

**ADRIAN O. MAPP
MAYOR**

CITY OF PLAINFIELD
DEPARTMENT OF PUBLIC WORKS & URBAN DEVELOPMENT
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07060
908 753-3375 (B) 908 753-3070 (F)
E-mail: eric.watson@plainfieldnj.gov



**ERIC C. WATSON
DIRECTOR**

MEMORANDUM

TO: Mayor Adrian O. Mapp
Council President Bridget B. Rivers
City Council Members

FROM: Eric Watson, Director
Department of Public Works & Urban Development
Phillip Izzo, Director
Division of Inspections

DATE: March 23, 2015

RE: DEMOLITION – 117-125 NORTH AVENUE

On or about January 6, 2015 the City Division of Inspections inspected and declared 117-125 North Avenue an unsafe and imminent hazardous structure, this coming after several phone calls and the local blogs bringing to the attention the eyesore, blight and apparent unsafe condition of this property. The Division of Inspection and the Tax Division attempted to contact the lien holder and last known owner of the property.

The Public Works department contacted the City Engineers Remington and Vernick to get a structural engineer out to inspect the property to determine its structural integrity. On or about February 2, 2015 Remington and Vernick determined that the building was in imminent danger of collapse. The Public Works department placed barricades to stop pedestrians from walking past the building. The owner finally was reached and advised the City that he would take down the building which was his right under the violations issued by the Construction Official. A week later the property owner changed his mind and the City was once again faced with an emergency situation and moved quickly to protect the public from the potentially dangerous situation.

The City of Plainfield secured quotes from six different demolition contractors, only two responded with written proposals within the requested time frame and the lowest proposal was accepted.

In conclusion, the building was noted as an imminent hazard by the Construction Official on January 6, 2015, the City Engineers compiled their report in February and the building was demolished on March 21, 2015.

Should there be any questions, please contact Eric Watson.

EW/kb

Yates Real Estate Inc.

P.O. Box 1121 So. Plainfield, NJ 07080 (732) 662-1660 (Office) (732) 662-1660 (Fax)



March, 23, 2015

Accident Report for Emergency Demolition 117-125 North Ave, Plainfield, New Jersey (Imminent Hazard/Condemned Structure) to adjacent structure 131 North Ave, Plainfield, New Jersey (Restaurant/ Business)

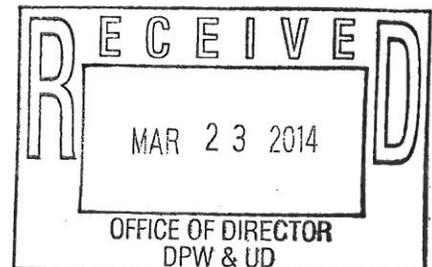
Demolition began on Saturday, March 21, 2015 approximately at 8:30am to demolish an 'imminent hazardous structure' located at 117-125 North Ave, Plainfield, NJ 07060. The Subcontractor, B and B Demolition Company started demolishing the front section of the building. During this process of demolition, the common wall of the adjacent structure was so badly deteriorated that it manifested extremely hazardous conditions at the site. In fact, the right front section 'common wall' began to separate, falling on to the front roof of the adjacent vacant structure, 131, North Ave, Plainfield.

Construction was halted. The utilities company, P.S.E & G was notified immediately to access any potentially imminent hazardous situation to determine disconnects of utilities to all adjacent businesses. P.SE&G assessed the situation and terminated all utilities for the adjacent property, 131 North Ave. PSG&G then provided authorization to the Subcontractor to proceed demolishing the unsafe structure at 117-125 North Ave. PSE&G was present at the site throughout the remaining duration of the demolition of the property.

To ensure safety to adjacent property, the Subcontractor placed tires and $\frac{3}{4}$ plywood platform on top of the roof (i.e., below the hazardous section of the free standing wall at the structure). The front windows of the adjacent property (131 North Ave) were also secured with plywood to ensure additional protection. Subcontractor was personally present throughout the entire process of the demolition to further ensure public safety at the site.

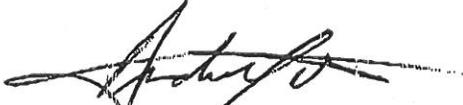
It should be noted, there were road closures during the demolition period between Park Ave and Second Street. The work area was secured by the Plainfield Police Department. Temporary 6ft fencing barricades were erected around the perimeter of the work area and designated as a hard hat area during the demolition period. The Plainfield Fire department was also present at the site throughout the entire duration period of the demolition. Local Plainfield Building officials were present during the demolition period as well.

The Subcontractor, NOVATECH INC, ENVIRONMENTAL Company was hired and present at the site during the entire course of demolition to monitor air quality and take samples of potential hazardous materials. New Jersey Compliance Offices II Code Enforcement Asbestos Control and Licensing, Mr. Peter Alvarez was also present during the demolition process. Union County EMT Ambulance was present at the site to attend to any potential medical incidents or crisis. There were no injuries that occurred during the demolition period of the unsafe structure.



The Company, Yates Real Estate Inc. and General Contractor, Andre Yates was present on site throughout the entire time of demolition. Public safety was maintained by GC throughout the demolition period.

The remaining demolition of the unsafe structure was successfully completed by the Subcontractor. After the demolition was completed, the Subcontractor secured the work site area with temporary 6ft fencing barricades that extended across the demolition area, including the damaged adjacent property (131 North Ave). The demolition work was completed at 7:15pm.

A handwritten signature in black ink, appearing to read 'Andre Yates', with a long horizontal flourish extending to the right.

Andre Yates
General Contractor



HPO C 2015-192 PROD
15-1802-1

State of New Jersey

MAIL CODE 501-04B

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES

HISTORIC PRESERVATION OFFICE

P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 984-0176 FAX (609) 984-0578

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

March 20, 2015

Mr. Bill Nierstedt, PP AICP
Director of Planning/Zoning Officer
515 Watchung Avenue, Second Floor
Plainfield, NJ 07060

RE: Union County, Plainfield City
117-125 North Avenue
Plainfield, NJ
Demolition
North Avenue Historic District
New Jersey Register of Historic Places Act
Application for Emergency Project Authorization

Dear Mr. Nierstedt:

Thank you for applying for emergency authorization pursuant to the New Jersey Register of Historic Places Act. The following comments are based upon the information you submitted to our office via E-mail on March 19 and 20, 2015. 117-125 North Avenue is a contributing building to the North Avenue Historic District which was listed on the New Jersey and National Registers of Historic Places in 1984. Based on the photographs and Remington, Vernick and Arango Engineer's February 2, 2015 structural report provided to the Historic Preservation Office (HPO) on March 20, 2015, the building was damaged by fire December 2011. The rear portion of the roof and the rear walls were lost in the fire and the building has been vacant and open to the elements ever since. The owner is absent and the City has decided to take action because bricks from the building have been falling onto neighboring properties. Because of the falling bricks, 117-125 North Avenue constitutes "an immediate, direct, demonstrable and severe hazard to the safety of the public" and the proposed demolition is being addressed as an emergency situation, pursuant to N.J.A.C 7:4-7.3. The demolition of 117-125 North Avenue is not in conformance with the Secretary of Interior's Standards for Rehabilitation and therefore, pursuant to N.J.A.C. 7:4-7.4, **will constitute an encroachment** on this historic property and the surrounding North Avenue Historic District. Due to the emergency situation, the HPO authorizes the encroachment with the following conditions:

- Demolition of 117-125 North Avenue shall be done by in a manner sensitive to the surrounding buildings having no physical impact on them. The HPO recommends that the demolition be done by hand and not with a crane and ball, implosion, or any other method which could impact the adjacent and attached buildings. The HPO understands

that the one story building attached to 117-125 North Avenue is located in the North Avenue Historic District but is not a contributing building to the historic district. The HPO recommends that the attached building receive proper structural support after demolition of 117-125 North Avenue since once 117-125 North Avenue is removed, so is part of the attached building's load bearing wall.

- Plainfield Historic Preservation Commission (HPC) shall have the opportunity to review and approve any proposed new design on the lot.

The HPO recommends that the City work with the Plainfield HPC through this process. The HPC may also have review authority over this undertaking and may have other recommendations that the HPO has not made.

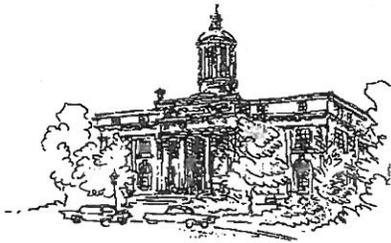
If you have any questions regarding this letter, please contact Meghan MacWilliams Baratta, of my staff, at 609-292-1253 or Meghan.baratta@dep.nj.gov. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 15-1802 in any future calls, emails, or written correspondence. Thank you for your cooperation with this review.

Sincerely,



Daniel D. Saunders
Administrator

C: Plainfield Historic Preservation Commission



**ADRIAN O. MAPP
MAYOR**

CITY OF PLAINFIELD
DEPARTMENT OF PUBLIC WORKS & URBAN DEVELOPMENT
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07060
908 753-3375 (B) 908 753-3070 (F)
E-mail: eric.watson@plainfieldnj.gov



**ERIC C. WATSON
DIRECTOR**

March 20, 2015

Mr. Andre Yates
Yates Real Estate, Inc.
PO Box 1121
South Plainfield, NJ 07080

RE: Emergency Demolition of 117-25 North Avenue, Plainfield, New Jersey

Dear Mr. Yates:

Please be advised that the building located at 117-25 North Avenue, Plainfield, New Jersey, has been declared an unsafe structure as well as an imminent hazard to the public. The City of Plainfield is, therefore, authorizing Yates Real Estate, Inc., to proceed with emergency demolition of subject property.

Emergency demolition on the property will begin on Saturday, March 21, 2015.

If you have any question regarding this letter, please feel free to contact Mr. Eric C. Watson at (908) 753-3375.

Sincerely,


Eric C. Watson, Director
Department of Public Works and
Urban Development

Yates Real Estate Inc.

P.O. Box 1121 So. Plainfield, NJ 07080 (732) 662-1660 (Office) (732) 662-1660 (Fax)



March 17, 2015

Public Works

**Re: Demolishing 117-125 North Ave, Plainfield
Additional Indemnification Insurance Request**

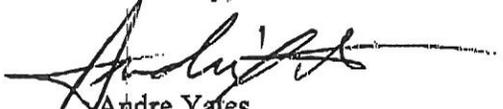
To: Eric Watson,

Due to the request that I received Monday, March 16, 2015 for additional insurance coverage indemnifying the City of Plainfield for potential loss resulting from the demolition of the property, therefore, the start of this project has to be delayed beyond March 17, 2015. My insurance carrier is in the process of issuing the additional coverage which will be forthcoming from the underwriter ASAP, per the city request.

Please be advised that I have already completed the market outs for the property. I have also spoken with the PSE&G Demolition Division, John Raines at ext. 6898 and requested that an emergency disconnect of utilities due to the fact that the property is a public hazard. However, PSE&G are insisting in following their normal procedures as it pertains to disconnects/demolition, as opposed to operating on an emergency basis. I have also contacted Phillip Izzo, Director of Inspections who is assisting me with expediting this process in the completion of all disconnects of utilities at the property.

Once all disconnects are completed, demolition will begin immediately. In the interim, we will execute all necessary staging. I have estimated this process will be complete in the next couple of days.

Sincerely,


Andre Yates
President

Yates Real Estate Inc.

P.O. Box 1121 So. Plainfield, NJ 07080 (732) 662-1660 (Office) (732) 662-1660 (Fax)



March 16, 2015

Bid Submission for demolition of property, 117-125 North Ave, Plainfield, New Jersey

The contractor, Yates Real Estate Inc. proposes to provide all necessary equipment and labor to demolish structure, 117-125 North Ave, Plainfield, New Jersey. Upon completion of demolition, contractor will restore the lot to acceptable conditions. This will consist of backfilling, seeding soil, erecting fencing where needed.

The price for this demolition is \$214,500.00.

This price reflects a visual inspection of the exterior and perimeter of the property. However, due to existing hazardous conditions of the building and not being able to gain access to the interior, an in depth analysis was not performed. Therefore, the possibilities exist that the contractor may encounter unforeseen structure and/or material hazards that need to be remediated at additional costs.

The contractor will give the City of Plainfield a percentage discount, if payment is received within 30 days from completion of work.

The contractor will take responsibility for all utilities disconnects at the property

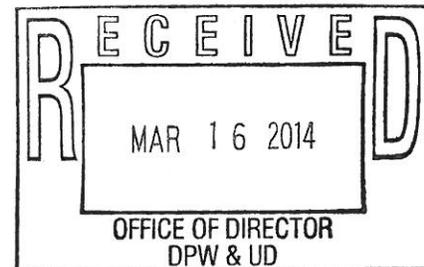
The contractor will take responsibility for all market out before any digging to take place at the site.

The contractor will remove all debris.

The contractor will bring property lot back to grade.

The Sub-contractor that will be executing the demolition is B&B Disposal/Demolition, 470 Hillside Ave, New Jersey 07205 (973) 465-4430 (Phone) and (973) 508-6329 (Fax)

Andre Yates
General Contractor



ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/19/2015

PRODUCER
AAAA 4A's Insurance Agency Corp.
 85 MAIN ST.
 South Bound Brook NJ, 08880
 732 469-8008

INSURED
YATES REAL ESTATE INC
 26 SUNRISE DR.
 EDISON, NJ 08817
 908 482-3553-phone

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC#
INSURER A: KINSALE INSURANCE CO.	
INSURER B: NJ WORKERS COMPENSATION PLAN	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMSMADE <input checked="" type="checkbox"/> OCCUR	BINDER	03/19/15	03/19/16	EACH OCCURRENCE \$ 1,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence) \$
						MED EXP (Any one person) \$
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$
						OTHER THAN AUTO ONLY: EA ACC \$
						AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMSMADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$
						AGGREGATE \$
						\$
						\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	BINDER	03/20/15	03/20/16	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER \$ 500,000
						E.L. EACH ACCIDENT \$ 500,000
						E.L. DISEASE - EA EMPLOYEE \$ 500,000
						E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

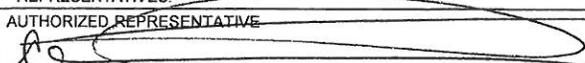
CITY OF PLAINFIELD IS RECOGNIZED AS AN ADDITIONAL INSURED:

CERTIFICATE HOLDER

CITY OF PLAINFIELD
 515 WATCHUNG AVE.
 PLAINFIELD, NJ 07060

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE




NOTICE OF IMMINENT HAZARD

Application Date:

Control Number: 0

Permit Number: 0

Date Permit Issued:

Notice Date: 1/6/2015

Violation Number: 20150006/0

City of Plainfield
515 Watchung Avenue
Plainfield, NJ 07060
908-2262666

IDENTIFICATION

Work Site Location: 117-125 NORTH AVENUE

Block: 315 Lot: 2.01 Qual: _____

Owner In Fee: DEXTER HUMPHREY

Agent/

Contractor: DEXTER HUMPHREY

Address: 229 N 11TH ST

Address: 229 N 11TH ST

NEWARK NJ 07107

NEWARK NJ 07107

Telephone: 973 484-6457

Telephone: 973 484-6457

To: Owner:

Other: _____

Agent/Contractor

Date Of Inspection: 1/6/2015

Date Of This Notice: 1/6/2015

ACTION

Take **NOTICE** that as a result of the inspections conducted by this agency on 1/6/2015 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

BADLEY BURNED IMMINENT HAZARD

As such, you are hereby **ORDERED** to immediately and forthwith vacate the above structure or portion thereof.

Further, you are **ORDERED** to:

- Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.
- Demolish the above structure by 1/13/2015

Failure to immediately comply with this **ORDER** may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this **ORDER** will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this **ORDER**.

If you wish to contest this Order, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: 908-2262666

By Order of Joseph F. Minarovich
Joseph F. MINAROVICH CONSTRUCTION OFFICIAL

Date: 1-6-15

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS
Michael D. Vena, PE, PP, CME (deceased 2006)
Edward J. Walberg, PE, PP, CME
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

DIRECTOR OF OPERATIONS
CORPORATE SECRETARY
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES

John J. Cantwell, PE, PP, CME
Alan Diltenhofer, PE, PP, CME
Frank J. Seney, Jr., PE, PP, CME
Terence Vogt, PE, PP, CME
Dennis K. Yoder, PE, PP, CME, LEED
Charles E. Adamson, PLS, AET
Kirk Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME
Leonard A. Faiola, PE, CME
Christopher J. Fazio, PE, CME
Kenneth C. Ressler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard B. Czekanski, PE, CME, BCEE

Remington & Vernick Engineers

232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595
(856) 795-1882 (fax)

Remington, Vernick & Vena Engineers

9 Allen Street
Toms River, NJ 08753
(732) 286-9220
(732) 505-8416 (fax)

3 Jicama Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000
(732) 591-2815 (fax)

Remington, Vernick & Walberg Engineers

845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110
(609) 645-7076 (fax)

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150
(609) 522-5313 (fax)

Remington, Vernick & Beach Engineers

922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050
(610) 940-1161 (fax)

1000 Church Hill Road, Suite 220
Pittsburgh, PA 15205
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

Remington, Vernick & Arango Engineers

The Presidential Center
Lincoln Building, Suite G00
101 Route 130
Cinnaminson, NJ 08077
(856) 303-1245
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor
Secaucus, NJ 07094
(201) 624-2137
(201) 624-2136 (fax)

February 2, 2015

Eric Watson, Director of Public Works & Economic Development
City of Plainfield
515 Watchung Avenue
Plainfield, NJ 07061

**Re: City of Plainfield
Structural Inspection
Fire Damaged Building at 117-125 North Avenue
RVA File No.: 2012-G-011**

Dear Mr. Watson:

A structural inspection was completed on January 13, 2015 for the building located at 117-125 North Avenue by Kenneth Ressler, P.E. from our office. The purpose of the inspection was to evaluate the current structural integrity of the existing building which had been severely damaged by a fire in December 2011. In addition, our evaluation includes the review of a "Structural Condition Survey and Report" on this structure completed by C2EM Urban, LLC Consulting Engineers dated January 2, 2012.

Based on our inspection and review of existing information of the building, we have the following observations and evaluation of the structure.

1. The building inspection consisted of a visual inspection of the exterior of the structure only. The interior of the structure could not be safely inspected due to the deteriorated structural condition.
2. The existing building is a three story brick structure that covers an area of approximately 3500 SF. The structure was severely damaged by a fire in December 2011. There was extensive damage to the roof and interior structural framing of the building.
3. A structural inspection report prepared for the property owner by C2EM Urban Consulting Engineers was completed in January 2012 that stated, "there is no imminent danger of collapse of the structure as a whole." The report recommended selective demolition of damaged areas and reconstruction to stabilize and protect the structure.
4. The recommendations of the previously noted report were not completed and there is no evidence that any measures were taken in order to stabilize the structure. Therefore, the structure has continued to deteriorate over the past three years, due to exposure to water infiltration during storm events.

5. Due to the fact that the building has not been stabilized by reconstructing the interior structural framing supports, the building is susceptible to additional damage or collapse due to high wind conditions or snow storm events.
6. The following current conditions were observed during the inspection:
 - a. Approximately 70% of the roof structure has collapsed into the building. (refer to photos 1, 2, 3, 5 & 6)
 - b. Approximately 50% of the floor structures have collapsed into the building. (refer to photos 3, 5 & 6)
 - c. The rear half of the North wall, half of the West (rear) wall, and the chimney have collapsed into the building. (refer to photos 5, 6, 7 & 8)
 - d. The interior of the building is not safe for any access, therefore the building should be properly secured for public safety. The front of the building is boarded up, but access to the rear was not possible, so security at the rear could not be verified.
7. In photos from January 2012 the North wall of the building was standing with only damage to the top of the wall. The rear wall and chimney were also still standing. Presently, as noted above, over 50% of the North and West walls and the rear chimney have collapsed. This is a severe and significant deterioration and failure of the structure. (refer to photo 4)
8. Overall, there has been significant deterioration and collapse of the exterior building walls and the main structural supports that impact the structural integrity of the building.

In summary, the building structure at 117-125 North Avenue has had significant deterioration over the past three (3) years since the fire damage. This deterioration has caused collapse and failure of the exterior building walls and structural support framing of the building. It is our opinion that the structure is beyond repair and is in imminent danger of further failure and potential collapse. Therefore, it is our recommendation that the entire structure be completely demolished in order to protect the public health and safety of the surrounding area.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

REMINGTON, VERNICK & ARANGO ENGINEERS


K. Wendell Bibbs, P.E., C.M.E.
Senior Associate & Regional Manager

cc: Cynthia Smith, Engineering
Kenneth Ressler, RVE
Douglas Johnson, RVA

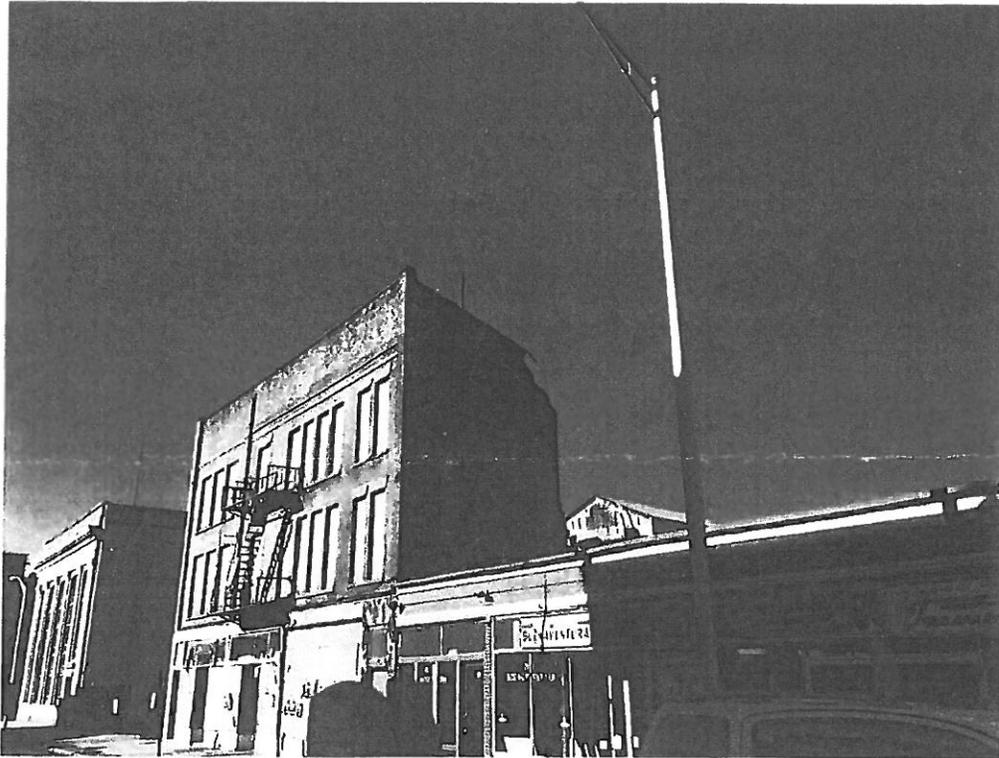


Photo 1: Building Elevation looking at East (front) and North Walls

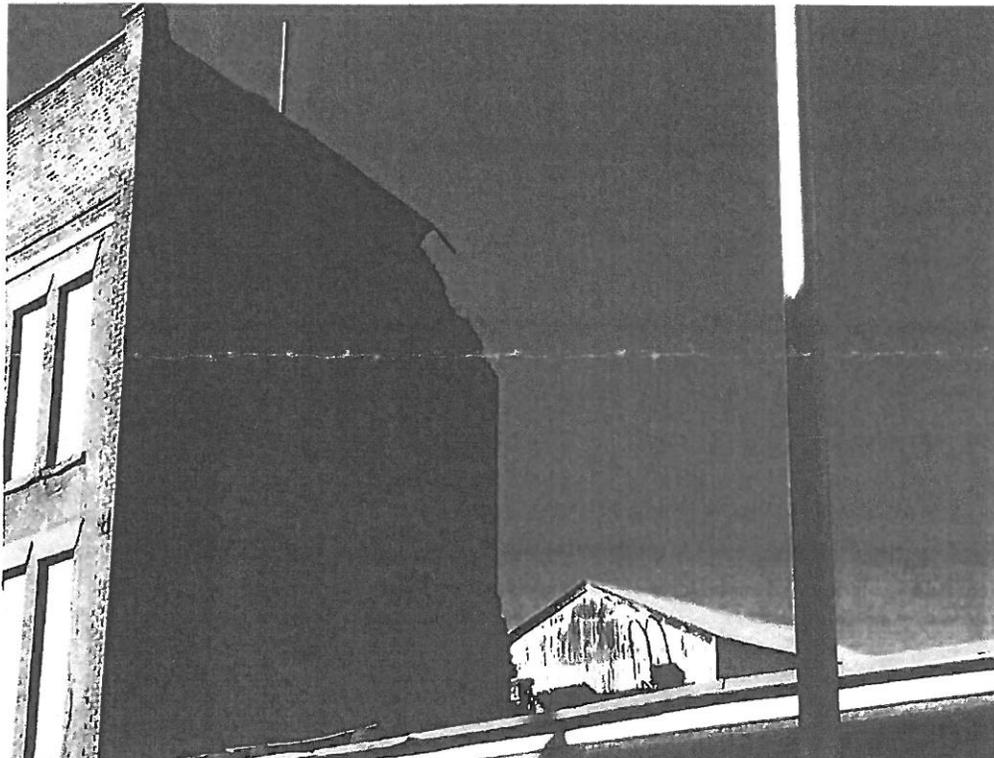


Photo 2: Side Elevation View of North Wall (showing the collapse of half the wall)



Photo 3: Rear Elevation View of North Wall (showing the collapse of half the wall)

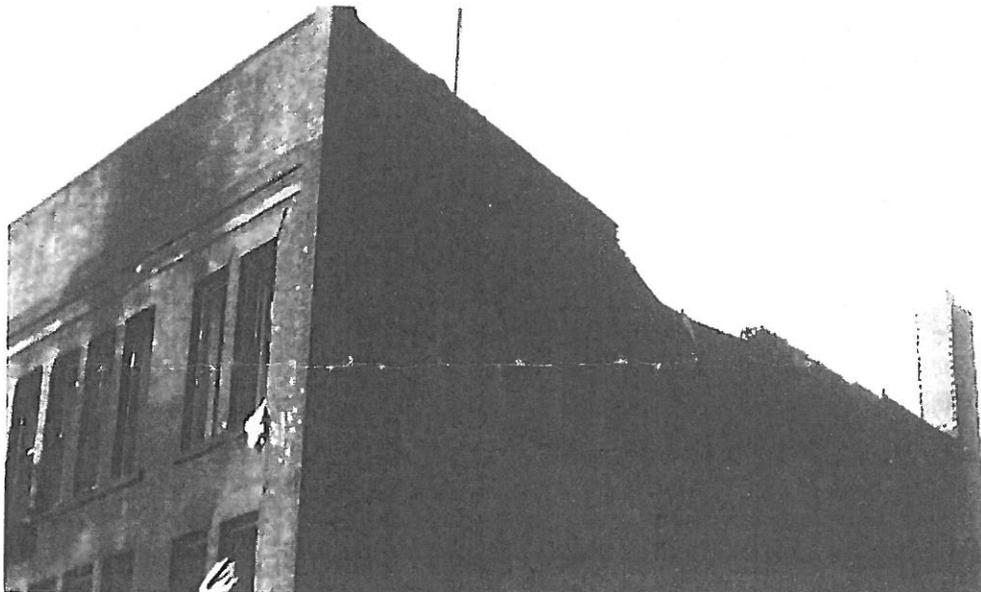


Photo 4: This is a photo taken from the C2HEM Urban Consulting Engineers report of January 2012, showing the North Wall condition in December 2011 after the fire damage. Compare this photo to the previous photos 1, 2 and 3 above to see the collapse of the North and Rear Walls over the previous three years.



Photo 5: Rear Elevation View (showing interior structural framing failure and collapse)

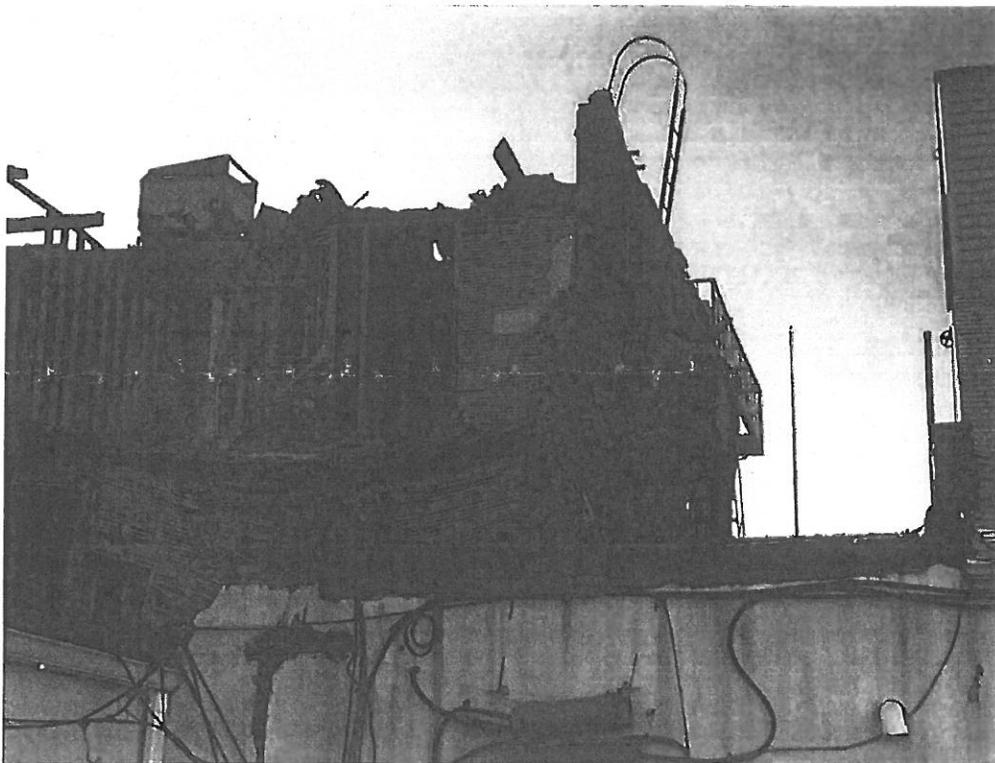


Photo 6: Rear Elevation View of the West (rear) Wall (showing failure and collapse)

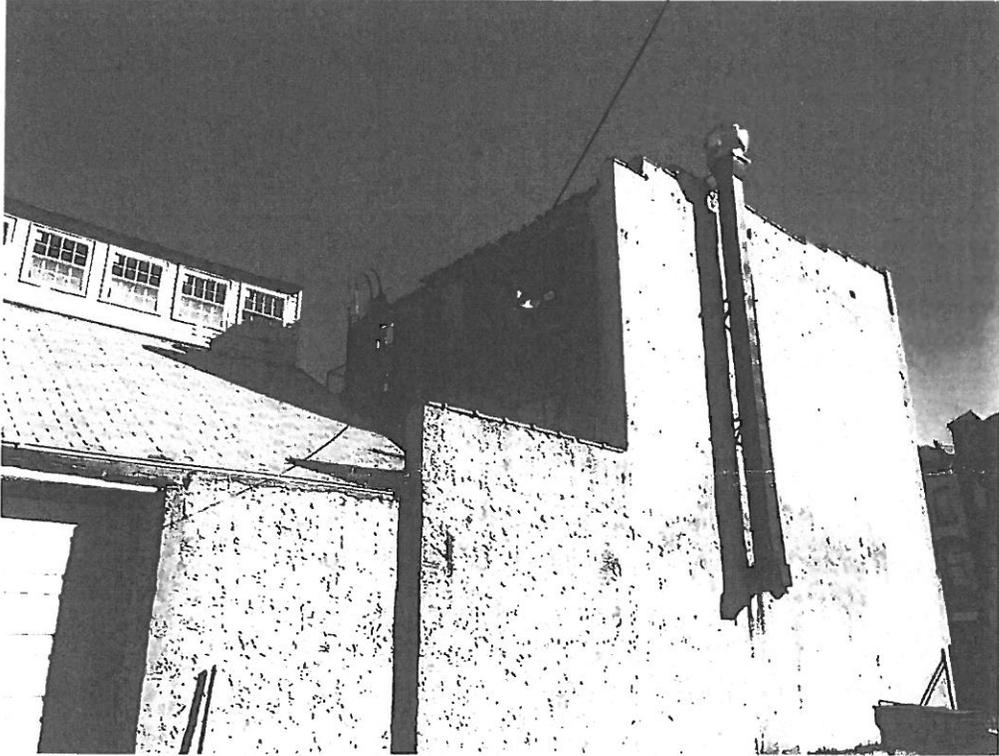


Photo 7: Rear Elevation View of the South and West (rear) Walls

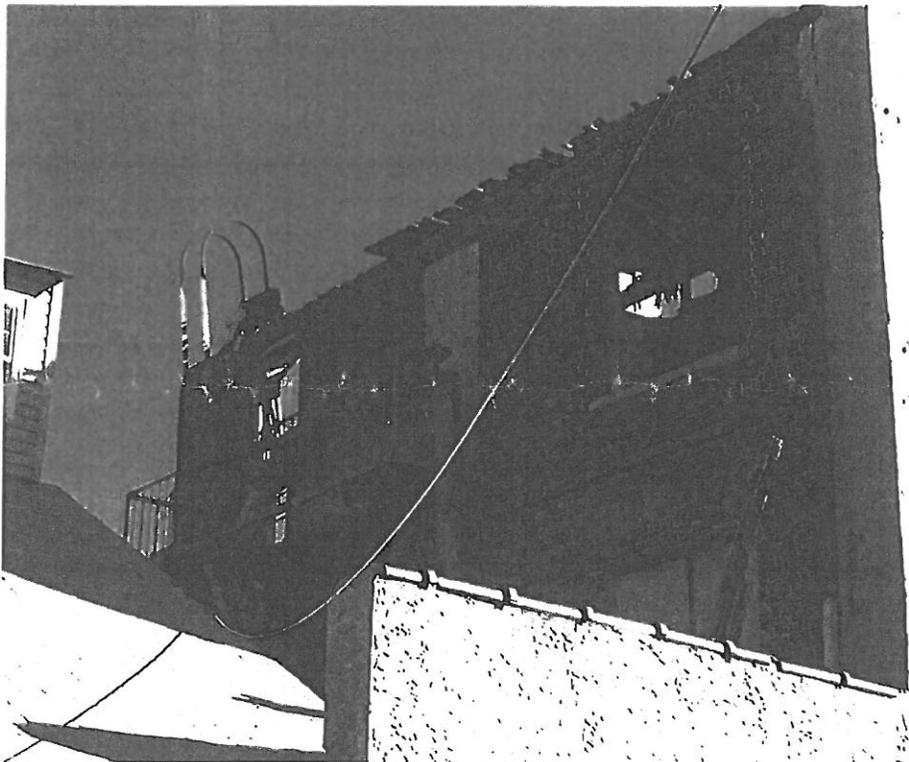


Photo 8: Elevation View of the West (rear) Wall