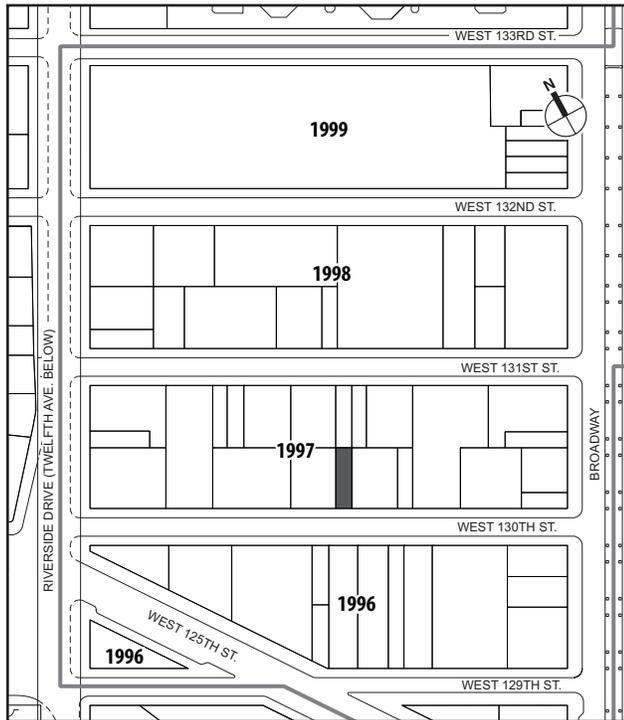


Block 1997 Lot 17

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 17, located in an M1-2 zoning district at 623 West 130th Street between Twelfth Avenue and Broadway, is being used as an accessory parking lot for the window manufacturer in adjacent building on Lot 14 (see Photograph A). It was acquired by Cigon LLC circa January 2007 and is under contract by the Trustees of Columbia University.

PHYSICAL AND STRUCTURAL CONCERNS

This site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to localized structural distress and some substandard site conditions observed. The site consists of a gravel surface parking lot, with some weed growth along its east and west sides (see Photograph B). A security fence topped with barbed

wire at the entryway appears to be in good condition (see Photograph A). The sidewalk and curb cut on West 130th Street are also in fair condition, although there are some wide cracks near the curb cut (see Photograph C).

HEALTH AND SAFETY ITEMS

If the security gate at the southern perimeter of the lot is closed, it would prevent proper emergency egress for the occupants of the rear building on Lot 48, which has a rear exit door that leads to Lot 17 (see Photograph D).

BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 17.

UNDERUTILIZATION

Lot 17 is located in an M1-2 zoning district with an FAR of 2.0. Current zoning permits 4,996 zsf to be built on the 2,498 sf lot. The lot is currently vacant, utilizing none of its development potential.

ENVIRONMENTAL ISSUES

A Phase I ESA identified the potential for subsurface contamination related to the lot's current use as a parking lot with an unpaved parking area. No Phase II investigation was performed on this lot.

Block 1997 Lot 17



Photograph 1997-17-A



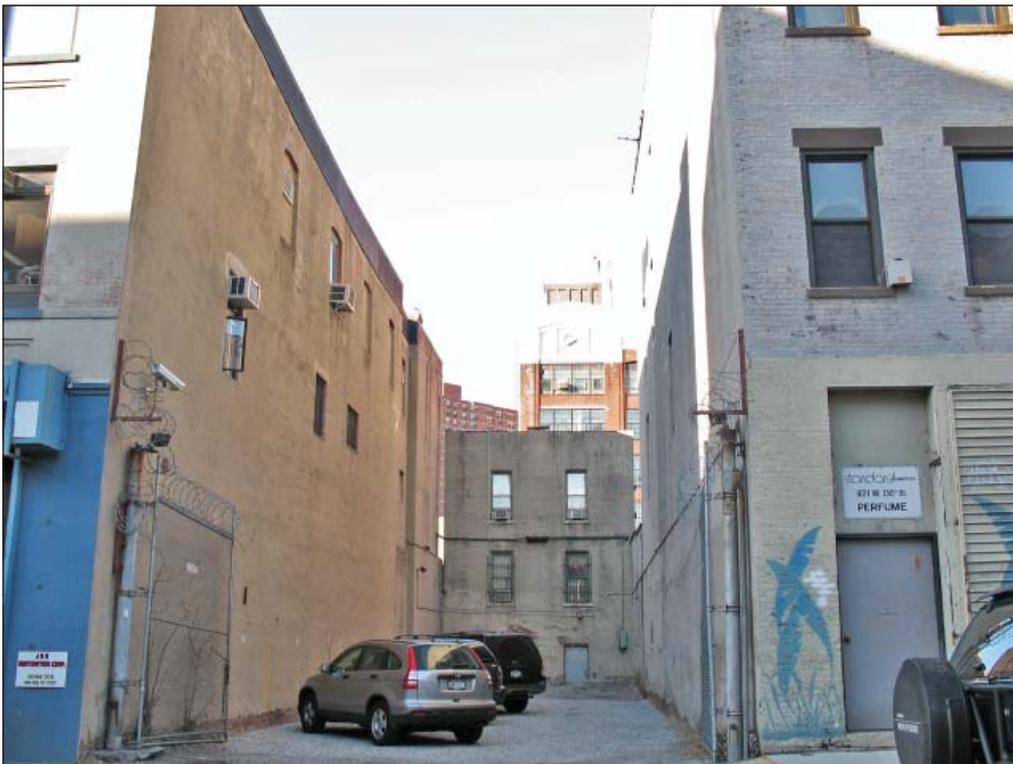
Photograph 1997-17-B

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 17



Photograph 1997-17-C



Photograph 1997-17-D

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