and flashing on the exterior façade, balcony doors, window frames, and roof.

AYDC reports that such deficiencies required significant repairs after they took ownership of its building units in November 2004. In the Winter of 2005, the building's boiler and heat distribution pipes froze because of defective insulation and poor installation by the sponsor, requiring the evacuation of the building while repairs were performed. Based on its experience with these defects, AYDC believes that it is highly likely that further latent defects within the building and its systems currently exist, but have not yet been discovered.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for these lots. The visual assessment did not indicate that the building structure is substantially compromised.

## **Block 1127, Lots 1101-1131 (aka Lot 27)**

### **Building Code Violations**

There are no open building code violations associated with lots 1101-1131.

### **Occupancy/Vacancy Status**

As indicated above, 30 of the 31 residential units in the building on the lot have been purchased by AYDC and are now vacant.

### **Underutilization**

Lots 1101-1131 are in a C4-4A zoning district. According to current zoning, up to 44,000 zsf of built space is permitted on the 11,000 sf lot. At 38,750 gsf, the building currently located on the parcel utilizes approximately 88 percent of the parcel's development potential.

### **Environmental Concerns**

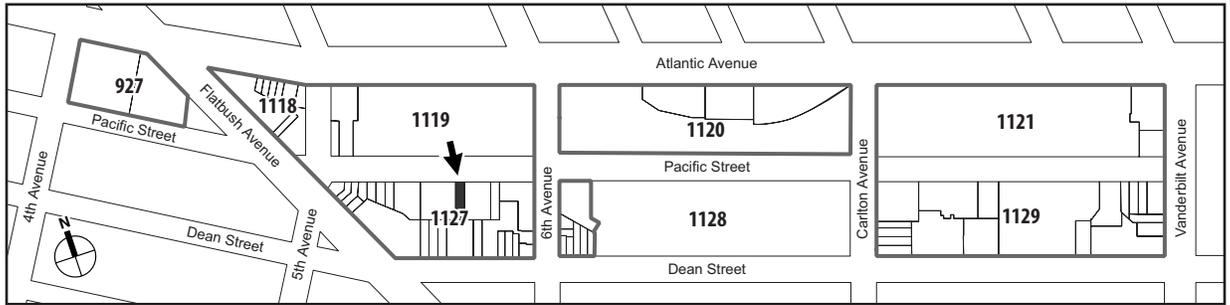
The Phase I ESA identified characteristics of lot 22 that were indicative of potential environmental concern related to site uses. The site was occupied by a historic warehouse and a complaint was recorded that an illegal auto repair at one time operated on the site. Fuel oil storage tanks were documented at the site, but there was no evidence that they were still present. The lot has an E-designation on file with DOB for issues related to hazardous materials concerns. No site-related contamination was identified by the limited sampling conducted for the Phase II ESA. However, as indicated in the introduction to Section C, there are certain environmental conditions common to all project site properties that are of potential environmental concern. These include: historic fill which is likely to contain metals such as arsenic and lead, semi-volatile organic compounds and pesticides in quantities that are above the most stringent guidance values; buildings that contain asbestos, lead-paint, and florescent lighting; and the presence of elevated levels of chlorinated volatile organic compounds in the groundwater beneath and surrounding the lot.

**Block 1127, Lots 1101-1131 (aka Lot 27)**



**Photograph 1127-1101-1131-A**

## Block I 127, Lot 29



### Location, Use, Zoning, and Ownership

Lot 29 is located at 640 Pacific Street, between 5th and 6th Avenues. The lot is occupied by a 2,750 gsf building containing a garage with office space above (see Photograph A). Lot 29 is located in a C4-4A zoning district. C4 districts are located in major commercial centers outside the central business district and allow department stores, theaters, and other commercial uses that serve a larger area. C4-4A districts have a maximum commercial FAR of 4.0. Lot 29 is owned by AYDC, which purchased the property in November 2004.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

Lot 29 has one open building code violation on file with DOB. Information on the type and date of the violation was not available from the DOB Building Information System.

### Occupancy/Vacancy Status

The property was owner-occupied and delivered vacant to AYDC at closing in November 2004. The building on lot 29 is currently occupied on a temporary basis by BUILD, a party to the Community Benefits Agreement, pursuant to a revocable license arrangement with AYDC.

### Underutilization

Lot 29 is in a C4-4A zoning district. Although the 2,750 sf lot can accommodate up to 11,000 zsf of built space under current zoning, it hosts a one-story 2,750 gsf building, utilizing only one quarter of the lot's development potential.

## **Block I 127, Lot 29**

### **Environmental Concerns**

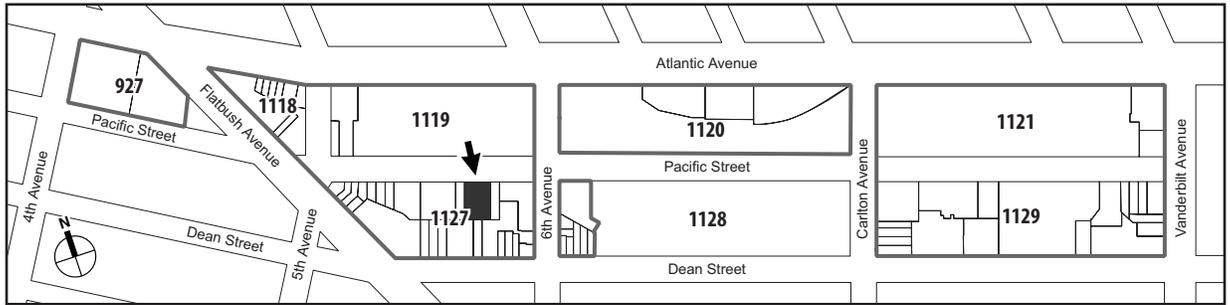
The Phase I ESA identified no current uses of environmental concern on lot 29. A historic blacksmith, however, is a historic use of environmental concern on lot 29. No evidence of past or present storage tanks was indicated during the Phase I property inspection, however the site contains an E-designation related to USTs that is on-file with DOB. No site-related contamination was identified by the limited sampling conducted for the Phase II ESA. However, as indicated in the introduction to Section C, there are certain environmental conditions common to all project site properties that are of potential environmental concern. These include: historic fill which is likely to contain metals such as arsenic and lead, semi-volatile organic compounds and pesticides in quantities that are above the most stringent guidance values; buildings that contain asbestos, lead-paint, and florescent lighting; and the presence of elevated levels of chlorinated volatile organic compounds in the groundwater beneath and surrounding the lot.

**Block I 127, Lot 29**



**Photograph I 127-29-A**

## Block I 127, Lot 30



### Location, Use, Zoning, and Ownership

Lot 30 is located at 642-646 Pacific Street, between 5th and 6th Avenues. The lot is occupied by a vacant 19,679 gsf, three-story mixed use residential and commercial building (see Photograph A). Lot 30 is located in a C4-4A zoning district. C4 districts are located in major commercial centers outside the central business district and allow department stores, theaters, and other commercial uses that serve a larger area. C4-4A districts have a maximum commercial FAR of 4.0. Lot 30 is owned by AYDC, which purchased the property in April 2005.

### Unsanitary and Unsafe Conditions

The façade of the building on lot 30 is generally in fair condition. However, the building's garage door and adjacent window are painted with graffiti, one of the building's windows is cracked, and the paint is flaking off portions of the building's façade (see Photographs B and C). In addition, as shown in Photograph D, the sidewalk in front of the building is heavily cracked, the curb is deteriorating, and weeds grow through many of the cracks.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

Lot 30 has two open building code violations on file with DOB (see Appendix B). Both violations were issued in the late 1990s and are related to the building's boiler.

### Occupancy/Vacancy Status

As indicated above, the building on lot 30 is currently vacant. It was vacated pursuant to an agreement with AYDC.

### Underutilization

Lot 30 is in a C4-4A zoning district. Although the 8,250 sf lot can accommodate up to 33,000 zsf of built space under current zoning, the building located on the lot is only 19,679 gsf, utilizing less than 60 percent of the lot's development potential.

### Environmental Concerns

The Phase I ESA identified characteristics of lot 30 that were indicative of potential environmental concern related to on-site uses. Small amounts of chemicals and solvents, associated with the small-scale print shop, were present on the site. The method of disposal of these materials was unconfirmed.

## **Block I 127, Lot 30**

An aboveground fuel oil storage tank was present in the basement. Historic uses of environmental concern include a large scale commercial printer, historic metalworking, and a historic laboratory (with a historic tank), and historic manufacturing. The lot has an E-designation for hazardous materials on-file with DOB. No site-related contamination was identified by the limited sampling conducted for the Phase II ESA. However, as indicated in the introduction to Section C, there are certain environmental conditions common to all project site properties that are of potential environmental concern. These include: historic fill which is likely to contain metals such as arsenic and lead, semi-volatile organic compounds and pesticides in quantities that are above the most stringent guidance values; buildings that contain asbestos, lead-paint, and florescent lighting; and the presence of elevated levels of chlorinated volatile organic compounds in the groundwater beneath and surrounding the lot.

**Block I 127, Lot 30**



**Photograph I 127-30-A**



**Photograph I 127-30-B**

**Block I 127, Lot 30**

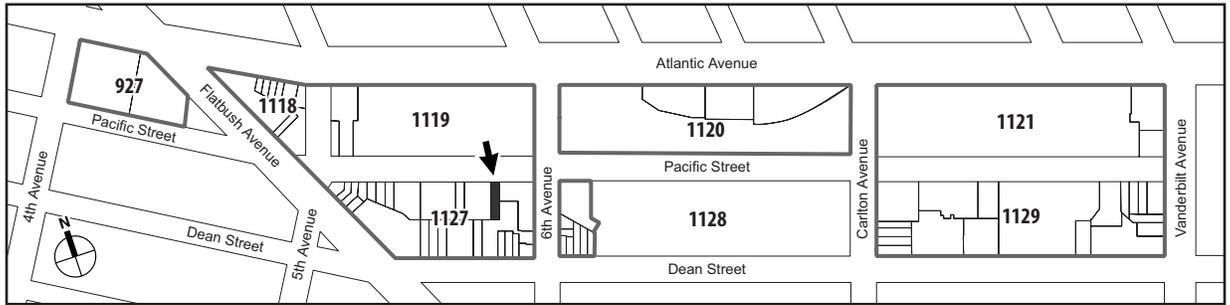


**Photograph I 127-30-C**



**Photograph I 127-30-D**

## Block I 127, Lot 33



### Location, Use, Zoning, and Ownership

Lot 33 is located at 648 Pacific Street, near the corner of 6th Avenue and Pacific Street. The lot is occupied by a 2,750 gsf, two-story building used by the New York City Fire Department (FDNY) as an equipment cleaning and storage facility (see Photograph A). Lot 33 is located in a C4-4A zoning district. C4 districts are located in major commercial centers outside the central business district and allow department stores, theaters, and other commercial uses that serve a larger area. C4-4A districts have a maximum commercial FAR of 4.0. Lot 33 is currently owned by the City.

### Unsanitary and Unsafe Conditions

Aside from the cracks and weeds in the sidewalk of lot 33 (see Photograph B), no unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lot 33.

### Occupancy/Vacancy Status

As indicated above, the building on lot 33 is currently used by the FDNY as an equipment cleaning and storage facility. It is expected that FDNY will relocate this facility or consolidate its services into other existing facilities.

### Underutilization

Lot 30 is in a C4-4A zoning district. Although the 2,750 sf lot can accommodate up to 11,000 zsf of built space under current zoning, the lot currently hosts a 2,750 gsf building, utilizing only one quarter of the lot's development potential.

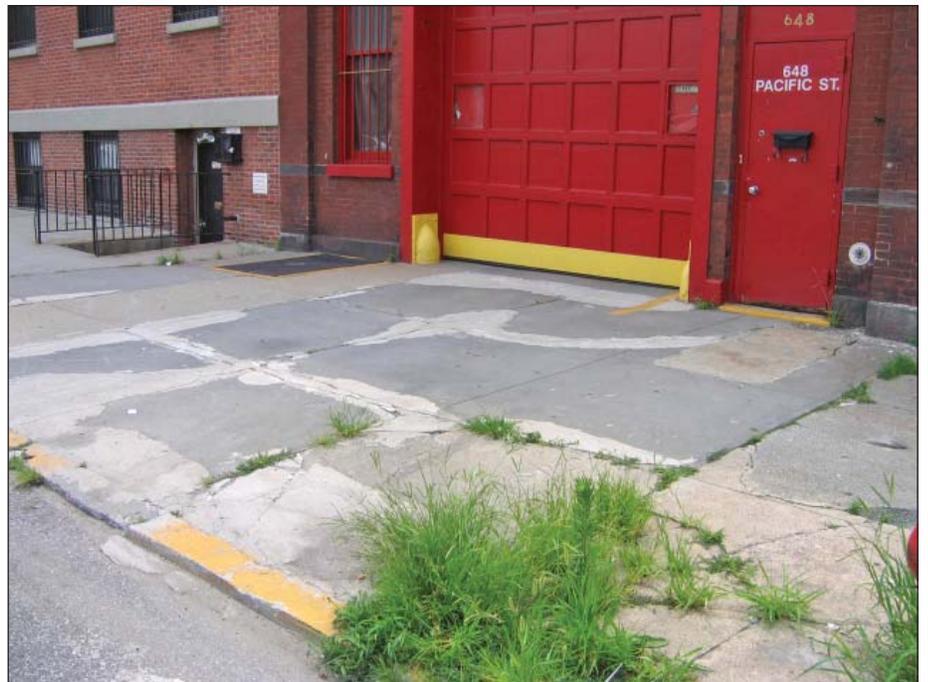
### Environmental Concerns

No Phase I or Phase II ESA has been performed for this lot. There is the potential for subsurface contamination on the property related to a historic diesel tank of unknown status formerly associated with the FDNY facility.

**Block I 127, Lot 33**

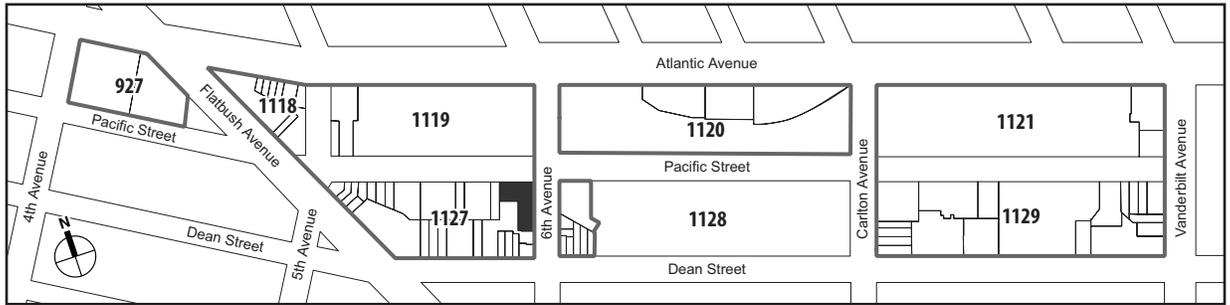


**Photograph I 127-33-A**



**Photograph I 127-33-B**

## Block 1127, Lots 1001-1021 (aka Lot 35)



### Location, Use, Zoning, and Ownership

Lots 1001-1021 (also referred to as lot 35, the number assigned to the lot prior to its division into condominium units) are located at 24 6th Avenue on the corner of 6th Avenue and Pacific Street. The parcel is occupied by a 29,736 gsf, five-story residential condominium building (see Photograph A). Lots 1001-1021 are located in a C4-4A zoning district. C4 districts are located in major commercial centers outside the central business district and allow department stores, theaters, and other commercial uses that serve a larger area. C4-4A districts have a maximum commercial FAR of 4.0. AYDC owns 19 of the 21 condominium units located in the building, and is currently under contract to purchase the remaining two units.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lots 1001-1021.

### Occupancy/Vacancy Status

19 of the 21 residential units in the building have been purchased by AYDC and were vacated pursuant to an agreement with AYDC. The remaining two units, currently under contract by AYDC, will remain occupied until the close of sale, which is anticipated to occur by Fall 2006.

### Underutilization

Lots 1001-1021 are in a C4-4A zoning district. According to current zoning, up to 34,032 zsf of built space is permitted on the 8,508 sf lot. At 29,736 gsf, the building currently located on the parcel utilizes approximately 87 percent of the parcel's development potential.

### Environmental Concerns

The Phase I ESA identified characteristics of lot 35 that were indicative of potential environmental concern related to site uses. Lot 35 had a long history of manufacturing uses until the 1990's when it was converted into residential space. Records indicate the historic presence of both gasoline or fuel oil tanks on the property. The current status of these tanks is unknown.

## **Block 1127, Lots 1001-1021 (aka Lot 35)**

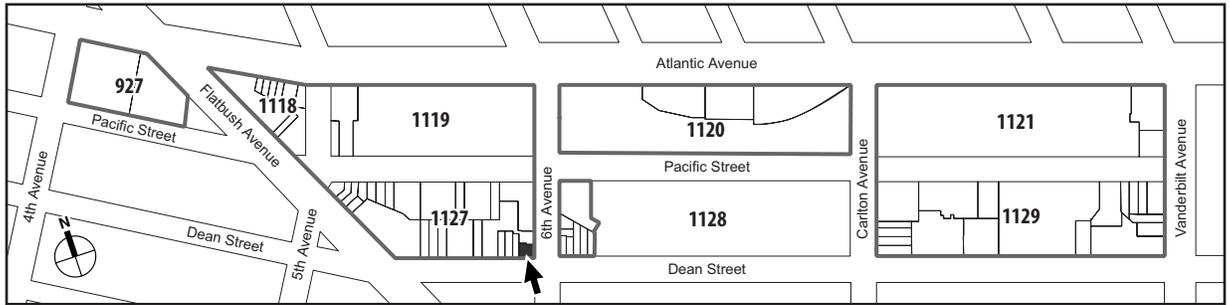
Sampling of a monitoring well on the sidewalk adjacent the property did not indicate groundwater contamination likely related to this property. No site-related contamination was identified by the limited sampling conducted for the Phase II ESA. However, as indicated in the introduction to Section C, there are certain environmental conditions common to all project site properties that are of potential environmental concern. These include: historic fill which is likely to contain metals such as arsenic and lead, semi-volatile organic compounds and pesticides in quantities that are above the most stringent guidance values; buildings that contain asbestos, lead-paint, and florescent lighting; and the presence of elevated levels of chlorinated volatile organic compounds in the groundwater beneath and surrounding the lot.

**Block 1127, Lots 1001-1021**



**Photograph 1127-1001-1021-A**

## Block I 127, Lot 43



### Location, Use, Zoning, and Ownership

Lot 43 is located at 483-485 Dean Street, on the corner of 6th Avenue and Dean Street. The eastern portion of the lot is occupied by a 4,686 gsf, three-story residential building with ground floor commercial (see Photograph A) and the western portion of the block is occupied by a three story residential building (see Photograph B). Lot 43 is located in an R6B zoning district. With an FAR of 2.0, R6B districts are generally characterized by shorter, four-story rowhouses or apartment buildings. Both buildings on lot 43 are owned by AYDC, which purchased them in August 2005.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

There are no open building code violations associated with lot 43.

### Occupancy/Vacancy Status

Five of the six residential units on lot 43 were vacated pursuant to agreements with the prior owner of the property or AYDC. The sixth residential unit was vacated when the previous occupant died in November 2005. The commercial space on the ground floor of 485 Dean Street is currently occupied by a bar.

### Underutilization

According to current zoning, lot 43 is fully utilized.

### Environmental Concerns

The Phase I ESA identified no current or historic uses of environmental concern on lot 43. The potential for subsurface contamination associated with two aboveground fuel oil storage tanks observed in the basement was noted. No Phase II sampling was completed on lot 43.

**Block I 127, Lot 43**

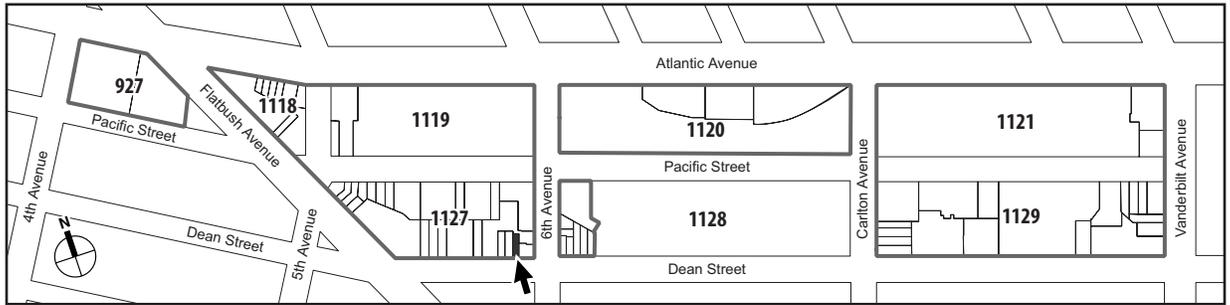


**Photograph I 127-43-B**



**Photograph I 127-43-A**

## Block I 127, Lot 45



### Location, Use, Zoning, and Ownership

Lot 45 is located at 481 Dean Street, between Flatbush and 6th Avenues. The lot is occupied by a 2,400 gsf, three-story residential building (see Photograph A). Lot 45 is located in an R6B zoning district. With an FAR of 2.0, R6B districts are generally characterized by shorter, four-story rowhouses or apartment buildings. According to the New York City Department of Finance, lot 45 is owned by Nasser Ahmed.

### Unsanitary and Unsafe Conditions

Apart from some deterioration of the stone on the building's front steps (see Photograph B), no unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

The building on lot 45 has three open building code violations. The violations were issued between 2002 and 2004 and are related to the building's boiler.

### Occupancy/Vacancy Status

There are two residential units located in the building on lot 45. Both appear to be occupied.

### Underutilization

Lot 45 is located in a R6B zoning district with an FAR of 2.0. According to current zoning, the 1,550 sf lot could accommodate up to 3,100 zsf of built space. The 2,400 gsf building currently located on the lot utilizes approximately 77 percent of the lot's development potential.

### Environmental Concerns

No Phase I or Phase II ESA has been performed for this lot. DOB records indicated the potential for on-site fuel oil storage on this property.

**Block I 127, Lot 45**

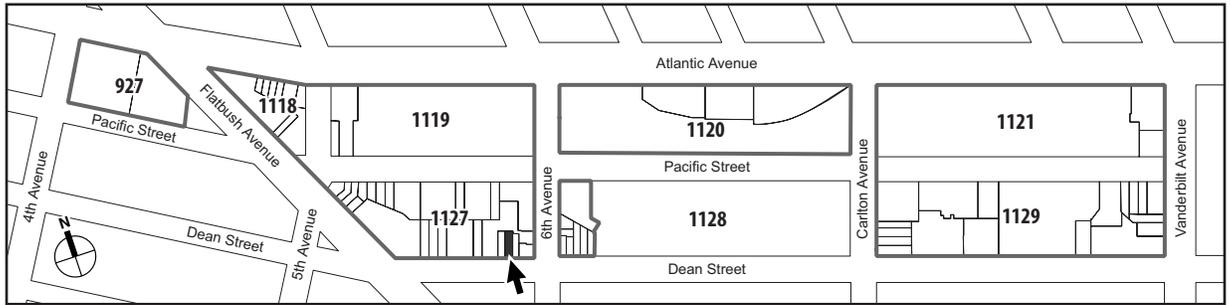


**Photograph I 127-45-B**



**Photograph I 127-45-A**

## Block I 127, Lot 46



### Location, Use, Zoning, and Ownership

Lot 46 is located at 479 Dean Street, between Flatbush and 6th Avenues. The lot is occupied by a 2,400 gsf, three-story residential building (see Photograph A). Lot 46 is located in an R6B zoning district. With an FAR of 2.0, R6B districts are generally characterized by shorter, four-story rowhouses or apartment buildings. Lot 46 is owned by AYDC, which purchased the property in May 2006.

### Unsanitary and Unsafe Conditions

No unsanitary or unsafe conditions were identified as part of the visual assessment.

### Indications of Structural Damage

A structural due diligence survey has not been conducted for this lot. The visual assessment did not indicate that the building structure is substantially compromised.

### Building Code Violations

The building on lot 46 has two open building code violations. Both violations were issued in 1997 and are related to the building's boiler.

### Occupancy/Vacancy Status

There are seven residential units located in the building on lot 46. All seven units are currently occupied.

### Underutilization

Lot 46 is located in a R6B zoning district with an FAR of 2.0. According to current zoning, the 1,550 sf lot could accommodate up to 3,100 zsf of built space. The 2,400 gsf building currently located on the lot utilizes approximately 77 percent of the lot's development potential.

### Environmental Concerns

The Phase I ESA identified no current or historic uses of environmental concern on lot 46. The potential for subsurface contamination associated with an aboveground fuel oil storage tanks observed in the basement was noted. Floor staining was present in the vicinity of the tank. No site-related contamination was identified by the limited sampling conducted for the Phase II ESA. However, as indicated in the introduction to Section C, there are certain environmental conditions common to all project site properties that are of potential environmental concern. These include: historic fill which is likely to contain metals such as arsenic and lead, semi-volatile organic compounds and pesticides in quantities that are above the most stringent guidance values; buildings that contain asbestos, lead-paint, and florescent lighting; and the presence of elevated levels of chlorinated volatile organic compounds in the ground-water beneath and surrounding the lot.

**Block I 127, Lot 46**



**Photograph I 127-46-A**