

Hon. Todd LaPine, Mayor
Village of Malone
14 Elm Street
Malone, NY
12953

November 30, 2012

Re: abandoned building at 395 West Main Street, BDA# 13011
Site Visit Summary and preliminary assessment of risks

Dear Mr. Lapine

By this letter, we are presenting to you a summary and brief building assessment from our site visit and review of background information, regarding the vacant building at 395 West Main Street, in the Village of Malone, NY. This report is an update from a prior report (November 2010) we did for the then building owner, Diana Kara of Transatlantic Orthopedic Corporation (TOC). Our overall impression, which we will detail below, is that the building has significant structural problems which will likely lead to the buildings collapse if not addressed. Collapse of the building poses significant risk to any building occupants, adjacent structures and occupants, pedestrian and vehicular traffic, Village of Malone infrastructure, the environment, downstream communities and jurisdictions. We concur with the Village of Malone Code Enforcement Officials that the building, in its current state, is unsafe.

Background

The building in question is located at 395 West Main Street in the Village of Malone, Franklin County, NY. The building is sited on the west bank of the Salmon River, adjacent to the west abutment, and on the north side of, the Main Street bridge. It is bounded to the east and north by the Salmon River with its cliff like banks, to the south by the west abutment of the Main Street bridge and to the west by a two story brick masonry building. See the enclosed Site Plan Sketch SK-1.

We have an incomplete ownership history of the building, however our understanding is that the building was purchased by Diana Kara of Transatlantic Orthopedic Corporation from Franklin County in October of 2009 at a tax auction, sight unseen. Prior to that, the building remained vacant for an extended period and was partially renovated (all interior finishes upstairs were gutted). At some point in its history the building housed a slate store and prior to that it housed a printing business as evidenced by the remains of a large printing press in the basement.

The current owners, as listed in the Franklin County tax database, Aberle York Architectural Preservation Ltd. of London, UK, reputedly acquired the building in December of 2010. An internet query of the current owners revealed the following:

- The company has no website and no search hits other than from organizations that provide listing services for companies incorporated in the UK or from the Franklin Co tax database.
- The company was registered on 6th December 2010 (a month after our initial report to the prior owner)
- The company's Statement of Capital lists 1 share valued at 1£.
- The company's Director is listed as a Mr. Murat Kara, resident of Turkey (note resemblance to prior owner)
- The company was dissolved on 24 July 2012

The Village has made repeated attempts to contact the current owner but they have been unresponsive. Given all of the above, it is very likely that the building has been abandoned by the current owner. No taxes have been paid on this property by either the former or current owner. We have included a copy of the Certificate of Incorporation for Aberle York Architectural Preservation Ltd., should the Village desire to seek remedy from the current owner.

A brief history of current problems is as follows: The previous owners, Ms Kara of TOC, purchased the building sight unseen and discovered its poor condition sometime after the purchase and contacted the Village Code Office. The Village Code Officers inspected the building on January 28th 2010 and deemed that the building is unsafe and unsecure. TOC engaged BDA in November of 2010 to inspect the building, assess its condition and identify/evaluate options for action (stabilize, repair, demolish, do nothing). On the 28th of November, 2012, we revisited the building at the request of the Village of Malone with the village mayor, code enforcement officer and supervisor of public works present and we found that the building condition has continued to deteriorate. Much of the information in this report stems from our original inspection updated by the recent visit.

Building Description

The building in question is an old stone and brick masonry structure of five stories. It has a foot print of approximately 25 feet by 70 feet resulting in a total gross building area of 8,870 square feet and an approximate net interior area of 7,800 square feet for all five floors. Please refer to the enclosed sketch, SK-2, a section through the building detailing its construction and relation to adjacent buildings. The building walls extend down to their foundation in the river bed and the building height is approximately 90 feet above the river elevation. The Main entrance, accessed from the sidewalk portion of the abutment to the Main Street bridge, provides access to the third floor of the structure, there being two floors below street level and two floors above. The building abuts on a two story building to its west, the former Robideau Studios, currently an art supply store. The two buildings share the wall between them and this wall supports the floors of the current building.

From the street level and below, the building is constructed of mortared stone masonry with walls approximately 30" thick. It is assumed that this portion of the building was originally the entire structure, most likely a mill building, most likely constructed during the early 19th century. The building walls appear to be founded on the exposed sandstone bedrock comprising the banks of the Salmon River. The base of the entire east wall is in the river itself so its foundation conditions are as yet undetermined. The foundation of the west wall is about 25 feet higher on the high banks of the river and is actually the foundation of the adjoining building to the west. The foundation on the south could not be viewed as it is completely covered by the abutment to the main street bridge. The foundation at the north wall is at the river level for half of its length and then follows the stone cliff of the river bank to the west wall. Judging from the construction of the rest of the structure it is assumed that this wall is also founded on bedrock within the river. Reviewing photos of the wall by others, it appears there may be a concrete footing for the east wall in the riverbed.

The walls above the street level (the top three floors) consist of 3-wythe brick masonry and appear to have been an addition on top of the original stone masonry mill building. It appears this addition was after construction of the adjoining brick building to the west as the upper section of the west wall is constructed on top of the east wall of the adjoining structure.

The roof is wood framed and single pitched to the north. Crickets in the NE and NW corners direct water to a single scupper that passes through a short parapet in the middle of the north wall. The roof eave at the front of the building overhangs the sidewalk by about three feet and is supported by wood corbels.

The floors of the building, except for the lowest, are constructed of heavy wood joists. The top two floors span the width of the structure except where supported by framed walls around the stairs. The main floor also consists of joists spanning the width of the structure. They are supported along the building midline by large wood beams supported in turn on wood columns from the floor below (basement). The

basement floor consists of wood joists running the length of the building, supported on wood beams spanning the width of the building and supported in their center by steel pipe columns. The steel pipe columns extend through the sub-basement floor and are founded on the bedrock below the basement. The sub-basement floor is constructed of concrete and steel and it appears that it is not original to the old mill structure. Photos below this floor show empty beam pockets similar to the construction of the floor above. The steel beams used in construction of the floor show indications that they were recycled from another structure. The impression we are left with is that at some point in its history, the original wooden floor was removed and replaced with the concrete and steel version. It appears the construction of this floor was somewhat haphazard and it appears to have been built without the benefit of Architectural or Engineering design. The quality of construction of this floor appears less than that of the original structure.

There are window and/or door openings on all floors. In the stone masonry portion of the building, window and door headers are of monolithic stone. In the brick portions of the building, they are brick arches. A large opening in the brick wall at the front of the building forming a store front opening is carried by an 18" deep steel beam.

There are a few tension connectors used in this building (star shaped plates used in conjunction with tension rods to help masonry structures resist tension forces). Two are found at the front corner of the building, at the top of the stone masonry section (main floor) and at the top of the brick section (roof). Two more are found at similar locations on the back wall. A fifth one is found about 3 feet below the sub-basement floor about one third of the way from the front of the building.

The building is not currently served by any utilities. The water and power have been shut off to the building.

Findings

On the 2nd of November, 2010, we made a site visit to the building along with the Malone Village Code Enforcement Officers and a representative of the then current owner. We found the building to have many structural deficiencies. On the 28th of November, 2012, we made a return visit to the building along with the Malone Village Mayor, the Code Enforcement Officer and the supervisor of the Department of Public Works. The deficiencies noticed at our initial visit are listed below, the status of those conditions found at our recent re-visit are shown in parentheses. Photo #'s refer to the Photographs section at the back of this report.

- Diagonal cracking on the brick masonry above the steel header for the main floor store front opening indicating possible minor settlement of the bearing for this beam. (**no change noted**) **Photo #1**
- Bulging outward of the front brick masonry wall at the second floor level by approximately four inches. (**no change noted**) **Photo #1**
- Significant bulging outward of the east wall by approximately 4" inches at the main floor level. It appears that this bulge may carry down to the buildings foundation but this could not be confirmed. (**by analyzing photographs, the bulge appears to have increased to 6"**) **Photo #6**
- A large sag, perhaps 6", in the floor structure at the main floor(**no change noted**)
- A similar large sag in the structure of the basement floor. (**no change noted**)
- Approximately half of the concrete and steel sub-basement floor has collapsed into the void below the sub-basement floor. Several columns are missing supporting the basement floor beams. (**no change noted**) **Photo #14**
- Basement floor beams pulled out from east wall. (**by analyzing photographs, the gap between the east stone wall and the floor structure appears to have widened by 2"**) **Photo #12**
- Main floor joists pulled out from both east and west walls. (**no comparative photographs or measurements taken**) **Photo #11**

- Vertical cracks in the stone masonry walls at the south east corner at the basement and sub-basement levels, (**no change noted**), **Photo #8**, at the middle of the north wall at the sub-basement level. (**no change noted**) **Photo #7**
- Vertical cracks of up to two inches in the brick masonry walls on the west wall of the building at the joint between the adjoining building structure and the building in question. (**no change noted**) **Photo #10**
- A significant leak in the roof at the rear of the building including possible rotting roof structure. (**no change noted**)
- Partial collapse of the rear brick wall at the top floor below the roof leak. The interior layer of brick has fallen onto the floor. (**no change noted**) **Photo #9**
- A triangular area of dark discoloration occurs on the outside of the east stone masonry wall adjacent to the bridge abutment. This area also shows significant erosion of the mortar joints in the stone masonry. (**no change noted**) **Photo #5**
- Water could be heard falling below the sub-basement floor. Photos taken below this floor show evidence of long term ground water flow through the rock strata that the building is founded on. (**no water was heard at the second visit**)
- Services – The buildings water service has been shut off. A broken suspected sewer service connection pipe was noted at the northwest corner. The building appears to have an overhead three-phase electric service lateral. No phone service connection was noted. (**The electric service lateral has been disconnected at the utility pole. What appears to be a phone line is attached to the building to serve an adjoining building**)

Assessment

Major problems

1. **Exterior Walls** - The most significant problem of this building is the questionable soundness and stability of the exterior walls, particularly the east stone masonry wall which is founded in the river bed. This wall is supporting all of the interior floors. Failure of this wall would likely result in complete and catastrophic failure of the entire building. This wall has a noticeable bulge, approximately an 8" displacement outward, at the center of the main floor, basement and sub-basement levels. It has not been determined if this is due to instability (buckling) of the wall or due to a shifting of the foundation. This movement has already pulled the support beams for the sub-basement floor out of their wall pockets resulting in failure and collapse of approximately half of the sub-basement floor. Collapse of this floor caused collapse of several pipe columns supporting the basement floor above, exacerbating the buildings problems. This movement has also pulled the beams supporting the basement and floor joists for the main floor out of their wall pockets, reducing bearing to an inch or less in some cases. Further movement of this wall could cause failure of the basement and main floors, initiating catastrophic failure of the entire building.
2. **The sub-basement floor has collapsed.** Approximately half of this floor has collapsed. The most likely cause is the movement of the outside wall noted above. It is also possible that it collapsed under its own weight due to poor construction materials and poor design and this event resulted in the movement of the east wall. The loss of this floor has reduced the lateral restraints on the outside wall, rendering it less stable. The portions of the floor still standing are significantly compromised and may eventually collapse from their own weight. **This floor is extremely unsafe and no one should enter this portion of the building for any reason.**
3. **Vertical Cracks** - There is visible shearing in the plane of the north end wall at the northwest corner of the building. This appears to be the result of foundation sliding failure at this location though the foundation could not be seen due to debris. It appears that the north wall has spread apart by 2"-3" resulting in large vertical cracks in the stone masonry wall around door openings at the basement and subbasement levels. These cracks have telegraphed up through the wall to the main floor level. It appears that the northwest corner of the building may have settled by an inch or less. Two similar vertical cracks were noted in the brick masonry of that portion of the

west wall that extends above the adjoining building at the second and third floors. One of these is a vertical separation where this building abuts the construction of the adjoining building. These cracks are consistent with settlement of the north west corner of the structure.

4. **Diminishing Support of Floors** - There is a significant sag in the basement and main floors, most likely due to the loss of supporting columns for the beams holding up the basement floor. This sag combined with the outward movement of the east wall has pulled beams and floor joists partially out of the east and west walls. Some floor joists have been pulled completely out of the wall supporting them. The bearing on beams in supporting the basement floor has been reduced by approximately 5". The amount of bearing remaining is not known but it is likely only an inch or two. As mentioned above, continued movement of the east wall outward could cause collapse of the floors, initiating catastrophic failure of the entire building.
5. **Leaking Roof** - It was noted that the roof leaks. These leaks have likely caused a partial collapse of the inside of the north wall at the third floor by freeze thaw action on the brick masonry. The leak is at the roof valley adjacent to the scupper so it may cause considerable infiltration of water. If this is allowed to continue, it will compromise the integrity of both the roof and floor structure.
6. **Cracks in Brick Façade** - Diagonal cracking was noted at the south wall above the steel header supporting the wall above the storefront opening. It was also noticed that the brick wall above is leaning out approximately 4" towards the street. This may be the result of overloading of the beam or insufficient tie-in to the floor structure. Failure of this wall would most certainly result in its collapse onto the sidewalk and street in front of the building.

Minor problems

1. The upper floors span the entire width of the building except where supported by partitions around the stairs. This seems like an overly long span and it is not known if interior partitions were removed during past renovations. The code compliance of the floor structure should be verified.
2. The stairs between the 2nd and 3rd floors have settled and are inadequately supported.
3. A vertical crack was noted at the interior of the stone masonry at the south east section of the basement and sub-basement walls.
4. The dark area of the east wall noted above has significant mortar loss at the outside of the joints. This is most likely due to the effects of salt spray from snow plowing operations on the bridge. This is not currently a structural issue but may become one if allowed to continue.
5. Water could be heard flowing in the crawl space below the subbasement floor. It is thought that this is the natural flow of ground water through the rock strata and is thought to be of no consequence to the buildings integrity as long as it has a way to exit the space below the sub-basement (through the ground or foundation walls).
6. Services – The building has a domestic water service but little or no internal plumbing. The building has no viable sewer service. There is very little electric infrastructure in the building.
7. The building is un-insulated and has no heating system.

Other issues - The following are secondary issues which don't affect the structure but will have a bearing on potential liabilities, the options exercised or costs of any repairs:

- Building access for repair or demolition – There is very poor access to this structure. The east and north walls are in the river and river banks approximately 50' below the street with no access for equipment due to the stone cliff walls of the river banks. The west side of the building abuts an adjoining building. The only access to the building is from the front. Access for renovation or demolition would likely require closure of one lane of traffic on the main Street bridge. This limited access will add significant cost to Options 2, 3 and 4 as well as the cleanup efforts necessitated by Option 1.

- Existing debris – The existing debris in the building space below the sub-basement, from the collapse of the sub-basement floor, will complicate stabilization and repair efforts. It will be difficult to evaluate the condition of the east and north wall foundations and difficult to stabilize the walls with the debris in place. It will be difficult and hazardous to remove the debris without first stabilizing the structure.

Risks - The following are secondary issues which don't affect the structure but will have a bearing on potential liabilities, the options exercised or costs of any repairs:

- **Salmon River** – The presence of the Salmon River adjacent to the building increases the liability from building collapse. The river is only about 30 feet wide between this building and the building on the opposite shore. **Collapse of this building would likely damage the building across the river and fill the river bed with debris to a depth of perhaps twenty feet or more. This could dam up the river flooding the basement of the building on the opposite shore, which contains a hydroelectric facility.**
- **Village Sanitary sewer main** - There is a large sewer main exposed in the river bed about 20 feet from the base of the building. This main serves a significant portion of the Village and on average carries approximately 1.2 million gallons of raw sewage per day. Collapse of the building would rupture this main causing a significant environmental hazard and disrupting sewer service to a large percentage of the Village of Malone. **The resulting sewage spill would impact three downstream communities within 15 miles and impact international waters where the river crosses the Canadian border and enters the St Lawrence River 21 miles downstream. Mitigating this spill would be difficult due to the sewage volume involved and the topography.**
- **Adjacent building** – The adjacent building to the west shares a wall with this building. The adjoining building appears in good structural condition. In our opinion, collapse of the building at 395 West Main Street is not likely to cause progressive collapse of the adjoining structure (except for perhaps a small addition at the rear which is built on steel columns and may be relying on this building for lateral support). **It is, however, likely that such an event would cause significant damage to the adjoining structure, necessitating repairs and resulting in loss of use of that structure.**
- **Main Street and side walk** – The top of the front wall of building is about 40' above and adjacent to the sidewalk on Main Street. The center portion of the building façade facing the sidewalk is bulging outward approximately 4" at the 3rd floor level. **Collapse of the building would pose a great risk for loss of life to pedestrians or vehicle occupants on Main Street.** It is also likely that the building's southerly foundation wall is functioning as a retaining wall and may be supporting part of the subgrade for Main Street and the sidewalk in front of the building. If this is the case, **collapse of the building could jeopardize the structural integrity of the sidewalk and street in front of the building.**
- **Hazardous Materials** – Given the buildings age, there is a high potential that it contains Asbestos Containing Materials (ACM) or Lead based paint. Though most interior finishes have been removed, **there is a possibility of ACMs in the roofing materials and flashings and in window and door sealants. There is a possibility of lead based paint on the interior finishes remaining.**

Options – The following are the available options for the Village of Malone to consider for this structure:

1. **Stabilize** – This option is to stabilize the structure to prevent further degradation and potential collapse, but not to render the building usable. This would require at a minimum the following:
 - a. install internal bracing to stabilize the east wall to prevent further movement outward
 - b. install internal supports for the remainder of the sub-basement floor and to replace the missing columns supporting the basement floor
 - c. repair the roof

- d. investigate the foundation conditions at the east and north walls
 - e. repair the north wall.
2. **Repair** – This option is to return the building to use and assumes that option 1 has been fully implemented. This would require at a minimum:
- a. Design repair improvements including but not limited to below
 - b. Resolve any foundation problems discovered in 2.d above
 - c. Install an internal structural frame to support stone masonry walls
 - d. Jack walls plumb if necessary
 - e. Rebuild sub-basement floor
 - f. Install columns for basement floor and jack floors level
 - g. Add support as need to upper floors to achieve code compliance.
 - h. Repair cracks in brick masonry walls.
 - i. Point stone masonry of east wall over river.
 - j. Investigate bow in front brick masonry wall and install necessary repairs
 - k. Insulate building and install interior partitions and finishes as needed.
 - l. Install new sewer service to building (this may be difficult and require a sewage pump)
 - m. Install new plumbing, heating, lighting and electric power distribution systems.
3. **Demolish** – This option assumes the building will not be repaired but will be demolished in a controlled fashion to limit future liabilities. This will be a complicated task due to the height of the building (90 feet), proximity to main street and other structures, the adjacent river (debris cannot be discharged into the river) and, as noted above, the limited access to the structure. Most of the debris will have to be removed and disposed of appropriately off site. If the option includes retaining some of the lower portion of the structure to contain debris then this structure will likely have to be structurally reinforced.

Doing nothing is not an acceptable course of action due to risk to the safety of the public and liability to the Village. It does not appear that collapse of the building is imminent. **However, it is not possible to determine how much more damage it can suffer before reaching the point of collapse.** In the past two years, it appears that the buildings east exterior wall has moved outward approximately 2". The building, if left in its current state will continue to deteriorate. If the roof is not repaired, its structure and the structure of the wood floors will suffer. The remaining amount of bearing surface supporting the floor structure could not be determined. If the east wall continues to move outward, the remaining floors will partially or completely collapse. **This event will most certainly initiate a sudden progressive collapse of the entire structure, potentially resulting in loss of life, certainly resulting in significant damage to adjoining structures, to Village infrastructure and to the environment.** This event could occur in 1-2 years or it could be imminent, it is not possible to predict.

Option Costs and Benefits – Estimating costs of the above options is beyond the scope of this effort due to the current uncertainty in the scope of each option. However, we can comment on the likely magnitude of such costs and potential benefits.

Option 1, Stabilize – Costs: very dependent on what is being done and impossible to determine without more information, it could easily be upwards of \$300,000. Benefits: The benefits of this option are limited. It would simply reduce the near-term liability. It would not place the building on the tax rolls and the building would continue to deteriorate without ongoing maintenance. The building will continue to be a liability to the Village and may require further significant outlays of capital at a future date.

Option 2, Repair and Sell - Costs: very dependent on what is being done. Could be \$60,000-\$100,000 for engineering and architectural design, \$300,000-\$1,000,000 for construction. These costs will be in addition to the cost to stabilize the structure. Benefits: The building could be sold and put back on the tax rolls. This course of action is difficult to justify financially as these costs could easily be 10 times the repaired value of the building, which would need to be sold in a currently very weak commercial real estate market. The Village would likely end up owning and maintaining this building for a long time.

Option 3, Demolition – Costs: very dependent on degree of demolition. We would recommend contacting a specialized demolition contractor. Could require up to \$50,000 in engineering costs, \$100,000-\$250,000 in demolition costs.

Note: taking no action is not a cost saving measure – it would avoid initial costs but would place the public safety at extreme risk. The potential future costs and liabilities would be multiple millions of dollars. We recommend speaking with your insurance broker and your legal counsel in this regard. We are not sure if it is insurable in its current state.

We understand that this is not welcome news. The above cost ranges are conservatively high, as is appropriate when dealing with limited information, but not unreasonable for the complicated nature of the building setting. Further technical investigation may clarify the risks involved, the tasks required and narrow the cost ranges, but this will require an investment of time and money in consulting fees.

We believe that the building has been abandoned by its owner. Given that the owner is a mysterious dissolved corporation in a foreign jurisdiction, it is not likely that seeking redress from them will result in any benefit to the Village.

The realistic options available to the Village are #1 and #3. Option #1, Stabilize may cost as much or more than Option #3, Demolish, and will not completely mitigate the risk. Option #2 is not realistic because the costs incurred will far outweigh the potential value of the building. Taking no action is not tenable due to the risks to the public inherent in the eventual collapse of the structure. For these reasons, BDA believes that Option #3 is the best course and would recommend the following initial actions:

- Secure the building to prevent access by the public and prohibit personnel from entering the building.
- Consult with Village Attorney and insurance broker regarding legal avenues to move forward and the liability exposure of proposed options.
- Because the building could collapse at any time, have the Village Department of Public works develop a contingency plan for responding to building collapse and possible rupture of the Village sewer main. This should include at a minimum:
 - A Traffic Diversion and Control Plan should the collapse impact traffic on the Main St bridge
 - Alternative flow paths and sizing and sourcing of pumping equipment necessary to address the failure of the sewer main
- Conduct a limited hazardous material survey of the building.
- Solicit quotes from specialized demolition contractors for safe removal of the building.
- Failure of this building will have a significant local and a regional impact. It may be advisable to seek regional solutions involving the many stakeholders impacted. We recommend contacting County, State and Federal representatives for any assistance they may be able to bring to the table. A list of stakeholders may include:
 - Adjoining Building Owners
 - Village of Malone – Mayor, Department of Public Works, Local Waterfront Revitalization Coordinator
 - Franklin County – Managers Office, Emergency Services
 - NYS Department of Environmental Conservation
 - NYS Office of Parks, Recreation and Historic Preservation
 - NYS Department of Transportation
 - US Army Corps of Engineers
 - Federal Energy Regulatory Commission
 - Federal Emergency Management Agency

Any action on the above options will necessitate physical and financial planning and will require environmental permitting and possibly hazardous material remediation.
Please do not hesitate to call on BDA if you would like us to assist you in any of these endeavors.

Respectfully yours,

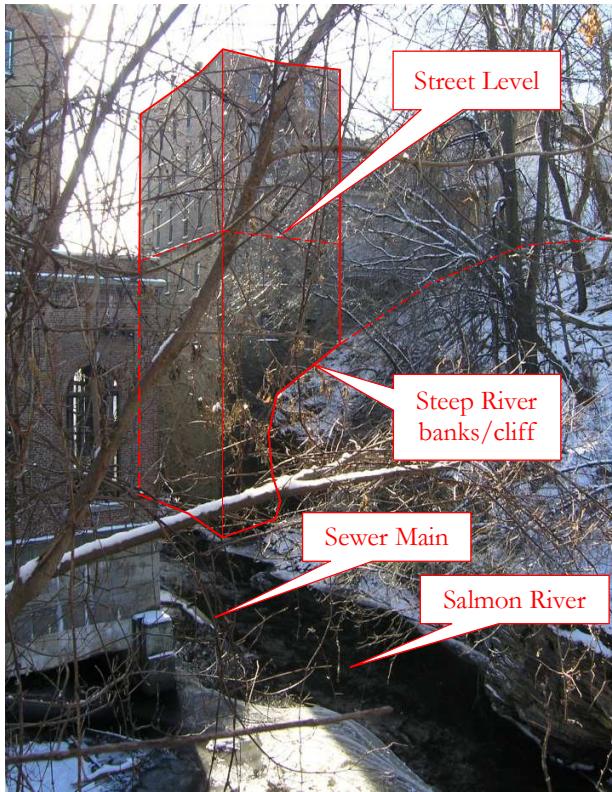


John R. MacArthur P.E.
Senior Engineer, Project Manager

PHOTOGRAPHS



1. Building Front from South



2. Building Back from Northeast

PHOTOGRAPHS



3. Building East Wall top



4. Building East Wall middle



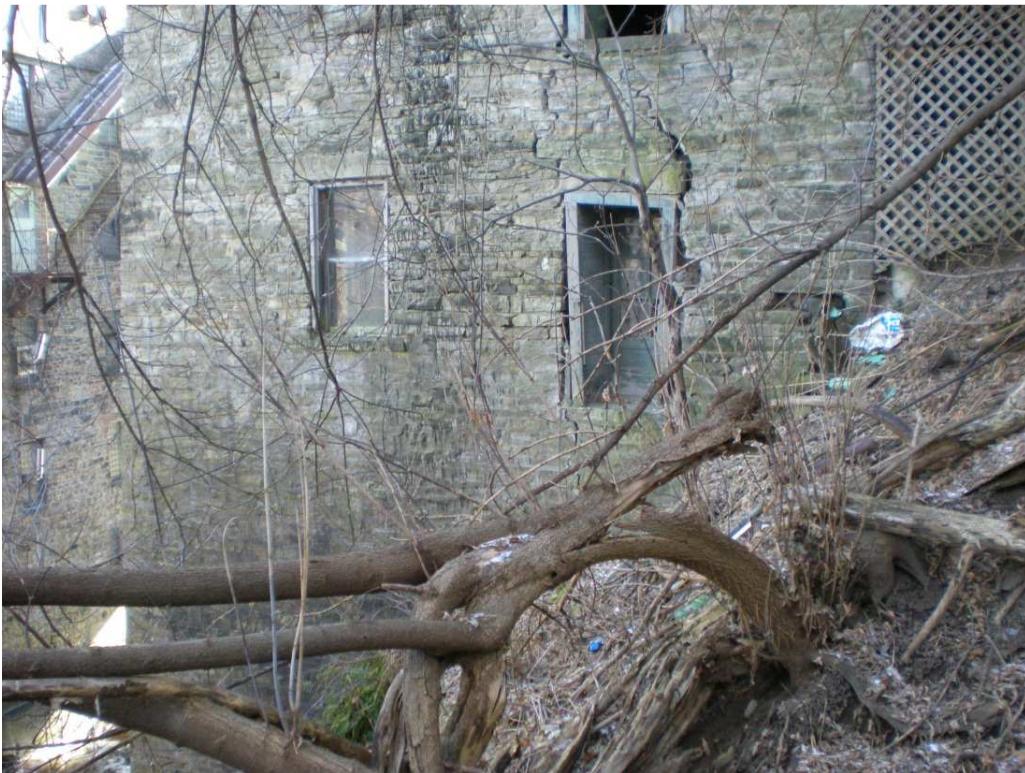
5. Building East Wall bottom

PHOTOGRAPHS



6. Building East Wall bulge

PHOTOGRAPHS



7. Building Wall Cracks at North Wall, Sub-basement Level



8. Building Wall Cracks at South Wall, Interior Sub-basement Level

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395 W Main St Inspection -report-2012-11-28-update

PHOTOGRAPHS



9. Failing back wall at 3rd floor



10. Spreading Gap in Wall at 2nd Floor

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395 W Main St Inspection -report-2012-11-28-update

PHOTOGRAPHS



11. Gap at East Wall at 1st Floor



12. Gap at East Wall at Basement Floor

PHOTOGRAPHS



13. Floor Beam Pulled Out From Wall at Basement Floor Structure



14. Collapsed Sub-Basement Floor

ATTACHMENTS

SK-1 SITE PLAN SKETCH

SK-2 BUILDING SECTION

**ABERLE YORK ARCHITECTURAL PRESERVATION, LTD
CERTIFICATE OF INCORPORATION**

BDA #13011

NO. 1/2

PROJECT

395 Main St.

SUBJECT

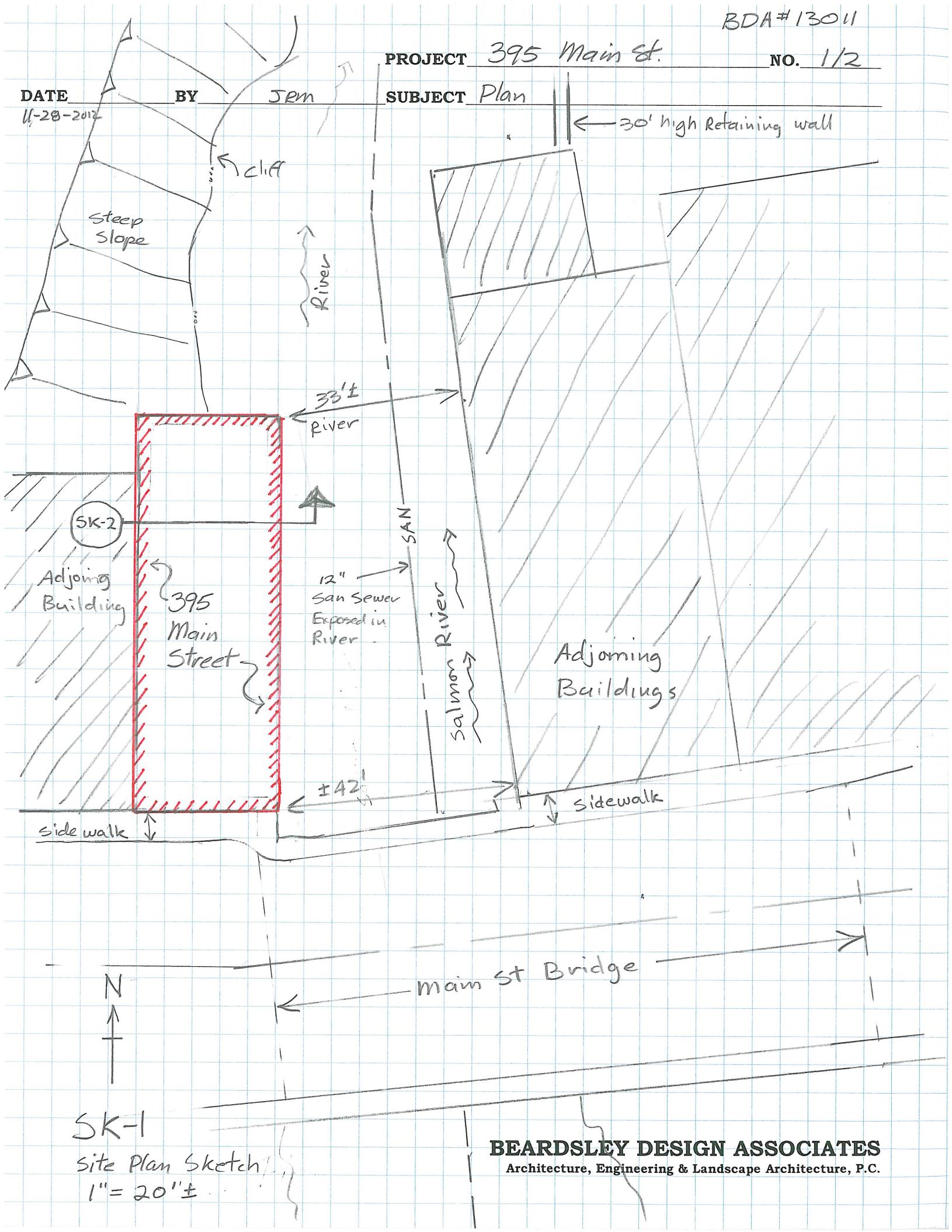
Plan

DATE

11-28-2012

BY

JEM



SK-1

Site Plan Sketch

1" = 20'±

BEARDSLEY DESIGN ASSOCIATES

Architecture, Engineering & Landscape Architecture, P.C.

Adj
Bldg

25' ±

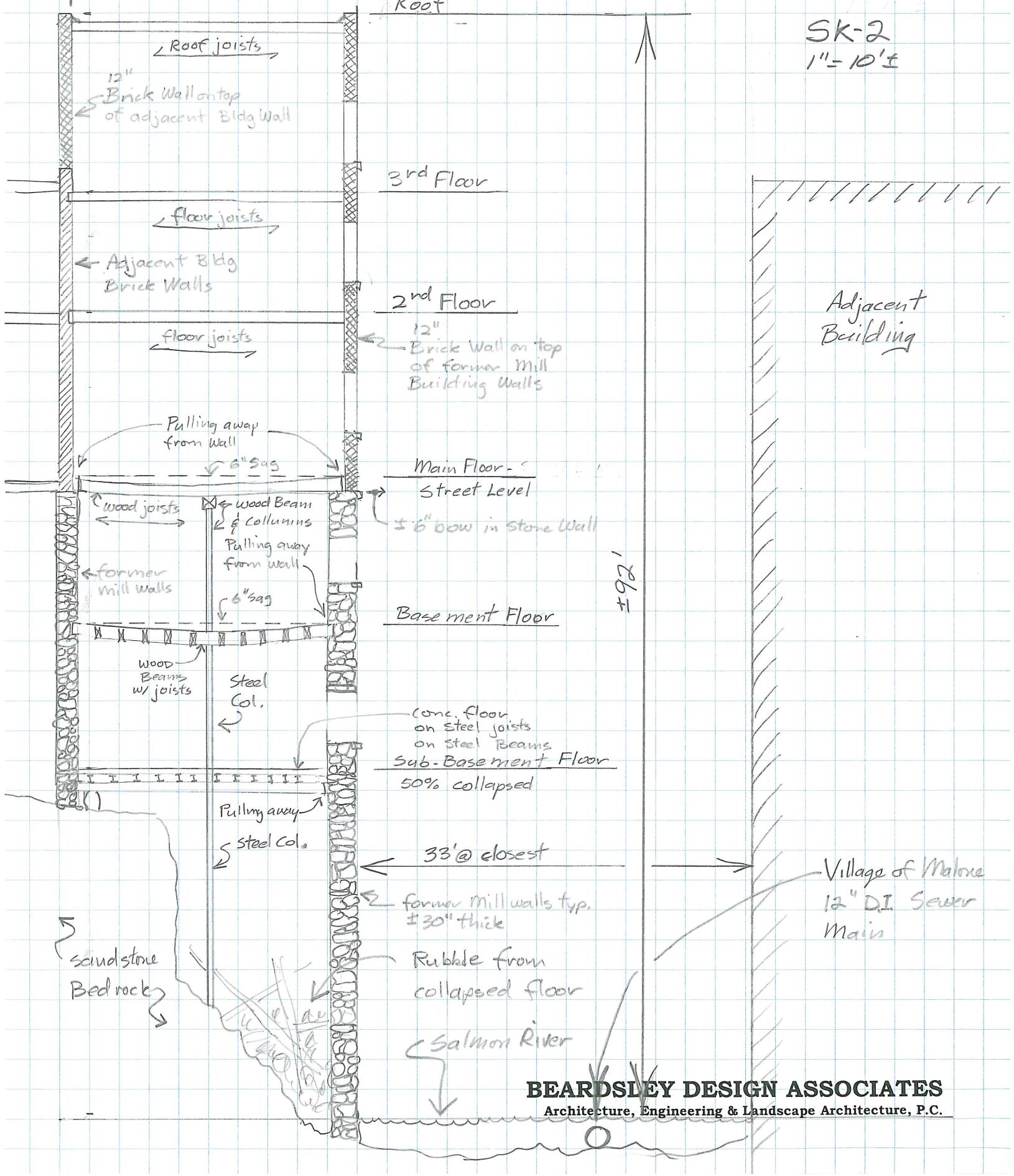
DATE 11/28/2012 BY JRM

BDA# 13011

PROJECT 395 Main St NO. 2/2
SUBJECT Building Section looking North

Roof

SK-2
1" = 10' ±



File Copy



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

Company No. 07460526

The Registrar of Companies for England and Wales, hereby certifies that

ABERLE YORK ARCHITECTURAL PRESERVATION LTD

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales

Given at Companies House, Cardiff, on 6th December 2010



N07460526H



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —



Companies House

— for the record —

IN01(ef)

Application to register a company

Received for filing in Electronic Format on the: 03/12/2010



X4RFQPM8

*Company Name
in full:* **ABERLE YORK ARCHITECTURAL PRESERVATION LTD**

Company Type: **Private limited by shares**

*Situation of Registered
Office:* **England and Wales**

*Proposed Register
Office Address:* **145-157 ST JOHN STREET
LONDON
ENGLAND
EC1V 4PW**

I wish to entirely adopt the following model articles: **Private (Ltd by Shares)**

Company Director 1

Type: **Person**
Full forename(s): **MR MURAT**

Surname: **KARA**

Former names:

Service Address: **145-157 ST JOHN STREET
LONDON
ENGLAND
EC1V 4PW**

Country/State Usually Resident: **TURKEY**

Date of Birth: **23/09/1980** Nationality: **TURKEY**
Occupation: **SCIENTIST**

Consented to Act: **Y** Date authorised: **06/12/2010** Authenticated: **YES**

Statement of Capital (Share Capital)

Class of shares	ORD	<i>Number allotted</i>	1
<i>Currency</i>	GBP	<i>Aggregate nominal value</i>	1
		<i>Amount paid per share</i>	1
		<i>Amount unpaid per share</i>	0

Prescribed particulars

ONE SHARE EQUALS ONE VOTE, EACH HAVING RIGHTS TO DIVIDENDS. SO LONG AS THERE ARE NO RIGHTS ATTACHED TO SHARES ON WINDING-UP ETC OR REDEMPTION RIGHTS.

Statement of Capital (Totals)

<i>Currency</i>	GBP	<i>Total number of shares</i>	1
		<i>Total aggregate nominal value</i>	1

Initial Shareholdings

<i>Name:</i>	MURAT KARA	<i>Class of share:</i>	ORD
<i>Address:</i>	F. CAKMAK C. OKUL S. NO:10/1 BURSA TURKEY 16050	<i>Number of shares:</i>	1
		<i>Currency:</i>	GBP
		<i>Nominal value of each share:</i>	1
		<i>Amount unpaid:</i>	0
		<i>Amount paid:</i>	1

Statement of Compliance

I confirm the requirements of the Companies Act 2006 as to registration have been complied with.

memorandum delivered by an agent for the subscriber(s): Yes

Agent's Name: **COMPANIES MADE SIMPLE LTD**

Agent's Address: **145 - 157
ST. JOHN STREET
LONDON
ENGLAND
EC1V 4PY**

Authorisation

Authoriser Designation: **agent** *Authenticated:* **Yes**

Agent's Name: **COMPANIES MADE SIMPLE LTD**

Agent's Address: **145 - 157
ST. JOHN STREET
LONDON
ENGLAND
EC1V 4PY**

Companies Act 2006

SCHEDULE 1 COMPANY HAVING A SHARE CAPITAL Memorandum of Association of ABERLE YORK ARCHITECTURAL PRESERVATION LTD

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share each.

Subscriber:

Murat Kara

Authentication: Authenticated Electronically

Dated: 3 Dec 2010