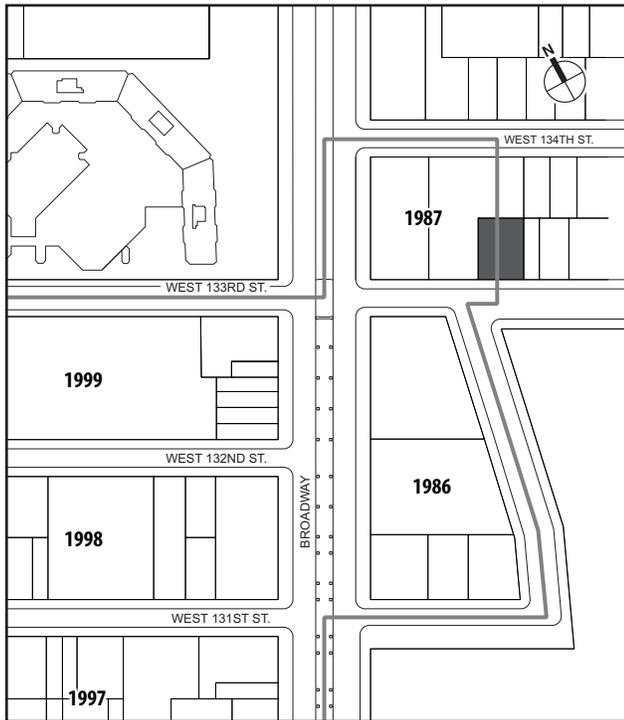


Block 1987 Lot 9

SITE CONDITION:	POOR
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LOCATION, USE, ZONING, AND OWNERSHIP

Acquired by the Trustees of Columbia on June 30, 2006, Block 1987 Lot 9 is located at 547 West 133rd Street between Broadway and Amsterdam Avenue. A two-story, 14,238-gsf brick masonry building occupied by automotive repair shops comprises the lot (see Photograph A). The structure’s estimated build year is 1970; however, the building’s presence on a historical Sanborn Map from 1939 indicates that the building was likely constructed prior to 1939. Although the building encompasses the entire lot, only about 45 percent of Lot 9 is within the study area; this western portion is in an M1-2 zoning district. The eastern portion of the building, which is not part of the study area, is in an R7-2 zoning district. The physical evaluation was performed for the entire building and not just the portion of the building

within the study area.

PHYSICAL AND STRUCTURAL CONCERNS

Overall, this site was evaluated by Thornton Tomasetti, Inc. to be in poor condition due to a combination of structural distress, inadequate interior and exterior building conditions, and other hazardous site conditions.

Distress is largely the consequence of active, long-term water infiltration resulting in: water and corrosion stains on the first floor ceiling, rotted timber joists and roof sheathing (see Photograph B), and severe staining and microbial growth on the ceiling and walls (see Photograph C). A mezzanine level on the second floor used for storage (see Photograph D) is subject to localized collapse, as it is suspended from the roof framing that is compromised due to active water infiltration (see Photograph E). Also, there is a significant stepped crack on the north brick masonry wall, which was likely due to long-term water infiltration (see Photograph F). Water damage was likely caused by poor roof conditions, such as ponding water (see Photograph G) and the severe deterioration of the waterproof coating at a portion of the parapet (see Photograph H); and by windows that are in poor condition with a few cracked window panes and some corrosion on the window frames (see Photograph A).

The concrete surfaces on both floors exhibit evidence of long-term automotive repair shop operations, such as cracks, spalling, and deterioration from exposure to motor oil and other chemicals (see Photographs I and J). The top surface of the concrete vehicular ramp has cracks and spalling from long-term use (see Photograph K). Signs of deterioration are also on the underside of the ramp, such as advanced efflorescence and spalling (see Photograph L), as well as black residue likely caused by emissions from machinery on the first floor (see Photograph M). As shown in Photograph M, a reinforcing bar is exposed at one location on the underside of the ramp and is corroded.

Block 1987 Lot 9

The sidewalks and curb cuts are in fair to poor condition, with cracks and uneven joints (see Photograph N).

HEALTH AND SAFETY CONCERNS

A door on the building's south façade provides emergency egress from the second floor via a stairway; however, the roll-up shutter in front of this emergency exit door was closed on the day of the site visit, thereby preventing egress and creating an unsafe condition for employees and customers. In addition, microbial growth on the masonry walls on the first floor is a health concern for employees in this space (see Photograph C). The businesses apparently use the sidewalk for parking vehicles, creating a potential safety hazard for pedestrians. There was also evidence of vermin infestation in the basement.

BUILDING CODE VIOLATIONS

Lot 9 has four open building code violations. Three of these violations, all for the boiler, were issued by DOB between 2000 and 2005. In addition, ECB issued one violation in 2003, considered to be of high severity, for rigging equipment that was used without a master rigger license on-site. No further information is available in the DOB Building Information System.

ENVIRONMENTAL CONCERNS

The Phase I ESA identified the following environmental issues related to the lot's current and former uses as an auto repair shop, a former fuel oil AST, gasoline USTs, and waste oil ASTs. In addition, documentary research indicated petroleum spills on the site. No Phase II subsurface investigation was performed on this site.

Manhattanville Neighborhood Conditions Study

Block 1987 Lot 9



Photograph 1987-9-A



Photograph 1987-9-B

Block 1987 Lot 9



Photograph 1987-9-C



Photograph 1987-9-D

Block 1987 Lot 9



Photograph 1987-9-E



Photograph 1987-9-F

Block 1987 Lot 9



Photograph 1987-9-G

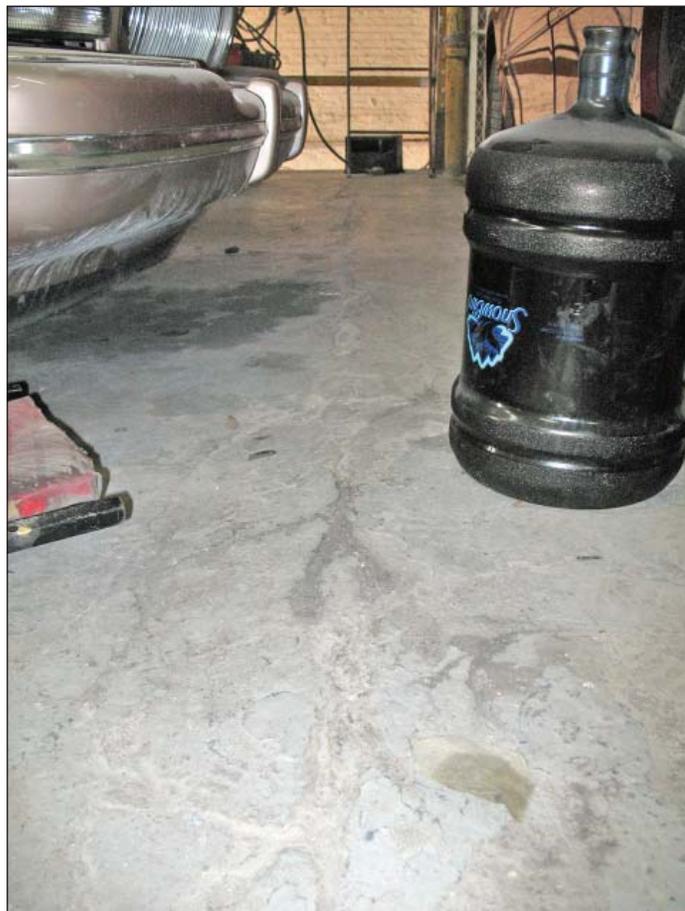


Photograph 1987-9-H

Block 1987 Lot 9



Photograph 1987-9-I



Photograph 1987-9-J

Block 1987 Lot 9



Photograph 1987-9-K



Photograph 1987-9-L

Block 1987 Lot 9



Photograph 1987-9-M



Photograph 1987-9-N