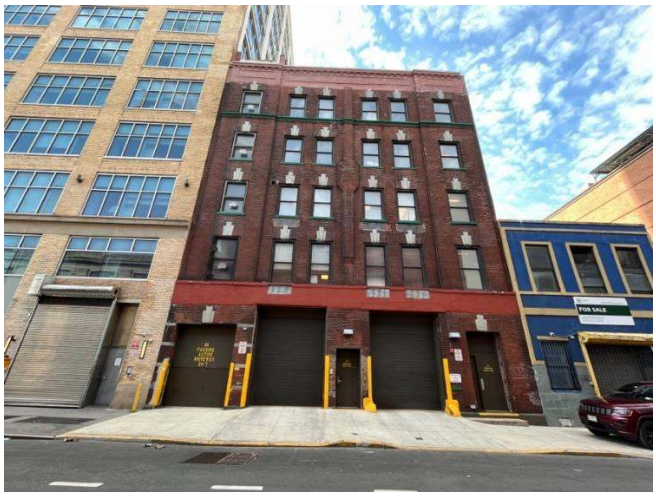
PRECONSTRUCTION CONDITION DOCUMENTATION REPORT OF THE 604 WEST 48TH STREET



Project Name:

608 WEST 48TH STREET NEW YORK, NY 10036

Prepared for:

Manhattan West 48 LLC

New York, NY 10271

Prepared by:

Kagaoan Engineering, PLLC
1786 Bellmore Avenue
Bellmore, NY 11710

March 31, 2023

Manhattan West 48 LLC

New York, NY 10271

Attn: Mr. Anthony, Ferrone

Re: Preconstruction Condition Documentation of the 604 West 48th Street Building

Dear Mr. Ferrone,

Kagaoan Engineering is pleased to submit this Preconstruction Condition Survey Documentation of the 604 West 48th Street (Subject Building), in Manhattan, New York. The survey was conducted on March 16, 2023 to photo document and establish a record of the visually observable existing conditions and obvious visual deficiencies of the exterior façades of the subject building within 50 feet of the perimeter walls, nearest to the project site, including interior features (spaces, rooms, walls, ceilings, floors, etc.) before demolition, excavation, foundation and/or construction activities commence for the planned demolition at 608 West 48th Street, New York (Project Site). The structural integrity of the structures is not addressed in such documentation. This report summarizes our documentation effort and general observations; and includes our documentation photographs.

We appreciate the opportunity to work with you on this project and look forward to being of continued service as the progress of work continues.

Should you have any questions or require additional information, please contact us.

Sincerely,
Kagaoan Engineering

Sanat Dangol

Sanat Dangol

John B. Kagaoan

John B. Kagaoan, P.E.

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INTRODUCTION

Presented herein are the results of the preconstruction condition survey documentation of the 604 W 48th St, New York building, in Manhattan, New York. The building was adjacent to the project site, located at 608 West 48th Street, New York. Because the 604 West 48th Street, New York building and the project site shared a common lot line, the survey was conducted to document and establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the exterior façades and interior features (spaces, rooms, walls, ceilings, floors, etc.) within 50 feet of the perimeter walls nearest to the project site, before demolition, excavation, foundation and/or construction activities commence.

PROJECT SITE DESCRIPTION

The project site was situated on the south side of West 48th Street, bounded 12th Avenue on the west and 11th Avenue on the east. The project site was comprised of a single parcel lot belonging to Block 1095 Lot 39; and measured approximately 25 feet wide by 100 feet deep. The 604 West 48th Street building, the subject of this preconstruction condition survey, abutted the site on the east. According to publicly available information, the plan calls for constructing a new six story office building with a cellar and a 20-foot-long rear yard.

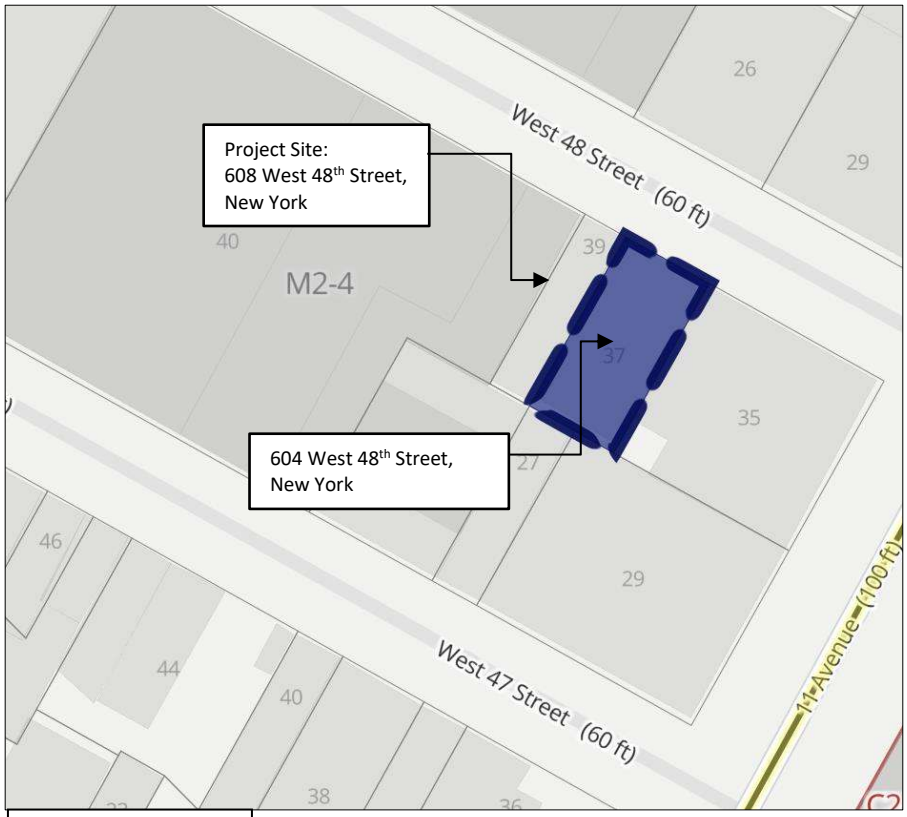


FIGURE 1—SITE PLAN

Note: Site Plan is an excerpt from NYC Zola New York

PRECONSTRUCTION SURVEY DOCUMENTATION OF THE 604 WEST 48TH STREET BUILDING

Kagaoan Engineering conducted a preconstruction condition survey of the sidewalk, exterior facades and interior features of the 604 West 48th Street, New York building, a 5-story industrial and manufacturing building. The survey was conducted on March 16, 2023. The subject building belonged to a parcel of land, identified as Block 1095 Lot 37, which measured approximately 50'x100'. According to our research of public records, the building was constructed around 1929.

The survey consisted of performing a photographic documentation of select exterior and interior features, and sidewalk of the 604 West 48th Street building to establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the facades and concrete sidewalk, located within 50 feet of the perimeter walls nearest to the project site.

At the time of inspection, structural and architectural drawings for the subject building was not available. The survey was performed without the aid of such information. The visual inspection was limited to exposed and observable portions of the subject building's exterior facades. No objects or movable building features were moved to evaluate or identify non-visible existing conditions. No probes or other tests were conducted. The inspection was conducted by use of visual and photographic techniques. In general, the survey was performed in accordance with the guidelines of the Administrative Code of The New York City Building Code.

INTERIOR AND EXTERIOR CONDITIONS OF THE 604 WEST 48TH STREET, NEW YORK BUILDING

The sidewalk and exterior facades were documented on March 16, 2023. We made the following notable general observations during our documentation:

SIDEWALK

Spalling observed on concrete sidewalk: Pp. 26-29.
Paint peeled off concrete surface observed: Pp. 26-30.
Cracks in the concrete pavement were observed: Pp. 39-40, 47-55.
Regions of concrete pavement were observed to be blotchy: Pp. 40-48.
Dark stains were observed: Pp. 49-55.

NORTH (FRONT) FAÇADE

Efflorescence formation observed on brick façade: Pp. 56-84, 97, 102-117, 127-133.
Dark stains (possibly water marks) were observed: Pp. 56-110, 112-155.
Repair marks were observed on brick wall: Pp. 85-96, 115-117, 119-129, 135-155.
Portions of brick were observed to be chipped off: Pp. 85-87, 93-95, 98, 102-110, 115-116, 122-133, 135-144.
Paint peeled off concrete surface observed: Pp. 85-86, 94-95.
Cracks were observed on the concrete pilaster: Pp. 98-102, 120-121, 123-125, 133-138, 141-142, 145-155.
Cracks on the brick façade were observed: Pp. 122-125, 130-144.

WEST(SIDE) FAÇADE

Dark stains (possibly water marks) were observed on brick and concrete façade: Pp. 156-160.

SOUTH FAÇADE AND REAR YARD

Dark stains (possibly due to water) were observed: Pp. 161-191.
Repair marks were observed on brick façade: Pp. 161-169, 172-184.
Repair marks on concrete pavement were observed: Pp. 191.

ROOF

Paint peeled off brick wall observed: Pp. 195-199.
Dark stains (possibly water marks) were observed: Pp. 194-196, 200-211, 213-216, 225, 265.
Efflorescence observed on brick wall: Pp. 200-211, 213-214, 219-224, 226-228, 231-242.
Cracks observed on brick wall: Pp. 205-211.
Dark stains (possibly due to water) were observed on roof floor: Pp. 217, 229-232, 242-256, 262-264, 266-281.
Crack observed along concrete pilaster joint: Pp. 257-259.
Rust observed on metal posts: Pp. 274-279.
Crack observed on concrete: Pp.282-283, 285-288.

5th FLOOR

Crack observed between wall joints: Pp. 349-351, 472-481,599-604, 614-621.
Paint peeled off wooden ceiling joists: Pp. 354, 358, 359-361, 477-480, 490-492, 498, 564.
Paint peeled off brick wall: Pp. 354, 358-361, 413-415, 420.
Dark stains observed on brick wall: Pp. 364-364, 371, 375-376, 381-382, 429-438.
Crack observed on brick wall: Pp. 368-370, 380, 392-393, 398-400.
Spalled cement veneer (white coating on brick face): Pp. 367-370, 373-374, 378.
Cracks observed on wooden ceiling joists: 385-386, 488-492, 498.
Gap observed in window and wall joint: Pp. 384-391.
Dark stains, spots and discoloration on wooden floor observed: Pp. 416-418, 458-468, 523, 529-531, 550-552, 557, 571-583.
Gaps observed between wooden floor tiles: Pp. 467-468.
Large gaps/ holes were observed between bricks on brick wall: Pp. 502-504, 513-514, 520.
Paint peeled off wooden posts observed: Pp. 507-514.
Dark Stain observed on metal door shutter: Pp. 525-527.
Rotting observed on wooden ceiling joists: Pp. 623-626.

4th FLOOR

Dark stains, spots and discoloration on wooden floor observed: Pp.639-640, 643, 708- 709, 715, 719, 726-728, 731, 735-736, 750-756.
Crack observed on brick wall: Pp. 652-654, 667, 670-675, 681-683, 692-700, 704-705, 798-801.
Crack observed on window and brick wall joints: Pp. 651-660, 692-693, 701-704.
Missing wooden floor tile observed: Pp.688, 691.
Paint peeled off wooden window frame observed: Pp. 706-707, 710-712.

Paint peeled off brick wall observed: Pp.729-732.

3th FLOOR

Paint peeled off wooden ceiling joists observed: Pp. 822-823, 827-828, 831.
Dark stain observed on brick wall: Pp. 838, 840-841.
Crack observed on wooden window frame: Pp.844, 852-853.
Crack observed on brick wall: Pp.852-853.
Paint marks observed on floor: Pp. 885, 887-889, 923-926, 948-951.
Paint marks observed on wall: Pp.890, 892.
Dark stain observed on wall: Pp. 912-914, 919-920.
Gap observed on joint between wall and wooden ceiling joist: Pp. 955-957.
Cracked wooden floor tiles: Pp. 1022.

2nd FLOOR

Dark stains observed on wall: Pp. 1069, 1088, 1203.
Cracks observed on wooden ceiling joists: Pp. 1096-1099, 1104-1107, 1187.
Peeled off paint observed on brick wall: Pp.1136-1139, 1225-1231.
Crack observed on brick wall: Pp. 1151-1157, 1244-1248, 1251-1253.
Paint peeled off wooden floor: Pp.1167-1168.
Dark stain (possibly water marks) observed on wooden ceiling joists: Pp. 1202.

GROUND FLOOR

Cracks observed on brick wall: Pp. 1268-1273, 1335-1336, 1410-1412, 1415-1420, 1427-1428, 1444-1453.
Cracks observed on concrete floor: Pp.1276, 1344, 1349, 1350-1352, 1356, 1358-1365, 1390-1393.
Spalling observed on concrete sidewalk: Pp. 1279-1282, 1439-1441.
Worn out paint observed on concrete floor: Pp. 1286, 1290, 1296-1297, 1306-1307, 1309-1310, 1316, 1347-1348.
Dark stains were observed on concrete floor: Pp.1316, 1342, 1347-1348, 1371-1372.
Paint peeled off wooden ceiling planks: Pp.1339-1340.
Wrinkles, edge cracking and scratching were observed on sheet metal wall panel: Pp.1445-1453, 1470-1479.
Paint peeled off brick wall: Pp.1457-1462, 1487-1488.

CELLAR

Repair marks observed on wall: Pp.1513-1514.
Paint peeled off brick wall: Pp.1513-1523, 1539-1545, 1548, 1570.
Dark stains were observed: Pp.1536-1537, 1546, 1570, 1572-1574.

CONCLUSIONS AND RECOMMENDATIONS

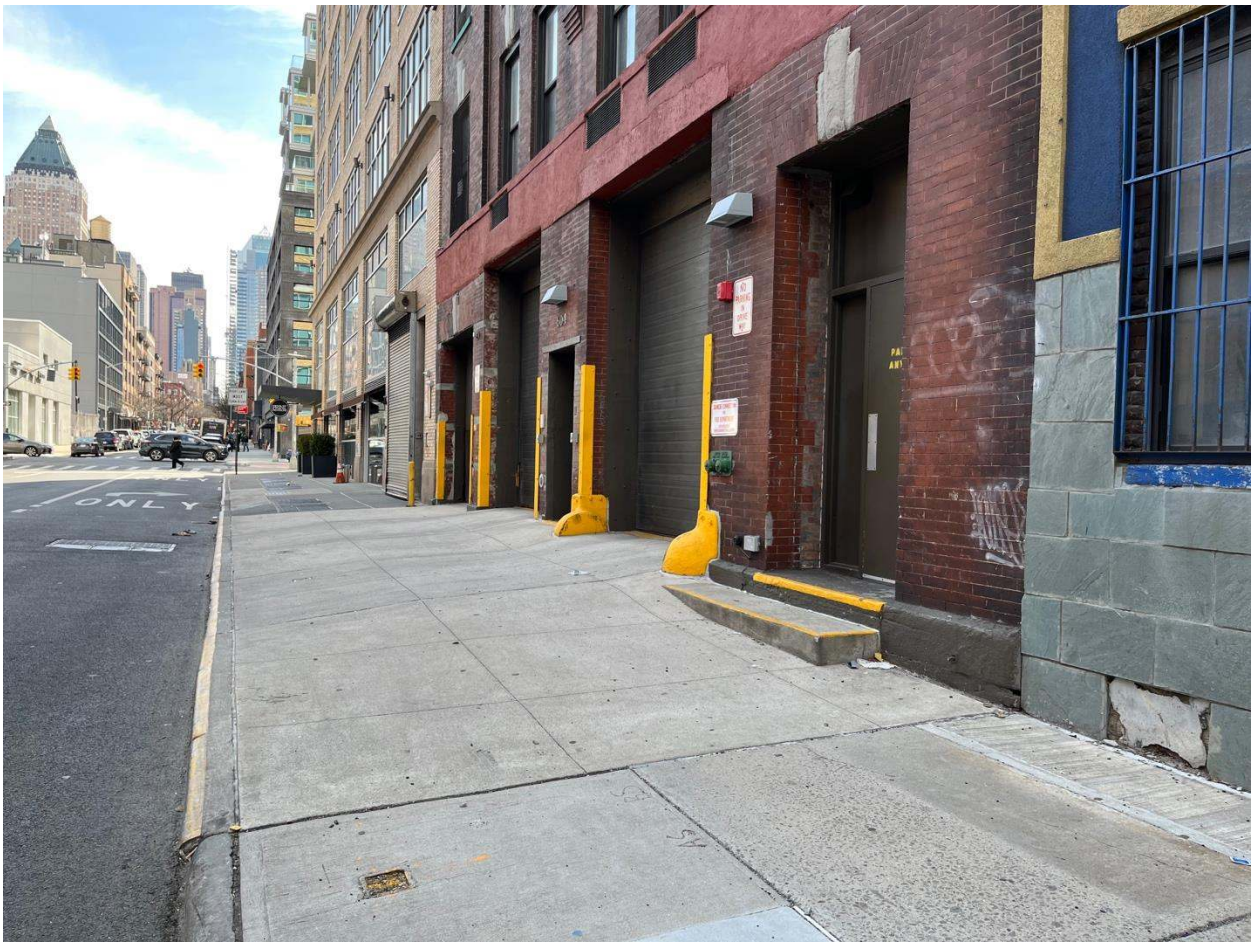
Because of the close proximity of the 604 West 48th Street, New York building to the project site, Kagaoan Engineering recommends implementing a Monitoring Program through the demolition, excavation, installation of the support of excavation system, and foundation construction phases of the project to comply with the monitoring criteria required by the New York City Building Code (NYCBC) 3309 and 1814.3. The Monitoring Program should include installing crack gauges to monitor the existing cracks during construction activities at the adjacent sites, as the cracks could potentially have adverse effects to the property. Vibration and optical monitoring should also be implemented to record potential ground vibrations and movements of the adjacent structures effected by the construction activities. The monitoring should be initiated prior to the start of construction; and continuous and periodic readings should be taken during construction, respectively. Construction work should be performed in accordance with the approved construction means and methos outlined by the Engineer of Record (EOR).

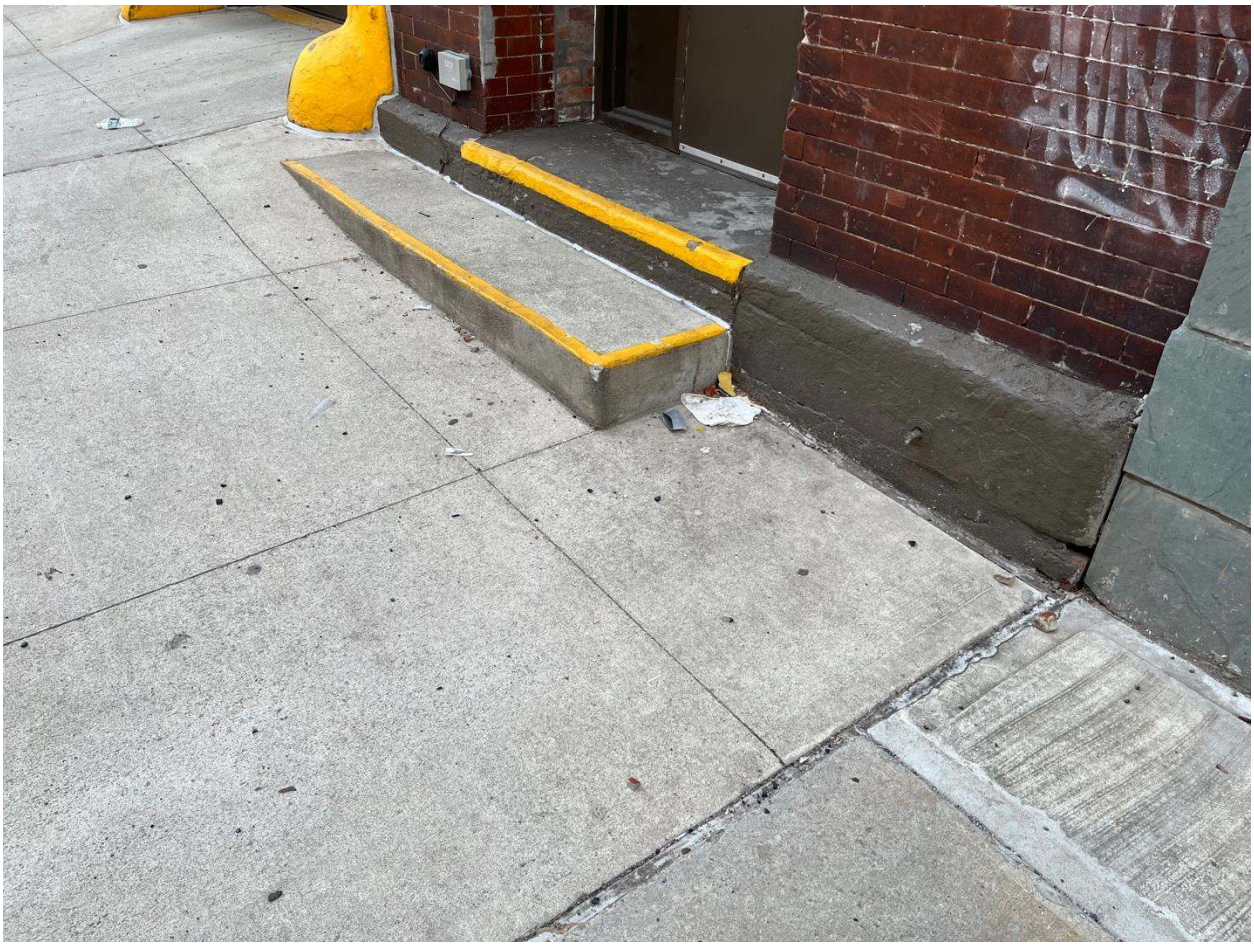
LIMITATIONS

Our documentation intends to provide only a pictorial record of the documented areas. The survey is not intended to serve as an exhaustive analysis of the structural integrity of the adjacent building(s), but rather establish a record of the visually observable conditions prior to construction of the new building.

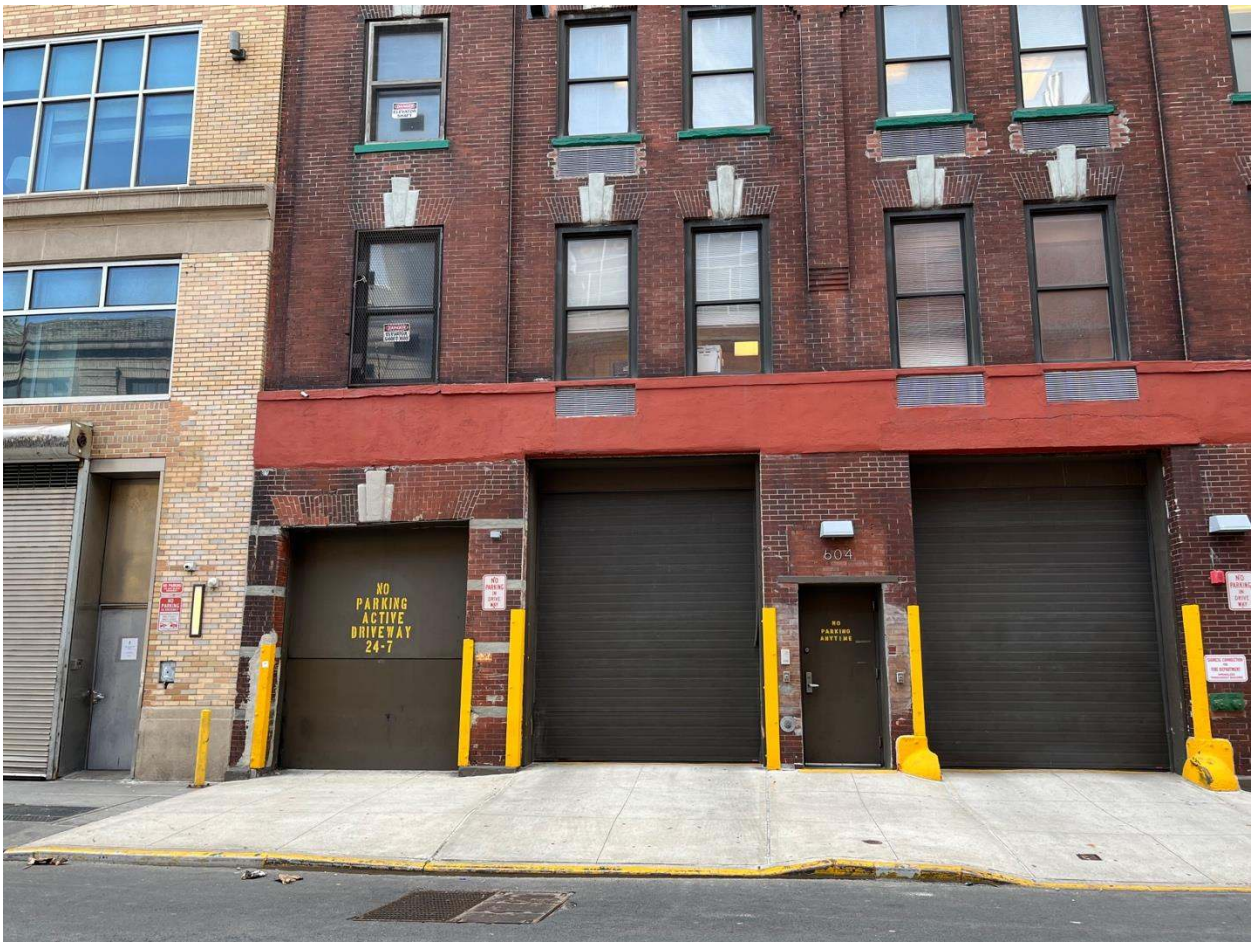
APPENDIX 1 – PHOTOGRAPHIC DOCUMENTATION OF EXTERIOR CONDITIONS OF THE 604 WEST 48TH STREET, NEW YORK BUILDING

SIDEWALK





NORTH (FRONT) FAÇADE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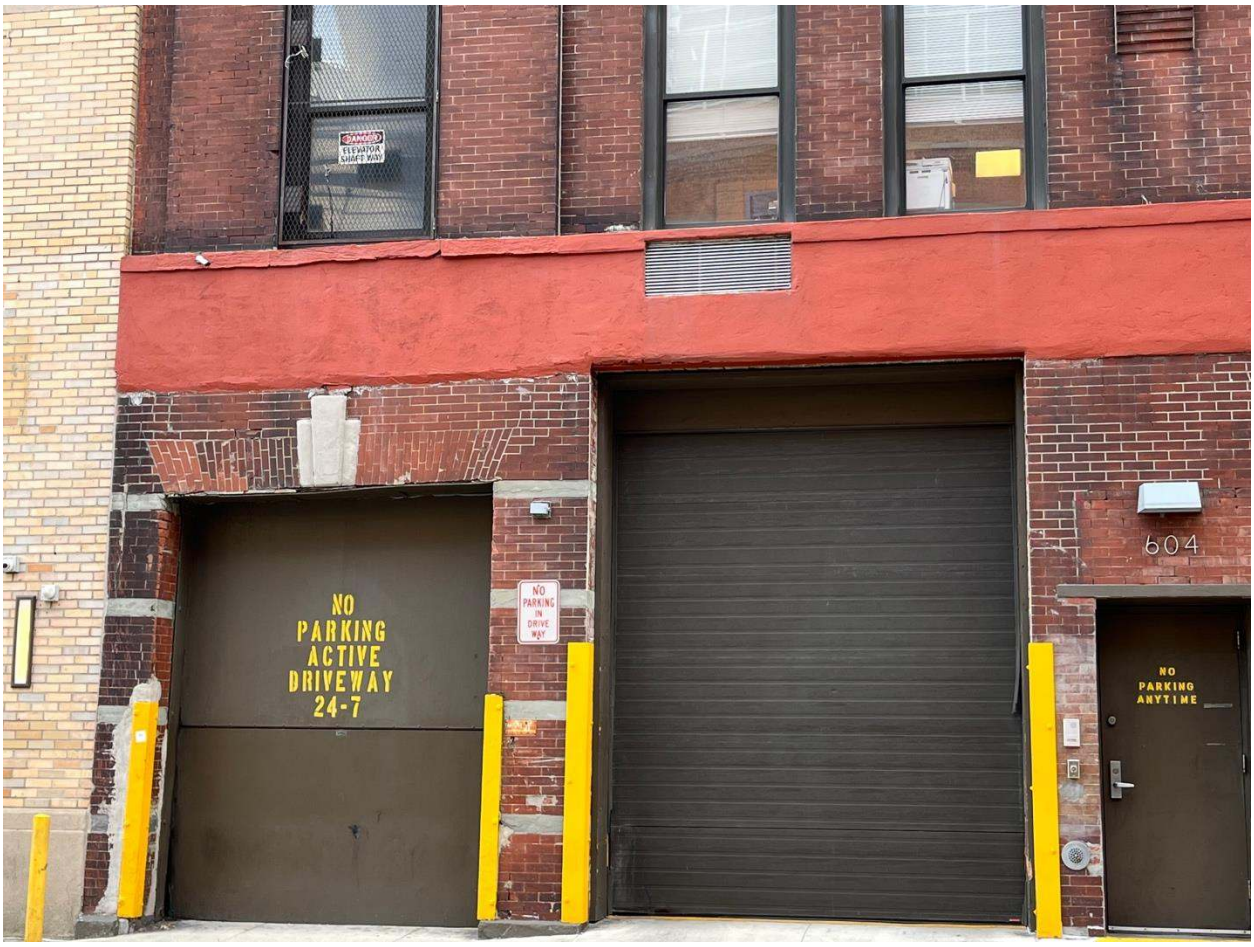
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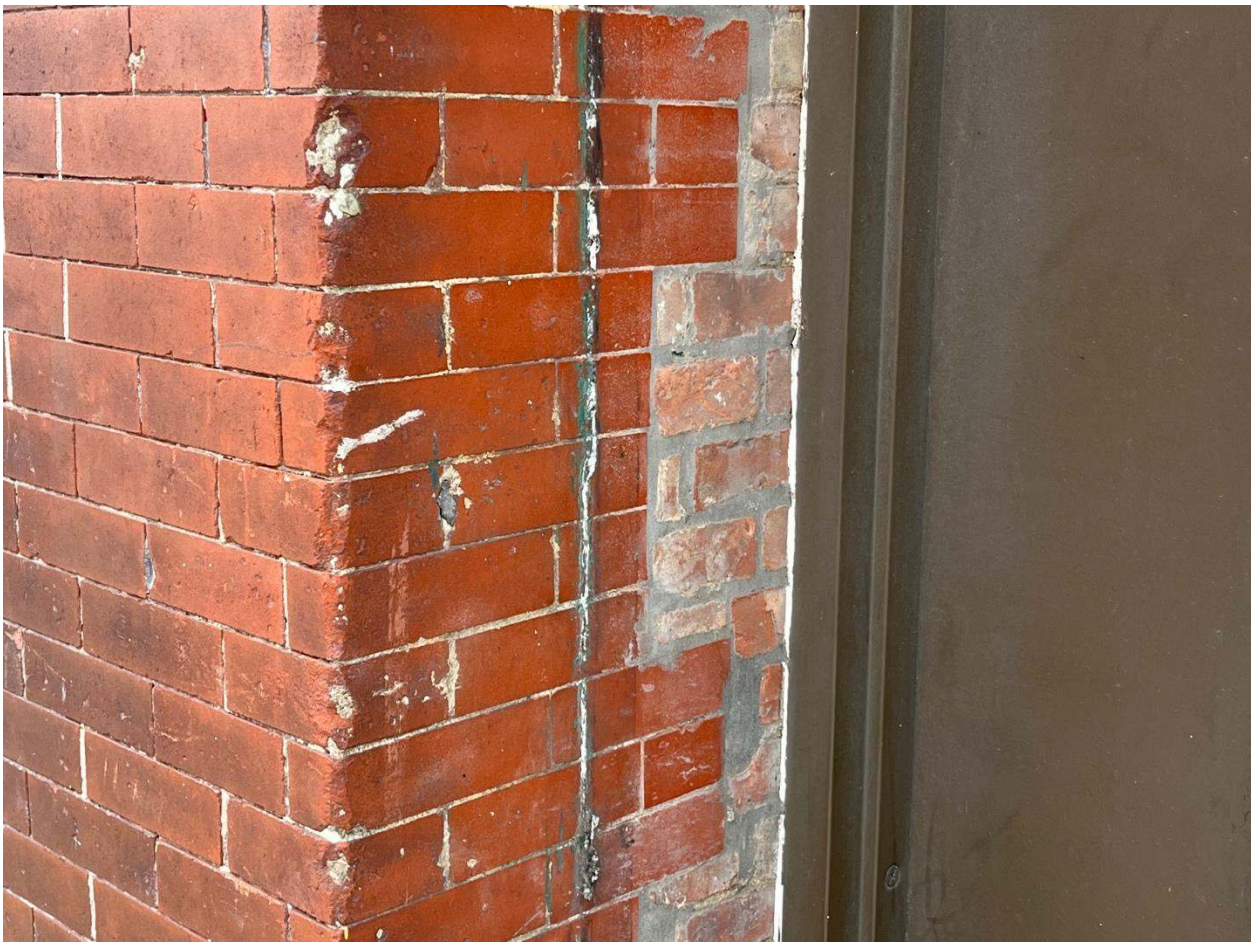

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