

COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK
COLUMBIA UNIVERSITY FACILITIES

October 23, 2007

Empire State Development Corporation:

We submit the following summary of building condition assessments and building stabilization efforts for all thirty-seven (37) properties comprised of thirty-nine (39) lots owned by Columbia University (the "University") within the Manhattanville Project Area.

The building stabilization efforts have included efforts by the University and its tenants to date. Where appropriate, the stabilization sections highlight why certain repairs have not been completed due to tenancy issues, and subsequent efforts by the University to enforce compliance with lease provisions.

Sincerely,



Matthew Early, PE-
Associate Vice President of Facilities Operations
Columbia University Facilities

Address: 547-551 West 133rd Street
Block & Lot: 1987-9
Acquisition Date: 6/30/2006

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had five recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. There were significant roof leaks throughout and the parapet wall on east elevation was structurally compromised. The ceiling in the northeast corner of the second floor evidences significant water infiltration over a long period of time. Tenants use a generator for a main electrical source and a fuel burning air heater. Both are improperly ventilated and have improper fuel storage tanks. It appeared that spray painting was being conducted without a proper spray painting booth.

Stabilization Efforts

At acquisition there were two commercial tenants, one of which had an expired lease. The expired lease has been renewed and the term of the other lease has been extended. The University has performed boiler and roof repairs. Contractors have completed additional repairs to the roof. The University will evaluate the integrity of the parapet wall and develop a repair strategy. The University contacted the second floor tenant about their improper use of a generators and the tenant has removed their generator. The University contacted both tenants about their improper use of fuel storage tanks and both tenants have advised that they will provide proper paperwork for their storage tanks.

Address: 553-559 West 133rd Street
Block & Lot: 1987-7
Acquisition Date: 6/22/2006

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had one recorded violation. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. There were significant roof leaks which have undermined the wood roof structural system. An addition to the parapet wall on the east end of the north elevation was structurally questionable. There were signs of movement of the parapet above the garage door. The metal southeast stair at the second floor was in poor condition. The metal tread pans and risers were severely rusted and the concrete treads were broken. The windows were corroded and many had broken glass. There was a large opening on the 2nd floor between the north and south buildings. The fusible link on the sliding fire door located at the aforementioned opening between the north and south buildings appeared to be inoperative and access to the fire exit was obstructed by the tenant. It appeared that spray painting was being conducted without a proper spray painting booth.

Stabilization Efforts

At acquisition there was one commercial tenant with a lease that has since been extended. Since acquisition, the University has retained contractors to execute the necessary roof, stair and parapet

wall repairs. The University will retain a contractor to install a fire rated door. The University has contacted the tenant regarding blocked fire exits.

Address: 555 West 131st Street
Block & Lot: 1986-10
Acquisition Date: 7/22/2004

Building Condition

Records indicate that the building was built in 1925. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At the time of acquisition a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in deteriorated building conditions. The entire ceiling was previously fire damaged and no fireproofing existed on the structural members. The concrete floor was broken and uneven. The roof had significant leaks throughout, and the north and east exterior walls and sidewalk were in deteriorated condition, contributing to the water infiltration. Above the center roll down door the lintel was sagging and the masonry was severely cracked. Ventilation in the building was inadequate.

Stabilization Efforts

At closing, the building had one commercial tenant and the lease has since been extended. Since acquisition, the University has performed extensive repairs to the north and east exterior walls, replaced the sidewalk on the east side and resurfaced the roof. A deteriorated section of fence on the east parapet wall was replaced. The University has replaced the sidewalk on the south side of the building. The University contacted the tenant to install fireproofing at the ceiling structure, repair the concrete floor and stabilize the ventilation system. The tenant has replied to the University and advised that since the building has been inspected by the NYC Department of Buildings' and no violations were issued for fireproofing of the ceiling structure, ventilation system or concrete floor repairs, they do not believe the work is required. The University has retained consultants to evaluate the necessity of the installation of fireproofing at the ceiling structure and stabilization of the ventilation system.

Address: 573-577 West 131^d Street
Block & Lot: 1986-6
Acquisition Date: 4/7/2004

Building Condition

Records indicate that the building was built in 1917. It appeared that prior to Columbia University's acquisition of this property there was an extended period of inattention in the building. At acquisition, the property had two recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in certain deteriorated building conditions. The roof membrane was fatigued. There were signs of deterioration caused by leakage and standing water over a long period of time. Extensive water damage was evident at the slab and the vinyl flooring throughout, indicating water infiltration over many years. There were interior and exterior structural cracks, and deteriorated steel lintels and displaced masonry at two fourth floor windows and all five bays at the ground floor. The elevator equipment was in poor condition. There was a dilapidated, abandoned exterior vent on the north elevation. There were two large uncovered window exhaust fans allowing water infiltration.

Stabilization Efforts

The building was vacant at closing. Since acquisition, the first floor has been leased on a month to month basis to a tenant. The University has performed roof repairs and is investigating the structural cracks. Contractors have been retained to remove the dilapidated exterior vent and to cover the open exhaust fans. The University has secured the HVAC and utility systems, and the elevator.

Address: 603-607 West 130th Street
Block & Lot: 1997-27
Acquisition Date: 2/15/2006

Building Condition

Records indicate that the building was built in 1928. It appears that prior to Columbia University's acquisition of this property there was an extended period of inattention in the building. At acquisition, the property had two recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in certain deteriorated building conditions. The dry sprinkler system was charged with water, instead of compressed air, and the associated fire/sprinkler panel appeared not to be functioning. There was an active structural water leak at the main electric power entry point into the building. The leak had rotted through the main junction box and rusted an adjacent electrical panel. The roof had damaged and worn bitumen and waterproof coatings on roof parapet walls, coping covers and flashings. There were minor roof leaks on the top floor. Previously repaired masonry at the street elevation showed signs of further deterioration and there was brick step cracking due to rusting of exposed steel lintels at in-filled window openings. There was a leak from the hot water piping in the basement. The sidewalk needed some minor repair. One of the four basement egress doors leading to the exterior vault was obstructed and did not allow access to street level.

Stabilization Efforts

At closing, the building had one commercial tenant with an absolute net lease and the tenant is responsible for all maintenance and repairs. Since acquisition, the University has contacted the tenant to make the necessary repairs to the roof, dry sprinkler system, obstructed egress, and leaking pipe. The tenant was also contacted to evaluate the source of the water infiltration at the main electrical service box, seal the leak and make the necessary repairs to the electrical junction box and panels. The tenant vacated the building in August 2007. Prior to the tenant vacating the building, they completed the repairs to the roof and dry sprinkler system. Upon the tenant's evaluation of the water infiltration at the main electrical box, they found that the water was entering the building where Con Edison's electrical feed enters the building. The tenant contacted Con Edison regarding the water infiltrating the building from their utility vault. Con Edison has advised that tenant that they will address the problem in their utility vault. The University has retained contractors to repair the sidewalk.

Address: 603-611 West 129th Street (Parking lot)
Block & Lot: 1996-23
Acquisition Date: 11/16/1967

Site Condition

The property is an open parking lot that was acquired in 1967.

Stabilization Efforts

The University leases the open lot to a parking operator. The University has contacted the tenant concerning removal of the vegetation and bulk debris along with making repairs to parking surface and fence. The University has completed sidewalk repairs and repairs to the retaining wall of the adjacent property.

Address: 613-615 West 129th Street

Block & Lot: 1996-21

Acquisition Date: 10/4/2001

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. A general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. The roof had significant leaks and one of the interior support trusses was in deteriorated condition. There was brick displacement above in-filled windows on the north elevation and numerous voids in the masonry along the east elevation. A masonry north egress stair had been removed at some time in the past and replaced with a steep non-compliant wood stair without handrails. The sidewalk on the north side had some broken flags of concrete and electrical panels were not properly secured.

Stabilization Efforts

At acquisition there was one commercial tenant. Since acquisition, the University commenced landlord-tenant litigation, and in accordance with a court stipulation, this space was surrendered by the tenant. This tenant left a large amount of debris and the University had this debris removed. Prior to vacancy, the roof truss has been rehabilitated and additional roof repairs were performed. Upon vacant possession, the University found that the tenant had abandoned non-functioning heating units. A heating system was installed by the University to prevent winter freeze-up of the sprinkler system, repairs were made to secure the electrical panels and the sidewalk has been replaced. The University will stabilize the ventilation system, replace the abandoned domestic water service on the south side and install an egress stair, upon re-occupancy of the building.

Address: 615 West 130th Street

Block & Lot: 1997-21

Acquisition Date: 10/4/2004

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had three recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. The interior drywall partitions had severe water damage and the vinyl tile flooring was cracked and buckling throughout. Portions of the building's interior were freshly painted and plastered; however, the building demonstrated signs of fatigue due to settling and major water infiltration. There were roof and facade leaks and an incorrect roof pitch. The north facade

had steel plates to pin and stabilize the structure. There were severely deteriorated masonry conditions on the north elevations including delaminating stucco, loose brick and open joints. Failing scupper and leader line was contributing to the deterioration of the north elevation. At the southeast corner parapet level, the two facades were separating. The sidewalk was in fair condition.

Stabilization Efforts

The building was vacant at closing. The FDNY has marked this building with a special symbol indicating the building is vacant and should be entered with caution. Shortly after acquisition, a severe mold condition appeared on interior painted walls. Upon investigation, it was determined that this condition was caused by severe water infiltration through the deteriorated exterior masonry walls. The University has resurfaced the roof, repaired the concrete stucco wall on the east façade, replaced the sidewalk, and has repaired a broken leader line on the north side of the building. The building has been kept vacant due to the interior mold condition along with the fatigued condition of the structure. The former tenant left debris in the building and the University had this debris removed. The University contacted the FDNY and NYC Department of Buildings' regarding building shutdown and sealing criteria and has performed the required work to decommission the building. The building has been decommissioned and will be kept vacant.

Address: 615 West 131st Street (a.k.a. 611-631 W. 131st Street, Studebaker Building)
Block & Lot: 1998- 16 and 17
Acquisition Date: 6/28/2007

Building Condition

Records indicate that the building was built in 1924. Columbia University has leased the property since 1986. It appeared that prior to Columbia University's renovation of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had nine recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. The building is in the process of being fully renovated by Columbia University, including new elevators, windows, HVAC plumbing and electrical systems.

Stabilization Efforts

At acquisition there was one commercial sub-tenant. Since acquisition, the University is continuing a full renovation of this building for occupancy of University staff.

Address: 617-621 West 130th Street
Block & Lot: 1997-18
Acquisition Date: 8/27/2003

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of severe neglect and failure to maintain equipment and systems in the building. At acquisition, the property had nineteen recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in severely deteriorated building conditions. Portions of the roof were in an advanced stage of deterioration and portions had collapsed, such that a makeshift structural system of metal barrels had been stacked on the floor below for added support. Water infiltration resulted in overall damage

to the structure, including walls, ceilings, doors, hardware, windows and lighting elements. The stairwells and handrails, as well as the landing were in very poor condition. The dilapidated elevator equipment could not be safely operated. The sidewalk along the building was in poor condition.

Stabilization Efforts

The building was vacant at closing. The FDNY has marked the building with special symbols indicating the building should not be entered. Since acquisition, repairs to the roof, windows and skylights have been performed to prevent any further damage. The University has also cured boiler and elevator violations and replaced the sidewalk. The University made additional window and roof repairs to prevent water infiltration. The University contacted the FDNY and NYC Department of Buildings' regarding building shutdown and sealing criteria and has performed the required work to decommission the building. The building has been decommissioned and will be kept vacant.

Address: 620 West 131st Street
Block & Lot: 1997-47
Acquisition Date: 12/14/2004

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of inattention in the building. At acquisition, the property had three recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in certain deteriorated building conditions. The interior ceiling had two small sections missing showing evidence of minor scorching damage of the roof joists from a previous fire at some time in the past but structural integrity was observed to be good. The ventilation system was insufficient and non-functioning and the front brick facade that extended west over an alleyway to an adjacent building was cracked and in need of masonry repairs. The sidewalk was in need of repair

Stabilization Efforts

At acquisition, this building was vacant. Since acquisition, a lease has been signed. The University has installed a ventilation system and repaired the front brick facade extending over the east alleyway. The University has retained contractors to replace broken sidewalk concrete flags. An engineer has examined the minor scorching of the roof joists and has determined that the integrity of the wood joists has not been compromised and the missing ceiling panels have been replaced.

Address: 623-625 West 129th Street
Block & Lot: 1996-20
Acquisition Date: 12/14/2004

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had twenty five recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. There was cracked skylight glass in the southwest corner, missing portions of metal vent stack on the east elevation, a missing scupper box and leader line at the east

elevation, inadequate wood access ladder to a deteriorated roof hatch, loose and missing metal slots at fire escape, and an unsecured access ladder at fire escape at north elevation. The elevator was out of service. The boiler was in very poor and deteriorated condition. Handrails and banisters were missing. The sidewalk and vault were in deteriorated condition. Original columns in the basement appeared to be displaced and multiple structural concrete pillars had been installed at angles throughout the basement. There was inadequate emergency exit lighting.

Stabilization Efforts

At acquisition there were four commercial tenants. One tenant was month to month and has since vacated its lease unit. Since acquisition, the University has made substantial repairs to the boiler. The tenants had notified the University that the elevator was inoperable for several years prior to the University's acquisition and this condition does not impact their tenancy. Following lease expiration, the dry cleaning business located on the ground floor of the south building has vacated their lease unit. The University is evaluating decommissioning the inoperable elevator. The University has installed proper handrails and banisters and has engaged contractors to install emergency lighting and has performed necessary roof, sidewalk and vault repairs. The ground floor tenant on the north side of the building left significant debris and the University has engaged a contractor for the debris removal and expects this work to be completed by the end of October 2007. The two remaining leases (in the south building) expire in March 2008 and May 2008 and will not be renewed.

Address: 624-628 West 131st Street
Block & Lot: 1997-49
Acquisition Date: 3/28/2000

Building Condition

Records indicate that the building was built in 1951. It appeared that prior to Columbia University's acquisition of this property there was evidence of water ponding in many areas on the roof. Masonry conditions were limited to the street facing elevation and included: bowing lintels, brick step cracking, open coping joints and tears along the parapet with inadequate repairs. The sidewalk was in fair condition with some broken concrete flags.

Stabilization Efforts

At acquisition, the building had one commercial tenant. The University is evaluating the need for repairs to the sidewalk, roof and facade. The University has contacted the tenant to repair a loose bar in the main electrical panel plus remediate damaged pipe insulation in the basement. When the tenant did not make the repair, the University's electrical contractor contacted Con Ed to remove the panel across the electrical bus bars and the work requested of Con Edison has been completed.

Address: 627-629 West 129th Street
Block & Lot: 1996-18
Acquisition Date: 12/15/2004

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of severe neglect and failure to maintain equipment and systems in the building. At acquisition, the property had 12 recorded violations

including three recorded ECB elevator violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in severely deteriorated building conditions. The elevator was in critical condition and had unshielded moving parts, the bulkhead had significant structural cracking, and there was no shaft-way signage. There were significantly deteriorated windows in the north and west walls, including missing and loose bricks at window jambs. In the basement, a structural wall was removed at the north elevation sidewalk vault and structural steel in the vault was severely deteriorated due to water infiltration. The north elevation sidewalk vault was severely deteriorated. There was improper use of a shutter door at the south emergency exit. On the second floor there was an improper and unprotected wall opening to the adjacent building. The chimney in the northeast corner was beyond repair. The third floor wood roof joists were deteriorated. There were numerous holes in the floors and ceilings on all floors. There was no emergency exit lighting.

Stabilization Efforts

At acquisition there was one commercial tenant. In response to the building's critical condition, contractors have been retained to remove the chimney and execute the necessary repairs to the windows, the basement wall and structural steel, and the sidewalk vault. Since acquisition, the University has replaced stairway doors and equipped the new doors with panic type hardware. New exit signs and emergency lighting were installed in the stairways. The University has contacted the tenant regarding concerns about the operation and maintenance of the elevator. In response to University's concerns, the tenant's elevator maintenance company has provided the University with a letter advising that there are no outstanding violations on the elevator equipment and that the equipment has passed annual NYC Department of Buildings' inspections. The University installed a fusible link automatic roll-down gate to protect the opening between buildings. The tenant in this building has been notified that the University will renew their lease on a month to month basis until the building is needed by the University.

Address: 630-634 West 131st Street
Block & Lot: 1997-52
Acquisition Date: 3/28/2006

Building Condition

Records indicate that the building was built in 1948. It appeared that prior to Columbia University's acquisition of this property there was an extended period of inattention in the building. At the time of acquisition a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. Roof flashing was in poor condition with several openings along coping covers. There were stained ceiling tiles in the interior evidencing prior roof leaks. Only one of four deteriorated roof refrigeration units was in operation. Concrete sidewalk curbs were broken and needed repair. There was no ventilation system and there was inaccessible debris in cavities in-between adjacent buildings.

Stabilization Efforts

At acquisition there was one commercial tenant. This tenant has since vacated their space and the space has been rented and renovated for a new tenant. Since acquisition, the University completed the interior redesign for a new tenant and obtained a permit from the NYC Department of Buildings for the alterations. The interior refrigeration equipment and partitioning were removed and new lighting and a suspended ceiling were installed along with new heaters and a new ventilation system. The University installed a new water heater; relocated a roof leader; performed plumbing and roof repairs; and removed abandoned refrigeration equipment from the roof. The University

has retained contractors to repair the sidewalk and to remove debris from the inaccessible voids on the east and south sides.

Address: 631-633 West 129th Street
Block & Lot: 1996-16
Acquisition Date: 5/25/2006

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At the time of acquisition a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. The sprinkler system was observed to be inactive for some period of time with sections of main supply and branch line missing. Records indicated a lien was placed on the building in the mid 1990's by a contractor for sprinkler work indicating that the sprinkler system may have been inactive for the past 10-15 years. On the second floor there was an improper and unprotected wall opening to the adjacent building. The roof membrane and parapet waterproofing was in poor condition with blisters, open seams, torn areas, surface ponding and sub surface water accumulation. There was significant water leaking through the roof and ponding on the second floor. Stairway exit doors had manual locks and slide bolts on the interior side and both the northwest and southwest stairs had roll down gates in the closed position while the building was occupied. The north stair main egress door needed to be replaced along with the 2nd floor south stair egress and roof doors. Debris was stored in both the north and south stairways and vehicles parked on the second floor were blocking egress to the stairs. The south stair between the roof and the 2nd floor was severely rusted and deteriorated. Emergency exit signs and lights were not functioning. The floor hatch door to the 1st floor utility vault was damaged and broken. The utility vault was filled with newspaper and other debris and the main electrical service entry in the utility vault was rusted and uncovered. The southwest stair skylight had broken glass that was allowing water to run into southwest stair. The 2nd floor ventilation system and heating systems were not operable. The northwest corner facade has some significant step cracking at the parapet wall and the coping at the corner appears to be pulling away from the brick wall. There was deteriorated brick pointing, and displacement of brick from lintel rust jacking was also observed. The sidewalk flags on the north side were in need of replacement.

Stabilization Efforts

At acquisition there were two commercial tenants one of which had an expired lease. Since acquisition, the expired lease has been renewed. Since acquisition, the University has replaced stairway doors and equipped the new doors with panic type hardware. New exit signs and emergency lighting were installed in the stairways, the deteriorated section of stair in the south stairwell was replaced and the exterior gates were placed in the open position to allow for uninterrupted egress. The University retained an architect to evaluate the sprinkler system. The tenant who is leasing both the 2nd floor and the adjacent building has been contacted to install new lighting and emergency lights on the 2nd floor, install new ventilation systems, install new fire extinguishers, leave the exterior main door roll down gates in the open position and cease blocking exits with vehicles. A new hatch door was installed at the utility vault, debris was removed, covers were placed on the electrical service boxes and a stairway skylight has been repaired. The University installed a fusible link automatic roll-down gate to the opening between buildings and installed a sidewalk bridge on the north facade for safety. The University has retained contractors to perform

roof, skylight, sidewalk and facade repairs. The tenant on the 1st floor has a lease which expires in February 2008 and the 2nd floor has been notified that the University will renew their lease on a month to month basis until the building is needed by the University.

Address: 631-639 West 130th Street
Block & Lot: 1997-9
Acquisition Date: 4/11/2002

Building Condition

Records indicate that the building was built in 1930. It appeared that prior to Columbia University's acquisition of this property there was an extended period of inattention in the building. At the time of acquisition a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. There was unsecured stone copings scattered throughout the roof level, as well as deteriorated roof base flashing along the north parapet. The roof sheathing and timber joints appeared rotted. The east portion of the street elevation parapet was leaning. Brick step cracking was observed at the east and west courtyard elevations. Stairwell handrails were missing, lavatory fixtures were in disrepair and multiple electric service boxes and junction boxes were missing covers. In the parking lot portion, the asphalt paving was observed to be broken, deteriorated and buckled in numerous locations due to the growth of trees and shrubs. There were concerns about the structural integrity of the mezzanine storage area.

Stabilization Efforts

At acquisition there were three commercial tenants. One tenant has since vacated its space and that space has been leased to another tenant. The other tenants remain in occupancy pursuant to their leases. Since acquisition, the University has contacted a tenant to make the necessary repairs to the lavatory and electrical panels along with installing proper handrails at stairways. The University is evaluating the roof for necessary repairs. The University repaired the shutter gate and removed the vegetation and trees that were growing through the asphalt surface.

Address: 632 West 130th Street
Block & Lot: 1996-50
Acquisition Date: 3/7/2006

Building Condition

Records indicate that the building was built in 1915. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. A general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. The north parapet masonry showed signs of movement and was leaning towards the front-loading area. Concrete basement floor slabs were broken, uneven and/or missing. Lighting was poor, egress was not marked by illuminated exit signs and rear exit doors were blocked and manually locked. Interior lofts and partitions were improperly constructed. Wood joists were not protected by fire retardant ceilings or materials and the rear fire escape was filled with debris. There was a series of exterior brick vents on the perimeter wall open to the basement and one was supported by steel angle iron. The basement did not have an access door and was unsecured and open to the elements. The sidewalk was in need of repair. The fire escape at the south side of the building was shared with the adjacent property owner and there was no appropriate emergency exit signage.

Stabilization Efforts

At acquisition this building was vacant. Since acquisition, the University has leased the building to a new commercial tenant who has performed significant repairs to the building, including replacing the concrete basement floor slab, installing a new garage door to the basement, installing new interior exit signs and emergency lights, reinforcing the basement vents, removing debris and removing the poorly constructed lofts and partitions. The University has evaluated the parapet and has determined that the parapet is stable for the remaining useful life of the building. Directional fire exit signs have been installed on the south fire escape. The University has engaged a contractor to perform necessary sidewalk repairs and expects the repairs to be completed by the end of October 2007.

Address: 635 West 129th Street
Block & Lot: 1996-15
Acquisition Date: 7/9/2002

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At the time of acquisition, a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in deteriorated building conditions. The roof was in poor condition with portions of the roof substrate exposed and the metal gutter deteriorated along the bulkhead with significant water infiltration present. Several areas of the building had various signs of water damage causing corrosion on steel beams, mold and discolored joists. The fire escape at the north side of the building was shared with the adjacent property owner and there was no appropriate emergency exit signage. The boiler was inoperable due to lack of maintenance. The building had poor ventilation. The sidewalk vault and grating were in dilapidated condition.

Stabilization Efforts

At acquisition there were two commercial tenants. One tenant, which occupied the ground floor and basement, had an illegal subtenant selling food without proper licenses and permits. The University commenced litigation and in accordance with a court stipulation this space was surrendered. The 2nd floor tenant had improperly installed a generator on the north fire escape. The University started a landlord-tenant proceeding and in accordance with a court "Stipulation of Settlement", the 2nd floor tenant surrendered the lease space. Since acquisition, the University retained contractors to remove all abandoned equipment, vehicles and debris from the basement, ground (1st) floor and 2nd floor. Substantial boiler and roof repairs have been performed and directional fire exit signs have been installed on the north fire escape. The University has performed sidewalk repairs and has stabilized the sidewalk vault and grating.

Address: 635-639 West 131st Street
Block & Lot: 1998-13
Acquisition Date: 6/28/2007

Building Condition

Records indicate that the building was built in 1940. Columbia University has leased the property since the year 2000. At acquisition, the property had one recorded violations. Some building conditions requiring attention were: evidence of water infiltration on the east and west elevations and some flags of sidewalk that needed repair.

Stabilization Efforts

At acquisition there was one commercial sub-tenant. Since acquisition in June 2007, the University has retained a contractor to repair the sidewalk; retained an architect to evaluate the water infiltration, and work with NYC Department of Buildings to dismiss a violation issued for a discrepancy on the Certificate of Occupancy.

Address: 636 West 130th Street
Block & Lot: 1997-55
Acquisition Date: 1/31/2005

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had three recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. The roof was badly deteriorated resulting in severe leaks. Equipment was abandoned on the roof. The metal sidewalk hatch was deteriorated. The sidewalk was in poor condition. The gas, electrical and water utility service equipment were heavily corroded. The south emergency exit led to an alleyway behind the building with no egress to street. Tenants' ventilation system was inadequate.

Stabilization Efforts

At acquisition there was one commercial tenant. Since acquisition, the University has retained contractors to repair gas, water and electrical service, along with the roof and sidewalk concrete repairs. The University repaired the sidewalk hatch and is creating an egress strategy from the alleyway behind the building.

Address: 637-649 West 125th Street
Block & Lot: 1996-14
Acquisition Date: 10/27/2006

Building Condition

Records indicate that the building was built in 1934. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had fifty six recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. There were deteriorated mortar joints at the northeast chimney and open masonry at ground floor loading dock. Several hot water boilers were installed for supplemental heating and appeared to be non-functioning. The building was approximately 50% renovated. It was reported by prior owners that the building renovation project in the mid 1990's was interrupted and never completed. The un-renovated areas were filled with construction and other various debris including medical related items. The HVAC systems were improperly installed and had been

maintained poorly. Both passenger elevators were inoperative. The fire alarm system was discontinued and no longer supported by the manufacturer and was not fully functional. Interior emergency exit lights and fire extinguishers were not maintained and substantially non-functioning. Uncovered electrical panels and loose wiring was observed in the un-renovated areas. The sidewalks on the south and north elevations required repairs.

Stabilization Efforts

At acquisition this building was vacant. This building has been renovated by the University for occupancy of University staff. Since acquisition, the University has repaired the HVAC systems and performed duct cleaning. A new fire alarm system was installed and connected to a third party monitoring and notification system. Substantial debris including the medical items was removed. Exit signs were repaired, fire extinguishers were inspected and replaced, and new emergency lighting was installed. The University installed proper covers on the open electrical panels and secured loose wiring in the un-renovated areas. The University retained a contractor and has performed sidewalk repairs.

Address: 638 West 131st Street
Block & Lot: 1997-56
Acquisition Date: 12/15/2004

Building Condition

Records indicate that the building was built in 1920. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At the time of acquisition a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. There were two exterior metal fire escapes. The south emergency exit leads to roof and alleyway behind the building with no egress to street. The north emergency exit was obstructed with security gate. The roof was in poor and deteriorated condition and leaked. Three individual hydronic heating boilers and three gas domestic water heaters were in poor condition. Old, unused electric service panels and associated wiring were not terminated or removed properly. There were abandoned and deteriorated exhaust vents on the south elevation. The sidewalk was in poor condition.

Stabilization Efforts

At acquisition there were two commercial tenants. Since acquisition, the main roof and the setback roof on the west elevation were replaced. The University is creating an egress strategy from the rear alleyway and fire escape. The University is evaluating removal of the abandoned vents from the south elevation and the old unused electrical service equipment, and evaluating sidewalk repairs. The University has contacted the tenants regarding replacement of the hydronic boilers and hot water heaters in the tenant spaces.

Address: 638-644 West 132nd Street
Block & Lot: 1998-57
Acquisition Date: 7/31/2007

Building Condition

Records indicate that the main building was built in 1910. It appeared that prior to Columbia University's acquisition of this property there was a slight period of neglect in the building. At acquisition, the property had two recorded violations. The building was maintained in good condition and has been renovated within the past few years leaving a few deteriorated building conditions. Wood roof beams have been significantly reinforced with steel and there is some evidence of roof leaks; the fence gates to driveway are dilapidated; some cracked glass and deterioration at the base of skylights; rusting of lintels and steel windows on east façade of building; and brick displaced at steel lintel.

Stabilization Efforts

At acquisition, the building had one commercial tenant with an absolute net lease and the tenant is responsible for all maintenance and repairs. Since the University has acquired the building recently, the University will contact the tenant concerning repairs to the roof and fence gates.

Address: 641-655 West 131st Street
Block & Lot: 1998-6,10
Acquisition Date: 8/14/2003

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had four recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. The roof was in poor to fair condition and the metal vent stack on west side of roof was rusted and displaced. A visible masonry crack ran from the slab on grade to the roof on the south elevation. Another masonry crack ran from the upper corner of the roll-up door to the roof. Water infiltration from the roof had caused rotting of the roof joists. The boiler was in very poor and deteriorated condition. The sidewalk and vault were in deteriorated condition.

Stabilization Efforts

At acquisition there was one commercial tenant with a lease that expired in January 2007. Upon lease expiration, this tenant vacated the building and left a large amount of debris including obsolete inventory in the building. The University had the debris removed. A lease with a new tenant provides for substantial renovation to the roof, façade and interior of the building. Since acquisition, the University performed significant roof repairs and has repaired the sidewalk and vault.

Address: 2283-2289 12th Avenue
Block & Lot: 1997-1
Acquisition Date: 1/31/2005

Building Condition

Records indicate that the building was built in 1926. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had five recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. The south and west parapet walls were displaced and had several layers of roof

cement applied. The abandoned chimney was deteriorated beyond repair. An interior brick column was missing a substantial amount of face bricks from slab to four feet above. Numerous layers of paint suggested that the bricks had been missing for a significant period of time. Gas service was heavily corroded along with shifting of the interior structural partitions due to un-stemmed storm sewer backup.

Stabilization Efforts

At acquisition there were two commercial tenants, one of which had an expired lease. The expired lease has been renewed and the term of the other lease has been extended. Since acquisition, the University has performed plumbing and roofing repairs and is evaluating the removal of abandoned roof top refrigeration equipment. The University is engaged in evaluating façade and structural conditions. Upon recent inspection, further deterioration was noted and a sidewalk bridge was installed for safety.

Address: 2291 12th Avenue
Block & Lot: 1997-64
Acquisition Date: 8/7/2007

Building Condition

Records indicate that the main building was built in 1927. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had sixteen recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in severely deteriorated building conditions. The second floor had sustained a major fire and subsequent damage to the roof and side walls; the second floor slab itself was severely warped and broken due to rain water damage from the open, collapsed sections of roof; the main water supply line was broken and leaking heavily; electrical boxes were uncovered and electrical conduit was damaged with loose wiring; the freight elevator was not in service; the windows and entire front facade were deteriorated.

Stabilization Efforts

The building was vacant at closing. Since acquisition in August 2007, the FDNY has marked the building with special symbols indicating that building should not be entered. The University contacted the FDNY and NYC Building Department regarding building shutdown and sealing criteria and has engaged an architect and contractors to perform the required work to decommission the building. The University is engaged in evaluating façade and structural conditions. Upon recent inspection, further deterioration was noted and a sidewalk bridge has been ordered for safety. The building will be decommissioned and kept vacant.

Address: 2301 12th Avenue (Market Diner)
Block & Lot: 1998-1
Acquisition Date: 6/30/2003

Building Condition

Records indicate that the building was built prior to 1960. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At the time of acquisition a general lack of

adequate maintenance, repair, and replacement of key systems by prior ownership resulted in deteriorated building conditions. Bricks around the entrance door were dislodged. Steps at the front entrance exhibit multiple generations of cracks. The roof membrane was fatigued. Several applications of roofing cement, visible in numerous locations, indicated recurring problems over a long period of time. The southeast portion of the ceiling was collapsed due to a combination of overloading and deterioration related to roof leaks. Cracks were also visible in the concrete block foundation walls and the ground floor, indicating water infiltration for five years prior to acquisition. There was leakage in several plumbing lines underneath the building. The fence was in dilapidated condition. The sidewalk was in fair to poor condition.

Stabilization Efforts

The building was vacant at closing. Since acquisition, the University has replaced the sidewalk on the south and west side of the building. The fence has been replaced and repairs to the roof and plumbing systems have been performed. The building is being held vacant while the relocation and preservation opportunities for the southwest diner car are being explored. Subject to finalizing with State Historic Preservation Office and confirmation of a relocation site, the southwest diner car (the 1948 metal dining car) will be shipped off site for restoration at the University's expense.

Address: 2311-2317 12th Avenue
Block & Lot: 1998-61
Acquisition Date: 7/31/2007

Building Condition

Records indicate that the main building was built in 1912. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had sixteen recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. Electric panel over sink is a safety issue; Several areas of 1st floor paving deteriorated, spalled and cracked; waste trap has only one uncovered access port and needs to be replaced; improper spray booth; exhaust duct on second floor bent from being hit by vans; open electric boxes on 1st floor; windows on second floor deteriorated; concrete on encased beams spalled; steel lintels rusting and displacing masonry; concrete deck spalled with exposed rebar; parapets bulging and 12th avenue facade pulling away from return wall; roofing material was in poor condition.

Stabilization Efforts

At acquisition there were two commercial tenants. Since the University has acquired the building recently, the University will contact the tenants to move the electric panel over the sink; replace the waste trap; remove the improper spray booth; repair bent exhaust ducts and close open electrical boxes. The University has retained a contractor to repair the sidewalk and will retain an engineer to evaluate the roof, facade, windows, concrete deck and beams.

Address: 3205-3219 Broadway
Block & Lot: 1995-31
Acquisition Date: 2/27/2002

Building Condition

Records indicate that the building was built in 1940. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At the time of acquisition a general lack of adequate maintenance, repair, and replacement of key systems by prior ownership resulted in certain deteriorated building conditions. The roof was in poor condition. The parapet on the north elevation was displaced, and there were active leaks around all skylights, multiple leaks in various other locations of the roof, missing camelbacks on parapet copings and abandoned equipment on the roof top. There were five deteriorated sidewalk hatches and vaults (four on south side, one on north side). Severely rotted wood floor beams were present in numerous basement locations with pre-existing steel and wood shoring installed for support. There was heaving on the basement slab with ground water seepage through foundation walls and floor slab. There was severe corrosion on electrical service panels due to water infiltration through the east wall. Means of egress in the basement were blocked by tenant's material. There were signs of basement flooding and a sump pump located in one of the tenanted lease units was inoperable.

Stabilization Efforts

At acquisition there were five commercial tenants. One tenant has since vacated its space following lease expiration and that space has been re-rented and renovated. The other tenants remain in occupancy pursuant to their leases. Two of these spaces have received significant upgrades by the tenant. Since acquisition, the University has performed extensive repairs to the roof and has removed abandoned roof top equipment. The University has replaced various sections of the floor joists, and has treated for termites. The sidewalk has been replaced on the north and east side of the building. The University has retained contractors to repair sidewalk hatches and vaults and expects this work to be completed by mid-November 2007. Basement flooding and ground water infiltration is currently being evaluated.

Address: 3221-3227 Broadway
Block & Lot: 1996-29
Acquisition Date: 6/27/2006

Building Condition

Records indicate that the building was built in 1975. It appeared that prior to Columbia University's acquisition of this property there was an extended period of inattention in the building. At acquisition, the property had three recorded violations plus a documented petroleum spill which is the subject of ongoing DEC action. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in certain deteriorated building conditions. Debris was scattered throughout the roof. Exit signs were not illuminated, fire extinguishers were not properly mounted on wall surfaces and there was not adequate ventilation. Three out of the four roof mounted AC units were in poor condition. A section of drywall ceiling had been removed due to damage from roof leaks, leaving the roof wood joists exposed. The retaining walls on the south and west elevations had significant broken masonry and cracks along with significant growth of weeds and vegetation. The fence around the property was observed to be in dilapidated condition. Graffiti was on the retaining walls and some sidewalk concrete flags needed to be replaced.

Stabilization Efforts

At acquisition there was one commercial tenant with an absolute net lease and the tenant is responsible for maintenance and repairs. Since acquisition, the University has contacted the tenant to remove the debris from the roof, replace the damaged louver to the HVAC unit, properly hang

the fire extinguishers, re-lamp the exit signs, install an adequate ventilation system, remove the vegetation from the retaining walls and repair the missing section of drywall ceiling. The University has performed sidewalk and retaining wall repairs. The University has executed a stipulation with the DEC in connection with the monitoring and possible remediation of the petroleum spill.

Address: 3233-3235 Broadway
Block & Lot: 1996-36
Acquisition Date: 12/28/2001

Building Condition

Records indicate that the building was built in 1910. It appeared that prior to Columbia University's acquisition of this property there was an extended period of severe neglect and failure to maintain equipment and systems in the building. At acquisition, the property had two recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in severely deteriorated building conditions. The building had roof leaks and severe structural damage to the supporting wood roof joists and basement wood support columns. Attempts by prior ownership to shore up the building consisted of questionable installations of steel beams and support columns on the 1st floor and basement. Significant sections of the building structure remained deteriorated and unshored. A room built of concrete masonry block was erected in the south section of the building that included a reinforced steel door with bulletproof glass and a bulletproof glass cashier's window. This heavy addition within the building further complicated the weight loading on the 1st floor slab. The three exposed elevations on the west, east and north elevations were cracked with significant deflections. The building was covered with graffiti, the sidewalks needed extensive repair and the fence surrounding the property was in dilapidated condition.

Stabilization Efforts

The building was vacant at closing. The FDNY has marked the building with special symbols indicating the building should not be entered. Since acquisition, the University has painted the building with a graffiti retardant paint, replaced the sidewalk on the north elevation, installed a new sidewalk hatch door, secured the building, and installed a new fence around the property with an emergency egress gate and panic hardware to facilitate egress from the adjacent building's fire escape. The University contacted the FDNY and NYC Department of Buildings shutdown and sealing criteria and has engaged contractors to perform the required work to decommission the building. The building is in the process of being decommissioned and will be kept vacant.

Address: 3249 Broadway
Block & Lot: 1997-33
Acquisition Date: 12/15/2004

Building Condition

Records indicate that the building was built in 1930. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had two recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. There was water infiltration from the roof level and large amounts of graffiti on walls of adjacent buildings at the roof level. Hazardous materials were being stored improperly and there was a significant amount of debris in the building. The supporting beams and joists suffered

from dry rot. Ceilings were heavily damaged. Interior partitions and dilapidated mezzanine offices were improperly constructed. The main waste trap pit for the building was covered with a steel plate but was filled with debris. The concrete floor was severely broken and not level. Ventilation systems were inadequate.

Stabilization Efforts

At acquisition there was one commercial month to month tenant. Since acquisition, the University has retained an engineer/architect to perform a preliminary structural engineering survey of roof supports and roof membrane. The University started a landlord-tenant proceeding and in accordance with a court "Stipulation of Settlement", the tenant surrendered the lease space. Prior to the tenant vacating the lease unit, the University had contacted the tenant concerning the proper containment of chemicals, solvents and gas tanks utilized by the tenant. The tenant had also been contacted to install a ventilation system, remove the dilapidated offices, repair the concrete floor, and clean-out the waste trap pit and other debris. The University has engaged a contractor to evaluate the roof and parapet.

Address: 3251-3253 Broadway
Block & Lot: 1997-34
Acquisition Date: 1/23/2006

Building Condition

Records indicate that the building was built in 1910. It appeared that prior to Columbia University's acquisition of this property there was an extended period of severe neglect and failure to maintain equipment and systems in the building. At acquisition, the property had twenty four recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in severely deteriorated building conditions. The exterior envelope was in critical condition. There was water infiltration throughout. There was significant deterioration at the roof level including: a substantially deteriorated stair bulkhead, open seams and tears in the roof membrane and a displaced parapet at the south elevation. There were several façade conditions including: brick step cracking at the spandrels, severely deteriorated mortar joints at the parapet level and missing leader lines. Various defects were noted in the structure such as cracked and missing sections of fireproofing on main beams in basement, damaged uneven slab flooring with rusting rebar visible and dilapidated stairways. The stairwells had insufficient or no lighting, non-functioning exit lights and a severe rodent problem. There was no panic hardware on any of the exit doors and the tenants parked vehicles in front of the stairwell exit doors. There was improper and dilapidated plumbing distribution systems along with large sections of metal ceiling panels rusted, broken or missing. The freight elevator was damaged, with an uneven platform, no safety gates, severely spalled concrete sills at the floor levels and dilapidated, broken Peele doors with the safety interlocks bypassed. Uneven operation indicated defective guide rollers, guide rails and loose guide rail clips. The main electrical system was undersized for the building and there were numerous improper splices and distribution conduits taken from the main electrical panels. The areaway and retaining wall on the north elevation had a dilapidated fence constructed on the coping stones, and had caused the coping stones and underlying brick to shift and spall. The dilapidated fence was also blocking the north fire exit to the street because the basement tenant was padlocking the fence exit gates. The areaway was filled with debris from the basement tenant. The sidewalk needed repairs to some of the concrete flags on the north and east elevations. The lightweight cinder ash concrete floors had become saturated with water over the years, rotting the wood sub-floor and joists causing the concrete floor to spall and fall onto and through rusted metal ceiling panels.

Stabilization Efforts

At acquisition there were nine commercial tenants seven of which had expired leases. Since acquisition, one tenant has extended its lease term, two of the month to month tenants have signed leases, and four tenants have surrendered their lease units. Two tenants agreed to relocate out of the building, have signed leases for relocated lease units and have completed their relocation to other lease units within close proximity. The University started a landlord-tenant action against the two tenants, which had common ownership and in accordance with a court “Stipulation of Settlement”, the tenants surrendered both lease units. Due to the critical condition of the building, the University has relocated two upper floor tenants and will decommission the elevator. This will not have an impact on the ground floor tenants, and therefore, ground floor tenants will remain in place. Since acquisition, and in response to the building’s critical condition, the University has shored the southeast stairway and bulkhead at the roof level with wood timbers and installed new lights and exit signs in the stairway. A structural engineer has been engaged to evaluate the floor slabs and supporting columns and beams along with the roof and exterior walls. A sidewalk bridge has been installed on the north and east elevations. Some elevator repairs were performed, but the elevator equipment, doors and shaft way structure need major renovation or replacement. Prior to tenants vacating the upper floor of the building, the University had engaged a third party licensed elevator contractor to operate the elevator. An architect has been engaged to design a non-elevator dependent access strategy for the basement tenant, allowing this tenant to remain in occupancy, and to provide details for repairing the areaway retaining wall and fencing. Significant repairs have been made by the University to tenant plumbing systems and collapsed ceilings in tenant spaces due to the tenants’ improper heating of their spaces and washing cars on the upper floors without proper floor drains. After a fire occurred on the 4th floor, caused by an improper vehicle repair by a tenant, the University replaced 75% of the windows on the 4th and 5th floors with temporary windows after the FDNY had broken and completely smashed the already deteriorated wood, double hung windows to vent smoke from the building. Prior to the tenants vacating the building, the University had contacted the tenants multiple times about their failure to maintain their lease spaces including a directive to stop washing cars on the upper floors until additional floor drains are installed. A pest control company has been retained to treat the entire building for rodents on a regular basis, and the University is evaluating the need for sidewalk repairs.

Address: 3260 Broadway
Block & Lot: 1986-1
Acquisition Date: 3/21/2006

Building Condition

Records indicate that the building was built in 1966. It appeared that prior to Columbia University’s acquisition of this property there was an extended period of inattention in the building. At acquisition, the property had two recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in certain deteriorated building conditions. The north emergency exit led to a secured parking lot area which had a shutter door that obstructed egress to the street when closed. The south stucco wall had minor step cracking along the joint of the concrete masonry units. The roof had deteriorated HVAC units and debris. The sidewalks on the west and south sides of the property had significant spalls and cracked concrete flags.

Stabilization Efforts

At acquisition there was one commercial tenant with an absolute net lease and the tenant is responsible for maintenance and repairs. Since acquisition, the University has contacted the tenant to replace or repair the deteriorated HVAC units, repair the step cracking in the south wall and remove the debris from the roof. The University retained contractors and replaced the sidewalk. The University is evaluating an egress strategy from parking lot area accessed from the north emergency exit.

Address: 3270 Broadway
Block & Lot: 1986-30
Acquisition Date: 6/28/2007

Building Condition

Records indicate that the main building was built in 1965. There is a second building to the east of the main building but no records have been found to indicate the age of the secondary structure. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had nineteen recorded violations. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. The secondary building's roof and walls were in critical condition with sections of the roof collapsed and perimeter walls broken with loose masonry. A retaining wall in the parking lot area had completely collapsed and remained in disrepair. The east parking lot asphalt was broken and uneven. In the main building, the interior ceilings showed evidence of roof leaks. The east sidewalk and perimeter fence was in severely deteriorated condition. The roof coating of the main building had failed and was missing a retaining fence on the north side. There was spalled concrete along the south edge of the building.

Stabilization Efforts

The building was vacant at closing. Since acquisition in June 2007, the University has installed a barricade and fence around the secondary critical building for safety purposes. The University has retained an architect to evaluate the collapsed retaining wall, repair of the asphalt paving, installation of a retaining fence on the roof, and roof and masonry wall repairs. The University has replaced the sidewalk along Broadway (west) and Old Broadway (east) and the east fence.

Address: 3280-3290 Broadway (Nash Building)
Block & Lot: 1986-65
Acquisition Date: 11/18/2004

Building Condition

Records indicate that the building was built in 1927. It appeared that prior to Columbia University's acquisition of this property there was an extended period of neglect and failure to maintain equipment and systems in the building. At acquisition, the property had one recorded violation. Lack of adequate maintenance, repair, and replacement by prior ownership resulted in deteriorated building conditions. There were no operational emergency exit lights and improper fire directional signs. The penthouse roof water tank steel support structure was rusted and two of the three water tanks leaked severely causing massive ice formation on the tanks in the winter, which fell to the roof below and had damaged the roofing membrane. Portions of the west and east elevations had no parapets or guardrails. The exterior concrete walls on all elevations had numerous spalls. The windows were not original to the building and were installed poorly. The sidewalk grates were

severely rusted and structural concrete was deteriorated and there were numerous cracked and broken concrete flags. Several stairway doors were dilapidated with broken or missing hardware. The preexisting ramps made for automobile transportation in the building were improperly covered over or filled to create additional usable floor space. The boilers to the building were in poor condition and had reached the end of their useful life. The boiler room was equipped with deteriorated sump pumps. An old fire pump was located in the building and was reported to not have functioned for two decades or more. Two passenger elevators and one freight elevator had reached the end of their useful lives.

Stabilization Efforts

At acquisition there were seventeen commercial tenants. The prior owners haphazardly portioned or retrofitted ramp areas and the tenants who previously rented space on the third floor ramp area have moved out of their lease units. The University is evaluating the feasibility of the use of these lease units and in the meantime is using these areas for storage to support the Columbia User Groups and other tenants who have moved into office space within this building. Since acquisition, the University has engaged in leasing activity in the building and has renovated several spaces for University use. The University has replaced the boilers and the sump pumps in the boiler room. Repairs to the roof have been performed. Extensive restoration on all exterior elevations was completed. Stairway doors were repaired or replaced and equipped with panic type exit hardware. The FDNY and NYC Department of Buildings have approved plans to remove two deteriorated roof top water tanks and replace the fire pump in the basement and the University has retained contractors to remove the rooftop water tanks and install a new fire pump.