PROPERTY REPORT

October 2018

2109 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

2109 MAIN STREET

Parcel Info

- One structure
- Lot Size: 6,460 SF
- Existing Structure: Partially Occupied Retail/Residential
- Year Built: 1960
- Structure GFA: 8,348 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 basement below. The basement walls are constructed with stone rubble. The upper floors and roof construction were not observed due to interior finishes however they are assumed to be of wood construction.

The first-floor wood framing, and stone rubble basement walls appeared to be in good condition.

The exterior masonry walls are also in good condition however some repointing and will be required on the north and east elevations.

A steel framed exterior exit stair has been construction on the east side of the building. The structure is in good condition with on minor rusting. The rusted areas will need to be scraped, cleaned and repainted for protection.

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 building exterior is in relatively good repair though it appears that many of the masonry joints require repointing. Replacement windows and first-floor storefront appear to be in good to very good condition. The exterior stair on the east façade also appears to be in good condition but should be repainted. The exterior finish at grade along Main St are beginning to deteriorate.

The basement, while cluttered, appears to be dry and the foundation walls are in good condition. The first-floor framing is also in good condition with shoring observed in one location. The basement head height is very low in this building.

The first-floor interior previously served as a night club and is currently abandoned, the exterior brick walls are exposed in this space. Most of the finishes and equipment appear to be in good condition and are functioning.

The upper level apartments appear to have very dated finishes and fixtures. The one apartment observed had been left in a state of disarray by the previous renter, but it would appear that finishes need updating throughout.

The building could continue to function as it currently is with minimal work required, however, it is apparent that finishes and equipment are in need of upgrade throughout the entire building. The first-floor exterior finishes along Main St are very dated, any future tenant should consider re-branding this façade.

MEPFP

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

- Gypsum Board and Joint Compound
- Covebase Mastic
- Floor Tiles and Mastic
- Ceramic Tile Grout/Mortar
- Magnesia Pipe Insulation
- Mud Elbows on Pipe Insulation
- Plaster
- Mosaic Tiles Grout and Mortar (Multiple Types)
- Wainscot Mastic
- Linoleum
- Window Glazing
- Ceramic Wall Tile Grout and Mastic

Potential Lead Based Paint Hazards: Based on the age of the building all paints/surfaces are suspect to contain Lead Based Paints. The paint within the building is intact.

Potential Microbial Growth: No instances of microbial growth or moisture issues were observed at the time of inspection.

Other Issues: No other issues observed at the time of 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 building showed no significant damage to floors, walls, or ceilings. Based on the general condition of the building most components likely would not need remediation/renovations, depending on the scope of work proposed and test results. Any plumbing and/or mechanical renovation work within the basement areas would likely need remediation of magnesia pipe insulation and mud elbows.

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: 2019 Main Street
Niagara Falls, New York

Assessment Date: October 19, 2018

Assessment Type: Visual observations only

General Building Construction

The existing building at this address is a two-story structure with a basement below the first floor. The basement walls are constructed with stone rubble which switch to clay tile bearing walls above grade. The first and second floors are wood joist framing supported by steel girders spanning from the exterior bearing walls to a center bearing wall running the length of the building. The roof construction was not observed due to the condition of the second-floor framing.

Structural Element Condition Ranking

- Stone Rubble Basement Walls - 4
- Exterior Masonry South Elevation – 3
- Exterior Masonry Remaining Elevations - 4
- First Floor Wood Joist Systems – 1
- Second Floor Wood Joist System – 2
- Second Floor Steel Beams - 3

Additional Comments & Observations

Entering the building, it was noticed that areas of the first floor have collapsed into the basement 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 exterior masonry on the south elevation is in poor condition where the original interior clay tile has been exposed to weather due to the adjacent building being demolished. Masonry removal and repairs will be required on this elevation. The exterior masonry appears to be in good condition on the remaining sides.

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: 2109 Main St
Niagara Falls, NY 14305

SURVEY DATE: 10.19.2018

CATEGROY	DESCRIPTION	CONDITION (1-5)	ADDITIONAL NOTES
SITE ANALYSIS			
Neighborhood Type	Commercial		
Access From Street	Pedestrian access		
Parking	Street parking		
Walks	On (1) sides of lot (West)		
CONSTRUCTION TYPE, SYSTEMS, FINISHES			
Construction Type	III - Mix of combustible & non-combustible		
Foundations	Stone	4	
Frame	Masoonry bearing walls w/ wood framing	4	
Roof	Not observed	?	
Exterior Walls	Masonry (brick)	3	
Windows & Doors	Replacement windows and storefront throughout	4	
Interiors			
Walls	Plaster/drywall	4	
Ceilings	ACT/Plaster	4	
Floors	Wood/rubber	4	
ACCESSIBILITY			
Elevator(s)	No		
Plumbing	No accessible plumbing facilities were observed		
Building Access	No		Ramping at Main St does not appear to meet 1:12 slope

See attached photos

BUILDING SURVEY PHOTOS

PROPERTY EVALUATED: 2109 Main St
Niagara Falls, NY 14305

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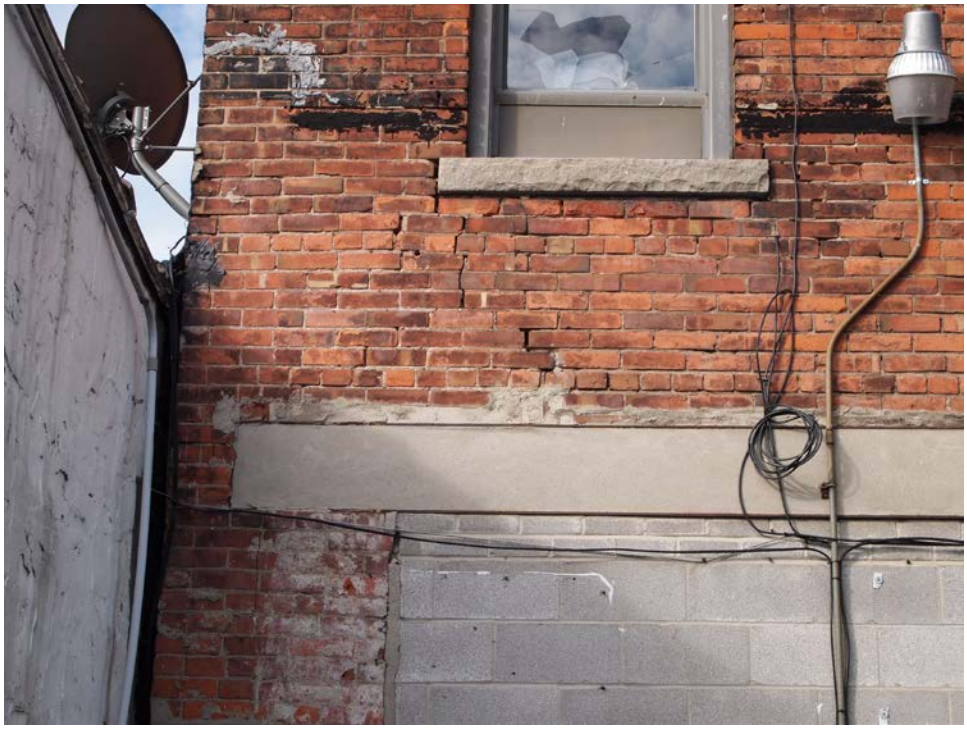

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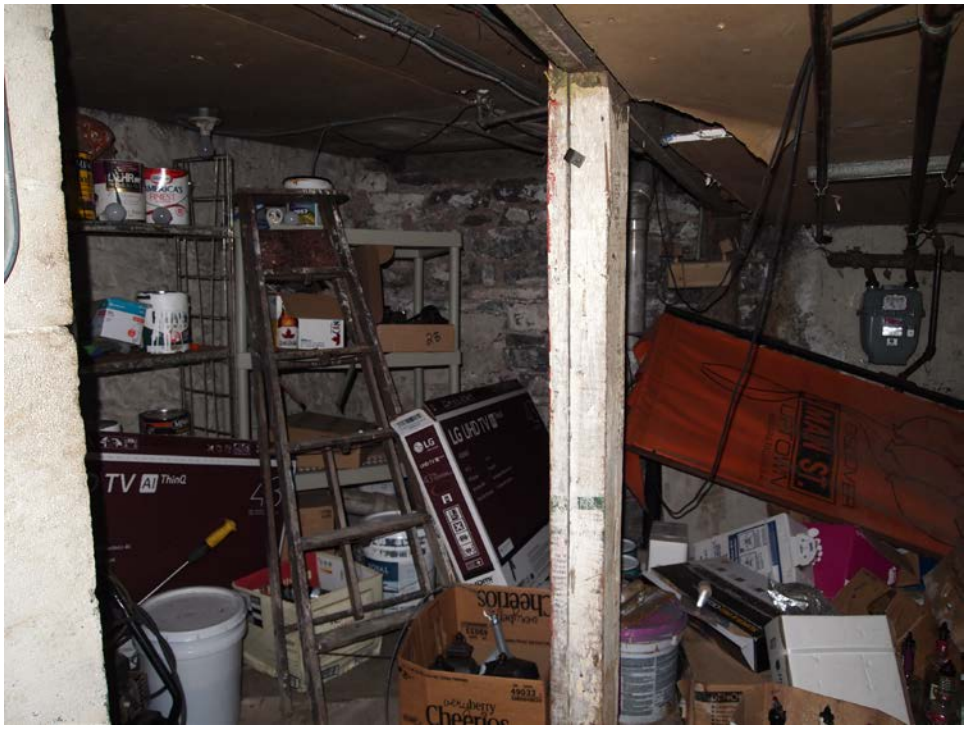

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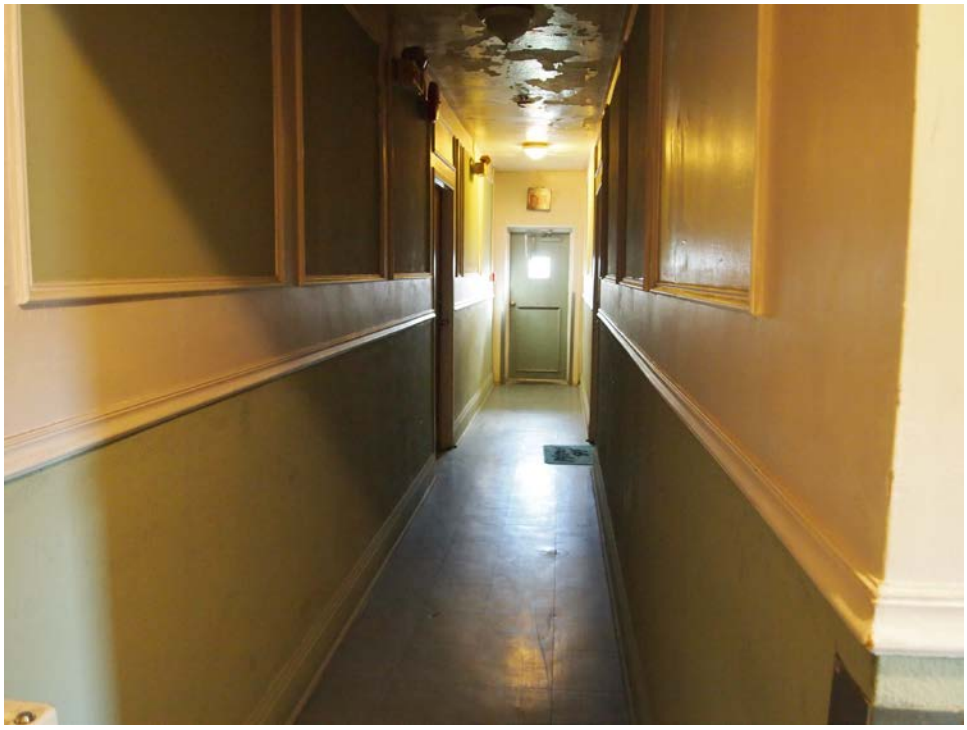

MEP Building Survey

ENGINEERING
Mechanical/Electrical Engineering Consultants

Building Name: 2109 Main St. Date: 10/19/18

Occupancy Type: _____

Square Feet: 8,348 Stories Tall: 3 Year Built: 1960

General Overall Condition:

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

HVAC Observations

1. Heating System: Furnace ducted on 1st Floor; boiler in Basement good condition, CI radiator on 2nd and 3rd Floors Condition: Poor ____ Fair X Good ____
2. A/C System: ACCU at Back R22 serves 1st Floor furnace; wind AC unit(s) Condition: Poor ____ Fair X Good ____
3. Ventilation System: None on 1st Floor; operable windows on 2nd and 3rd Condition: Poor ____ Fair ____ Good ____
4. Temperature Controls: Thermostat Condition: Poor ____ Fair ____ Good ____

Plumbing/Fire Protection Observations

5. Domestic Water Service: 1-1/2 in. service in Basement with meter Booster Pump: Y ____ N X and 1 in. Watts 009 MTQT RPZ BFP: Y X 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: 2 in. service in Basement with 2 in. header, set up for seven (7) meters only two (2) meters present, 1-1/2 in. distribution piping from present meters, 3/4 in. distribution piping from missing meter Condition: Poor ____ Fair X Good ____
8. Domestic Hot Water System: Two (2) gas-fired tank type, one (1) 74 gallon and one (1) 40 gallon capacity, no recirculation Condition: Poor ____ Fair X Good ____
9. Sanitary Sewer System: Mostly PVC with some copper observed in Basement Condition: Poor ____ Fair X Good ____
10. Storm Water Sewer/Roof Drainage System: Mostly unobserved, sump pump in Basement Condition: Poor ____ Fair X Good ____
11. Plumbing Fixtures: Appear operational Condition: Poor ____ Fair X 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 X Outside ___
    Voltage: 208 ___ 240 X 480 ___ Other ___ Ampacity: 100 ___ 225 ___ 400 X Other ___
    Seven (7) tenant and one (1) houe meter Condition: Poor ___ Fair X Good ___
14. Electrical Distribution: Fuses ___ Breakers X ___
    ___ Condition: Poor ___ Fair X Good ___
15. Backup Power: Gas ___ Diesel ___ Battery ___ None ___
    ___ Condition: Poor ___ Fair ___ Good ___
16. Lighting: Incandescent and fluorescent ___
    ___ Condition: Poor ___ Fair X Good ___
17. Emergency Lighting: Emergency battery packs and exits ___
    ___ Condition: Poor X Fair ___ Good ___
18. Tel/Data: Exterior telephone punch down block ___
    ___ Condition: Poor X Fair ___ Good ___
19. Fire Alarm System: Fire-Lite System ___
    ___ Condition: Poor X Fair ___ Good ___
20. CO Detection: None ___
    ___ Condition: Poor ___ Fair ___ Good ___
21. Other Systems: ACS Access Control and CCTV. Direct TV system ___
    ___ Condition: Poor ___ Fair X Good ___

Additional Comments/ Code Issues

This property is partially occupied. The MEP systems in the portions that are occupied could remain in use if the functions of the spaces remains similar. MEP systems in the unoccupied portions of the property will require significant upgrades or rework.

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

2109 Main Street – Assessment
Date of Site Visit: October 19, 2018

Brief Description of Property: A 3 story building with a flat roof system built in 1960, currently being utilized as a night club and 6 apartment units.

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

- Gypsum Board and Joint Compound
- Covebase Mastic
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- Ceramic Tile Grout/Mortar
- Magnesia Pipe Insulation
- Mud Elbows on Pipe Insulation
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