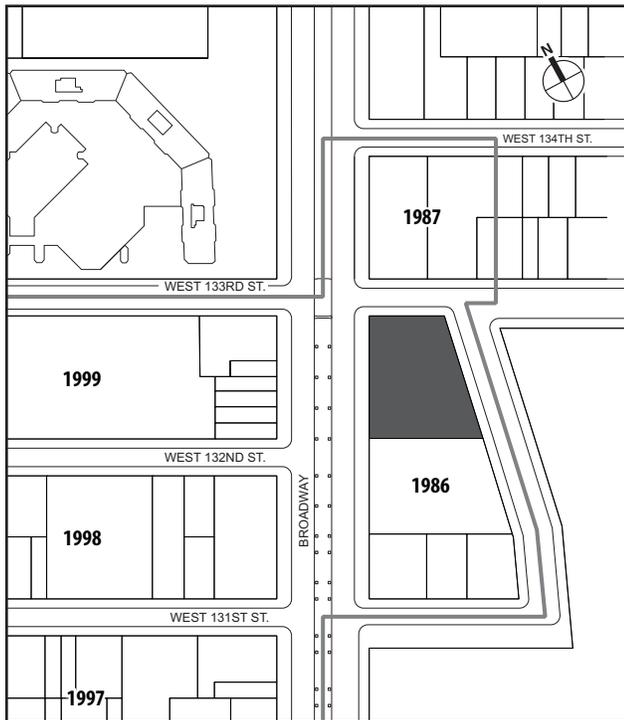


Block 1986 Lot 65

SITE CONDITION:	FAIR
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LOCATION, USE, ZONING, AND OWNERSHIP

Lot 65 is located at 3280 Broadway, bounded by Broadway on the west, West 133rd Street on the north, and Old Broadway on the east. Acquired by the Trustees of Columbia University on November 18, 2004, this lot contains a seven-and-a-half-story building with a parking lot on the first floor and office and light industrial space in the remainder of the building (see Photographs A and B). According to RPAD, the structure is 184,044 gsf, though it was recently measured to be 221,000 gsf in an evaluation conducted for Columbia University. The building was constructed in 1927 and renovated in 1990 and 1995. Lot 65 is in an M1-2 zoning district.

PHYSICAL AND STRUCTURAL CONCERNS

Despite local structural distress and some local substandard exterior, interior, and hazardous site conditions, this site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall.

Water infiltration has caused local deterioration of several structural and non-structural elements, including water damage on the underside of the floor slab (see Photograph C); corrosion on the underside of a metal deck (see Photograph D); and cracks, efflorescence, and peeling paint on the walls (see Photographs E and F). Potential causes of water infiltration include holes, cracks, and air pockets on the roofing membrane (see Photograph G); damaged flashing and drains on the roof; deteriorated window sills and headers; damaged waterproof coatings on the window frames (see Photograph H); and a wide crack on the chimney (see Photograph I). There is peeling paint on the walls and ceiling in the parking garage on the first floor, which was likely caused by humidity from standing water in the garage or from low-quality paint (see Photograph J).

The emergency ladder from the boiler room to the sidewalk is corroded (see Photograph K). Although the sidewalks on Broadway, West 133rd Street, and Old Broadway are in fair condition overall, there are local wide cracks and spalling on the Broadway sidewalk (see Photograph L).

All four of the building's exterior walls were undergoing renovations during the course of Thornton Tomasetti, Inc.'s various site visits (see Photograph M), likely to address the building code violation described below. The walls are now in good condition (see Photographs A and B).

HEALTH AND SAFETY CONCERNS

Although these units are not currently occupied, unsafe conditions appear to exist in several units within the former circular parking ramp that appear to have been illegally constructed. As shown in Photograph N, these rooms appear to be unsafe for tenants because they lack proper ventilation,

Block 1986 Lot 65

electrical systems, or means of egress. They also have uneven floors and do not appear to meet building code standards. These units are now vacant, but the unsafe conditions would have to be addressed if this area of the building were to be leased. Also, a former owner or tenant added concrete to the ramp's floor slab to level it with the fifth floor (see Photograph O). There is a repair patch on the underside of the ramp in this location, an addition that may not have been designed by a licensed New York State professional engineer with consideration to the ramp's load capacity.

BUILDING CODE VIOLATIONS

Six building code violations were issued for Lot 65. One violation issued in 2005, for failure to maintain an exterior wall, is considered hazardous and of high severity by ECB though it appears to have been recently repaired as mentioned above. It refers to a piece of concrete that broke off from the fifth floor and hit the sidewalk below. Additional cracks at various locations are also cited with the potential to break loose and fall. Four violations were issued by DOB in 2006, for the boiler and one in 2005, for the elevator; however, no additional information is available in the DOB Building Information System. Based on the site visit, the boiler had been recently repaired, which may have been in response to the boiler violations.

ENVIRONMENTAL ISSUES

The Phase I ESA identified the potential for subsurface contamination associated with the following environmental issues: a gasoline UST and a fuel oil AST related to the lot's former use as a service station. In addition, Lot 65 is listed as a hazardous waste generator.

As part of the Phase II investigation, a sampling of groundwater beneath two locations within the property (3280-3290 Broadway and Old Broadway) identified elevated levels of total metals that exceeded groundwater standards. The groundwater sample obtained from Old Broadway also contained concentrations of dissolved metals in exceedance of the groundwater standards. The soil sample from the Broadway location had no exceedances of state guidance values, but a soil sample collected from Old Broadway indicated levels of SVOCs that exceeded guidance values. All exceedances were likely to be related to urban fill.

Manhattanville Neighborhood Conditions Study

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Photograph 1986-65-A



Photograph 1986-65-B

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Photograph 1986-65-C



Photograph 1986-65-D

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Photograph 1986-65-E



Photograph 1986-65-F

Manhattanville Neighborhood Conditions Study

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Photograph 1986-65-G



Photograph 1986-65-H

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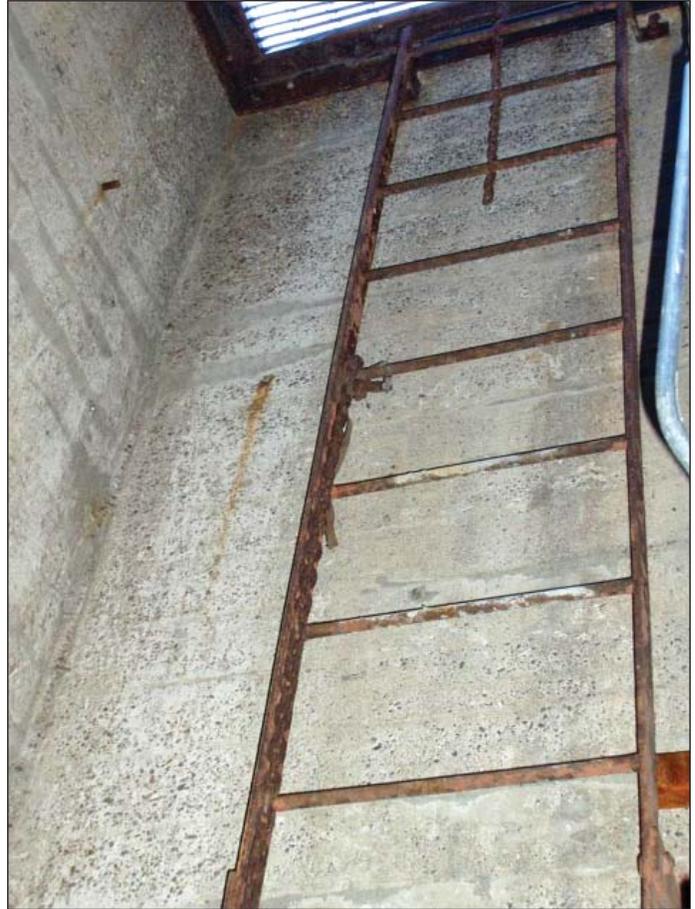


Photograph 1986-65-I



Photograph 1986-65-J

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Photograph 1986-65-K



Photograph 1986-65-L

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Photograph 1986-65-M



Photograph 1986-65-N

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Photograph 1986-65-O