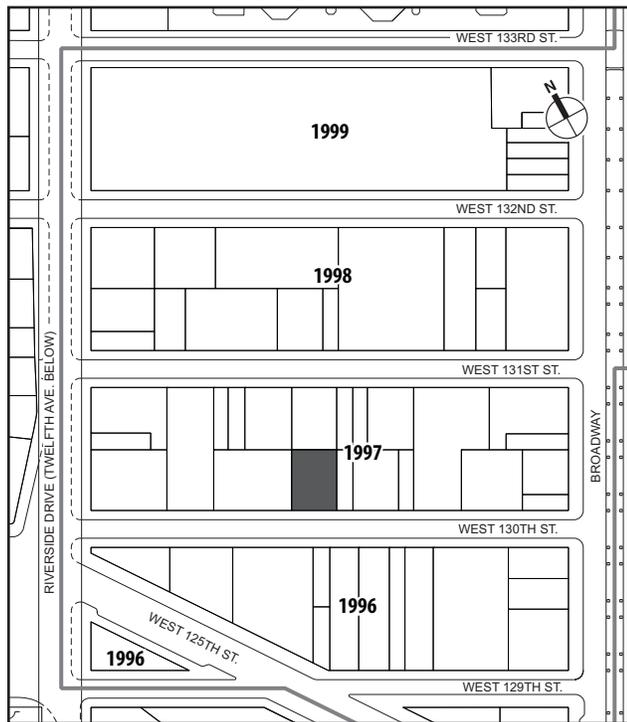


Block 1997 Lot 14

SITE CONDITION: POOR



LOCATION, USE, ZONING, AND OWNERSHIP

Located in an M1-2 zoning district at 625 West 130th Street between Twelfth Avenue and Broadway, Lot 14 contains a 21,437-gsf three-story brick masonry building that is occupied by a window manufacturer (see Photograph A). There is also a small one-story extension on the building's northeast side. It was acquired by Cigon LLC in January 2004 and is under contract by the Trustees of Columbia University. The structure was constructed in 1920 and was renovated in 1988.

PHYSICAL AND STRUCTURAL CONCERNS

This site was evaluated by Thornton Toma-setti, Inc. to be in poor condition overall due to structural distress, some substandard interior conditions, and health safety hazards and

concerns.

Long-term water infiltration has caused damage to the building's structural and non-structural components, including signs of efflorescence and wide cracks on the brick masonry walls (see Photographs B-D); cracks and spalling on the underside of the concrete slab (see Photograph E); signs of corrosion on the exposed reinforcement bars (see Photograph F); a corroded sheet metal ceiling (see Photograph G); and water stains on other ceilings (see Photograph H). Potential sources of water infiltration include ineffective roof drains, as they are higher than the roof (see Photograph I); a deteriorated and torn waterproofing membrane on the parapet; and cracks and spalled stucco on the chimney (see Photograph J).

Distress is evident on the basement floor, which is in poor condition with numerous cracks (see Photograph K) and exposed wire mesh in a few locations (see Photograph L). Steel plates have been placed directly on the slab in front of the freight elevator in the basement and on the first floor possibly to protect the slab from being damaged by heavy items being dropped (see Photographs M and N).

Other concerns include widespread cracks and spalling on the west stair's concrete treads (see Photograph O) and water stains on the roof, indicating a history of ponding (see Photograph P). Also, the lower roof is in poor condition and is covered with moss (see Photograph Q). Also, as shown in Photograph Q, there are patches of missing stucco on the wall adjacent to this lower roof, which appears to be a potential location for water infiltration. Although a portion of the sidewalk in front of the loading area is deteriorated (see Photograph R), the sidewalks and curb cuts along West 130th Street are in fair condition overall. However, trucks park on the sidewalk, which is likely exacerbating the cracks in the sidewalk (see Photograph S).

Block 1997 Lot 14

HEALTH AND SAFETY CONCERNS

The building has several health and safety concerns. There is a spray-painting booth with improper ventilation in the basement (see Photograph T). During several site visits, the roll-up door in front of the emergency exit door in the west stair was closed, blocking egress through this door (see Photograph A), which is an unsafe condition. Egress to the roof on the east side of the building is also blocked by a padlocked access hatch. Potential safety concerns for pedestrians include a severely damaged portion of the sidewalk and sidewalk parking (see Photographs R and S).

BUILDING CODE VIOLATIONS

Lot 14 has two open building code violations issued by DOB in 1986 and 1987. No additional information concerning the violations is provided by the DOB Building Information System.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the following environmental issues: former use as a factory, former garage with auto repair, possible gasoline and fuel oil tanks, and a documented unknown petroleum product release in 2003. The regulatory database indicated that soil, groundwater, and indoor air sampling was requested by the New York State Department of Environmental Conservation; however, there was no indication that the site is undergoing remediation to address the open spill. No Phase II investigation has been performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 14



Photograph 1997-14-A



Photograph 1997-14-B

D-220

Block 1997 Lot 14

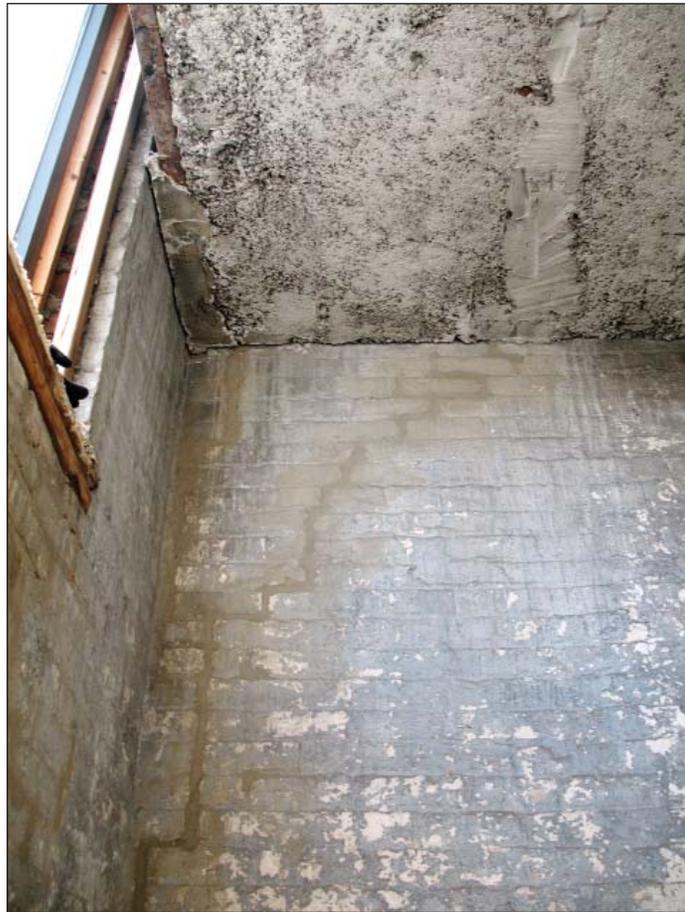


Photograph 1997-14-C

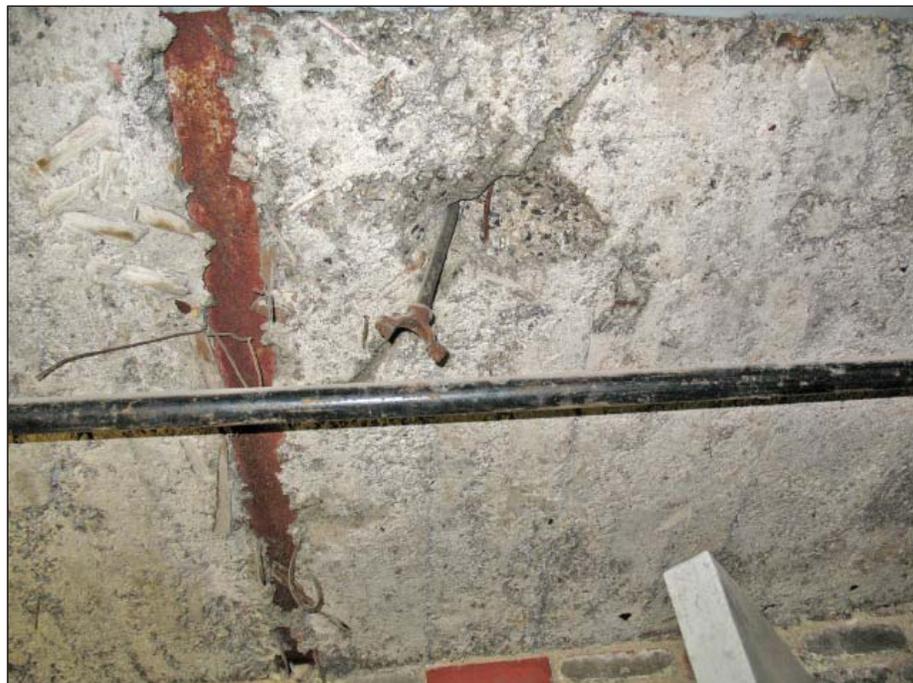


Photograph 1997-14-D

Block 1997 Lot 14



Photograph 1997-14-E



Photograph 1997-14-F

Block 1997 Lot 14



Photograph 1997-14-G



Photograph 1997-14-H

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 14



Photograph 1997-14-I



Photograph 1997-14-J

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Block 1997 Lot 14



Photograph 1997-14-K



Photograph 1997-14-L

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 14



Photograph 1997-14-M



Photograph 1997-14-N

D-226

Block 1997 Lot 14



Photograph 1997-14-O



Photograph 1997-14-P

Block 1997 Lot 14



Photograph 1997-14-Q



Photograph 1997-14-R

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 14



Photograph 1997-14-S



Photograph 1997-14-T