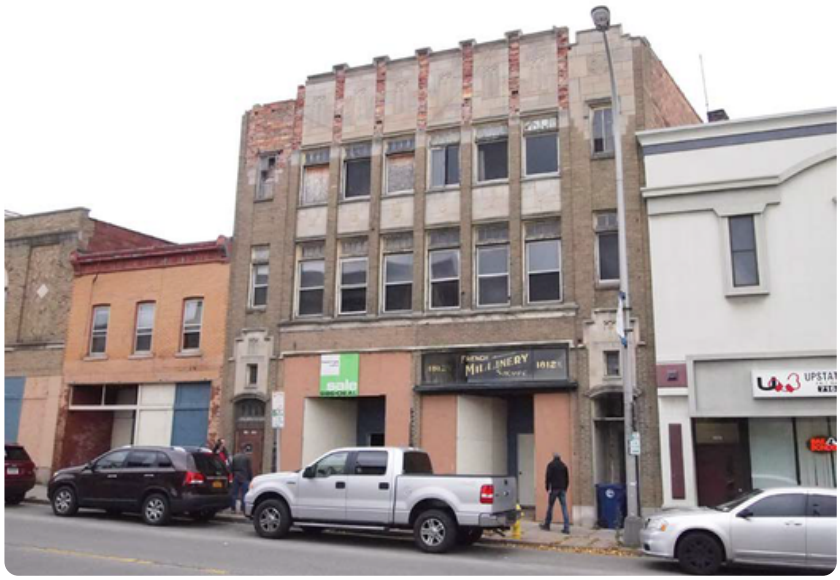
PROPERTY REPORT

October 2018



1812 MAIN STREET

Niagara Falls, New York

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The information provided in this report was compiled by CJS Architects in October 2018. Any developer should contact CJS Architects for any questions or concerns regarding its content.

November 6th, 2018

Mr. Robert Richardson
Managing Partner
Niagara Falls Development Fund One
500 Seneca St
Buffalo, New York 14204

Re: **Niagara Falls Property/ Building Assessments**

Mr. Richardson,

On October 17th & 19th, 2018 CJS Architects, along with representatives from Siracuse Engineers PC, M/E Engineering, and Sienna Environmental Technologies set out to field survey 38 various properties/ buildings in Niagara Falls, NY, with the purpose of providing cursory general conditions reports for each property/ building surveyed. A typical survey lasted less than one hour, and the intent of the reports is to share first impressions of overall conditions only. A more detailed survey of each property will be required to evaluate, verify, and expand upon the initial commentary presented herein. The following is a list of the properties that were to be visited:

1628 Main St	830 Lincoln Pl
1632 Main St	813 Cleveland Ave
1636 Main St	819 Cleveland Ave
1708 Main St	2001 Main St
1802 Main St	2011 Main St
1810 Main St	2019 Main St
1812 Main St	2025 Main St
811 Division Ave	2109 Main St
717 Division Ave	2111 Main St
723 Division Ave	2113 Main St
803 Division Ave	2217 Main St
1643 ½ 8th St	2637 Main St
1902 Main St	917 Niagara Ave
1908 Main St	915 Niagara Ave
2002 Main St	1509 Main St
2018 Main St	1105 Cleveland Ave
802 Lincoln Pl	1600 Cleveland Ave
808 Lincoln Pl	1010 South Ave
826 Lincoln Pl	1915 10th St

Attached for your use/ review are individual surveys of each of the properties/ buildings listed above. Please contact our office should you have questions related to any of the information within.

For the purposes of grading various building components/systems, the Structural and Architectural reports utilized the following 1-5 ranking system to evaluate building components/systems:

1. Building component/ system completely failing, recommend complete removal, replacement, and/or demolition.
2. Building component/ system in extreme disrepair, reuse would require extensive cost/labor but could be accomplished.
3. Building component/ system in in a state of general disrepair, reuse feasible depending on costs.
4. Building component/ system in generally good condition, reuse would require little repair.
5. Building component/ system in good condition, requires no repair.

And the MEP and Hazardous Materials reports utilized the following grading system:

Good: Building component/system in good condition and requires little to no work

Fair: Building component/system in working condition but does require maintenance or some upgrade

Poor: Building component/system is in need of replacement.

Respectfully,

Jonathan Claeys, AIA

1812 MAIN STREET

Parcel Info

- One structure
- Lot Size: 4,128 SF
- Existing Structure: Vacant Retail/Residential
- Year Built: 1931
- Structure GFA: 7,870 SF
- Structural Height: Three Story
- Zoning: C2-A
- Mixed-Use Commercial

STRUCTURAL

The existing building at this address is a three-story structure. The first floor is framed with a wood joist system over the crawl space below. The second floor consists of a wood joist system supported by steel girders. The third floor and roof construction were not observed due to the poor condition of the second-floor joists.

Entering the building, it was noticed that areas of the first floor have collapsed into the crawl space below. These areas along with a majority of the first floor will need to be removed and replaced.

The second-floor wood joist system was observed to be only slightly better than the first-floor joists. There are areas where the floor will need to be removed and replaced and other areas reinforced at a minimum. The steel beams that support the wood joists however appear to be in good condition and would only require minor scraping and cleaning.

The brick façade along the Main street elevation is in fair condition except for the brick above the third floor. At this level, all of the face brick has fallen off of the building exposing the clay tile back-up wall. These areas will require further assessment of the clay tile back-up as well as rebuilding of the face brick. The stone panels above the windows are still in place however their anchorage will also require additional assessment and possible reinforcement.

A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.

ARCHITECTURAL

The brick on the main street façade is in a state of disrepair at the top of the building. The brick veneer has been removed, or fallen off the building, exposing the speed (clay) tile bearing wall. In this condition further deterioration of the brick veneer would be expected from water infiltration. Some cracking of the stone work was observed, this should be examined in closer detail to determine whether or not any remediation work is necessary. The windows on the upper floors appear to be the original wood transoms, jambs, & sill with replacement windows in the lower portions of the openings. The condition of the original wood frames is unknown, but the paint on them has failed exposing the wood to the elements, its likely they are not salvageable. Storefront at the first-floor level has been covered with painted OSB, its condition is unknown.

We were only able to gain access to one half of the interior at the first-floor level. Most interior finishes have already been stripped away exposing the building structure. The first floor is collapsing into the basement in areas and the floor sheathing exhibits water damage. The second-floor framing appeared to be in slightly better shape. Conditions on the second-floor level were not able to be examined and are unknown.

Any future re-use of this structure would likely require large removals and replacement of the wood floor framing in order to return the building to a safe condition. Due to the lack of access to portions of the building, a full assessment of future re-use cannot be made at this time.

MEPFP

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes. Property is vacant and has been left in a state of sever disrepair. Re-use of MEP systems is not feasible.

HAZARDOUS MATERIALS

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Plaster
- Wire Insulation
- Floor Tile and Mastic
- Aircell Pipe Insulation, a known asbestos-containing material, was observed in the basement
- Wall Parging
- Caulk
- Glazing Compound
- Vapor Barrier Tar
- Mastic Daubs

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paint throughout the building was in poor condition.

Potential Microbial Growth: There is a potential for microbial growth throughout the structure.

Other Issues: Holes in the roof and potential roof collapse left the roof inaccessible for inspection.

Potential Hazardous Material Remediation: Known asbestos-containing materials were observed during the site visit. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. The roof of the building has collapsed and floors, walls, and ceiling are significantly damaged throughout. Based on the general condition of the building, demolition of the entire structure is likely. If the building is deemed to be condemned and unsafe to inhabit or work in by a professional engineer, remediation would involve demolition with asbestos in place per NYS ICR-56 11.5, and the whole building structure would need to be disposed of as Regulated Asbestos Contaminated Material (RACM) per EPA.

SEE ATTACHED APPENDICES FOR INDIVIDUAL FIELD REPORTS BY TRADE

Siracuse Engineers PC
Catherine M. Styn, PE | Dale T. Cich, PE | Darren K. Geibel, PE | Principals
Julie A. Marwin, PE | Associate

Property Address: 1812 Main Street
Niagara Falls, New York

Assessment Date: October 17, 2018

Assessment Type: Visual observations only

General Building Construction

The existing building at this address is a three-story structure. The first floor is framed with a wood joist system over the crawl space below. The second floor consists of a wood joist system supported by steel girders. The third floor and roof construction were not observed due to the poor condition of the second-floor joists.

Structural Element Condition Ranking

- Exterior Masonry at Main Street Elevation – 3
- First Floor Wood Joist System – 1
- Second Floor Wood Joist System – 2
- Second Floor Steel Beams - 4

Additional Comments & Observations

Entering the building, it was noticed that areas of the first floor have collapsed into the crawl space below. These areas along with a majority of the first floor will need to be removed and replaced.

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A more detailed structural assessment will be required should this structure be renovated. The additional assessment would include determination of floor live load capacities as well as the criteria for seismic retrofit should the proposed renovation change the building occupancy to a higher risk category.

BUILDING SURVEY

PROPERTY EVALUATED: 1812 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.17.2018

CATEGROY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
SITE ANALYSIS			
Neighborhood Type	Commercial		
Access From Street	Pedestrian access		
Parking	Street parking		
Walks	On (1) side of building (East)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	III - Mix of combustible/non combustible		
Foundations	Concrete	?	
Frame	Masonry bearing walls (speed tile) with wood & steel floor/roof framing	2	Portions of floor framing failing
Roof	Not observed	?	
Exterior Walls	Masonry w/ stone trim/detailing	3	
Windows & Doors	New/original	2	Storefront covered with OSB. Original wood openings on upper floors appear to have replacements windows in them
Interiors			
Walls	Plaster	1	Interior finishes removed
Ceilings	N/A	1	Interior finishes removed
Floors	N/A	1	
ACCESSIBILITY			
Elevator(s)	None		
Plumbing	No accessible plumbing facilities were observed		
Building Access	None		

See attached photos

BUILDING SURVEY PHOTOS

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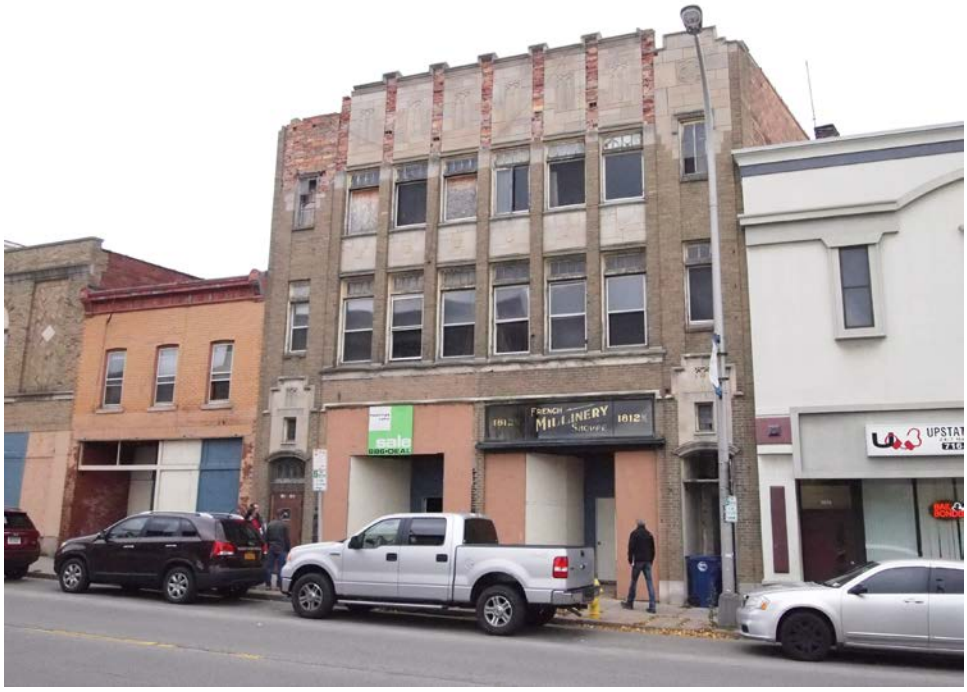
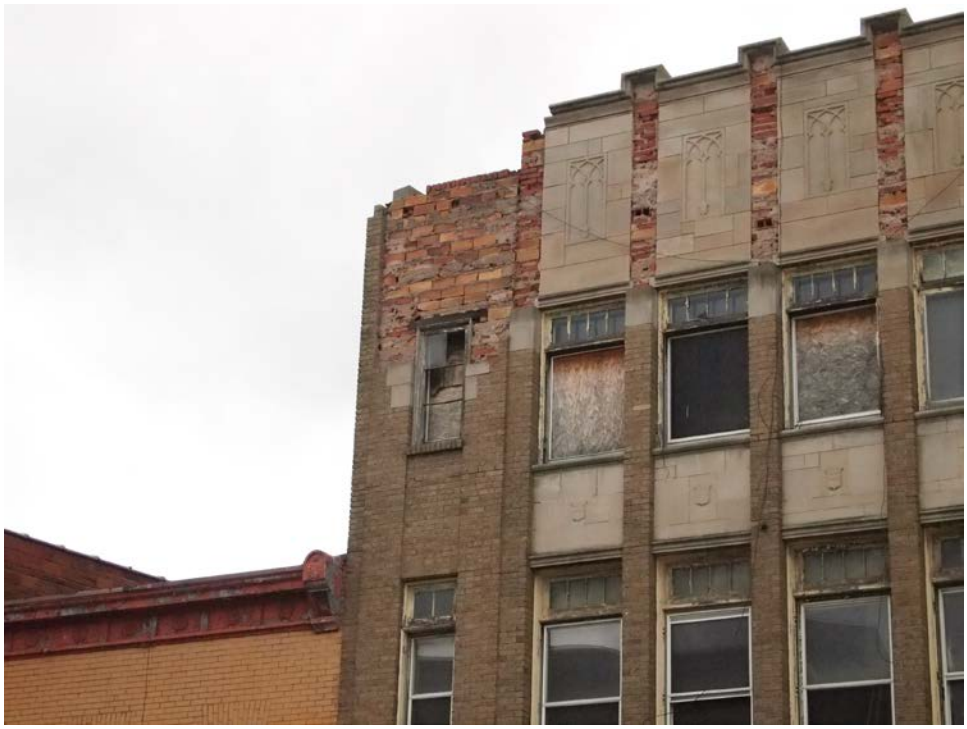
SURVEY DATE: 10.17.2018





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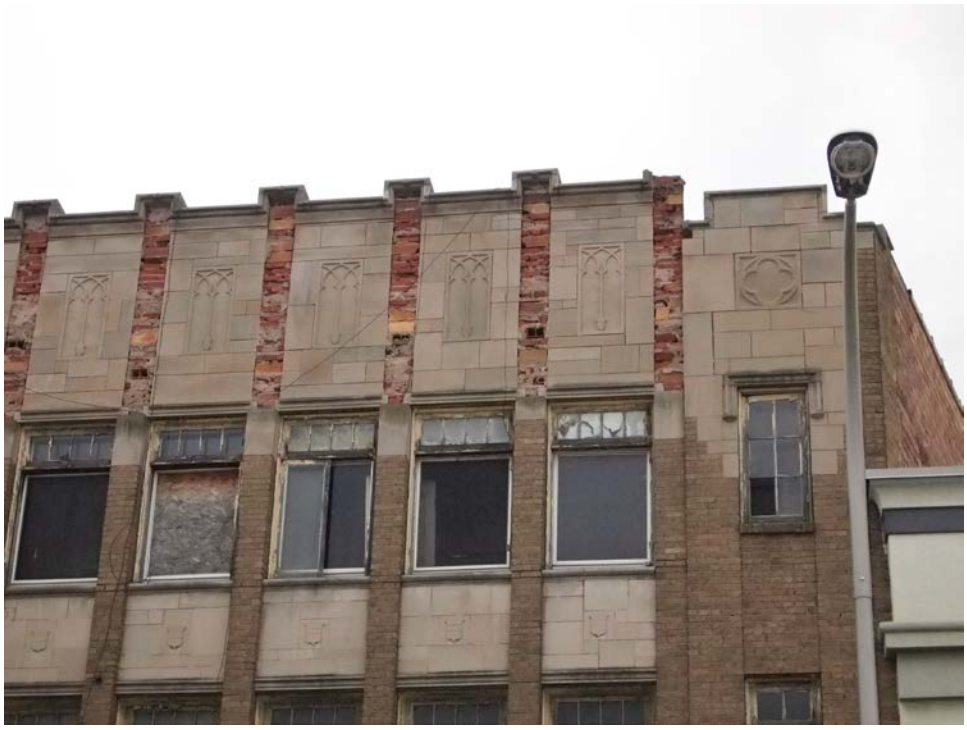

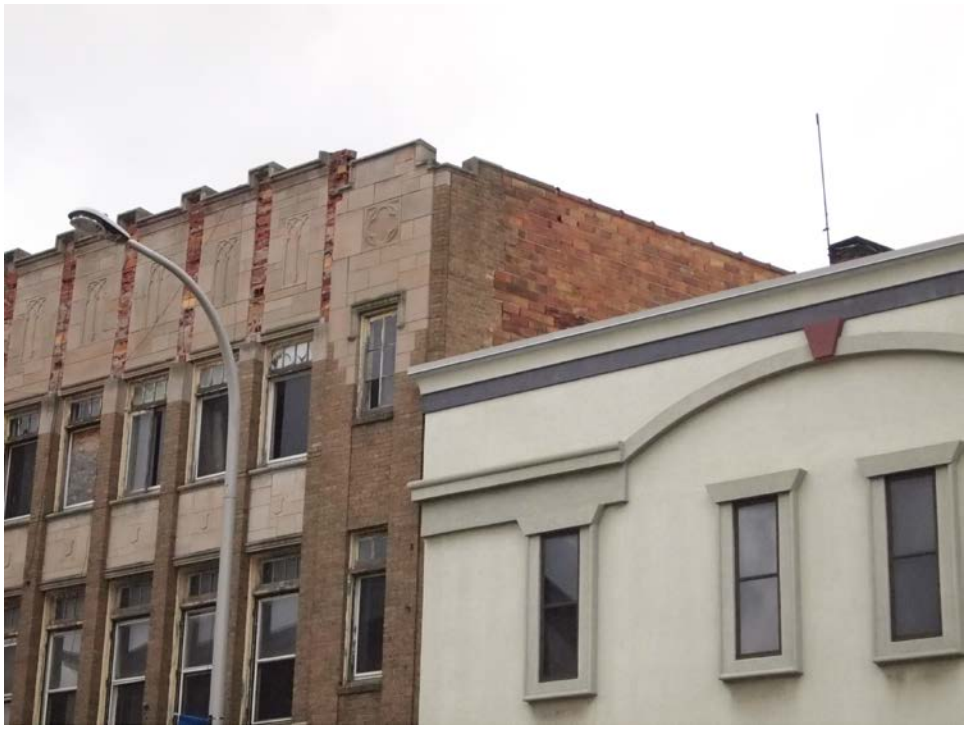

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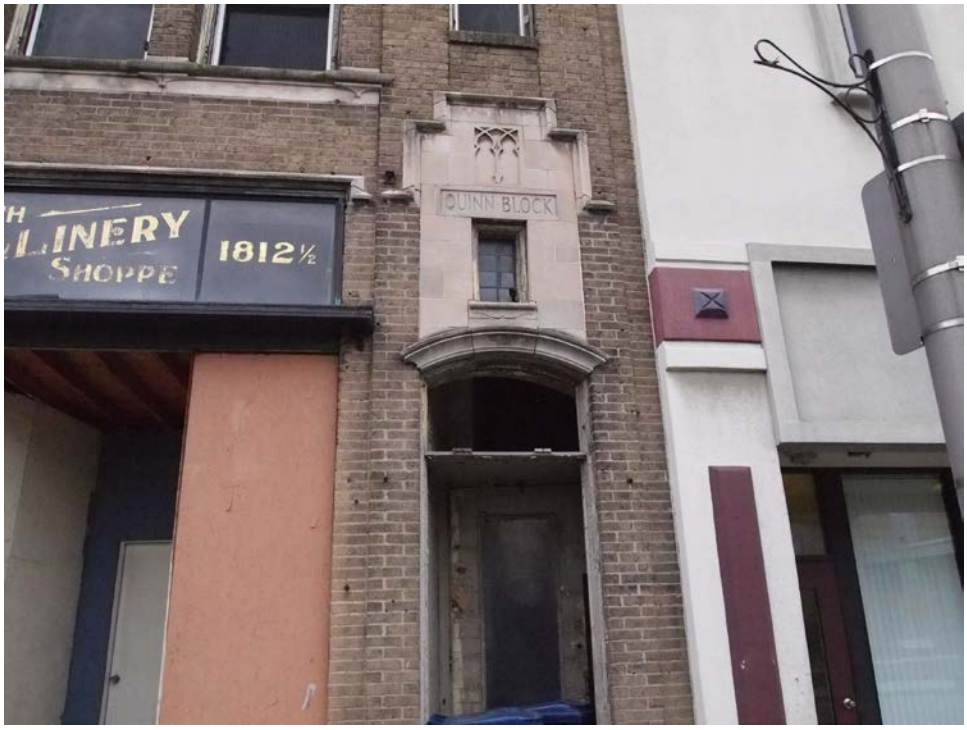

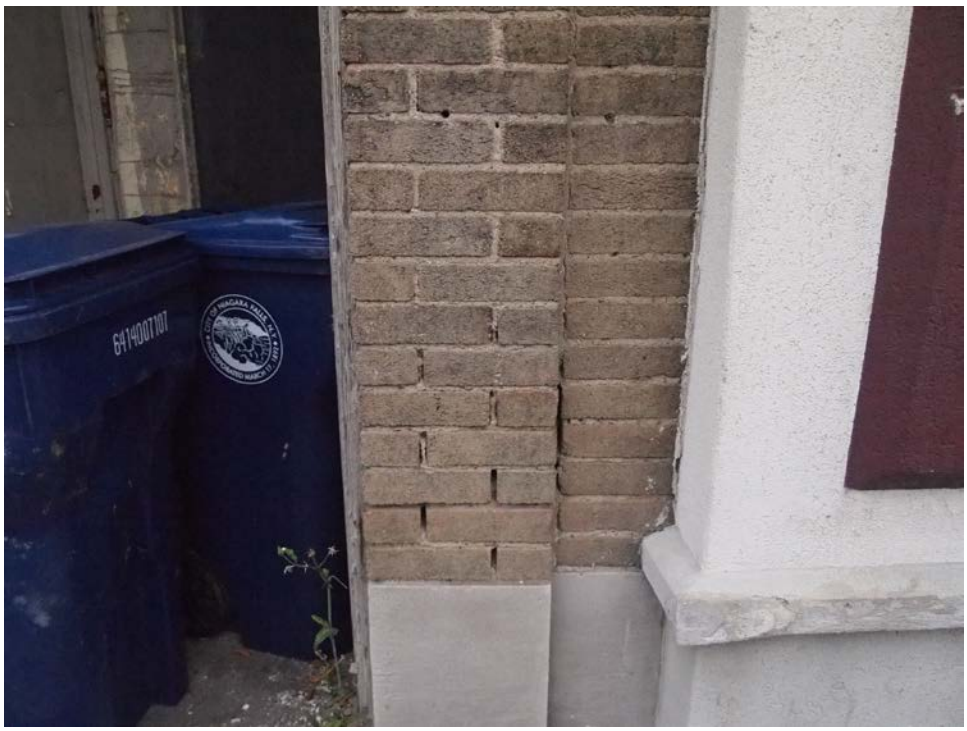

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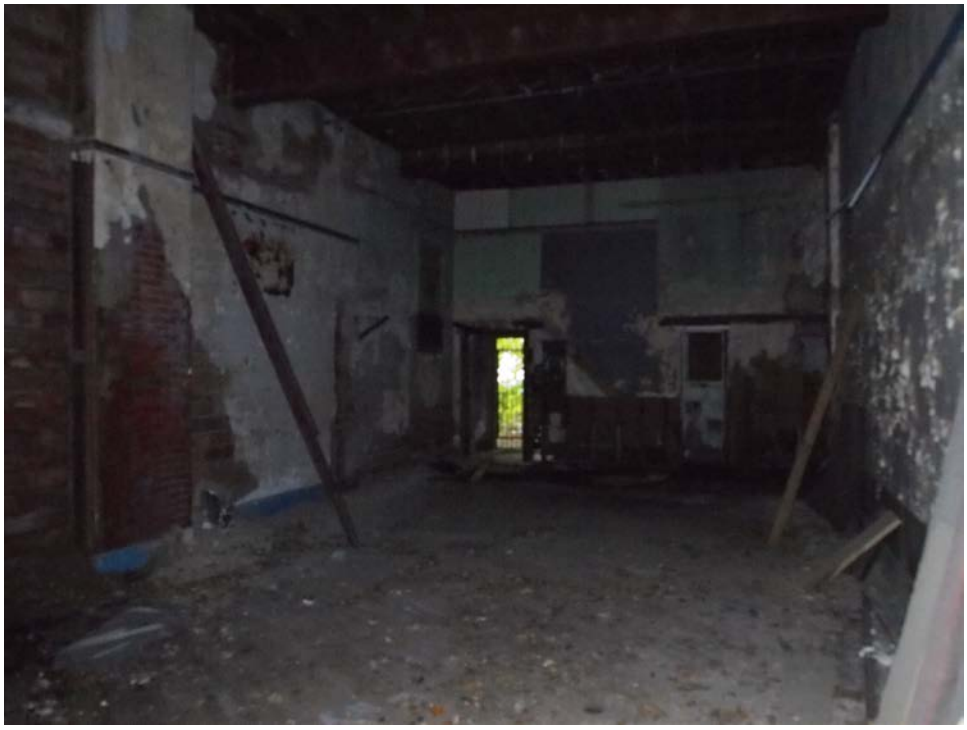

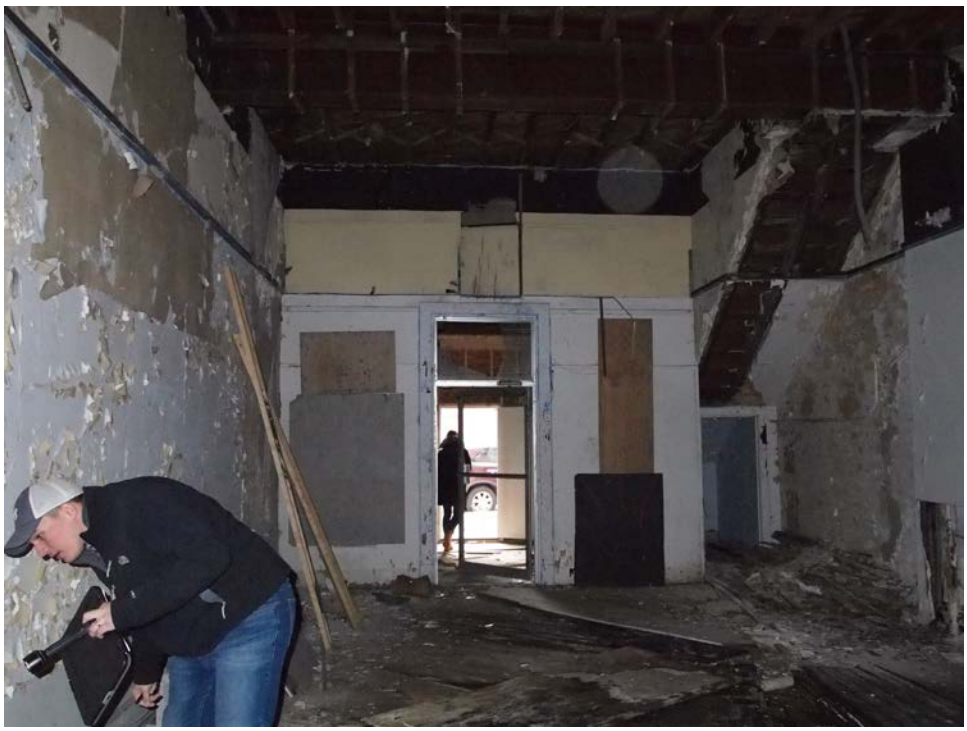

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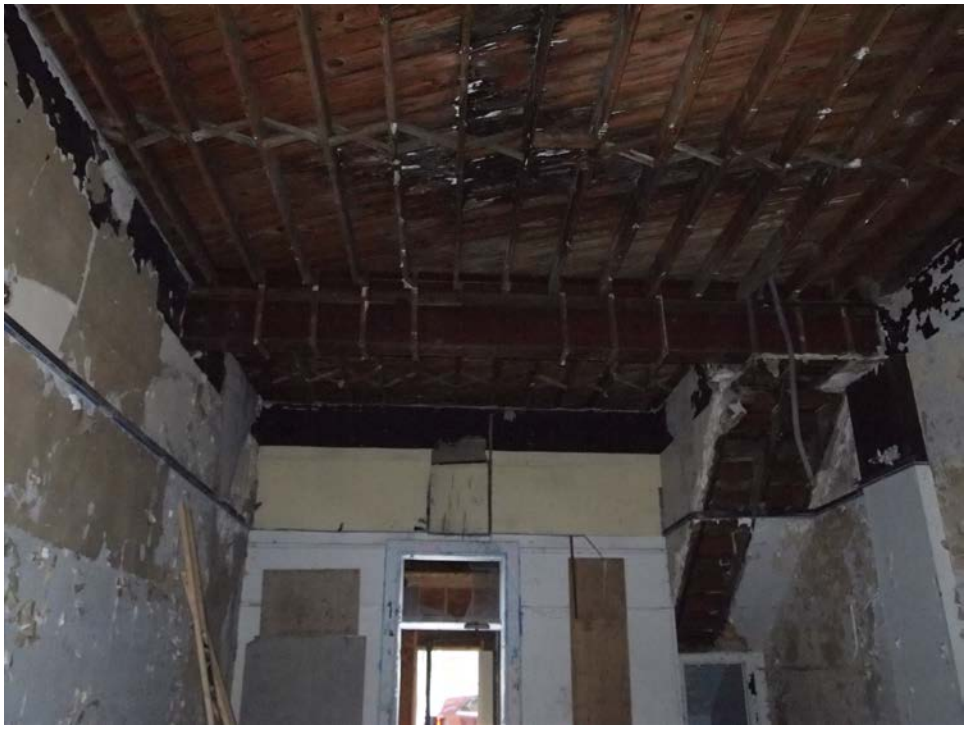

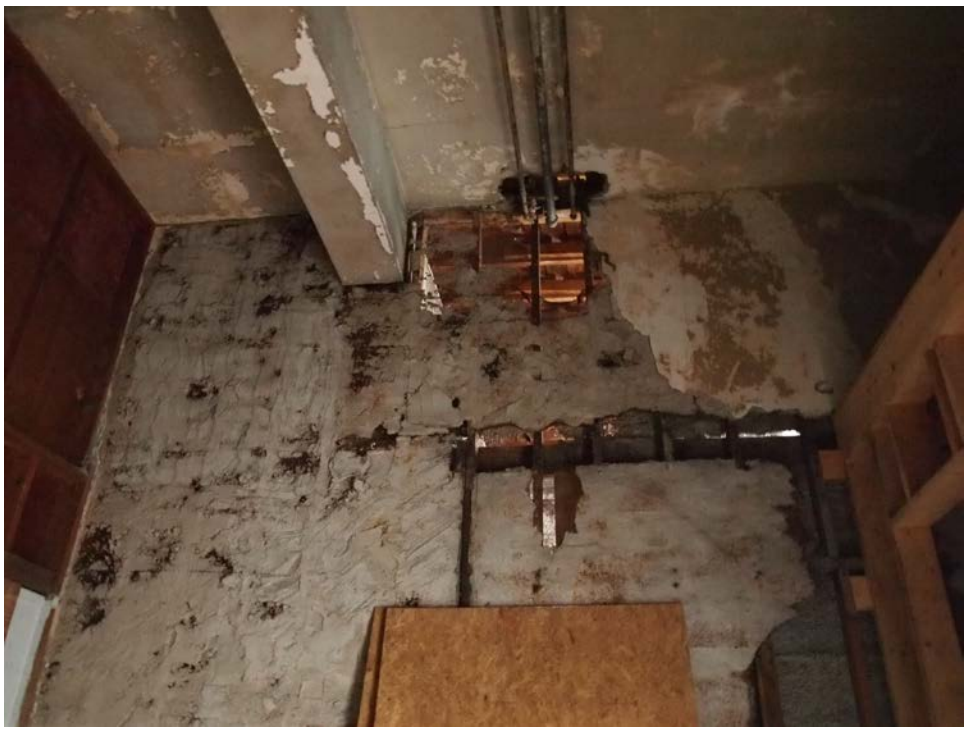

MEP Building Survey

ENGINEERING
Mechanical/Electrical Engineering Consultants

Building Name: 1812 Main St. Date: 10/17/18

Occupancy Type: Commercial

Square Feet: 7,870 Stories Tall: 3 Year Built: 1931

General Overall Condition:

Observations of the building's MEP systems overall appear to be in generally poor condition. Potential renovations would require significant known upgrades in order to meet current codes.

HVAC Observations

1. Heating System: None - No access to upper floors
   Condition: Poor X Fair ___ Good ___
2. A/C System: None
   Condition: Poor X Fair ___ Good ___
3. Ventilation System: None
   Condition: Poor X Fair ___ Good ___
4. Temperature Controls: None
   Condition: Poor X Fair ___ Good ___

Plumbing/Fire Protection Observations

5. Domestic Water Service: Not observed, no visible piping Booster Pump: Y ___ N ___
   BFP: Y ___ N ___ Condition: Poor X Fair ___ Good ___
6. Fire Water Service: None Fire Pump: Y ___ N ___
   BFP: Y ___ N ___ Condition: Poor ___ Fair ___ Good ___
7. Natural Gas Service: Not observed, no visible piping
   Condition: Poor X Fair ___ Good ___
8. Domestic Hot Water System: Not observed, no visible piping
   Condition: Poor X Fair ___ Good ___
9. Sanitary Sewer System: Not observed, no visible piping
   Condition: Poor X Fair ___ Good ___
10. Storm Water Sewer/Roof Drainage System: Not observed, no visible piping, significant water damage to building
    Condition: Poor X Fair ___ Good ___
11. Plumbing Fixtures: Not observed
    Condition: Poor X Fair ___ Good ___
12. Sprinkler/Standpipe System: None
    Condition: Poor ___ Fair ___ Good ___

MEP Building Survey

ENGINEERING
Mechanical/Electrical Engineering Consultants

Electrical Observations

13. Electrical Service Overhead X Underground ___ Meter Location Inside ___ Outside X
    Voltage: 208 X 240 ___ 480 ___ Other ___ Ampacity: 100 X 225 ___ 400 ___ Other ___
    Abandoned ___ Condition: Poor X Fair ___ Good ___
14. Electrical Distribution: Fuses ___ Breakers ___ No visible distribution
    ___ Condition: Poor X Fair ___ Good ___
15. Backup Power: Gas ___ Diesel ___ Battery ___ None
    ___ Condition: Poor ___ Fair ___ Good ___
16. Lighting: No visible lighting
    ___ Condition: Poor X Fair ___ Good ___
17. Emergency Lighting: No visible emergency lighting
    ___ Condition: Poor X Fair ___ Good ___
18. Tel/Data: No visible telephone
    ___ Condition: Poor X Fair ___ Good ___
19. Fire Alarm System: No visible fire alarm
    ___ Condition: Poor X Fair ___ Good ___
20. CO Detection: None
    ___ Condition: Poor ___ Fair ___ Good ___
21. Other Systems: ___
    ___ Condition: Poor ___ Fair ___ Good ___

Additional Comments/ Code Issues

Property is vacant and has been left in a state of severe disrepair. Re-use of MEP systems is not feasible.

SIENNA
ENVIRONMENTAL TECHNOLOGIES
350 Elmwood Ave. | Buffalo NY 14222 | 716.332.3134
81 Fall St., Suite 4 | Seneca Falls NY 13148 | 315.257.0270

1812 Main Street – Assessment
Date of Site Visit: October 17, 2018

Brief Description of Property: A 3 story building built in 1931, with 16 spaces throughout and a flat roof system.

Potential Asbestos Hazards: Based on the age of the original build and onsite observations, multiple materials are likely to be asbestos containing, including:

- Plaster
- Wire Insulation
- Floor Tile and Mastic
- Aircell Pipe Insulation, a known asbestos-containing material, was observed in the basement
- Wall Parging
- Caulk
- Glazing Compound
- Vapor Barrier Tar
- Mastic Daubs

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. Paint throughout the building was in poor condition.

Potential Microbial Growth: There is a potential for microbial growth throughout the structure.

Other Issues: Holes in the roof and potential roof collapse left the roof inaccessible for inspection.

Potential Hazardous Material Remediation: Known asbestos-containing materials were observed during the site visit. Further testing would be needed prior to any renovation work to determine the presence of asbestos, lead based paint, microbial growth. The roof of the building has collapsed and floors, walls, and ceiling are significantly damaged throughout. Based on the general condition of the building, demolition of the entire structure is likely. If the building is deemed to be condemned and unsafe to inhabit or work in by a professional engineer, remediation would involve demolition with asbestos in place per NYS ICR-56 11.5, and the whole building structure would need to be disposed of as Regulated Asbestos Contaminated Material (RACM) per EPA.