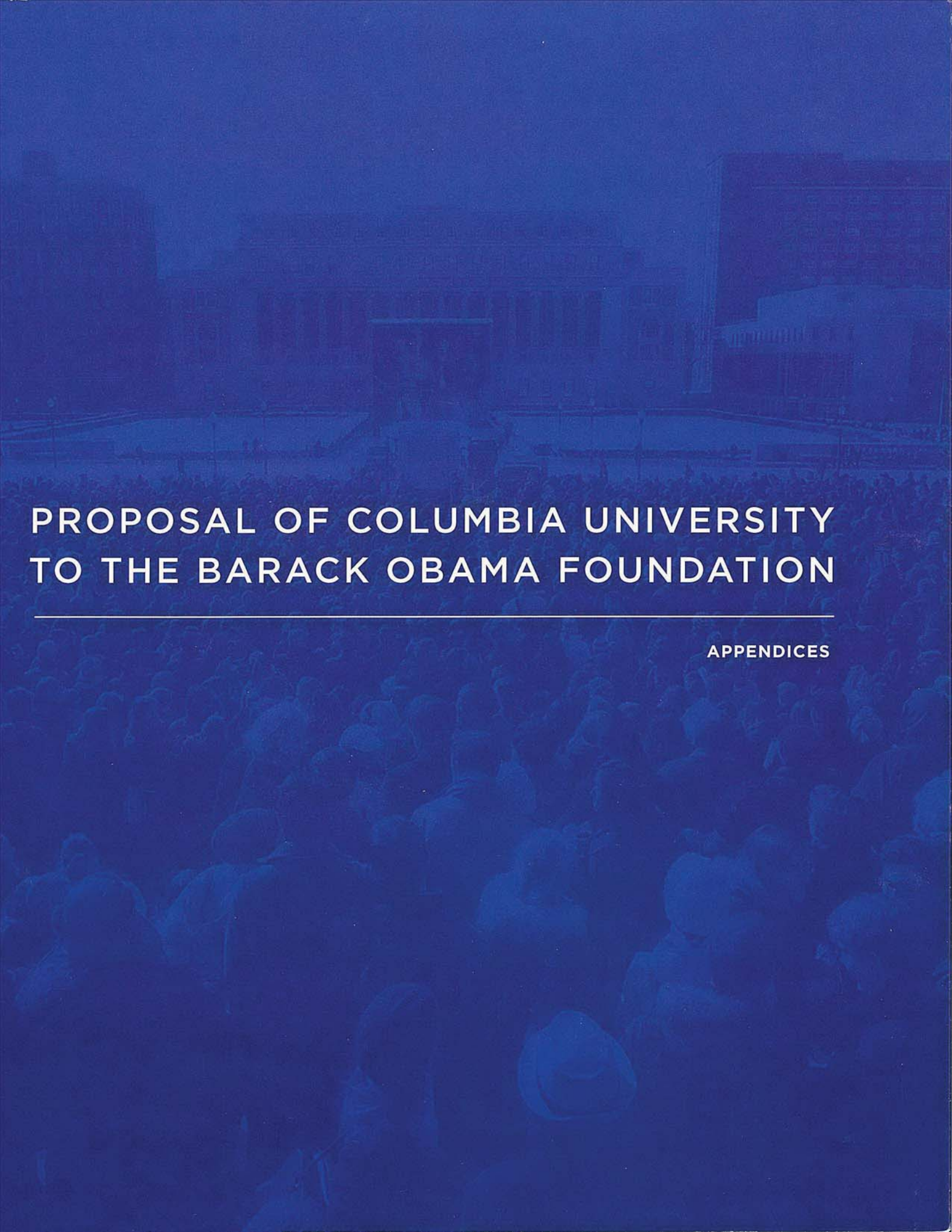


PROPOSAL OF COLUMBIA UNIVERSITY TO THE BARACK OBAMA FOUNDATION

APPENDICES

CONTENTS

APPENDIX 1
Columbia's RFQ Response, June 2014

APPENDIX 2
Diversity of Employees and Students

APPENDIX 3
Title Reports

APPENDIX 4
ALTA Surveys

APPENDIX 5
Environmental Reports (Summaries)

APPENDIX 6
Transportation

APPENDIX 7
Zoning

APPENDIX 8
Economic Analysis

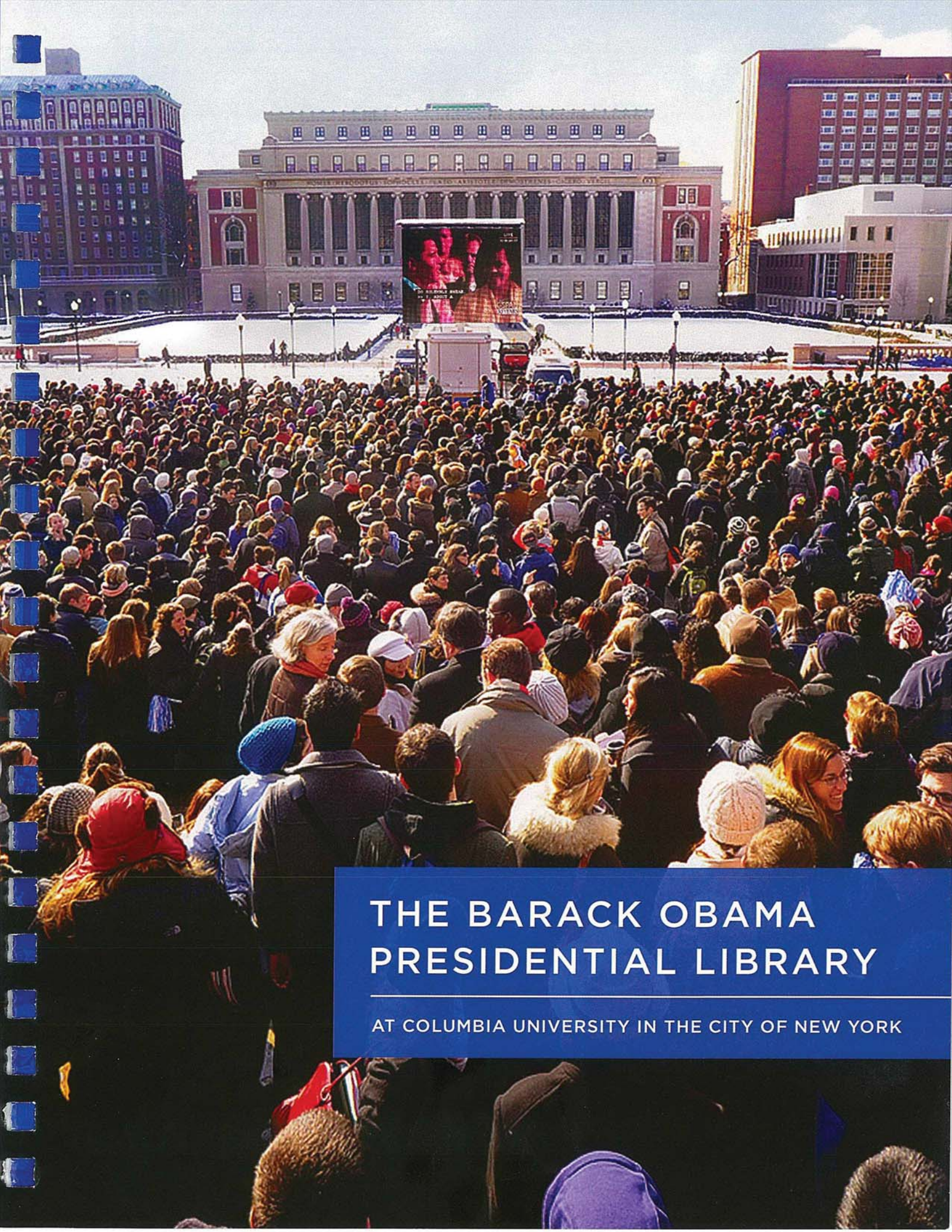
APPENDIX 9
University Institutes

APPENDIX 10
NYC & Company

APPENDIX 11
Zoning Massings and Conceptual Architectural Renderings

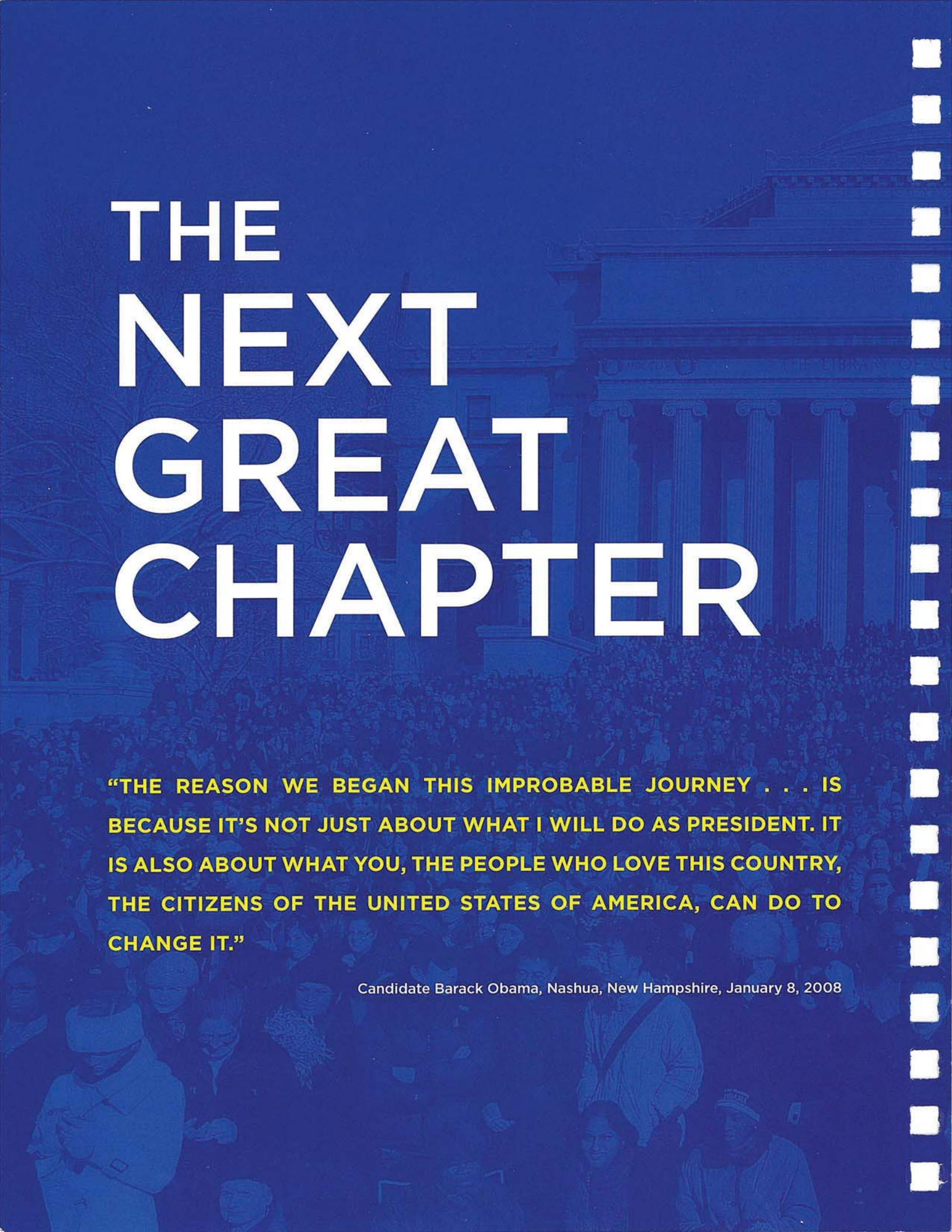
APPENDIX 1

COLUMBIA'S RFQ RESPONSE, JUNE 2014



THE BARACK OBAMA PRESIDENTIAL LIBRARY

AT COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK



THE NEXT GREAT CHAPTER

"THE REASON WE BEGAN THIS IMPROBABLE JOURNEY . . . IS BECAUSE IT'S NOT JUST ABOUT WHAT I WILL DO AS PRESIDENT. IT IS ALSO ABOUT WHAT YOU, THE PEOPLE WHO LOVE THIS COUNTRY, THE CITIZENS OF THE UNITED STATES OF AMERICA, CAN DO TO CHANGE IT."

Candidate Barack Obama, Nashua, New Hampshire, January 8, 2008

At the close of his historic speech after the New Hampshire primary, Barack Obama talked about beginning the "next great chapter in the American story." He predicted, accurately, that he would lead a different kind of presidency. He described the need for a movement larger than himself or the high office he was seeking. And to each of those challenges, he memorably declared, "Yes we can."

Imagining and creating a Barack Obama Presidential Library is an exercise in conceiving of the next chapters in the lives of the 44th President of the United States and the First Lady—and a suitable stage for their continuing engagement with the nation and the world. Can Columbia University in the City of New York offer the wide-ranging academic prowess; the opportunity to affect the great issues of our time; a dynamic destination for domestic and international visitors; and the ability to design and build state-of-the-art physical and virtual facilities at a site ready for development—the qualifications, collectively, needed to create a library that faithfully portrays the work of the Obama administration while supporting an active and influential post-Presidency? Yes, we can, and do.

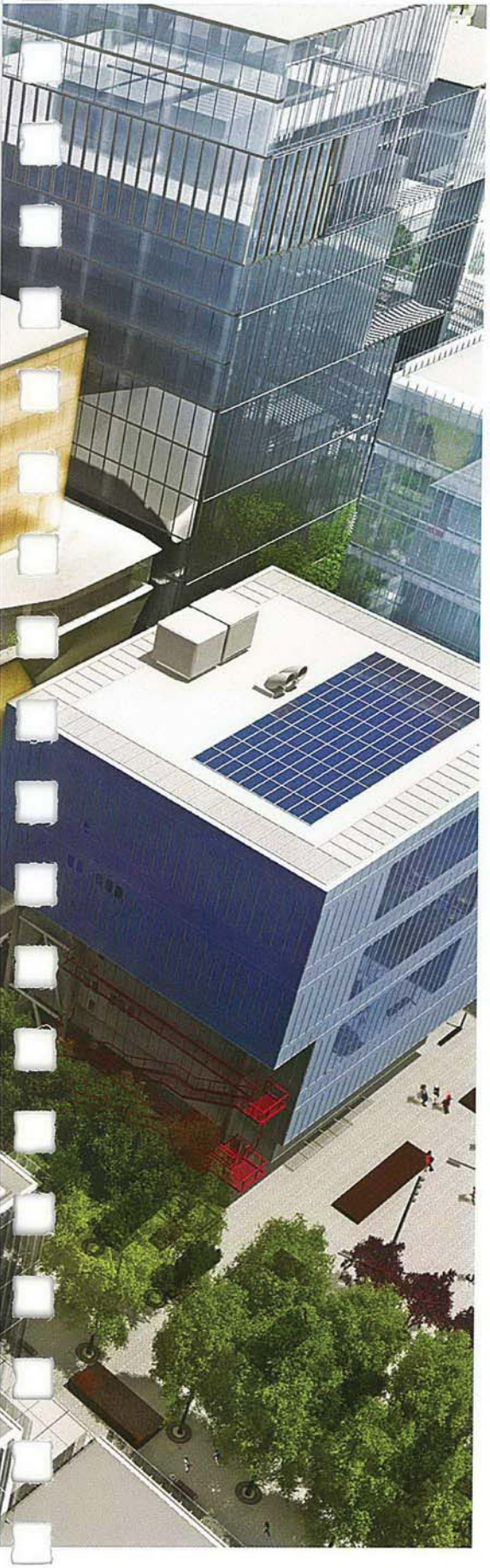
The main argument in favor of locating the Barack Obama Presidential Library at Columbia University in the City of New York is that each and every one of these capacities exists today; none are latent, prospective, or speculative; there is no need to begin a new site development program from scratch, acquire major new government approvals, or secure new land. In fact, newly built space will be available on Columbia's Manhattanville campus in 2017 for President and Mrs. Obama, as well as their staffs, to continue their work while awaiting completion of the Obama Presidential Library. To borrow a winning campaign phrase, Columbia is "fired up and ready to go."

In response to the Barack Obama Foundation's request made on March 20, 2014, we set forth the following qualifications for hosting the partnership of ideas and institutions, individuals and community, needed to do justice to the mission and values of President Barack Obama.

Cover and inside cover: January 20, 2009. Thousands of Columbians gathered on Low Library steps to watch the inauguration of Barack Obama (CC83) as President of the United States.



Manhattanville in West Harlem campus envisioned



CONTENTS

QUALIFICATION # 1

MANHATTANVILLE IN WEST HARLEM 2

The Barack Obama Presidential Library at Columbia University in the City of New York will be an integral part of an historic urban community rich in political, intellectual, and cultural assets.

QUALIFICATION # 2

NEW YORK, THE NATION, AND THE WORLD 6

The Obama Presidential Library at Columbia University will provide an unrivaled platform for engaging the nation and the world.

QUALIFICATION # 3

COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK 12

The Obama Presidential Library at Columbia University will be a leader in research-based policy development and analysis.

QUALIFICATION # 4

COMMUNITY 18

The Obama Presidential Library at Columbia University will be located within an urban campus open to the surrounding community and part of a university committed to public service, civic engagement, and active participation in the great issues of our time.

QUALIFICATION # 5

PHYSICAL AND VIRTUAL RESOURCES 26

The Obama Presidential Library at Columbia University will serve as a model for a 21st-century library.

QUALIFICATION # 6

EXISTING CAPACITY BORN OF RECENT EXPERIENCE 32

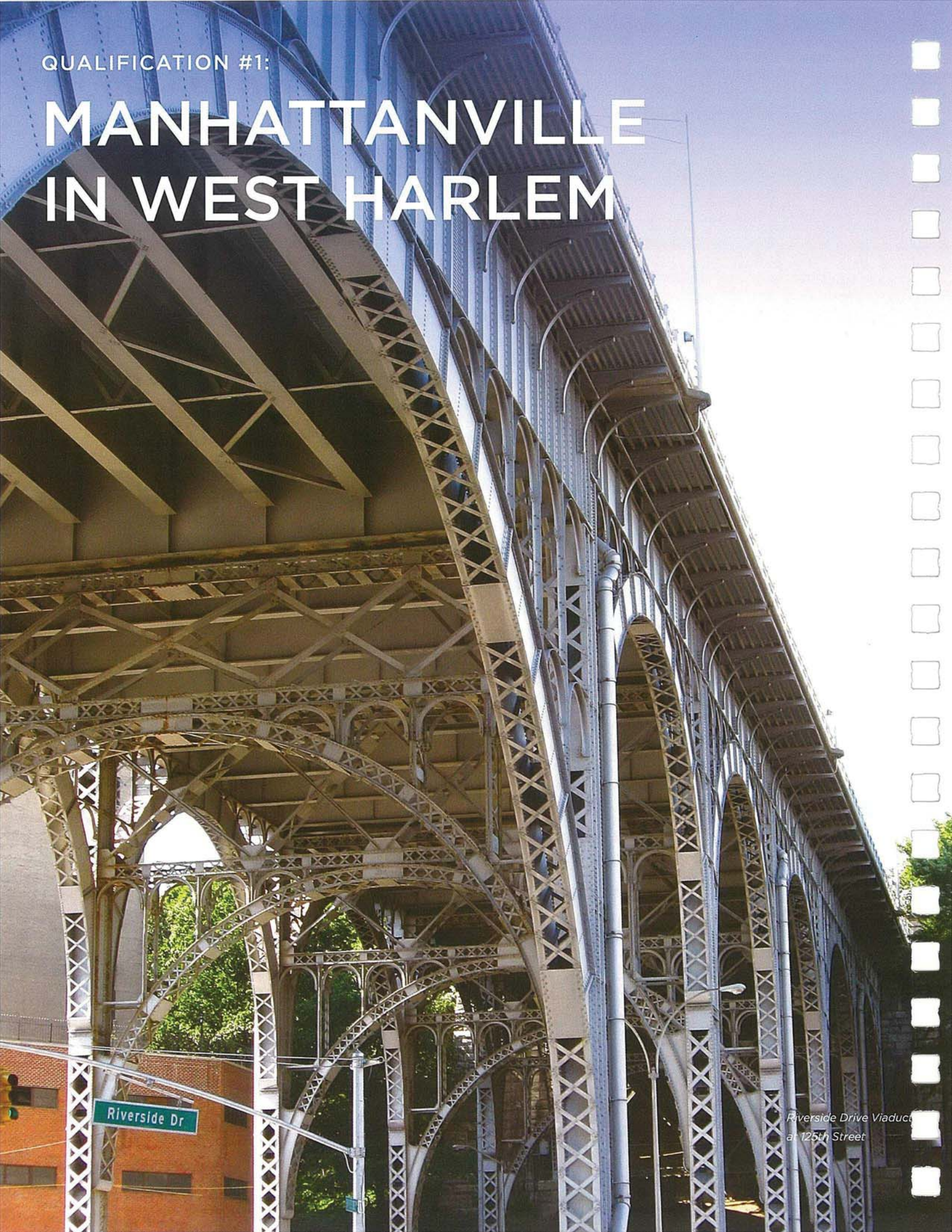
Columbia University is prepared today to create this vision of the Obama Presidential Library in partnership with the Barack Obama Foundation.

FOR AGES TO COME 34

For an index to Columbia University's responses to the Barack Obama Institute's full list of requested qualifications, please see the accompanying volume of appendices.

QUALIFICATION #1:

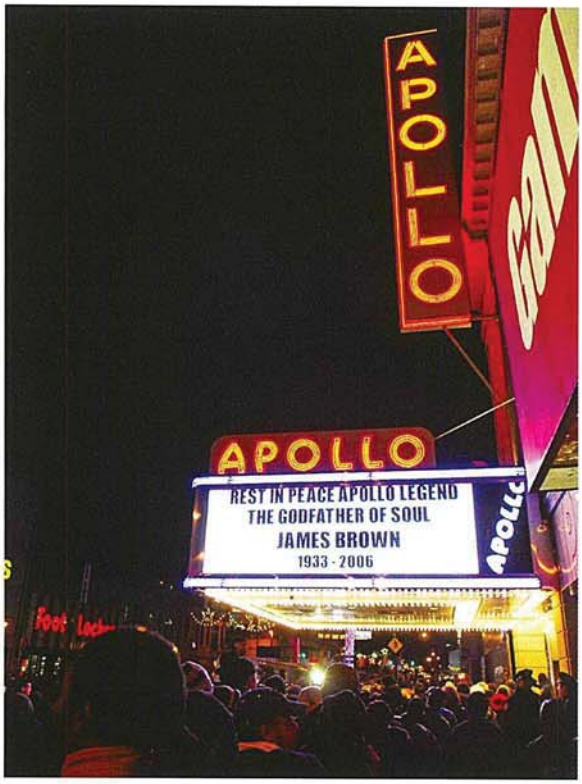
MANHATTANVILLE IN WEST HARLEM



Riverside Drive Viaduct at 125th Street

THE BARACK OBAMA PRESIDENTIAL LIBRARY AT COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK WILL BE AN INTEGRAL PART OF AN HISTORIC URBAN COMMUNITY RICH IN POLITICAL, INTELLECTUAL, AND CULTURAL ASSETS.

HARLEM STANDS ALONE among America's iconic urban neighborhoods. The diversity found in the community today is remarkable for both its breadth and balance. Its residents originate from more than one hundred different nations. More than 20 different Spanish-speaking nations and Puerto Rico are represented, including the Dominican Republic, Mexico, Honduras, Panama, Colombia, and Ecuador. The community includes more than 18,500 people of sub-Saharan African descent, representing 15 different countries, as well as significant numbers from Russia, Poland, and other Eastern European nations. African Americans constitute 40 percent of Harlem's residents; Hispanics make up 31 percent; and non-Hispanic whites account for another 20 percent. There also is a significant Native American population. Together, this racially, culturally and socioeconomically mixed community continues to develop and change, along with much of New York City, yet retains both its distinct identity and its urban challenges. And no neighborhood in the United States can claim a greater influence in shaping 20th-century artistic and cultural expression, from the literary lights of the Harlem Renaissance to the giants of jazz, America's quintessential art form that is itself now part of Columbia's Core Curriculum. Today, the community continues to play a vital role in the world of arts and culture.



West 125th Street

On Harlem's western edge, in a onetime industrial area known as Manhattanville, Columbia is now building a 17-acre, 21st-century campus that will be open to and integrated with the surrounding community, reflecting a contemporary understanding of the inherent vibrancy of urban life that contrasts with a more traditional, cloistered American campus design. (For full discussion of community engagement, **see** Qualification #4, below.) Unlike the University's historic Morningside Heights campus, built more than a century ago on a quadrangle that predated the area's dense, early-20th-century development, our new Manhattanville campus will maintain the existing street grid and include extensive retail and civic amenities at street level. The campus plan has been designed by Columbia with Pritzker Prize–winning architect Renzo Piano to be not only environmentally sustainable, but welcoming to a diverse local community. With lively sidewalks and extensive green spaces open to the public, it creates inviting new pedestrian pathways from West Harlem to the revived Harlem Piers waterfront park.

It is on the busy, widely accessible Broadway axis of this new campus that we propose to locate the Barack Obama Presidential Library.

Greater Harlem, including Morningside Heights, is home to a unique collection of prized educational, cultural, and religious institutions, including the City



West 131st Street, looking east circa 2003



Rendering of West 131st Street looking west on the future Manhattanville campus

University of New York's flagship City College campus, Union Theological Seminary, Schomburg Center for Research in Black Culture, Studio Museum in Harlem, Apollo Theater, Harlem Stage, el Museo del Barrio, Hispanic Society of America, Riverside Church, Abyssinian Baptist Church, Cathedral Church of St. John the Divine, Jewish Theological Seminary, and Manhattan School of Music, as well as, of course, Columbia University and its affiliated schools, Barnard College and Teachers College. These institutional and public sector uses account for more than 15 percent of West Harlem's land area, with another 22 percent of the community's land devoted to parks and recreational areas, including Riverside, Morningside, St. Nicholas, and Riverbank State Parks, and the Hudson River Greenway and new Harlem Piers Park at the western end of historic 125th Street. It is along 125th Street, just east of the University's Manhattanville campus, where the National Urban League is also building a new national headquarters and Empowerment Center that will include the Museum of the Urban Civil Rights Experience, scheduled to open in 2017.

West Harlem enjoys a strengthening local economy, though the prosperity that has enriched New York City in recent decades has bypassed many longtime residents, as it has in so many changing urban neighborhoods in New York and around the nation. From 2000 to 2012, the number of West Harlem residents who were employed increased by more than 30 percent, and the number of residents over age 25 with a college degree jumped 74 percent. Yet between 2008 and 2012, the median household income ($36,127) was only slightly more than half the comparable citywide figure. During that same period, fully 29 percent of West Harlem residents continued to live in a household with income below the federal poverty line.

A portion of West Harlem's recent economic growth is attributable to the first phase construction of Columbia's Manhattanville campus. Columbia's development represents an overall local investment in excess of $6 billion over the next several decades and will create roughly 6.8 million square feet of space, for academic (roughly half devoted to academic research), residential, recreational, retail, civic, and administrative use. The construction is forecast to employ the equivalent of roughly 1,300 full-time workers each year. Since the work began in 2010, the University has been regularly exceeding its commitment to spend at least 35 percent of its construction contracting dollars with minority-owned, women-owned, or local (MWL) construction or related firms. Similarly, Columbia has consistently exceeded its pledge to fill at least 40 percent of the hours worked on the construction project with MWL workers.

When, years from now, Columbia's Manhattanville campus is completed and fully operational, New York City estimates that the new campus will increase ongoing direct employment of 6,400 people working not only as scholars and researchers in new areas of knowledge, but also a majority who will be administrators at all levels: senior managers, clerical staff, lab technicians, maintenance workers, security officers, food services, and so on. Their annual salaries and wages will total approximately $590 million. Columbia has promised that all full-time employees on the Manhattanville campus will earn at least the then-current prevailing wage and bene-



Manhattanville campus under construction: at right Jerome L. Greene Science Center; at center is outline of Lenfest Center for the Arts



Harlem Piers Park opened in 2008 at the western terminus of 125th Street.

fits available to University employees on other Columbia campuses.

The location of the Presidential Library on Columbia's innovative Manhattanville campus, located near both the University's Morningside campus to the south and the City University of New York City College campus just to the east, would significantly amplify this burgeoning economic and intellectual activity in West Harlem. The principal economic impacts of the Library are a predicted increase of $22.1 million, annually, in spending in neighborhood restaurants and retail stores. Experts estimate that the revenues generated by such spending would create enough business to support approximately 45,000 square feet of street-level retail space, primarily along West 125th Street, Broadway, and 12th Avenue. They also estimate that direct spending related to the Library's construction would support employment of 1,197 people per year over a three- to five-year period. These workers would be employed at the newest institution maintaining Upper Manhattan as a national and global center of knowledge and ideas, economic opportunity, and civic engagement.

MAJOR HARLEM INSTITUTIONS



Educational Institutions

1. Columbia University
2. Barnard College
3. Teachers College at Columbia University
4. The City College of New York/CUNY City College
5. Jewish Theological Seminary of America
6. Manhattan School of Music
7. Union Theological Seminary in the City of NY
8. New York Theological Seminary
9. International House

Cultural Institutions

Religious Institutions

**Scheduled to open in 2017

QUALIFICATION #2:

NEW YORK, THE NATION, AND THE WORLD

THE OBAMA PRESIDENTIAL LIBRARY AT COLUMBIA UNIVERSITY WILL PROVIDE AN UNRIVALED PLATFORM FOR ENGAGING THE NATION AND THE WORLD.



IN THE CITY OF NEW YORK

As a student at Occidental College in Los Angeles, Barack Obama grasped the unique opportunities that might be derived from continuing his education in and outside the classroom in New York City. More than three decades later, while much has changed in a city that was then just beginning to recover from its mid-1970s brush with fiscal collapse, what has endured into a new century is the city's unique role in the imagination of the nation and the world.

In light of the qualifications sought by the Barack Obama Foundation, the most exceptional element of Columbia's proposed location is not simply the blend of cultural assets and local economic need intrinsic to Harlem—though these factors are surely compelling in their own right. In addition, the proposed Columbia location exists within a city that is our country's greatest destination for visitors from around the globe and home to the knowledge industries that project America's thought leadership into the world. While digital technology has succeeded in making information and ideas available to anyone anywhere on the planet with a mobile web connection, the fact remains that people want the actual, not just the virtual, experience of being in New York City.

Siting a Presidential Library at Columbia's Manhattanville campus ensures a scope and scale of annual visitors unlikely to be matched anywhere else in the United States. Experts project the Barack Obama Presidential Library, if located at Columbia, could draw more



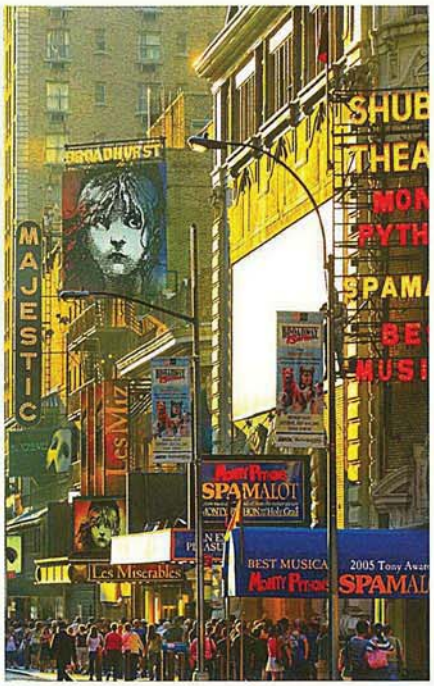
THE GREAT CITY CAN TEACH SOMETHING THAT NO UNIVERSITY BY ITSELF CAN ALTOGETHER IMPART: A VIVID SENSE OF THE LARGENESS OF HUMAN BROTHERHOOD, A VIVID SENSE OF MAN'S INCREASING OBLIGATION TO MAN; A VIVID SENSE OF OUR ABSOLUTE DEPENDENCE ON ONE ANOTHER.

— Columbia President Seth Low, 1897

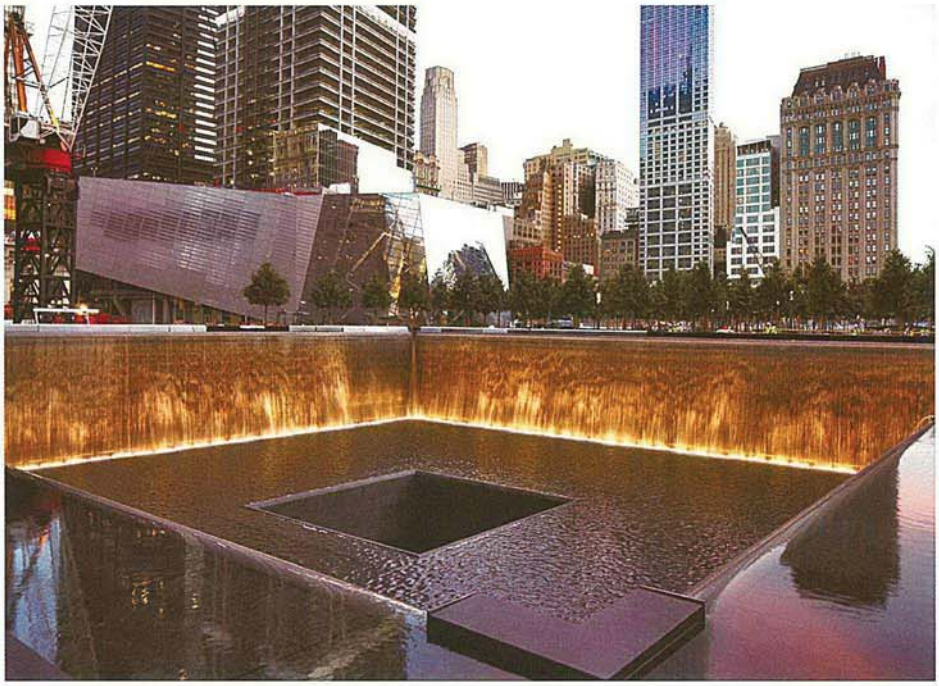
than 800,000 visitors per year, far more than other Presidential Libraries. While the projected number of visitors is large, we believe it represents a conservative estimate for several reasons: Last year, 54.3 million people visited New York. That figure has been rising steadily since 2002 and marks an increase of more than 50 percent over this period. New York routinely attracts the largest number of visitors of any U.S. city. New York's direct airline connections to 122 cities outside the United States are by far the most of any American city. This density of overseas air travel connections allowed for 11.4 million international visitors in 2013: one in five tourists comes to New York from a foreign nation. Likewise, experts estimate that 20 percent of the projected visitors to the Library will be international travelers. Annual attendance figures at other New York City cultural and historical institutions provide a useful frame of reference.

ANNUAL VISITORS

6.1 million	Metropolitan Museum of Art
5.0 million	9/11 Memorial
3.8 million	Statue of Liberty/Ellis Island
1.0 million	*Intrepid* Sea Air Space Museum
1.0 million	Cathedral of St. John the Divine (less than a mile from Manhattanville)



More than 12 million ticket holders attended Broadway shows this season



9/11 memorial and museum



Global city: Heads of state and civil society at Columbia World Leaders Forum

In recent decades, Harlem, and 125th Street in particular, have become major tourist destinations. And unlike any other existing Presidential Library, this one would be immediately accessible via the nation's largest urban mass transit system. There are seven subway lines with stops on 125th Street; at least eight bus routes; and a Metro North commuter train stop. Indeed, it remains the case that taking the A Train means only a single stop between Times Square and Harlem. These mass transit options connect travelers to the Long Island Railroad, Amtrak, and New Jersey Transit commuter train services available at Penn Station and also to bus service at the Port Authority and George Washington Bridge stations. As a result, there are almost 22 million regional residents within a two-hour transit commute of the proposed Library site. The Library would be fully accessible to all who seek to visit, including the disabled community, through existing comprehensive public transportation resources.

A UNIVERSITY REPRESENTING THE NATION AND THE WORLD

Complementing the accessibility of the Obama Presidential Library to an unparalleled number of local, national, and global visitors would be its home at a university with a profound commitment to the diversity of its academic community. In the 2012–13 academic year, Columbia ranked fifth among all U.S. institutions of higher education in international enrollment, with more than 8,000 international students. According to the *Chronicle of Higher Education,* Columbia has been one of the top ten



Student Mil-Vets conduct first Veterans Day honor guard flag raising on campus in more than 40 years, November 2011.



Chairman of the Joint Chiefs of Staff, Adm. Mike Mullen on campus, April 18, 2010

COLUMBIA UNIVERSITY'S TREMENDOUS SUPPORT TO OUR MEN AND WOMEN IN UNIFORM RETURNING FROM THE RECENT WARS IS OVERWHELMING, AS ARE THE GROWING NUMBER OF VETERANS WHO ARE WOVEN INTO THE FABRIC OF THIS GREAT INSTITUTION."

— U.S. Secretary of the Navy Ray Mabus, May 26, 2011

Fulbright Scholarship–producing institutions in the United States for eight of the last ten years. That decade has seen 206 Fulbright winners from Columbia who studied in 76 countries on six continents. Columbia's robust financial aid (meeting the full demonstrated financial need of undergraduates in the College and Columbia Engineering), educational values, and urban location have helped make it one of the most socioeconomically and culturally diverse of the nation's top universities. The percentage of undergraduates at its College and School of Engineering receiving Pell Grants is one of the highest among peer institutions, and Columbia consistently has been ranked first among such universities in the percentage of incoming African American undergraduates by *The Journal of Blacks in Higher Education.* More than 95 percent of Columbia's undergraduates receive degrees within six years of enrolling at the University. All 50 states are represented in our student body.

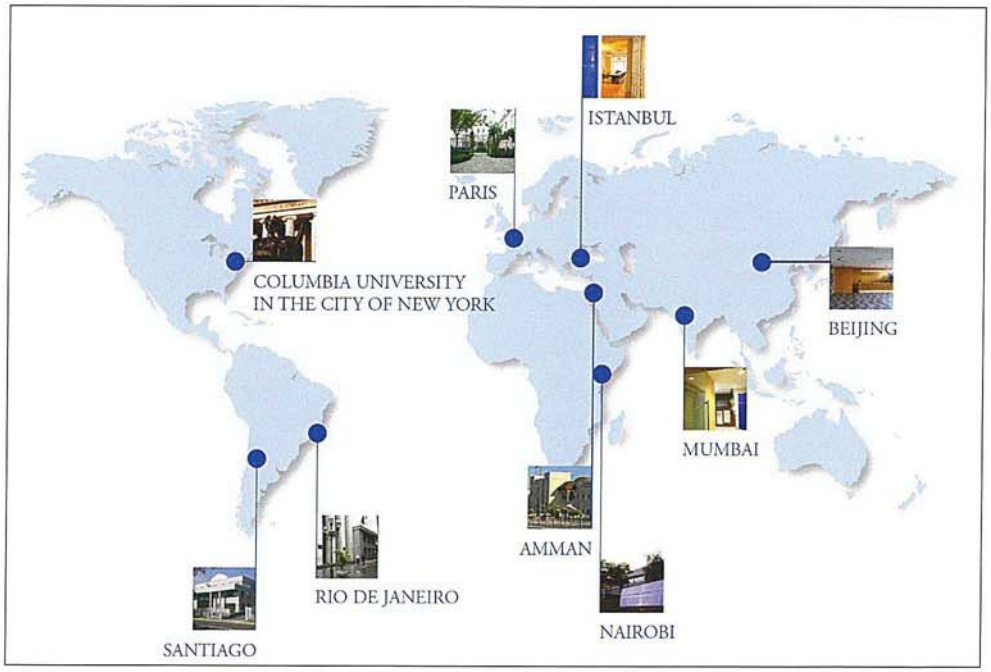
Columbia also has distinguished itself by becoming the top destination among its peers for the nation's Iraq- and Afghanistan-era military veterans pursuing higher education. Nearly 600 military veterans were enrolled in our undergraduate, graduate, and professional schools in the 2013–14 academic year, with about half studying for the bachelor's degrees at our School of General Studies, originally established following World War II to accommodate a population of nontraditional students such as returning veterans. Columbia's unique efforts to attract and support student veterans has been recognized by an array of military and civilian leaders who have visited campus in recent years, including the past two chairmen of the Joint Chiefs of Staff, Dr. Jill Biden, and Secretary of the Navy Ray Mabus.

Taking advantage of our New York location and Columbia's history of international engagement, the University established the World Leaders Forum in 2003. Throughout the academic year—

but most intensively during the UN General Assembly in September—the Forum brings to campus dozens of heads-of-state and other leading figures in civil society from around the world to engage in substantive dialogue with Columbia students and faculty members.

Unlike some U.S. universities, Columbia's commitment to expanding its international presence has not taken the form of branch campuses abroad. The University's primary investment in its long-term future is in the local upper Manhattan community. But Columbia has established a global network that manifests itself both physically, through our eight new Global Centers (Amman, Beijing, Istanbul, Mumbai, Nairobi, Paris, Rio de Janeiro, Santiago) on four continents, and institutionally, through our 35 joint-degree programs with foreign universities in eight foreign nations. Our academic partnerships with more than 200 universities worldwide make it possible for Columbia's students to study in more than 40 countries, while encouraging international students to spend a semester or year in New York. Columbia's Global Centers are intentionally designed to be flexible hubs for deep engagement in the cultures and issues of their home regions, with open-ended potential that faculty and students will develop over time as needs evolve. The centers are a means for creating learning experiences around the world that Columbians will bring back to our home campuses in New York, which is, itself, the most global of learning environments. These hubs of international research, teaching, study, and problem solving can also provide platforms for extending the reach of a Columbia-based Presidential Library.

The global perspective of Columbia's intellectual leadership has deep roots. In the early and mid- 20th century, the University helped establish regional studies on American campuses. It is a legacy that continues to manifest itself in the thought leadership of entities such as the Harriman Institute for Russian, Eurasian and East European Studies and the Weatherhead East Asian Institute, whose faculty members continue to be among the most respected expert voices on international issues and events involving Russia, China, North Korea, and many other nations. Such thought leadership across many disciplines, brought together in a city that is home both to the United Nations and a united nations of new immigrants and cultures, is what continues to draw students and scholars from around the nation and the globe to Columbia University in the City of New York.

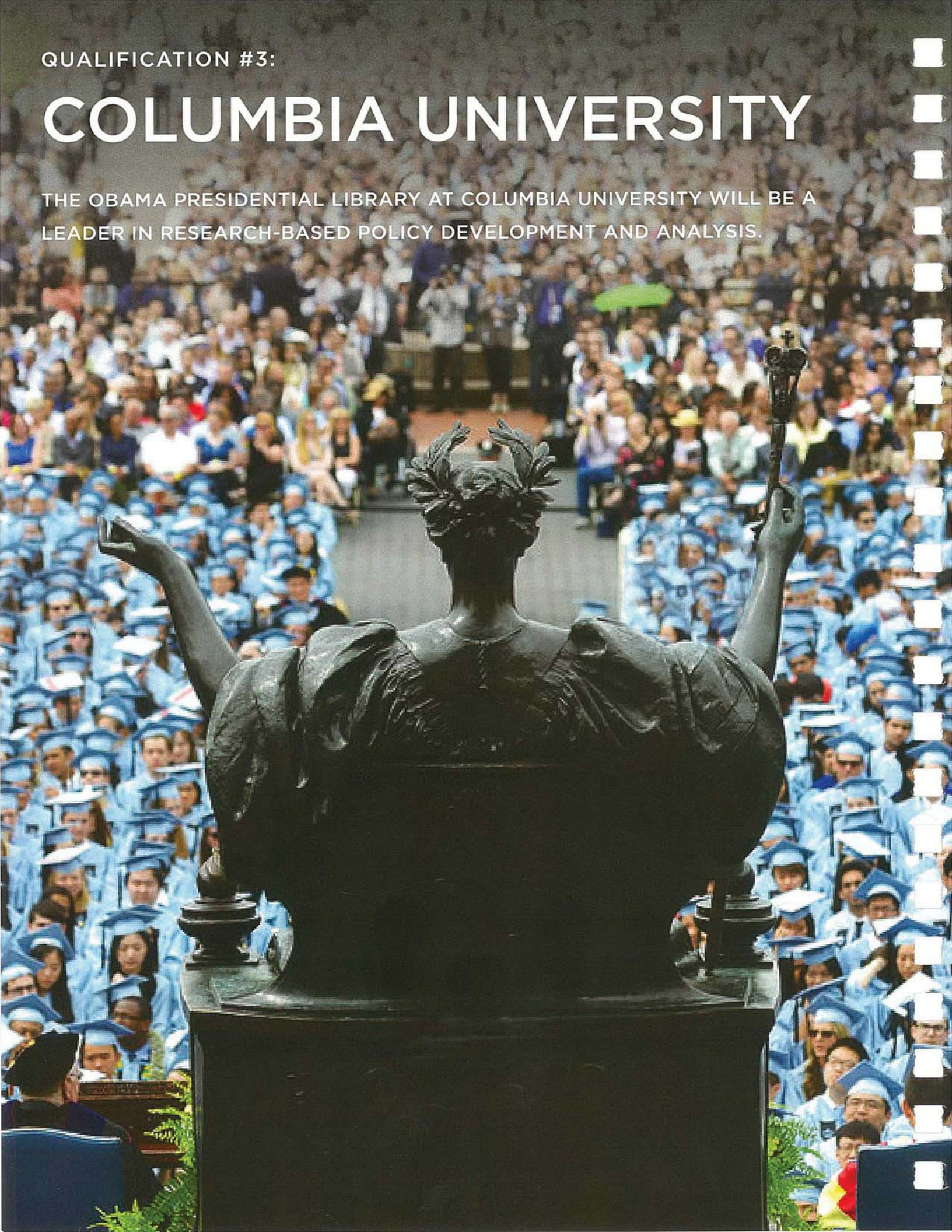


Current sites of Columbia Global Centers

QUALIFICATION #3:

COLUMBIA UNIVERSITY

THE OBAMA PRESIDENTIAL LIBRARY AT COLUMBIA UNIVERSITY WILL BE A LEADER IN RESEARCH-BASED POLICY DEVELOPMENT AND ANALYSIS.

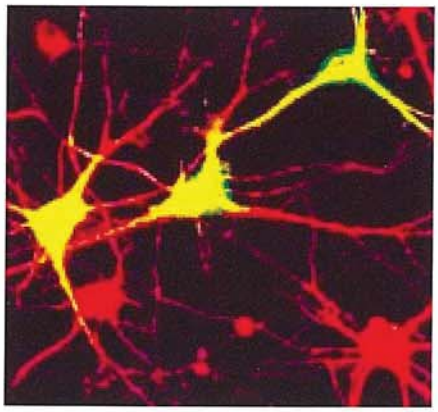


"Nobody has a monopoly on what is a very hard problem, but I don't have much patience for anyone who denies that this challenge is real. We don't have time for a meeting of the Flat Earth society. Sticking your head in the sand might make you feel safer, but it's not going to protect you from the coming storm."

President Obama, addressing climate change, Georgetown University, June 25, 2013.

"The University is not apart from the activities of the world, but in them and of them. It deals with real problems and it relates itself to life as it is."

Columbia University President Lee C. Bollinger at his inaugural, October 3, 2002, quoting a predecessor, Nicholas Murray Butler, from his inaugural address, exactly one hundred years before.



Motor neurons cultured in vitro at neurobiologist Thomas Jessell's laboratory

Among Columbia's qualifications to host an innovative, state-of-the-art Presidential Library, one of the strongest is our ability to create a complementary policy institute on the Manhattanville campus that provides President and Mrs. Obama with a flexible and dynamic platform for their continued exploration of the ideas and public issues most important to them. An Obama Policy Institute at Columbia University—operating initially in space designed by Renzo Piano (available when the President leaves office) and ultimately housed in the Obama Presidential Library—would bring together national and global thought leaders identified by President and Mrs. Obama and engage eminent Columbia faculty and students to address challenges that arise at home and abroad.

Columbia stands ready to leverage its institutional expertise and resources to focus on the strategic issues identified as priorities of the Obama Policy Institute. The University and its affiliates comprise 18 schools in professional and applied fields as well as the arts and sciences. Columbia is a world leader in fundamental science, engineering, and medical research. The University is at the forefront of recent discoveries regarding global climate change and the proliferation of extreme weather events; the successful conclusion to the decades-long search for the source of mass of all physical matter in the observation of the Higgs Boson; and a breakthrough in understanding the human brain through the description of the physiological basis of memory storage in neurons. Our scholars generate innovations in the fields shaping our future, from cybersecurity and personalized medicine to digital media and aging.

A FERTILE ENVIRONMENT FOR CREATING AN OBAMA POLICY INSTITUTE

An Obama Policy Institute would combine the best of independent, objective academic research with top-tier policy analysis for the purpose of



Columbia researchers placed a global positioning system on the Helheim Glacier in East Greenland to capture motion caused by accelerated melting.

finding solutions to urgent problems facing families and communities in the United States and around the world. Examples of how Columbia would be able to enlist this hybrid expertise on behalf of an Obama Policy Institute abound:

The scholars at the Columbia Climate Center, Energy Center, Center for Climate Systems Research, Center for Climate Change Law, and Lenfest Center for Sustainable Energy bring together expertise from across the University, including the schools of Law, Engineering, and Architecture, Planning and Preservation. These world-class researchers have distinguished themselves with their pioneering explorations of global warming (a term created by Professor Wally Broecker at Columbia's Lamont-Doherty Earth Observatory), sea level rise, and extreme weather's impact on both nature and humans. At the same time, faculty have been indispensable advisors to those at all levels of government who are grappling with the formation of policies that support sustainability, adaptation, and resilience. One recent example is the number of Columbia faculty who were asked to help government officials and the public better understand and respond to Hurricane Sandy.

Among President Obama's signature science initiatives has been his commitment to expanding our understanding of the human brain. On the Manhattanville campus where an Obama Policy Institute would be located, the first major intellectual hub will be the University's Zuckerman Mind Brain Behavior Institute. The Zuckerman Institute's founding members include Nobel Prize winners Eric Kandel and Richard Axel, and Kavli Prize winner Thomas Jessell. Another Columbia faculty member affiliated with the Zuckerman Institute, Professor Rafael Yuste, was central to the formation of President Obama's brain science initiative. The research already under way at the Zuckerman Institute aspires to bring together scholars and students from every corner of the University to explore issues of mind and behavior, from the basic research that could yield cures for Alzheimer's, ALS, and autism, to partnerships with Columbia's social science, business, and law faculty that could produce a deeper understanding of human behavior and social interaction.

Throughout the University, many are dedicated to providing the education, training, and policy innovation Americans need to succeed in an economy increasingly defined by extremes of wealth and poverty. Faculty addressing these matters include Nobel laureate Joseph Stiglitz of Columbia's Economics Department and Business School, *New York Times* "Opinionator" columnist Thomas Edsall of our Journalism School, and Political Science professors Ester Fuchs and Dorian Warren, who recently published a case study that supports minority youth employment in the construction trades:

"Expanding Opportunity For Middle Class Jobs in New York City." At Columbia-affiliated Teachers College, innovative policies are being explored on issues ranging from early childhood development and healthy nutrition in education to the vital role of learning technology and community colleges.

The mission of the University's Global Policy Initiative, recently launched by President Lee C. Bollinger and led by Professor of Law and Political Science Michael Doyle, is to influence policy by engaging stakeholders and public policymakers around the world. The Institute will interact with the eight Columbia Global Centers, peer institutions, and nongovernmental organizations to expand its reach and strengthen its impact. It will also benefit from the energy and expertise of Columbia's admired School of International and Public Affairs. The Institute's principal directors and lead researchers are today in the very earliest stages of developing programs for addressing some of the most pressing global policy challenges of our time, including civil wars, health threats, global media, sustainable development, and extreme economic inequalities.

Columbia's Mailman School of Public Health is a leader of research and policymaking on both children's health and the challenges facing an aging society. The Mailman School recently launched the University-wide Butler Columbia Center to translate scientific knowledge into innovative policy on aging. The Butler Center is focusing on the systemic nature of aging: the continuous interaction among the biological, behavioral, and sociocultural factors that constitute human development. It will collaborate with the academic, corporate, nonprofit, public, and academic sectors to reexamine everything from urban planning to long-term care. The Butler Columbia Center is part of a global consortium of 13 centers, including partners in Cape Town, Paris, and Tokyo.

MacArthur Fellow Wafaa el-Sadr developed effective strategies for addressing AIDS/HIV and other community health challenges in Upper Manhattan as a Medical Center faculty member practicing at Harlem Hospital. She has applied those strategies on a grand scale in sub-Saharan Africa as founder and director of ICAP, the Mailman School's International Center for AIDS Care and Treatment Programs. One of the world's leading public health experts, Dr. El-Sadr has demonstrated that it is possible to effectively scale-up HIV prevention, care, and treatment services in resource-limited settings, whether locally or globally.

The examples identified here describe a University environment able to accommodate President and Mrs. Obama's interests comfortably, wherever they may lead. Additional examples of how Columbia is enhancing its understanding of and engagement with the world go on and on, including the newly created Center on Global Energy Policy, led by



Neuroscientists next door: Some founding members of Columbia's Zuckerman Mind Brain Behavior Institute to be headquarted in Manhattanville's Jerome L. Greene Science Center. Top row, left to right: Nobel laureate Eric Kandel, Carol Mason, Nobel laureate Richard Axel, Elizabeth Hillman; (front row, left to right) Michael Shadlin, Charles Zuker, Thomas Jessell, and Sarah Woolley.



Columbia ICAP, directed by Dr. Wafaa el-Sadr: AIDS/HIV prevention and treatment in Kenya

a former member of President Obama's National Security Council; Columbia's interdisciplinary expertise on climate change and sustainability at The Earth Institute's Lamont-Doherty Earth Observatory and affiliated NASA-Goddard Institute; the University-wide Committee on Global Thought; and the Center on Global Governance within our School of International and Public Affairs. Columbia is a university in the truest sense, providing a vessel that President Obama and the First Lady could engage through an Obama Policy Institute however they see fit.

ACADEMIC ENGAGEMENT WITH THE LOCAL COMMUNITY

Some of the most compelling research and scholarship potentially addressed by an Obama Policy Institute may find its inspiration in the northern Manhattan community that Columbia calls home. Indeed, this is a path traveled with distinction by many Columbia professors across a wide range of disciplines.

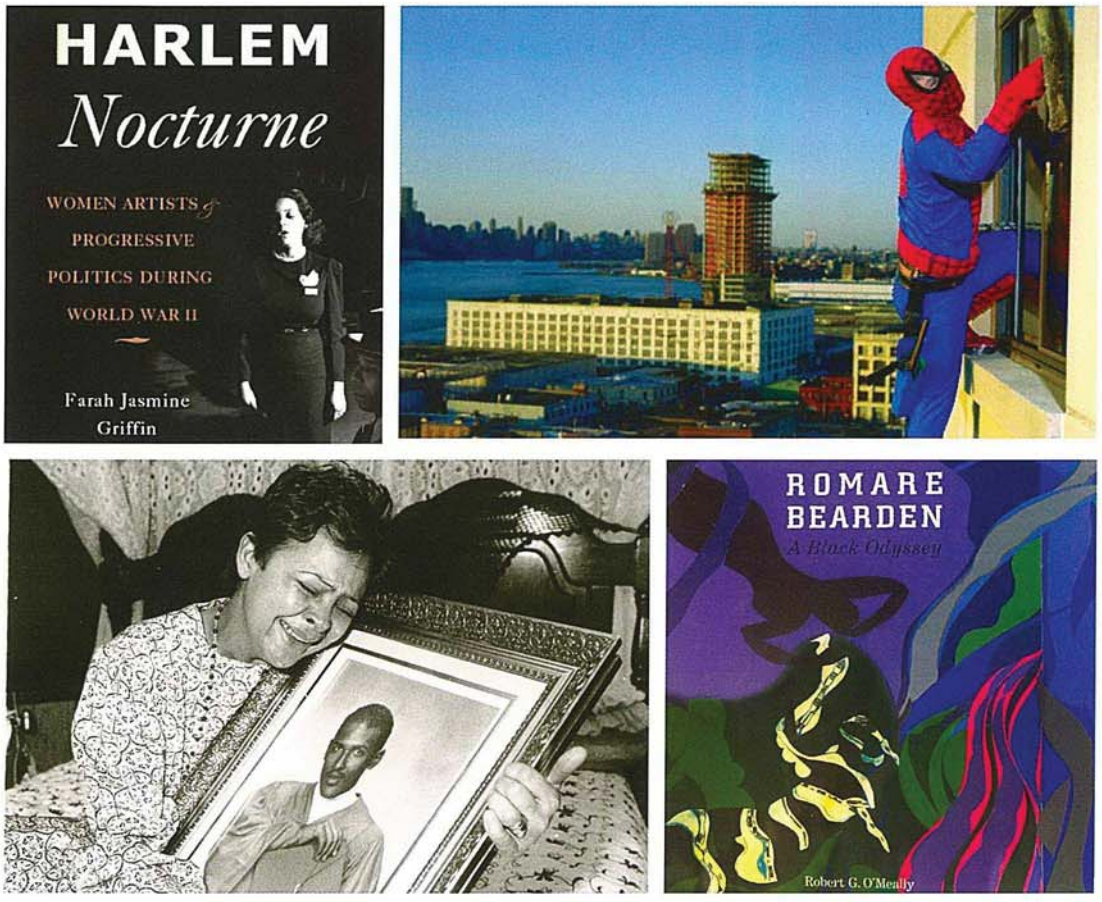
The University's faculty members and archivists are among the most respected interpreters and preservers of Harlem's history and influence through our Institute for Research in African-American Studies, Center for the Study of Ethnicity and Race, Center for Jazz Studies, and our Rare Book & Manuscript Library, which includes an extraordinary trove of oral histories, documents, and artifacts in its collections on Harlem's history. For example, Professor Farah Jasmine Griffin's recent book *Harlem Nocturne* explores three women artists and progressive politics in Harlem during the 1940s; and Professor Ann Douglas's acclaimed book *A Terrible Honesty: Mongrel Manhattan in the 1920s* explores the unique period in our multicultural history helping to define American art, literature, and entertainment. The late Professor Manning Marable worked until his untimely death on the definitive biography of Malcolm X; and Professor Frances Negrón-Muntaner, director of the Center for the Study of Ethnicity and Race, has established a new Latino Arts and Activism Archive in Columbia's Library and created innovative, multimedia forms for engaging students, scholars and the local community. The Library's pioneering oral history office has been preserving the voices of Harlem for more than a half century and continues to establish new partnerships for doing so, for example, in recording the history of 125th Street's iconic Apollo Theater.

In the coming academic year, Columbia will be undertaking perhaps its most far-reaching effort to engage the University and local communities in a shared exploration of timeless and contemporary ideas when Romare Bearden's "A Black Odyssey" is shown at the Wallach Gallery (which will be moving to the Manhattanville campus in 2016). Based on the Smithsonian exhibition curated by Columbia professor Robert O'Meally, the

Bearden project at Columbia will touch on virtually every area of University life and will shape our community outreach. Both here in New York, where Bearden lived and worked, and in communities around the world through Columbia's Global Centers, the exploration will be a part of the undergraduate Core Curriculum for which Homer's *Odyssey* is a key part of the syllabus. It also will include dozens of public programs from jazz concerts to poetry readings and the University's annual Morningside Lights community art-making festival. This ongoing engagement with one of the nation's greatest painters and the ideas he represented will provide a laboratory for Columbia faculty, students, and staff to test new approaches to community programming that could be employed by the Obama Presidential Library.

Individual Columbia faculty members distinguish themselves in the breadth and depth of their engagement with our community, especially local youth: Engineering Professor Samuel Sia has launched Harlem Biospace—a biotechnology incubator also providing after-school science education at the Teachers College community school. Film professor Jamal Joseph founded a local youth performing arts group, IMPACT Repertory, which was nominated for an Academy Award. Dr. Olajide Williams, an associate professor of clinical neurology, has used music lyrics and video games to teach school children in Harlem about the signs of stroke so older family members can receive lifesaving treatment.

In short, while core components of any Presidential Library are material preservation and public education, a central enterprise of an affiliated Obama Policy Institute would be to project the substantive priorities of President and Mrs. Obama into the future. In doing so, the Library and Institute would reach the fullness of the mission suggested in the Barack Obama Foundation's request for qualifications: with the capacity to shape fresh responses to public challenges, the Library and Institute would be able to ensure that the values of Barack and Michelle Obama will endure beyond the current Presidency. Columbia welcomes the opportunity to provide a platform for that type of ongoing impact on society, and we believe we have unique qualifications to serve as an effective partner for delivering on that promise.



Scholarship, preservation, and creativity: clockwise, from top left: Harlem Nocturne by Prof. Farah Jasmine Griffin; photo exhibit: Superheroes-Latino Immigrants Who Make New York; Columbia explores Romare Bearden's "A Black Odyssey"; El Diario photo archive.



QUALIFICATION #4:

COMMUNITY

THE OBAMA PRESIDENTIAL LIBRARY AT COLUMBIA UNIVERSITY WILL BE LOCATED WITHIN AN URBAN CAMPUS OPEN TO THE SURROUNDING COMMUNITY, AND PART OF A UNIVERSITY DEFINED BY PUBLIC SERVICE, CIVIC ENGAGEMENT, AND ACTIVE PARTICIPATION IN THE GREAT ISSUES OF OUR TIME.



"The world is faster and the playing field is larger and the challenges are more complex. But what hasn't changed—what can never change—are the values that got us this far. We still have a stake in each other's success."

President Obama, Osawatomie, Kansas, December 6, 2011

Columbia is committed to acting on the belief that the University thrives only if its surrounding communities flourish. While "town-gown" relations may inevitably be complex for all large universities, especially in urban communities, Columbia has embarked on an approach to sustainable development in northern Manhattan that reflects our commitment to public service and to fostering tangible benefits for the people who live and work nearby. Our expanding network of civic partnerships, programs, and participation define Columbia's identity in New York City and our future in northern Manhattan. As a result, an Obama Presidential Library on the University's new Manhattanville campus could provide a new model for engagement with and service to the local community.

PUBLIC SERVICE IS THE ESSENCE OF OUR UNIVERSITIES, AND IT MOST CERTAINLY IS OF COLUMBIA, WHERE STUDENTS, FACULTY, AND STAFF PARTICIPATE IN SERVICE LEARNING, VOLUNTEER ACTION, SOCIAL ENTREPRENEURSHIP, AND CIVIC PARTNERSHIPS HERE IN NEW YORK AND ALL OVER THE GLOBE.

—Lee C. Bollinger,
Columbia University President

EXPERIENCE AT COMMUNITY ENGAGEMENT AND PARTNERSHIPS

For decades, the University has had a wide range of health, education, human service, and economic opportunity programs serving the communities of northern Manhattan, from free medical and dental clinics in public schools to the Columbia-Harlem Small Business Development Center, launched in 2009 by the U.S. Small Business Administration and the University. (A listing of such current programs and partnerships can be found at http://www.columbia.edu/content/community-programs-and-services.html, and an ongoing collection of related New York stories is located here: http://news.columbia.edu/newyorkstories.)

One framework for engagement with surrounding communities was established a generation ago, with the creation of two campuswide community service organizations that continue to thrive today: Community Impact and the Double Discovery Center. Long before such signature national service programs such as City Year and Teach for America were created, Columbia students and faculty were establishing a paradigm of volunteer service through these local programs. They provide a compelling model for how a partnership between Columbia and the Obama Presidential Library could engage the local community in exploring the individual and society.

Community Impact consists of a dedicated corps of approximately one thousand Columbia University student volunteers. Each year, they work with more than 25 community service programs to serve more than 8,000 people in the Harlem, Washington Heights, and Morningside Heights communities. The **Double Discovery Center of Columbia College**—an early model "Upward Bound" program founded in 1965 by Columbia students, alumni and faculty—delivers afterschool and summertime academic enrichment to prepare low-income and at-risk high school students





Community Brain Expo 2014 at Columbia University Medical Center

for higher education. The results have been extraordinary. The summer session held on Columbia's campus is full time and introduces high school students to the College's famous Core humanities curriculum. Both the summer session and Community Impact's part-time Core Curriculum for adult GED students programs are taught by the same renowned faculty who teach Columbia undergraduates.

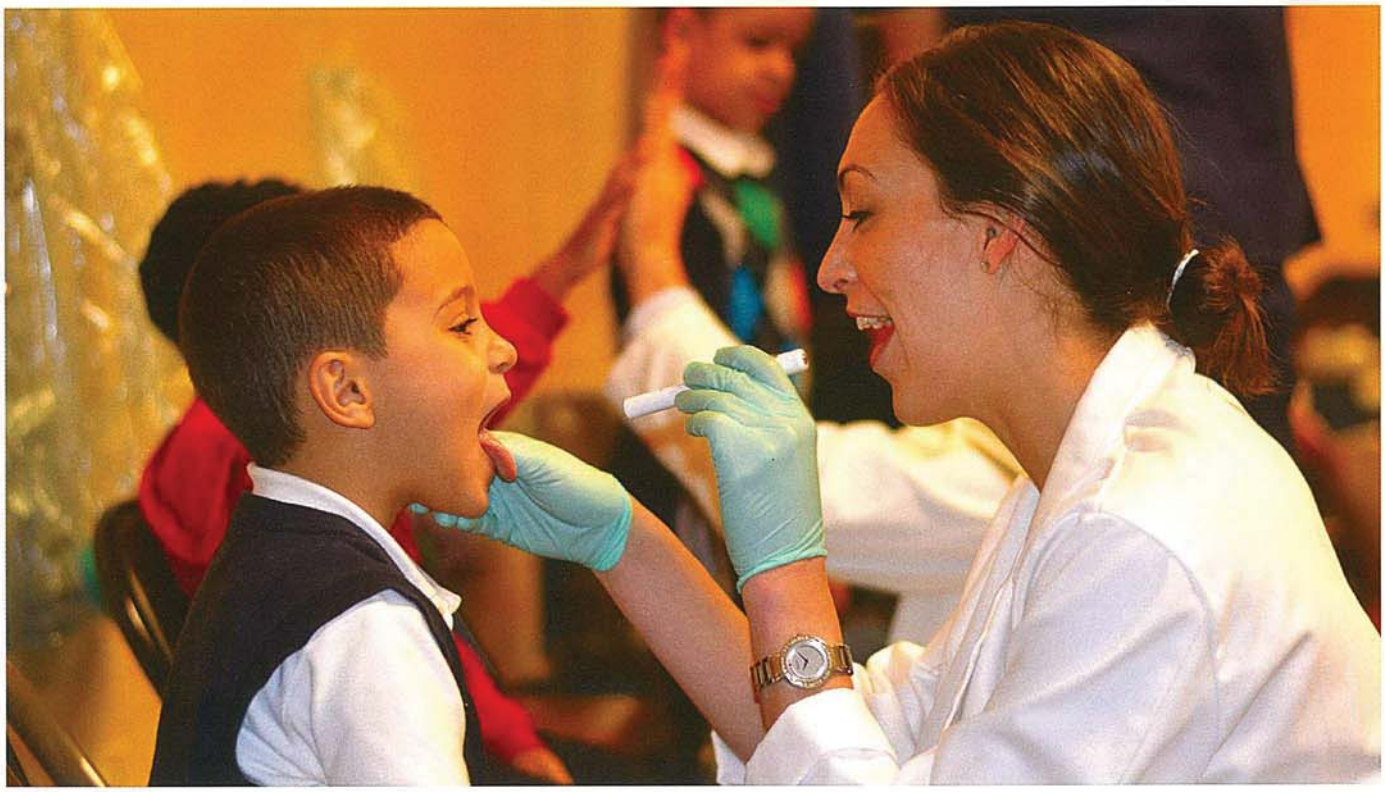
A third group, **Columbia Community Service** (CCS), raises money from members of the University community and funds more than 50 local not-for-profit organizations providing services in our area. From soup kitchens to daycare centers to community gardens, CCS supports a broad range of organizations serving northern Manhattan.

A new variation on this model is taking shape as part of the first academic initiative on the Manhattanville campus—the Zuckerman Mind Brain Behavior Institute. Engagement with the surrounding community is intrinsic to the mission of the Zuckerman Institute and is hardwired into the design of its new building, the Jerome L. Greene Science Center under construction at Broadway and 130th Street. The Greene Science Center's ground floor will include the **Center for Education and Outreach,** an initiative offering a variety of programs on the brain, mental health, and neuroscience for K–12 students, teachers, and the general public. A street-level screening facility will serve as a first stop for area residents with concerns about brain and mental health. Key components of the outreach and education effort already are under way, including a public lecture series at Columbia and the Schomburg Center for Research in Black Culture; the training of the first cohort of New York City public school teachers in neuroscience; the BRAINYAC Program bringing neuroscience into public school classrooms; and, most vividly, public events for children and families such as a community "Brain Expo" at Columbia University Medical Center in Washington Heights.



Director of Columbia College Core Curriculum Prof. Roosevelt Montas teaches the classics of philosophy and literature to local GED students and local high school students.

Such engagement is built into both curricular and cocurricular programs in the local community, from legal clinics to social work placements. At the Columbia University Medical Center's College of Physicians and Surgeons, Mailman School of Public Health, Nursing School, and Dental School, a wide array of committed clinicians, researchers, and policymakers is expanding access to medical care for families in northern Manhattan and around the world. Many of these programs are consistent with priorities of the President and First Lady. For example, Columbia's **CHALK (Choosing Healthy & Active Lifestyles for Kids)** program is promoting healthy lifestyles and demonstrating that, even without a gymnasium or outdoor play space, a school can become an active school. The program was selected as a model for First Lady Michelle Obama's initiative "Let's Move! Active Schools."



Community dental care and education in local public schools

CHALK provides nutrition and wellness training, helps fight childhood obesity, and has established a popular local farmers market.

The **Columbia Center for Children's Environmental Health** conducts community-based research nationally and overseas to study the health effects of prenatal and early postnatal exposures to common urban pollutants. The Center's landmark research has linked prenatal exposure to pollutants in northern Manhattan to childhood asthma, developmental delays, and even obesity. The research results continue to yield critical insights that guide public policy in our local community and beyond.

The **Columbia-Harlem Small Business Development Center,** Harlem's only SBDC, was created five years ago during the height of the nation's deepest modern recession. The Center has provided expert guidance to existing small businesses and helped local entrepreneurs launch new ones. Over the past five years it is estimated to have saved or created some 300 local jobs and preserved roughly $6 million in local investment. Approximately 1,000 local business people and nonprofit organizations have benefitted from the Center's wide range of services. It is one of many ways that the University and specifically Columbia Business School have built partnerships to enhance the local economy beyond Columbia's extensive impact as a primary local employer and source of business for Minority, Women, Local contractors. Two recent examples of this direct engagement are a leadership training program for local nonprofit leaders in Harlem designed by Professor Raymond Horton, a pioneering scholar on socially responsible business; and a training program called Money Makes Cents designed for local residents who are transitioning into the workplace after receiving unemployment benefits or other public assistance. These programs mirror the University's own, award-winning MWL construction contracting mentorship program, which serves as a model for teaching small businesses how to qualify for contracts with the city and other major institutions.

A MAJOR COMMITMENT TO LOCAL SCHOOLS

"Education is no longer just a pathway to opportunity and success; it's a prerequisite for success." President Obama, speech to the Hispanic Chamber of Commerce, 2009

Columbia has established or been instrumental in establishing three different

local schools over the past decade and is involved in enrichment programs at a large network of public schools across northern Manhattan:

The School at Columbia University is an independent K–8 school founded in 2003 with the goal of providing an excellent education to a diverse student body; half of its students are from Columbia faculty families and half from the surrounding community. Robust financial aid is provided to local families needing tuition assistance, resulting in a highly diverse student body.

The **Columbia Secondary School for Math, Science, & Engineering,** a public school for 6th to 12th-graders, opened in the fall of 2007 as a partnership between the New York City Department of Education, the community, and Columbia. Its diverse and talented students are drawn largely from northern Manhattan, and its academic programming has been designed with the participation of University faculty and staff in order to meet one of the city's—and the nation's—priorities of sharply improving STEM education. As a result, local students now have an opportunity for a first-rate secondary education connected to a great research university without traveling to elite citywide high schools such as Bronx Science or Brooklyn Tech. Columbia Secondary graduates its first class of talented 12th graders this spring, and they are soon to be attending the best colleges and universities in the nation, including Columbia itself.

The **Teachers College Community School** was developed by Teachers College in collaboration with the University and New York City Department of Education to provide K–8 education for children from the West Harlem community. This University-assisted, nonselective, community school features supplementary educational services including early childhood programming, family literacy, and afterschool programming, as well as social and health services.

In all of these cases, Columbia is making concrete its commitment to ensure that the children and families of its northern Manhattan communities—regardless of their income—have access to schools that provide models for the highest quality primary and secondary education. The presence of the Obama Presidential Library proximate to these public schools would have a transformative effect on the educational experience and the lives of many of these children. New opportunities available to the schools would include regular trips to the Library, internships and academic study there, and ready access to the Library's primary research materials. We hope the Library's programs will include extensive training for public school teachers and development of interactive curricular tools on contemporary public issues and ideas. In this endeavor, there will





Nontraditional Employment for Women trainees in construction learned green salvage and demolition skills in the early stages of Manhattanville campus development

be enthusiastic partners among both Columbia and Teachers College faculty who are invested in teaching and learning for students of all ages and academic backgrounds.

COMMUNITY BENEFITS: A LONG-TERM INVESTMENT IN OUR NEIGHBORS

Columbia's approach to community engagement has been shaped most recently by the experience of planning and gaining approval of the campus now taking shape in the old Manhattanville industrial area. The skepticism in any urban community to such plans is understandable and appropriate. But under President Bollinger, who arrived at Columbia as a law student in 1968, the University has been determined to reimagine its relationship with its neighbors for the 21st century as a relationship of trust and mutual benefit supported by enhanced partnerships with community leaders, neighborhood service providers, and NGOs large and small. As a result, Columbia's long-term plan for the Manhattanville campus was approved overwhelmingly by the New York City Council with nearly unanimous support from Harlem's elected officials.

The rezoning process engaged the University in an active partnership with the local community, and that experience now serves as the basis for ongoing dialogue and cooperation. In 2009, President Bollinger signed the West Harlem Community Benefits Agreement (CBA) with the West Harlem Development Corporation (WHDC). It provides for University investment in the local community of more than $150 million over the next several years, including funding for affordable housing, education, transportation, and community facilities, as well as $76 million in support for community programs and services as independently determined by the WHDC. Over the past year, WHDC has

delivered the first two rounds of direct grants to a wide range of local nonprofits and community programs.

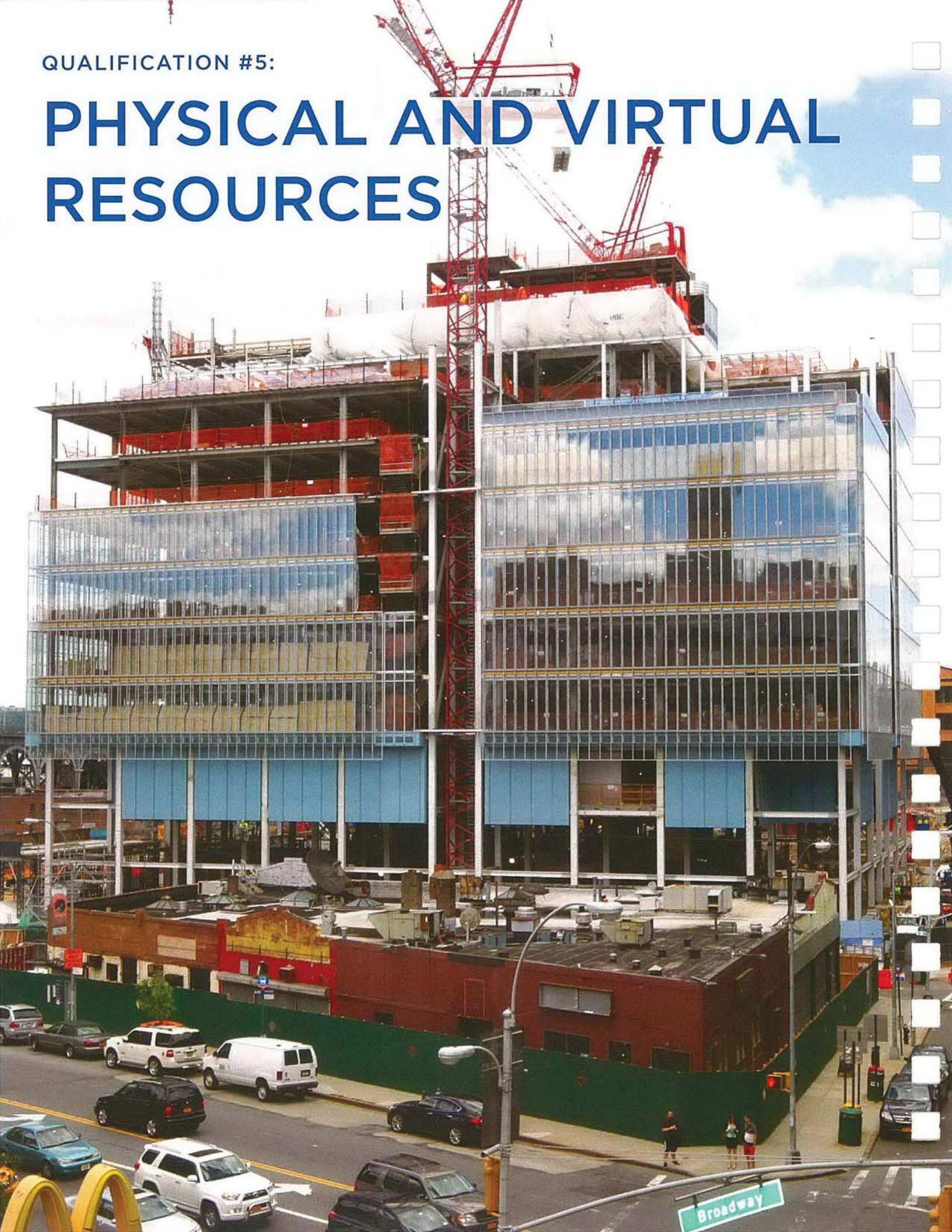
The CBA and a related New York State agreement also provide an array of amenities and services, including a program for community scholars; course auditing for neighbors; scholarships for local educators; "in-kind" consulting services from University experts; establishment of a local "Lab School" by Columbia's Teachers College, and more. The variety of partnerships and independent University initiatives touch most, if not all, members of the local community and have resulted in workshops, forums, and town halls, and a deeper, richer relationship with West Harlem. For example, in accordance with the University's commitment to provide "in-kind" services, the West Harlem Development Corporation recently asked Columbia for help in creating a workforce development plan. Columbia convened business leaders, nonprofits, faith-based organizations, foundations, academics, elected officials, state and local government agencies, unions, and others in a series of focus groups. Questions centered on identifying the kinds of jobs employers in northern Manhattan would be seeking to fill in the future and whether residents were trained to perform those jobs. A Workforce Development Working Group comprised of Columbia and WHDC personnel, along with members of Community Board 9, which represents West Harlem, has been formed to put the plan into action.

Another recent development is the **Columbia Forum for Elected and Appointed Officials.** The new forums are an effort to create a parallel structure for more frequent engagement with elected and appointed officials. They are providing an informal setting where faculty across the University can discuss matters of mutual concern with local officials in a timely way. Topics so far have included the social impact of the Affordable Care Act, hydrofracking, and incarceration as a public health issue.

Though Columbia's Office of Government and Community Affairs meets regularly with Community Boards and with the WHDC, supporting the Obama Presidential Library is a unique effort requiring a tailored approach and resources. We therefore propose the establishment of an Obama Presidential Library Community Advisory Council to be comprised of representatives from nonprofits in the Harlem and Morningside Heights communities. Our experience indicates that an effective community engagement plan must be built on both specific programmatic needs and goals, and input from the community itself. As noted throughout this section, many different parts of the University have deep experience in reaching out to and engaging members of the local community in an extraordinary array of programs and partnerships. As the Library's programmatic needs and goals sharpen, the University, Library, and Foundation would work in collaboration with a Community Advisory Council to shape the strategy, tactics, and metrics for a sustainable outreach program within our Harlem and Washington Heights communities.

QUALIFICATION #5:

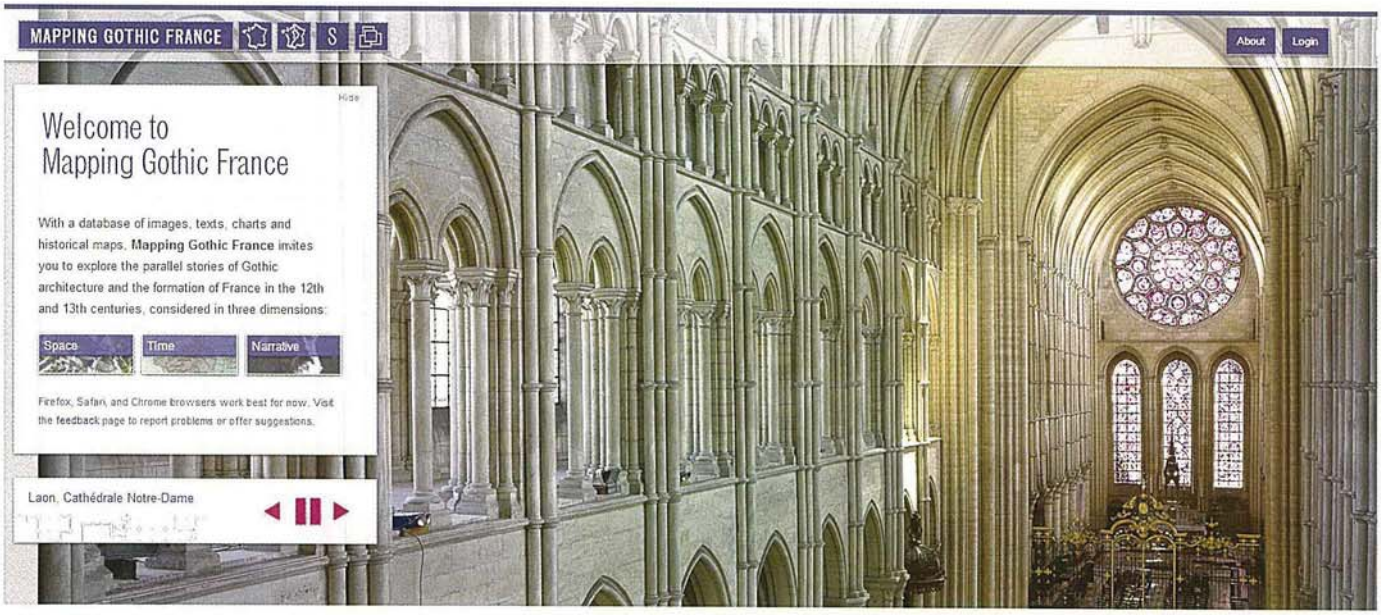
PHYSICAL AND VIRTUAL RESOURCES



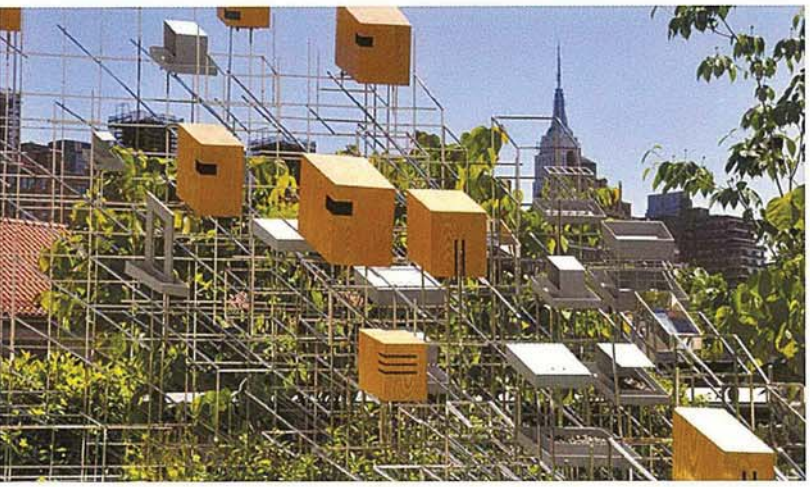
THE OBAMA PRESIDENTIAL LIBRARY AT COLUMBIA UNIVERSITY WILL SERVE AS A MODEL FOR A 21ST-CENTURY LIBRARY.

Opposite: Jerome L. Greene Science Center, designed by Renzo Piano, scheduled for completion summer 2016 at Broadway and 129th Street

Columbia University possesses one of the top five academic research library systems in North America. The variety of our library system's holdings is simply astonishing. The collections include more than 12 million volumes, more than 160,000 journals and serials, as well as extensive electronic resources, manuscripts, rare books, microforms, maps, and graphic and audiovisual materials. We hold one of the most comprehensive collections of licensed digital resources in the world. From the creation of the nation's first Oral History Office in 1948, to the recent acquisition of the massive Frank Lloyd Wright Foundation Archives, in partnership the Museum of Modern Art, the University possesses widely admired expertise in preserving history and educating scholars and the general public. Our partnership with the New York Public Library—the second largest in the United States after the Library of Congress—and the Princeton University Library, is responsible for maintaining the country's largest shared offsite library shelving facility. With more than 450 professional and support staff and unquestioned expertise, Columbia University Libraries is qualified to be a strong partner in the creation of the Barack Obama Presidential Library and a reliable steward of its holdings.



Online, interactive teaching and learning tools: a deep digital dive into France's Gothic cathedrals. See http://news.columbia.edu/gothicfrance



Visual Arts Prof. Sarah Sze's sculpture on the High Line in lower Manhattan



Visual Arts Prof. Kara Walker's iconic cutouts

A PLATFORM FOR PUBLIC DISCOURSE

Columbia and its faculty members have deep experience in sharing important ideas far beyond the confines of academia. From Nobel Prize–winning neuroscientist Eric Kandel's monthly partnership with Charlie Rose on "The Brain" series; theoretical physicist Brian Greene's two NOVA series covering complex ideas of string theory, quantum mechanics, and "multiverses;" and, most recently, historian Simon Schama's acclaimed documentary series "The Story of the Jews," Columbia faculty across many disciplines are producing compelling broadcast and digital programming that engages the widest possible audiences.

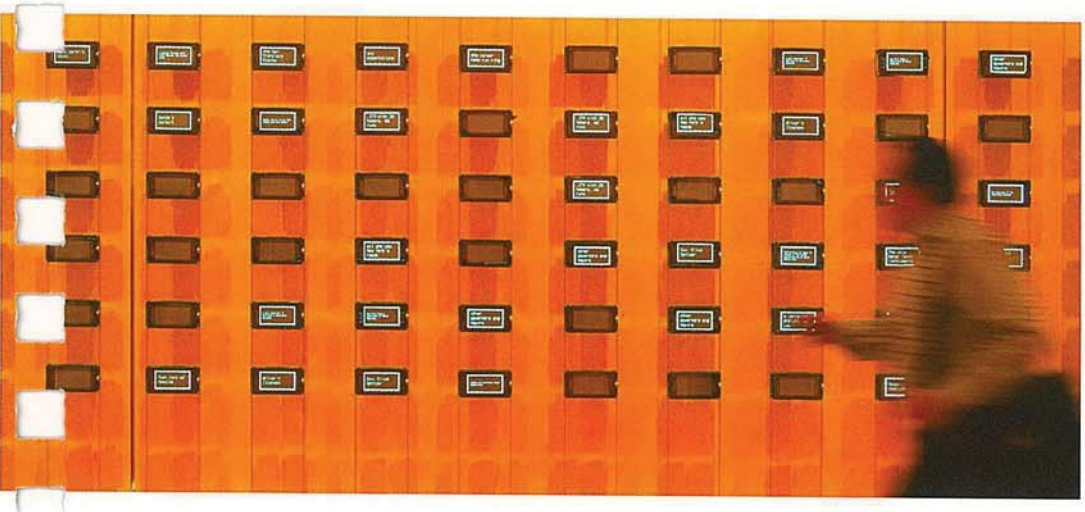
To help address the falloff in serious, substantive reporting by many American news organizations on international stories, President Bollinger has created Columbia Global Reports under the editorial direction of former Journalism School dean and longtime *New Yorker* contributor Nicholas Lemann. Starting in 2015, Columbia Global Reports will begin publishing sustained, original reporting and analysis on underreported global issues that hold significance not only for U.S. foreign policy, but also for a former President with an enduring commitment to addressing challenges around the world.

Such public outreach is built into Columbia's DNA because of the University's location in New York City, its tradition of public intellectuals, and the role played by our faculty and alumni in shaping modern America's cultural, literary, and media movements. Columbia remains unique in the breadth of its faculty engagement, especially with the world's leading Graduate School of Journalism, whose faculty provide respected bylines appearing regularly in *The New York Times, The New Yorker, The New Republic,* and many other major media outlets; and a School of the Arts, whose current faculty include a remarkable array of the most admired authors and artists of our time, from Nobel laureate Orhan Pamuk and American novelist Richard Ford to essayist Phillip Lopate and cultural critic Margo Jefferson, MacArthur Fellows Sarah Sze, who designed the American Pavilion at the 2013 Venice Biennale, and Kara Walker, whose astonishing sculpture "A Subtlety," at the old Domino Sugar Factory in Williamsburg is one of the major New York artistic events of the year. These are some of the colleagues and collaborators the former President and First Lady would find upon arriving at Columbia University.

VIRTUAL LIBRARY

The breadth of Columbia's experience in the digital cataloguing, presentation, and communication of complex information bears special mention, given that the Obama Presidential Library will undoubtedly exist in the virtual realm to a far greater degree than any other Presidential Library. Employing Columbia's expertise with online platforms, the Obama Presidential Library would be able to extend its reach far beyond the walls of a physical library and museum to reach audiences across the United States and around the world.

Among the assets Columbia would bring to the task is our experience enrolling more than 500,000 people in Columbia



"Moveable Type" Prof. Mark Hansen's data visualization collaboration adorning lobby of New York Times building



Columbia Center for New Media Teaching and Learning sites for the Edward M. Kennedy Award-winning play "All the Way"

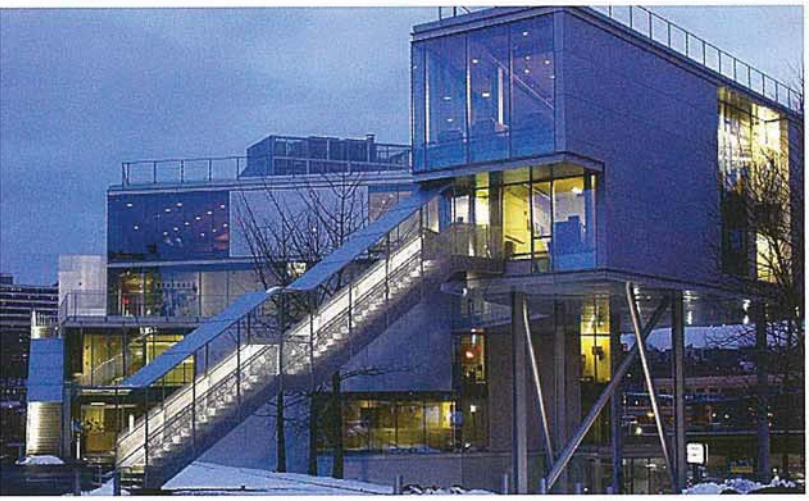
MOOCs (massive open online courses) since the start of 2013. Courses include Pulitzer Prize–winning History Professor Eric Foner's series of classes on Lincoln and the Civil War, soon to be offered in partnership with EdX; and a course that was taught this past semester by Professor Jeffrey Sachs, director of The Columbia Earth Institute, called "The Age of Sustainable Development," which attracted 30,000 online students learning in parallel with others who attended class with Professor Sachs on campus. The digital education arm of Columbia Engineering (not part of MOOCs) offers 120 courses and was ranked the best online graduate engineering program by *U.S. News and World Report*.

The Library, public museum, and public programs envisioned by the Foundation's Request for Qualifications are not limited to, or even focused primarily on, the static display of physical objects and documents. It must offer compelling interactive, multimedia content, and exhibits that reveal the Obama Presidency to visitors in wholly new and unexpected ways. Columbia is a recognized leader at such presentations. The David and Helen Gurley Brown Institute for Media Innovation, a collaboration with Stanford's School of Engineering based at our Graduate School of Journalism and codirected by Professor Mark Hansen, is at the forefront of reimagining how stories are told in a digital world. The Columbia Center for New Media Teaching and Learning (CCNMTL) is an outstanding asset in fashioning digital presentations for the broader public and has been a thought leader in developing interactive learning tools not only for college and graduate students, but also for early childhood, primary, and secondary education and lifelong learners.

For example, CCNMTL is supporting the Edward M. Kennedy Awards for Drama about American History, presented by Columbia Libraries, by developing online curricula about each winning play. A recent Kennedy Award winner is the Tony Award—winning "All the Way," which tells the story of President Lyndon Johnson and the passage of the Civil Rights Act of 1964. Similarly, CCNMTL worked with the late Professor Manning Marable to develop a robust high school curriculum, the Amistad Digital Resource.

Data visualization has become a core skill in communicating digital information, and, again, Columbia is a leader in the field. The Advanced Data Visualization Project at Columbia's Graduate School of Architecture, Planning and Preservation, funded by Thomson-Reuters, is one reflection of this leadership, as are the large-scale installations of Professor Hansen's groundbreaking data visualizations at the September 11 Memorial, the *New York Times* headquarters ("Moveable Type"), and New York's Public Theater ("The Shakespeare Machine").

The Library's creation would unfold in a university community passionate about the socially useful application of big data. As is often the case at Columbia when a new discipline emerges with force, the waves of new knowledge influenced by the field of data science are awash across all of Columbia's campuses, schools, and departments, from Morningside Heights and Columbia University Medical Center, to our Lamont-Doherty Earth Observatory and the Zuckerman Mind Brain Behavior Institute. One group of scholars is working with





Acclaimed new architecture: left: Campbell Sports Center in Inwood designed by Stephen Holl and right: Northwest Corner Building on Morningside Heights designed by Rafael Moneo

THIS IS SUPERB ARCHITECTURE: CLEAN, COMPACT AND PERFECTLY CALIBRATED . . . MR. MONEO AIMS TO LIFT US UP, IF ONLY MOMENTARILY, OUT OF OUR INCREASINGLY FRENETIC LIVES—TO SLOW US DOWN AND FORCE US TO LOOK AT THE WORLD AROUND US, AND AT ONE ANOTHER, MORE CLOSELY.

—New York Times architecture critic Nicolai Ouroussoff

millions of full-text scientific articles to examine the spread of scientific ideas over time. Another is using millions of social media posts to study the migration of disease. Still another team of researchers has developed technology that can process speech at a level that allows for identifying the emotions behind words. Many of these innovative thinkers are part of Columbia's Institute for Data Sciences and Engineering, partially supported with funds from former Mayor Michael R. Bloomberg's Applied Sciences NYC "tech campus" competition.

The relevance to the Obama Presidential Library is straightforward: the nation's 44th Presidency is producing an unprecedented volume of electronic records and media. Columbia's comprehensive expertise with big data and interactive digital resources will help President Obama, the Foundation, and the National Archives as, collectively, they consider how to structure a modern Presidential Library with a set of challenges and opportunities born of the digital age and never before confronted to this degree. This specific qualification will be essential for engaging both scholars and the broader public.

PHYSICAL LIBRARY

Columbia's recent experience is invaluable in understanding what is required to build a 21st-century Presidential Library. For a good part of the past decade, we have been actively engaged in the large-scale development of a new campus in West Harlem, one devoted to respecting and supporting our local community in ways previously unimagined. During that same period, we have been successfully designing and building widely praised University facilities on challenging sites within Columbia's existing northern Manhattan campuses.

Columbia's Northwest Corner Science and Engineering Building, to take one example, uses an innovative cantilever structure designed by Pritzker Prize–winning architect Jose Rafael Moneo to support itself atop Columbia's Levien Gym on our Morningside campus. Wrote *New York Times* architecture critic Nicolai Ouroussoff:

"This is superb architecture: clean, compact and perfectly calibrated ... This is a building conceived in opposition to our

contemporary culture, with its constant visual noise and unforgiving pace. Mr. Moneo aims to lift us, if only momentarily, out of our increasingly frenetic lives—to slow us down and force us to look at the world around us, and at one another, more closely ... It is also, not incidentally, a work of healing."

There is also the Campbell Sports Center located at the Baker Athletic Complex on the northern edge of Manhattan, designed by Columbians Steven Holl and Chris McVoy. "Holl and McVoy have given Columbia's athletes an athletic structure that moves in various directions at once," said *New York Magazine*. "It charges up the hill, twists toward the playing fields, and embraces the yard with outstretched arms. It's designed for users to move in, through, and around it." The Campbell Sports Center was named 2013's Best New Building in New York by the Municipal Arts Society.

The University has built or renovated ten projects that not only have achieved high marks for architectural distinction, but have also earned LEED status for environmental sustainability. Now the same commitment to world-class excellence in architectural design and urban planning is coming into view in the first buildings on Columbia's new Manhattanville campus, where the Obama Presidential Library would be located. Informing the overall plan for the Manhattanville campus is a determination that development must preserve and, where possible, enhance the integrity of the surrounding neighborhood and the public realm. While it is fundamental that the campus buildings in Manhattanville must relate to one another so as to create a productive, collaborative interdisciplinary environment, they will achieve this in a very different way from the traditional inward-looking, cloistered campus of an earlier era.

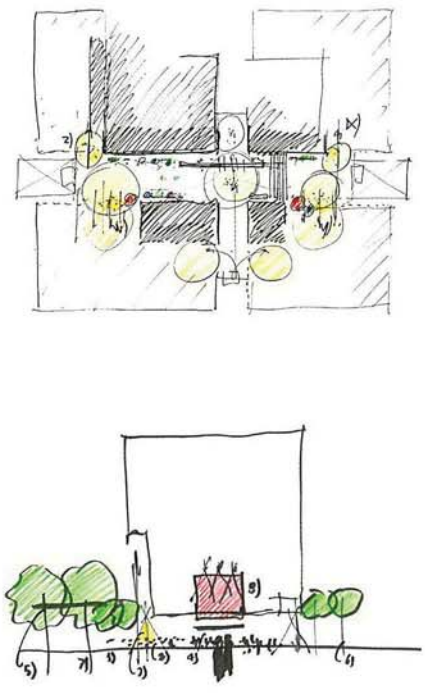


Rendering of Lenfest Center for the Arts, now under construction on the Manhattanville campus and scheduled for completion summer 2016

QUALIFICATION #6:

EXISTING CAPACITY BORN OF RECENT EXPERIENCE

COLUMBIA UNIVERSITY IS PREPARED TODAY TO CREATE THIS VISION OF THE OBAMA PRESIDENTIAL LIBRARY IN PARTNERSHIP WITH THE BARACK OBAMA FOUNDATION.



Campus sketches by Renzo Piano.

Columbia's development of an environmentally sustainable and publicly accessible center for academic and civic life in Manhattanville is actively under way, giving us, today, all of the experience, knowledge, and physical resources needed to fulfill the Barack Obama Foundation's vision for a Presidential Library.

Columbia has approval to develop property within the Manhattanville campus in accordance with city zoning requirements. The area—from the north side of West 125th Street to West 133rd Street between Broadway and 12th Avenue, plus three properties immediately east of Broadway from West 131st Street to West 134th Street—has been rezoned for mixed-use development that allows for building the Presidential Library. Varying terms apply to the usage of each building site on the campus plan, and we look forward to sharing the site-specific legal and topographical survey as discussion about the presidential library develops in more detail.

The Manhattanville campus will preserve the city street grid and keep it open to both pedestrian and vehicular traffic. New buildings will be set back from the street to allow for widened sidewalks, and they will look and feel open, with transparent glass at street level, public art, and open access to the campus's green spaces. The campus will include street-level retail stores and accessible educational space along Broadway, 125th Street, and 12th Avenue. The master plan for the campus was designed by Columbia with Pritzker Prize–winning architect Renzo Piano in collaboration with Skidmore, Owings & Merrill. Mr. Piano designed the campus's first three buildings, and New York-based firm, Diller, Scofidio, and Renfro, is designing additional academic buildings that will stand at the center of the new campus. Together, these world-class architects have developed a physical and spatial vocabulary that maximizes a sense of community, vitality, and inclusiveness not only for our students and faculty, but also for visitors passing through the



Rendering of publicly accessible open space at center of Manhattanville campus

campus on their way to the Harlem Piers Park on the Hudson River or other nearby destinations. The inclusivity that is a hallmark of the Obama Presidency will be palpable on this new campus.

Columbia's Manhattanville project plan is shaped by our commitment to the energy efficiency of both new and renovated buildings and a strong sensitivity to the environmental consequences of construction. The plan has earned LEED for Neighborhood Development (LEED-ND) Platinum Status, the highest available designation for "green" building, and is the first neighborhood plan in New York City and the first campus plan in the nation to receive this distinction. Rick Fedrizzi, the head of the U.S. Green Building Council, explained the significance of Columbia's achievement: "LEED for Neighborhood Development bridges the gap between buildings and how they are connected. The Manhattanville campus will help usher in a new era of development of smarter, healthier communities across the globe."

Columbia's program for addressing air quality, noise, vibration, and integrated pest control makes use of innovative clean construction techniques that surpass federal, state, and local requirements. We have safely removed asbestos, lead paint, and other volatile materials in vacant, Columbia-owned buildings and have recycled or reused more than 90 percent of the construction debris from the demolition of those buildings. Such efforts have included training nontraditional workers in environmentally sensitive deconstruction and recycling.

The record demonstrates that we are well versed in utilizing best practices in environmentally sustainable construction and design and fully committed to reducing the impact of construction on the environment and the local community.

FOR AGES TO COME

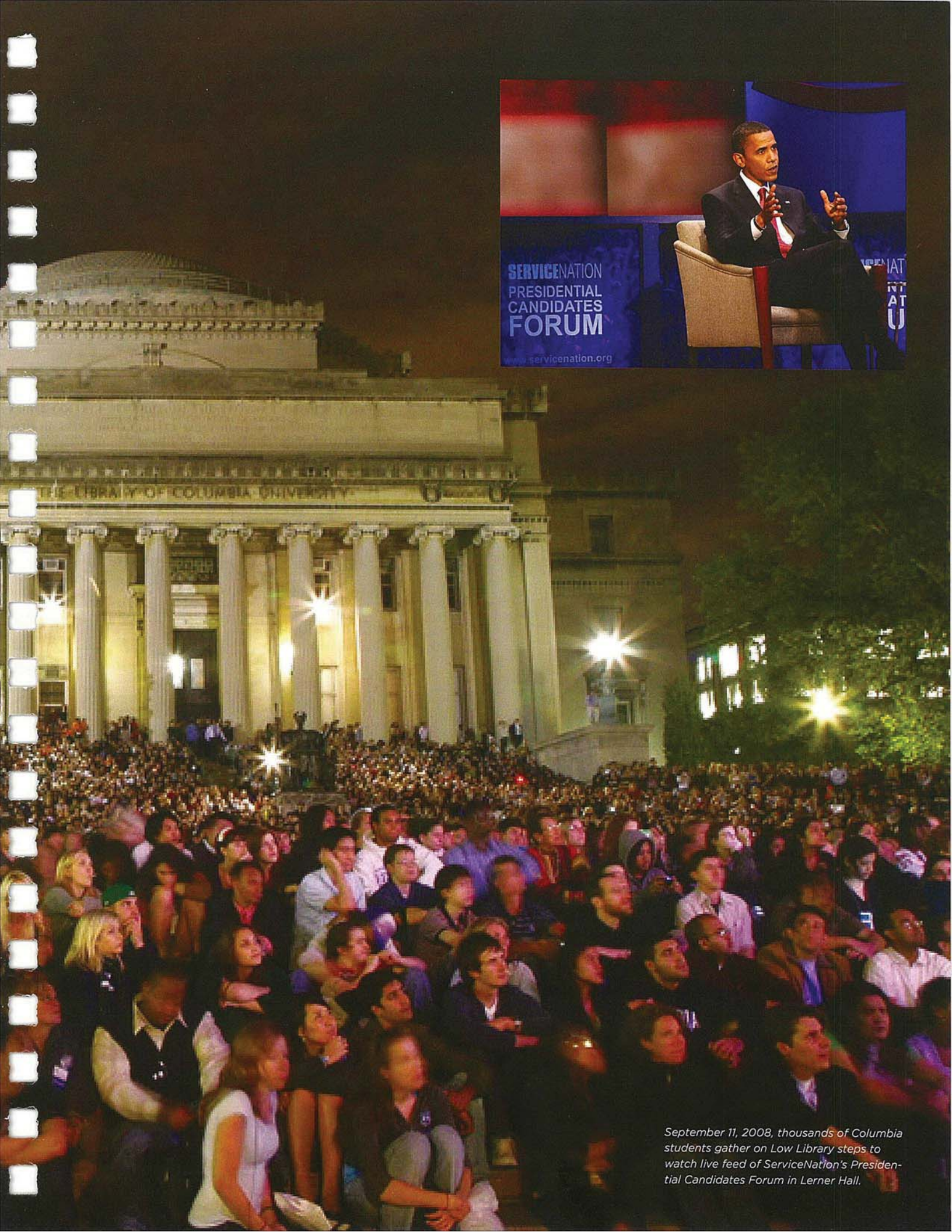
Columbia University in the City of New York, across its unique diversity of schools, institutes, centers, and programs, has a deeply established yet constantly renewed commitment to engagement in the great issues and ideas of our time. In recent years, we have made a long-term, multi-billion dollar investment in growing together with the city and communities that are our home. As a result, we have already done the challenging work—and garnered the hands-on experience—to provide an ideal and virtually shovel-ready context for a new generation Presidential Library, museum, and policy institute. We have constructed buildings of architectural distinction in a dense and challenging urban environment. We have a campus plan for the 21st century designed by Renzo Piano that is pioneering in both its environmental sustainability and active engagement in urban life.

Columbia is a diverse, dynamic urban research university that stands ready and willing to be a welcoming host and strong intellectual partner for a former President and First Lady whose lives and careers so well reflect our own values of active citizenship and service. As President Bollinger put it to the thousands of Columbians gathered on Low Library steps on January 20, 2009, to watch Barack Obama take the oath of office:

"Every now and then in life, you get the opportunity to be part of something you can be certain will be remembered for ages to come. Today the entire world, it seems, is convening to witness the inauguration of President Barack Obama. Of all the people in the world who have the best of reasons to celebrate the inauguration of President Obama, none has more than Columbia University. President Obama is an alumnus, a 1983 graduate of Columbia College. It is a pleasure to listen to the new President, whose thoughts and demeanor manifest what this University stands for—the virtue of a life committed to understanding and undaunted by the complexity of life."

We look forward to being part of something we are certain will be remembered for ages to come as host and partner of the Barack Obama Presidential Library committed to deep understanding, undaunted by complexity, and dedicated to a better community and city, nation, and world.

Photo credits: Bolívar Arellano , Eileen Barroso, Joseph Chi Lin, Alan S. Orling, Darcy Peterka, Dulce Pinzon, Joe Woolhead

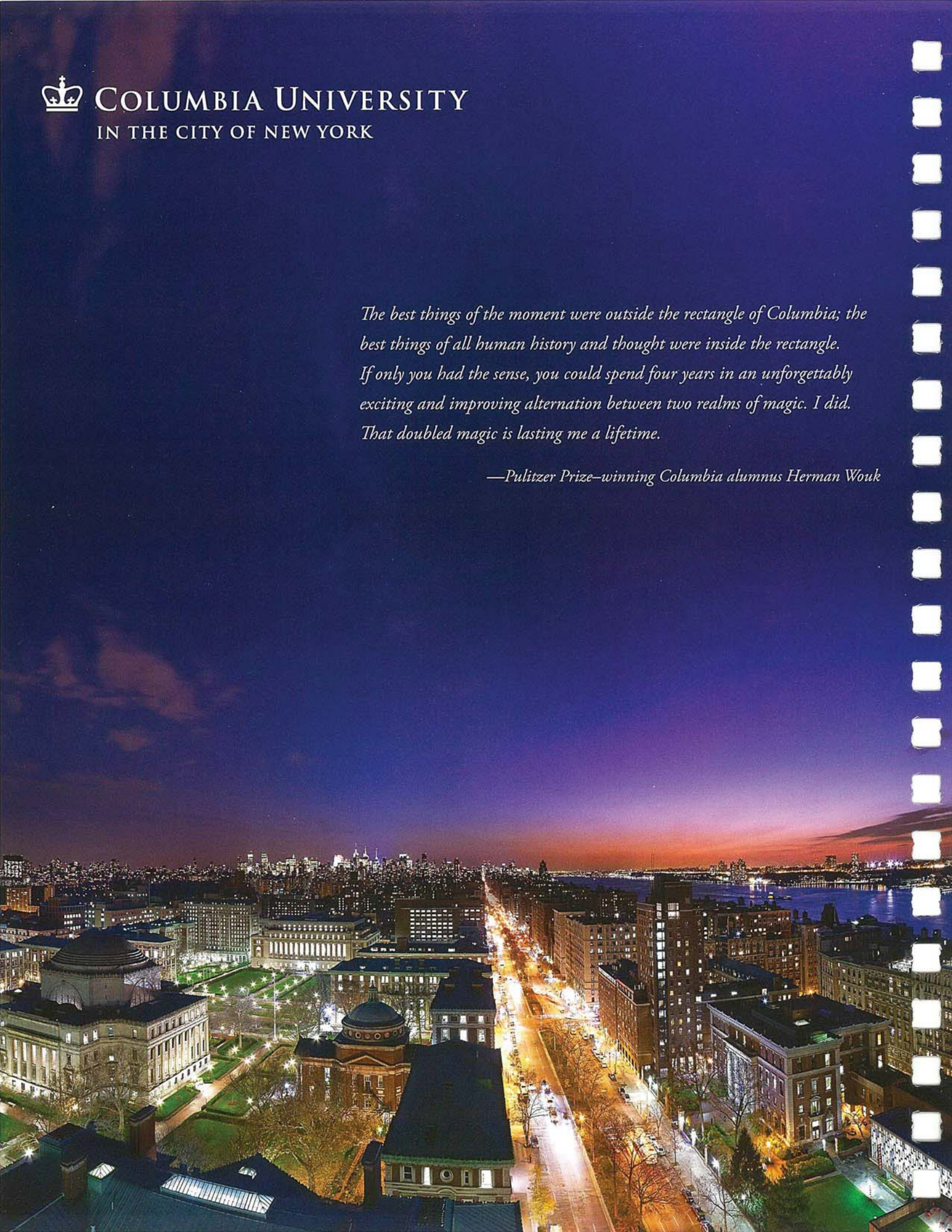


September 11, 2008, thousands of Columbia students gather on Low Library steps to watch live feed of ServiceNation's Presidential Candidates Forum in Lerner Hall.

COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

The best things of the moment were outside the rectangle of Columbia; the best things of all human history and thought were inside the rectangle. If only you had the sense, you could spend four years in an unforgettably exciting and improving alternation between two realms of magic. I did. That doubled magic is lasting me a lifetime.

—Pulitzer Prize–winning Columbia alumnus Herman Wouk



APPENDIX 2

DIVERSITY OF EMPLOYEES AND STUDENTS

COLUMBIA UNIVERSITY

Full-time faculty distribution by school/division, minority status, citizenship, and tenure status, Fall 2013

TENURED

	Non-Minority	Minority	Undisclosed	Non-Resident	Total	% Minority	% Non-Resident
MORNINGSIDE ARTS & SCIENCES	352	74	1	10	437	17%	2%
Arts	12	0	0	1	13	0%	8%
Continuing Education	0	0	0	0	0	-	-
Humanities	114	28	1	4	147	20%	3%
Natural Sciences	133	20	0	2	155	13%	1%
Social Sciences	93	26	0	3	122	22%	2%
MORNINGSIDE GRADUATE & PROFESSIONAL SCHOOLS	263	80	1	5	349	23%	1%
Architecture, Planning & Preservation	15	2	0	0	17	12%	0%
Business	57	15	0	2	74	21%	3%
Engineering	89	43	0	0	132	33%	0%
International & Public Affairs	12	4	0	0	16	25%	0%
Journalism	18	2	1	0	21	10%	0%
Law	59	8	0	3	70	12%	4%
Social Work	13	6	0	0	19	32%	0%
MEDICAL CENTER GRADUATE SCHOOLS	247	36	0	0	283	13%	0%
College of Physicians & Surgeons Basic Health Sciences	80	8	0	0	88	9%	0%
College of Physicians & Surgeons Clinical Health Sciences	116	16	0	0	132	12%	0%
Dental Medicine	5	1	0	0	6	17%	0%
Nursing	6	0	0	0	6	0%	0%
Public Health	40	11	0	0	51	22%	0%
Subtotal, Morningside Campus	615	154	2	15	786	20%	2%
Subtotal, Medical Center Campus	247	36	0	0	283	13%	0%
UNIVERSITY TOTAL	862	190	2	15	1,069	18%	1%

COLUMBIA UNIVERSITY

Full-time faculty distribution by school/division, minority status, citizenship, and tenure status, Fall 2013

TENURE OF TITLE

	Non-Minority	Minority	Undisclosed	Non-Resident	Total	% Minority	% Non-Resident
MEDICAL CENTER GRADUATE SCHOOLS	33	4	0	0	37	11%	0%
College of Physicians & Surgeons Basic Health Sciences	1	0	0	0	1	0%	0%
College of Physicians & Surgeons Clinical Health Sciences	26	4	0	0	30	13%	0%
Dental Medicine	5	0	0	0	5	0%	0%
Nursing	0	0	0	0	0	-	-
Public Health	1	0	0	0	1	0%	0%
Subtotal, Morningside Campus	-	-	-	-	-	-	-
Subtotal, Medical Center Campus	33	4	0	0	37	11%	0%
UNIVERSITY TOTAL	33	4	0	0	37	11%	0%

- % Minority represents the number of minority faculty as a percentage of the total number of faculty minus non-resident faculty
- Tenured: Professors and Associate Professors with Tenure
- Tenure of title: "Certain officers of instruction in the Faculties of College of Dental Medicine, Medicine, Nursing, and Public Health who are not eligible for tenure may nonetheless receive tenure of title. While those appointments are without stated term, they do not provide a guarantee of salary from the University" (from the faculty handbook)

-Not tenured, but eligible for tenure: professorial rank faculty who are not tenured but are eligible for tenure
-Not eligible for tenure: includes all special instructional faculty, and professorial faculty with "visiting," "clinical" or "professional practice" modifiers in their titles
-Source: Office of the Vice Provost for Academic Administration
-Prepared by: Office of Planning and Institutional Research
http://www.columbia.edu/cu/opir
opir@columbia.edu
Date: 12-18-13

COLUMBIA UNIVERSITY

Full-time faculty distribution by school/division, minority status, citizenship, and tenure status, Fall 2013

NOT TENURED, BUT ELIGIBLE FOR TENURE

	Non-Minority	Minority	Undisclosed	Non-Resident	Total	% Minority	% Non-Resident
MORNINGSIDE ARTS & SCIENCES	93	34	4	44	175	26%	25%
Arts	7	0	0	1	8	0%	13%
Continuing Education	0	0	0	0	0	-	-
Humanities	33	7	2	9	51	17%	18%
Natural Sciences	26	15	2	28	71	35%	39%
Social Sciences	27	12	0	6	45	31%	13%
MORNINGSIDE GRADUATE & PROFESSIONAL SCHOOLS	73	50	1	28	152	40%	18%
Architecture, Planning & Preservation	7	4	0	1	12	36%	8%
Business	35	12	1	12	60	25%	20%
Engineering	11	22	0	11	44	67%	25%
International & Public Affairs	3	4	0	3	10	57%	30%
Journalism	3	2	0	0	5	40%	0%
Law	4	1	0	1	6	20%	17%
Social Work	10	5	0	0	15	33%	0%
MEDICAL CENTER GRADUATE SCHOOLS	143	80	9	12	244	34%	5%
College of Physicians & Surgeons Basic Health Sciences	26	9	1	1	37	25%	3%
College of Physicians & Surgeons Clinical Health Sciences	84	51	7	7	149	36%	5%
Dental Medicine	2	1	1	0	4	25%	0%
Nursing	6	4	0	0	10	40%	0%
Public Health	25	15	0	4	44	38%	9%
Subtotal, Morningside Campus	166	84	5	72	327	33%	22%
Subtotal, Medical Center Campus	143	80	9	12	244	34%	5%
UNIVERSITY TOTAL	309	164	14	84	571	34%	15%

COLUMBIA UNIVERSITY

Full-time faculty distribution by school/division, minority status, citizenship, and tenure status, Fall 2013

NOT ELIGIBLE FOR TENURE

	Non-Minority	Minority	Undisclosed	Non-Resident	Total	% Minority	% Non-Resident
MORNINGSIDE ARTS & SCIENCES	184	52	3	54	293	22%	18%
Arts	42	10	0	0	52	19%	0%
Continuing Education	22	2	0	0	24	8%	0%
Humanities	71	30	2	44	147	29%	30%
Natural Sciences	28	4	0	5	37	13%	14%
Social Sciences	21	6	1	5	33	21%	15%
MORNINGSIDE GRADUATE & PROFESSIONAL SCHOOLS	70	25	3	10	108	26%	9%
Architecture, Planning & Preservation	2	2	0	2	6	50%	33%
Business	12	4	0	0	16	25%	0%
Engineering	14	3	0	1	18	18%	6%
International & Public Affairs	19	7	2	4	32	25%	13%
Journalism	8	3	1	1	13	25%	8%
Law	10	1	0	2	13	9%	15%
Social Work	5	5	0	0	10	50%	0%
MEDICAL CENTER GRADUATE SCHOOLS	1,138	479	26	42	1,685	29%	2%
College of Physicians & Surgeons Basic Health Sciences	51	23	5	5	84	29%	6%
College of Physicians & Surgeons Clinical Health Sciences	946	403	21	31	1,401	29%	2%
Dental Medicine	35	21	0	3	59	38%	5%
Nursing	44	12	0	1	57	21%	2%
Public Health	62	20	0	2	84	24%	2%
Subtotal, Morningside Campus	254	77	6	64	401	23%	16%
Subtotal, Medical Center Campus	1,138	479	26	42	1,685	29%	2%
UNIVERSITY TOTAL	1,392	556	32	106	2,086	28%	5%

COLUMBIA UNIVERSITY

Full-time faculty distribution by school/division, minority status, citizenship, and tenure status, Fall 2013

ALL FACULTY

	Non-Minority	Minority	Undisclosed	Non-Resident	Total	% Minority	% Non-Resident
MORNINGSIDE ARTS & SCIENCES	629	160	8	108	905	20%	12%
Arts	61	10	0	2	73	14%	3%
Continuing Education	22	2	0	0	24	8%	0%
Humanities	218	65	5	57	345	23%	17%
Natural Sciences	187	39	2	35	263	17%	13%
Social Sciences	141	44	1	14	200	24%	7%
MORNINGSIDE GRADUATE & PROFESSIONAL SCHOOLS	406	155	5	43	609	27%	7%
Architecture, Planning & Preservation	24	8	0	3	35	25%	9%
Business	104	31	1	14	150	23%	9%
Engineering	114	68	0	12	194	37%	6%
International & Public Affairs	34	15	2	7	58	29%	12%
Journalism	29	7	2	1	39	18%	3%
Law	73	10	0	6	89	12%	7%
Social Work	28	16	0	0	44	36%	0%
MEDICAL CENTER GRADUATE SCHOOLS	1,561	599	35	54	2,249	27%	2%
College of Physicians & Surgeons Basic Health Sciences	158	40	6	6	210	20%	3%
College of Physicians & Surgeons Clinical Health Sciences	1,172	474	28	38	1,712	28%	2%
Dental Medicine	47	23	1	3	74	32%	4%
Nursing	56	16	0	1	73	22%	1%
Public Health	128	46	0	6	180	26%	3%
Subtotal, Morningside Campus	1,035	315	13	151	1,514	23%	10%
Subtotal, Medical Center Campus	1,561	599	35	54	2,249	27%	2%
UNIVERSITY TOTAL	2,596	914	48	205	3,763	26%	5%

COLUMBIA UNIVERSITY

Full-time employees by campus, job category, ethnicity, and gender, Fall 2013

MORNINGSIDE CAMPUS

	INSTRUCTION	RESEARCH	LIBRARIES	ADMINISTRATION	SUPPORT STAFF	TOTAL
ASIAN	187	99	11	389	137	823
Female	56	31	8	226	71	392
Male	131	68	3	163	66	431
BLACK	60	12	2	477	550	1,101
Female	25	4	2	310	233	574
Male	35	8	0	167	317	527
HISPANIC	55	23	5	442	737	1,262
Female	18	6	2	264	272	562
Male	37	17	3	178	465	700
AMERICAN INDIAN/ ALASKA NATIVE	1	0	0	7	6	14
Female	1	0	0	4	3	8
Male	0	0	0	3	3	6
PACIFIC ISLANDER	1	0	0	8	4	13
Female	1	0	0	4	2	7
Male	0	0	0	4	2	6
MULTIPLE	11	5	1	48	17	82
Female	5	4	1	32	11	53
Male	6	1	0	16	6	29
UNDISCLOSED	13	19	5	313	98	448
Female	6	4	4	190	49	253
Male	7	15	1	123	49	195
WHITE	1,035	369	115	2,033	464	4,016
Female	345	130	72	1,093	207	1,847
Male	690	239	43	940	257	2,169
NON-RESIDENT	151	318	2	44	17	532
Female	48	110	1	26	6	191
Male	103	208	1	18	11	341
Total Morningside	1,514	845	141	3,761	2,030	8,291
Total US/PR	1,363	527	139	3,717	2,013	7,759
Total Minority	315	139	19	1,371	1,451	3,295
% Minority	**23%**	**26%**	**14%**	**37%**	**72%**	**42%**
Total Female	505	289	90	2,149	852	3,885
% Female	**33%**	**34%**	**64%**	**57%**	**42%**	**47%**

COLUMBIA UNIVERSITY

Full-time employees by campus, job category, ethnicity, and gender, Fall 2013

MEDICAL CENTER CAMPUS

	Instruction	Research	Libraries	Administration	Support Staff	Total
ASIAN	371	268	1	292	146	1,078
Female	170	130	1	198	90	589
Male	201	138	0	94	56	489
BLACK	100	22	0	328	150	600
Female	55	14	0	264	78	411
Male	45	8	0	64	72	189
HISPANIC	106	49	0	659	515	1,329
Female	62	26	0	523	311	922
Male	44	23	0	136	204	407
AMERICAN INDIAN/ ALASKA NATIVE	1	1	0	4	1	7
Female	0	1	0	3	1	5
Male	1	0	0	1	0	2
PACIFIC ISLANDER	2	1	0	2	1	6
Female	2	0	0	2	0	4
Male	0	1	0	0	1	2
MULTIPLE	19	6	0	28	7	60
Female	13	3	0	18	5	39
Male	6	3	0	10	2	21
UNDISCLOSED	35	34	0	117	94	280
Female	18	21	0	89	61	189
Male	17	13	0	28	33	91
WHITE	1,561	314	9	1,075	236	3,195
Female	656	162	6	786	147	1,757
Male	905	152	3	289	89	1,438
NON-RESIDENT	54	418	1	30	58	561
Female	19	186	1	18	40	264
Male	35	232	0	12	18	297
Total Medical Center	2,249	1,113	11	2,535	1,208	7,116
Total US/PR	2,195	695	10	2,505	1,150	6,555
Total Minority	599	347	1	1,313	820	3,080
% Minority	**27%**	**50%**	**10%**	**52%**	**71%**	**47%**
Total Female	995	543	8	1,901	733	4,180
% Female	**44%**	**49%**	**73%**	**75%**	**61%**	**59%**

COLUMBIA UNIVERSITY

Full-time employees by campus, job category, ethnicity, and gender, Fall 2013

TOTAL UNIVERSITY

	Instruction	Research	Libraries	Administration	Support Staff	Total
ASIAN	558	367	12	681	283	1,901
Female	226	161	9	424	161	981
Male	332	206	3	257	122	920
BLACK	160	34	2	805	700	1,701
Female	80	18	2	574	311	985
Male	80	16	0	231	389	716
HISPANIC	161	72	5	1,101	1,252	2,591
Female	80	32	2	787	583	1,484
Male	81	40	3	314	669	1,107
AMERICAN INDIAN/ ALASKA NATIVE	2	1	0	11	7	21
Female	1	1	0	7	4	13
Male	1	0	0	4	3	8
PACIFIC ISLANDER	3	1	0	10	5	19
Female	3	0	0	6	2	11
Male	0	1	0	4	3	8
MULTIPLE	30	11	1	76	24	142
Female	18	7	1	50	16	92
Male	12	4	0	26	8	50
UNDISCLOSED	48	53	5	430	192	728
Female	24	25	4	279	110	442
Male	24	28	1	151	82	286
WHITE	2,596	683	124	3,108	700	7,211
Female	1,001	292	78	1,879	354	3,604
Male	1,595	391	46	1,229	346	3,607
NON-RESIDENT	205	736	3	74	75	1,093
Female	67	296	2	44	46	455
Male	138	440	1	30	29	638
Total University	3,763	1,958	152	6,296	3,238	15,407
Total US/PR	3,558	1,222	149	6,222	3,163	14,314
Total Minority	914	486	20	2,684	2,271	6,375
% Minority	**26%**	**40%**	**13%**	**43%**	**72%**	**45%**
Total Female	1,500	832	98	4,050	1,587	8,067
% Female	**40%**	**42%**	**64%**	**64%**	**49%**	**52%**

-US/PR: U.S. citizens or permanent residents

-% Minority: percentage of U.S. citizens and permanent residents whose ethnicity is not "White" or "Undisclosed"

-Important Note: it is difficult to make precise comparisons to prior to Fall 2010 because of changes in federal requirements concerning the collection and reporting of race and ethnicity information.

-Source: Office of the Vice Provost for Academic Administration

-Prepared by: Office of Planning and Institutional Research
http://www.columbia.edu/cu/opir
opir@columbia.edu
Date: 04-11-14

COLUMBIA UNIVERSITY

Headcount enrollment by school, race/ethnicity, and citizenship, Fall 2013

	Asian	Black	Hispanic	American Indian Alaskan Native	Native Hawaiian Pacific Islander	Two or More Races	Unknown	White	US/PR	% Minority	NRA	%NRA	Total
UNDERGRADUATE SCHOOLS	1,393	614	1,105	49	12	363	464	3,201	7,201	49%	1,164	14%	8,365
Columbia College	746	411	676	33	6	254	130	1,789	4,045	53%	548	12%	4,593
Engineering	453	102	210	6	0	58	15	414	1,258	66%	301	19%	1,559
General Studies	194	101	219	10	6	51	319	998	1,898	31%	315	14%	2,213
MORNINGSIDE GRADUATE & PROFESSIONAL SCHOOLS	1,276	498	668	17	7	239	1,117	4,430	8,252	33%	5,987	42%	14,239
Architecture, Planning & Preservation	80	13	51	2	1	20	27	241	435	38%	351	45%	786
Arts	42	51	54	3	0	28	58	400	636	28%	202	24%	838
Business	283	69	73	1	1	30	155	798	1,410	32%	736	34%	2,146
Engineering	229	16	34	1	1	19	287	339	926	32%	1,959	68%	2,885
Graduate School of Arts & Sciences	215	80	135	6	3	54	303	1,100	1,896	26%	1,433	43%	3,329
International & Public Affairs	109	61	83	0	0	24	103	311	691	40%	661	49%	1,352
Journalism	34	35	30	0	0	8	24	159	290	37%	111	28%	401
Law	204	85	96	3	0	25	96	634	1,143	36%	425	27%	1,568
Social Work	80	88	112	1	1	31	64	448	825	38%	109	12%	934
MEDICAL CENTER GRADUATE SCHOOLS	685	226	335	6	5	79	920	1,731	3,987	34%	342	8%	4,329
College of Physicians & Surgeons	232	81	122	2	0	28	605	739	1,809	26%	122	6%	1,931
Dental Medicine	102	20	36	2	0	0	78	169	407	39%	15	4%	422
Nursing	144	29	48	0	4	16	52	336	629	38%	12	2%	641
Public Health	207	96	129	2	1	35	185	487	1,142	41%	193	14%	1,335
CONTINUING EDUCATION AND SPECIAL PROGRAMS	245	146	181	2	6	45	220	815	1,660	38%	657	28%	2,317
Continuing Education	240	145	176	2	6	40	211	795	1,615	38%	654	29%	2,269
Global Programs	5	1	5	0	0	5	9	20	45	36%	3	6%	48
UNIVERSITY TOTAL	3,599	1,484	2,289	74	30	726	2,721	10,177	21,100	39%	8,150	28%	29,250

-Enrollment as of mid-October
-US/PR: U.S. citizens and permanent residents
-NRA: non-resident alien
-% Minority: percentage of U.S. citizens and permanent residents whose ethnicity is not "Unknown" or "White"
-PhD. students are reported in the schools that administer their programs
-All PhD degrees are awarded by the Graduate School of Arts and Sciences

-Important Note: it is difficult to make precise comparisons to prior to Fall 2010 because of changes in federal requirements concerning the collection and reporting of race and ethnicity information.
-Source: Student Information Services
-Prepared by: Office of Planning and Institutional Research

http://www.columbia.edu/cu/opir
opir@columbia.edu
Date: 11-22-13

COLUMBIA UNIVERSITY

Enrollment by school, gender, and degree level, Fall 2013

	WOMEN	MEN	TOTAL	% WOMEN
UNDERGRADUATE SCHOOLS	3,965	4,400	8,365	47%
Columbia College	2,361	2,232	4,593	51%
BA	2,319	2,181	4,500	52%
Non-Degree	42	51	93	45%
Engineering	580	979	1,559	37%
BS, Non-Degree	580	979	1,559	37%
General Studies	1,024	1,189	2,213	46%
BA/BS	741	1,007	1,748	42%
Pre-med/Postbaccalaureate	233	143	376	62%
Non-Degree	50	39	89	56%
MORNINGSIDE GRADUATE & PROFESSIONAL SCHOOLS	6,709	7,530	14,239	47%
Architecture, Planning & Preservation	408	378	786	52%
PhD	29	27	56	52%
MAR, MS, Certificates	360	329	689	52%
Non-Degree	19	22	41	46%
Arts	477	361	838	57%
MFA, MA, Non-Degree	477	361	838	57%
Business	723	1,423	2,146	34%
PhD	39	61	100	39%
MBA, MS	677	1,353	2,030	33%
Non-Degree	7	9	16	44%
Engineering	821	2,064	2,885	28%
PhD, DES	176	563	739	24%
MS, CSE, CE, CPF, ELE, INE, MEE, Certificates	628	1,433	2,061	30%
Non-Degree	17	68	85	20%
Graduate School of Arts & Sciences	1,685	1,644	3,329	51%
PhD, DMA	835	994	1,829	46%
MA	727	553	1,280	57%
Non-Degree	123	97	220	56%
International & Public Affairs	765	587	1,352	57%
PhD	16	18	34	47%
MIA, MPA	747	568	1,315	57%
Non-Degree	2	1	3	67%
Journalism	256	145	401	64%
PhD	13	10	23	57%
MA, MS, Certificates, Non-Degree	243	135	378	64%
Law	763	805	1,568	49%
JD	574	658	1,232	47%
LLM, JSD	169	129	298	57%
Non-Degree	20	18	38	53%
Social Work	811	123	934	87%
PhD, DSW	34	14	48	71%
MS, Non-Degree	777	109	886	88%
MEDICAL CENTER GRADUATE SCHOOLS	2,894	1,435	4,329	67%
College of Physicians & Surgeons	1,096	835	1,931	57%
Biomedical PhD	184	173	357	52%
Biomedical MA	9	9	18	50%
Medicine MD	340	319	659	52%
Medicine Non-Degree	228	229	457	50%
Institute of Human Nutrition MS	79	39	118	67%
Occupational Therapy MS	117	10	127	92%
Psychoanalytic Training and Research Certificates	16	14	30	53%
Physical Therapy DPT	123	42	165	75%
Dental Medicine	204	218	422	48%
Dental and Oral Surgery DDS	154	168	322	48%
Post-Graduate Dental, Non-degree	50	50	100	50%
Nursing	582	59	641	91%
PhD, DNP, DNS	40	6	46	87%
BS/MS Track	147	22	169	87%
MS, Certificates, Non-Degree	395	31	426	93%
Public Health	1,012	323	1,335	76%
PhD, DPH	150	47	197	76%
MPH, MS	854	272	1,126	76%
Non-Degree	8	4	12	67%
CONTINUING EDUCATION AND SPECIAL PROGRAMS	1,258	1,059	2,317	54%
Continuing Education	1,230	1,039	2,269	54%
MS	643	537	1,180	54%
American Language Program	149	129	278	54%
Non-Degree	438	373	811	54%
Global Programs	28	20	48	58%
UNIVERSITY TOTAL	14,826	14,424	29,250	51%

- Enrollment as of mid-October
- PhD. students are reported in the schools that administer their programs
- All PhD degrees are awarded by the Graduate School of Arts and Sciences
- Non-degree students are counted with Master's students when the numbers are small (less than 9)
- Source: Student Information Systems
- Prepared by: Office of Planning and Institutional Research

http://www.columbia.edu/cu/opir opir.columbia.edu Date: 02-12-14

APPENDIX 3

TITLE REPORTS

Title Report Executive Summary

Site 15

The site is comprised of Block 1986, Tax Lot 1 (3260 Broadway), Tax Lot 6 (573 West 131st Street) and part of Tax Lots 10 (555 West 131st Street) and 30 (3270 Broadway) Columbia has owned fee title to Lot 1 since 2006, Lots 6 and 10 since 2004, and Lot 30 since 2007. Excluded from Development Site 15 is the easterly portion of Tax Lot 10, which will comprise a widened sidewalk along Old Broadway to be developed by Columbia, and the northerly portion of Tax Lot 30, which will comprise a landscaped publicly accessible open space corridor between Broadway and Old Broadway, to be developed by Columbia. The Tax Lots comprising Development Site 15 are contiguous, and will be consolidated (and subdivided from the balance to Tax Lots 10 and 30) prior to conveyance to the Foundation.

Attached is the current Title Report for Development Site 15. Set forth below is a summary of certain exceptions noted in the reports. Should the Foundation choose Development Site 15 as its development location, and prior to any conveyance to the Foundation, Columbia would take the steps described below to remove certain exceptions.

1. All existing leases of portions of Development Site 15 will be terminated.

2. Development Site 15 is subject to a Declaration of Restrictions dated November 7, 2007. This is a so-called HazMat Declaration, which requires that certain environmental requirements be met in connection with the development of Site 15. A copy of this Declaration, which will not be removed from title, is available upon request.

3. Development Site 15 is subject to the Declaration of Covenants and Restrictions dated as of December 14, 2011, recorded against the entire Columbia Manhattanville project. Certain of the obligations contained therein (such as use, process for obtaining City approvals, and environmental compliance) run with the land, and will be obligations of the Foundation with respect to Development Site 15. Other obligations under the Declaration are personal to Columbia, and will not be the obligations of the Foundation. To the extent that obligations within the control of Columbia are conditions to the issuance of building permits or certificates of occupancy for Development Site 15, Columbia will comply with such obligations in a timely manner. A copy of this Declaration, which will not be removed from title, is available upon request.

4. Should the Foundation choose Development Site 15 as its development location, the Exchange Agreement with Con Edison (which provides for the relocation of a Con Edison facility to one of three sites in the Manhattanville project area) would be modified to eliminate Development Site 15 as one of the potential replacement sites. (Columbia has the option under the Exchange Agreement to designate which of the three sites will be the Con Edison replacement site.) A copy of the Exchange Agreement is available upon request.

Title Number: **3114-00533**

CERTIFICATE FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Nebraska Corporation, herein called the Company, certifies to the Applicant named on the following page that an examination of title to premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue the ALTA (6/ 17/ 06) Owner's or Lender's form of insurance policy as modified by the New York Coverage Endorsements in the amount and for the transaction set forth herein and subject to the exclusions from coverage and the conditions and stipulations therein contained.

After the closing of the transaction, in conformance with the requirements and procedures of the Company, the Company will issue the policy and except (i) all loss or damage by reason of the estates, interests, defects, objection, liens, encumbrances and other matters set forth in Schedule B herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (ii) any questions or objections coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of the policy.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Questions concerning the within Certificate should be directed to:
Underwriter's Name and Phone Number: Christopher Bedell
(212)880-1207

Issued by:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVENUE, 5TH FL.
NEW YORK, NY 10017-4014

CHICAGO TITLE INSURANCE COMPANY

By: _____
Raymond R. Quirk
President

By: _____
Michael L. Gravelle
Secretary

Dated: September 29, 2014
Certified by: Christopher Bedell
Authorized Signature

Redated:
by: _____
Authorized Signature

This certificate is intended for lawyers only. Such exceptions as may be set forth herein may affect marketability of title. Your lawyer should be consulted before taking any action based upon the contents of this certificate. The Company's representative at the closing hereunder may not act as legal advisor to any of the parties or draw legal instruments for them. Such representative is permitted to be of assistance only to an attorney. It is advisable to have your attorney present at the closing.

CHICAGO TITLE INSURANCE COMPANY

CONDITIONS AND STIPULATIONS

Title Number: 3114-00533

1. This Certificate shall be null and void:

   (A) if the fees therefore are not paid;
   (B) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact, or if any untrue answers are given to material inquiries by or on behalf of the Company.
   (C) when the policy shall issue or nine months after effective date hereof, whichever first occurs, provided that the failure to issue such policy is not the fault of the Company.
   (D) until the amount of the policy or policies requested is inserted in Schedule A hereof by the Company, either at the time of the insurance of this Certificate or by subsequent endorsement.

2. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

3. The liability of this Company under this Certificate shall not exceed the amount stated to Schedule A hereof and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies shown in Schedule A hereof in favor of the proposed insured which are hereby incorporated by reference and made a part of this Certificate except as expressly modified herein.

This Certificate of Title has been prepared in accordance with the information and instructions received. If any changes or additions are desired, please notify the Company promptly.

CLOSING INFORMATION

Closed by _____ Date Closed _____ Title No. _____

Closed at the office of _____

Parties Present:	Interest in Transaction:	Address:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The identity of the parties executing and delivering the closing instruments was established by

_____

_____

_____

Chicago Title Insurance Company

This notice is made a part of Title No: 3114-00533

*****PLEASE READ AND CONSIDER THIS INFORMATION CAREFULLY*****

THIS REPORT IS NOT A TITLE INSURANCE POLICY!

THIS REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY.

Other Offices and Agencies
in New England and New Jersey.
National service from the
New York Office.

Chicago Title Insurance Company

711 THIRD AVENUE, 5TH FL., NEW YORK, NY 10017-4014
(212)880-1200

NUMBER	DATE	TRANSACTION	RATE MANUAL REFERENCE	INSURANCE
3114-00533	OCTOBER 14, 2014	MTG	MTG	MTG $0.00
		FEE X	FEE	FEE $0.00

Title Vested In:
THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

Insured, Fee:
TBD

Insured, Mtg:

MUN. DEPT. SEARCHES:
NONE

SURVEY INSTRUCTIONS:
NONE

Delivery: EMAIL/UPS ALL

PREMISES County: New York State: New York
Blk: 1986 Lot(s): 1 Lot(s):
Block: 1986
Lot(s): 6
Add'l Lot(s):

Address: 3260 BROADWAY, NEW YORK, New York
- SEE ATTACHED -

Remarks:
PROJECT NAME DEVELOPMENT SITE 15

BANK/CLIENT REQUIREMENTS:
SSENIE@KRAMERLEVIN.COM

Please be advised that CTIC has implemented a rate calculator for your convenience to enable you to calculate your title insurance rates. The website can be accessed at http://nyrates.ctic.com.

Mailing Date:
OCTOBER 15, 2014
Closing Date:

Prior Insurer/
Prior Title Number
311400385

AMENDMENT DATES

THANK YOU FOR YOUR APPLICATION FOR THE EXAMINATION OF TITLE TO THE ABOVE DESCRIBED PREMISES. OUR CHARGES ON THE BASIS OF OUR FILED RATE SCHEDULE ARE NOTED, SUBJECT TO ANY REVISION DUE TO ANY DESIRED CHANGE IN LIABILITY AND THE ADDITION OF ANY REQUESTED OR NECESSARY DISBURSEMENTS. WE SHALL DO OUR BEST TO REPORT THIS TITLE PROMPTLY AND FACILITATE ITS CLOSING.

Very truly yours,

Applicant Number: 6108353-000

ELLIOT HURWITZ (3301) 226/TXA

Applicant FEE(1) Tel: (212)715-9100
Fax: (212)715-8000

Applicant MTG(2) Tel:
Fax:

Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, New York 10036
Stephen R. Senie, Esq.

APPCOM06 10/06 KMS

ADDITIONAL PROPERTY INFORMATION CONT.

TITLE NUMBER:

3114-00533

DATE:

OCTOBER 14, 2014

BLOCK 1986

LOT 1 - 3260 BROADWAY
LOT 6 - 573 WEST 131ST STREET
P/O LOT 10 - 555 WEST 131ST STREET
P/O LOT 30 - 3270 BROADWAY

PARTIES TO THE TRANSACTION

TITLE NO.: 311400533

INVOICE CUSTOMER	BUYER/BORROWER/LESSEE ATTORNEY
SELLER'S ATTORNEY TBD	
LENDER	LENDER'S ATTORNEY
FEE APPLICANT Kramer Levin Naftalis & Frankel LLP 1177 Avenue of the Americas New York, New York 10036 Stephen R. Senie, Esq. (212)715-9100	MORTGAGE APPLICANT
ADDITIONAL ATTORNEY - COPIES	ADDITIONAL ATTORNEY - COPIES

PRTCSCT

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

TITLE NO.: 3114-00533
UNDERWRITER: Christopher Bedell

EFFECTIVE DATE: September 29, 2014

ALTA 6/ 17/ 06 Owner's Policy with New York Endorsements $TBD

PROPOSED INSURED:

PROPOSED INSURED:

PROPOSED INSURED:

BORROWER:

PROPOSED INSURED:

BORROWER:

The estate or interest in the land described or referred to in this certificate and covered herein is:
FEE SIMPLE

Title to said estate or interest in said land at the effective date hereof vested in:
*** SEE ATTACHED ***

The land referred to in this certificate is described as follows: **- SEE ATTACHED DESCRIPTION -**

Title No.: 3114-00533

PARTY IN TITLE, CONTINUED FROM SCHEDULE A

THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK, a New York non-profit corporation

Title acquired under the following deeds:

A) Title acquired under deed dated 3/21/2006, recorded on 4/10/2006 as CRFN 2006000198531 made by 3260 Broadway Service Center, Inc. (Convesys Block 1986 Lot 1)

EXHIBIT A

B) Title acquired under deed dated 3/31/2004, recorded on 5/11/2004 as CRFN 2004000295721 made by Wolf 137 Corp. (Conveys Block 1986 Lot 6)

EXHIBIT B

C) Title acquired under deed dated 7/22/2004, recorded on 8/26/2004 as CRFN 2004000532260 made by Neva Realty Inc. (Conveys Block 1986 Lot 10, being part of premises under examination herein and more)

EXHIBIT C

D) Title acquired under deed dated 6/28/2007, recorded on 7/16/2007 as CRFN 2007000365038 made by Amerco Real Estate Company. (Conveys Block 1986 Lot 30, being part of premises under examination herein and more)

EXHIBIT D

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION

Title No.: 3114-00533

ALL that certain plot, piece or parcel of land, situate, lying and being in Block 1986, as laid out on the Borough President of Manhattan Final Sectional Map No. 113, in the Borough of Manhattan, City, County and State of New York, being more particularly bounded and described as follows:

HORIZONTAL LIMITS

BEGINNING at the corner formed by the intersection of the northerly line of West 131st Street (60 feet wide) and the easterly line of Broadway (150 feet wide);

1. Running thence northerly along the easterly line of Broadway, a distance of 199 feet and 10 inches (199.83 feet) to an angle point, said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the northerly line of West 131st Street;

2. Running thence easterly, a distance of 203 feet and 0 inches (203.00 feet) to an angle point, said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the easterly line of Broadway;

3. Running thence southerly, a distance of 199 feet and 10 inches (199.83 feet) to an angle point on the northerly line of West 131st Street, said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course;

4. Running thence westerly along the northerly line of West 131st Street, a distance of 203 feet and 0 inches (203.00 feet) to the place and point of Beginning, said northerly line of West 131st Street forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course.

CHICAGO TITLE INSURANCE COMPANY

ALTA 6-17-06 OWNER'S COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska Corporation (The Company), insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13 and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
11. Any statutory lien for services, labor, or materials furnished prior to the date hereof, and which has not gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy.

EXCLUSIONS FROM COVERAGE - OWNER'S

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;

      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Provision is made in the rate manual of this company filed with the Superintendent of Insurance of the State of New York for continuation of liability to grantees of the insured in certain specific circumstances only. In no circumstance provided for in this sub-section shall this company be deemed to have insured the sufficiency of the instrument of conveyance or to have assumed any liability for the sufficiency of any proceedings after the date of this policy.

CHICAGO TITLE INSURANCE COMPANY

ALTA 6-17-06 LOAN COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska Corporation (The Company), insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13 and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

   NOTE: Covered Risk Number 2(c) is deleted in the Land is improved by other than a 1-4 family dwelling or is vacant land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage
   (a) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
   (b) failure of any person or Entity to have authorized a transfer or conveyance;
   (c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
   (d) failure to perform those acts necessary to create a document by electronic means authorized by law;
   (e) a document executed under a falsified, expired, or otherwise invalid power of attorney;
   (f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
   (g) a defective judicial or administrative proceeding.
10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.
11. The lack of priority of the lien of the Insured Mortgage upon the Title
   (a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor or materials furnished prior to the Date of Policy, and which may hereafter gain priority over the lien of the Insured Mortgage; and
   (b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.
12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.
13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title
   (a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.
14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE - LOAN

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;

      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B

I. BLANKET POLICY

If the application is for title insurance under a master or blanket policy all of the following items under this Schedule B will be excepted from coverage in the Certificate of Title Insurance to be issued hereon unless disposed of to the satisfaction of the Company on or prior to closing.

II. IDENTITY PARTIES

The identity of parties at the closing of this title should be established to the satisfaction of the closer.

III. SECTION 13 OF LIEN LAW

Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law and such covenant must be absolute and not conditional. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.

IV. ASSIGNMENT OF MORTGAGE OR OTHER LIENS

When the transaction is an assignment of a mortgage or other lien, an estoppel certificate executed by the owner of the fee and by the holders of all subsequent encumbrances must be obtained. When the transaction is a mortgage, the amount actually advanced should be reported to the Company.

V. MATTERS AFTER EFFECTIVE DATE OF CERTIFICATE

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Certificate.

VI. CORPORATE GRANTOR

If the present transaction consists in whole or in part of a conveyance or lease by a corporate grantor or lessor, there must be compliance with Section 909 of the Business Corporation Law. We will require the written consent to such conveyance or lease by all the holders of the outstanding shares of the said corporation and the instrument on closing should so recite. In lieu thereof the consent of the holders of two-thirds of all the outstanding shares entitled to vote thereon obtained at a meeting duly noticed and called for the purpose of obtaining such consent in the manner provided for in Section 605 of the Business Corporation Law is required and the instrument on closing should so recite.

If neither of the above is obtained, then, the proofs, showing the basis upon which the conveyance or lease is to be made must be submitted to counsel prior to closing.

VII. CORPORATE MORTGAGOR

If the present transaction consists in whole or in part of the making of a new mortgage there must be compliance with Section 911 of the Business Corporation Law. We will require a certified copy of the resolution of the board of directors of any corporate mortgagor authorizing the making of said mortgage.

Proof must also be shown that the consent of stockholders of the mortgagor corporation is not required by its certificate of incorporation or amendments thereto for the making ofsaid mortgage.

The mortgage should contain a recital showing that it was made and executed pursuant to the resolution of the board of directors of the mortgagor.

VIII. CONTRACT

If this certificate requires a conveyance of the fee estate and the contract has not been submitted to the Company, it should be furnished for consideration prior to closing.

IX. PROOF OF NO OTHER NAME

Proof is required to show that the persons certified as owners herein have not been known by any other name in the 10 years last past. If they have been known by another name, all searches must be amended and run against such name and title is subject to returns, if any, on such amended searches.

X. VAULT CHARGES

The lien of street vault charges, if any.

XI ADMINISTRATIVE CODE

Liens pursuant to the Administrative Code of the City of New York may have attached and not been filed or recorded. No liability is assumed for same.

NOTE: Items X. and XI. will be reconsidered upon receipt of proof satisfactory to this Company as to what type of improvements are situated on the Premises as described herein.

XII. PERSONAL PROPERTY

Title to any personal property, whether the same be attached to or used in connection with the premises.

(The policy to be issued will contain an exception as to this Item without change or modification).

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B-1

Title No.: 3114-00533

The policy will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following exceptions unless they are disposed of to our satisfaction:

A. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.

B. Mortgages returned herein (NONE). Detailed statement within.

NOTE: If the subject transaction is one involving a sale subject to the mortgage(s) returned in this exception, and since many lenders now have the mortgage instrument state that the debt will become due and payable at the option of the mortgagee upon any transfer of title, it is recommended that the applicant examine the mortgage document(s) as well as the note(s) and bond(s) and any agreement modifying said mortgage(s) or make inquiry of the mortgagee of the current terms of such instrument(s) especially with respect to acceleration of the maturity date in case of a sale. Upon request, we will obtain and furnish a copy of the recorded mortgage(s) for cost.

C. Any state of facts which an accurate survey might show.
or
Survey exceptions set forth herein.

D. Rights of tenants or persons in possession.

NOTE: FOR INFORMATION ONLY:

THE ADDRESS OF THE PREMISES MUST BE SET FORTH ON THE FIRST PAGE OF EVERY MORTGAGE INSTRUMENT OR THE REGISTER WILL NOT ACCEPT FOR RECORDING.

C 1. As a result of new regulations required under Title 11 NYCRR 35 (Insurance Regulation 206), attention is called to an important notice immediately preceding Schedule A of this report.

D 2. a) Lights project and encroach upon Broadway;

b) Step, lights, cameras and cellar entrance project and encroach upon West 131st Street;

c) Monitoring well and sign not located with respect to the southerly line;

d) 10 foot tall chain link fence extends onto the northerly adjoining premises;

e) Unidentified structure encroaches upon the bed of Old Broadway;

f) One story stucco building appears to encroach upon Broadway;

g) No North Arrow is depicted on the Acquisition and Damage Map;

h) The Map purports to show the Tax Lots, but they are not shown thereon;

i) Possible additional encroachments, projections and easements that are not located;

As shown on an Acquisition and Damage Map made by Stantec dated 9/9/2014. A Title Survey satisfactory to and certified to Chicago Title should be furnished prior to closing. Additional exceptions may be raised upon a review thereof.

3. One dollar condemnation clause contained in deed from The City of New York to Fenmel Corp., dated 8/17/1954 and recorded 8/24/1954 in Liber 4890 Cp. 421.

NOTE: The clause is to the effect that if any part of the property lies within the lines of any proposed street, the City will pay only $1.00 on condemnation.

(Affects part of premises described herein, specifically Lots land 30.)

EXHIBIT E

4. Declaration by THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK, dated as of 11/07/2007, recorded 11/13/2007 as CRFN 2007000565927.

(Affects premises described herein and more.)

EXHIBIT F

5. Declaration of Covenants and Restrictions by THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK, dated as of 12/14/2011, recorded 01/06/2012 as CRFN 2012000005762 as corrected by Correction Declaration of Covenants and Restrictions by the aforesaid party, dated as of 12/14/2011, recorded 01/30/2012 as CRFN 2012000039330.

(Affects premises described herein and more.)

EXHIBIT G

6. FOR INFORMATION ONLY:

Declaration by The City of New York, acting by and through the Deputy Mayor for Economic Development, dated as of 02/08/2012, recorded 03/14/2012 as CRFN 2012000104148. (Pertains to streets adjacent to Block 1986 Lot 1 and other parcels, not made a part hereof).

EXHIBIT H

7. FOR INFORMATION ONLY:

Acquisition Map and Acquisition Order by New York State Urban Development Corporation d/b/a Empire State Development Corporation, with ergard to Columbia University Educational Mixed-Use Development Land Use Improvement and Civic Project; Phase 1, Stage 1A, dated 1/30/2012, recorded 02/08/2012 as CRFN 2012000054903. (Pertains to the acquisition of easements and a volume of space beneath city streets adjacent to Block 1986 Lot 1 and other parcels not made a part hereof).

EXHIBIT I

8. FOR INFORMATION ONLY:

Easements contained in deed from New York State Urban Development Corporation doing business as Empire State Development Corporation to The Trustees of Columbia University in the City of New York, dated as of 02/08/2012, recorded 02/29/2012 as CRFN 2012000079164. (Pertains to the conveyance of streets adjacent to Block 1986 Lot 1 and other parcels not made a part hereof).

EXHIBIT J

9. Memorandum of Exchange Agreement between Consolidated Edison Company of New York, Inc., and The Trustees of Columbia University in the City of New York, dated as of 07/15/2013, recorded 08/08/2013 as CRFN 2013000312181.

   (Affects that part of Lot 30 described herein and more.)

   EXHIBIT K

10. Searches, including bankruptcy, have been run against the name THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK and returns, if any, appear herein. NO RETURNS
    (See bankruptcy searches herein.)

11. Contract in this transaction has not been received by this Company. It should be submitted and considered prior to closing.

12. When recording a deed and, in some instances, a memorandum of lease, where the consideration is: $400,000 or more, a copy of the closing statement or contract of sale must be submitted with The New York City Real Property Transfer Tax Return at the time of recordation.

13. An affidavit of the owner in possession is required setting forth that since the date of his acquisition of title or the date of his possession of title, whichever is the sooner, no claim has been asserted of any right in or title to the premises nor of any encumbrance or lien on the premises nor of any defect in the title or interest therein to be insured by the policy and not covered by an appropriate exception therein and the owner in possession has not knowledge of any claim, right, lien, encumbrance or defect in title.

14. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City, or any demand made by the City for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance - Emergency Services, whether or not such charges are liens against which this policy insures.

15. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City, or any demand made by the City for any such work that may result in charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against which this policy insures.

16. Emergency Repair Liens pursuant to the Administrative Code of the City of New York may have attached and not been filed with the County Clerk.

    No liability is assumed for the same.

17. Tax Search discloses unofficial payment. Proof of payment by paid receipt or cancelled check must be submitted to the Company at or prior to closing.

18. Tax search discloses water meters that have been read to the date indicated thereon. You will note that some of the readings are either minimum, average,

actual or estimated readings. Policy will except subsequent meter readings from the date of the last reading including but not limited to subsequent adjustments to minimum, average, actual and estimated water and sewer reading amounts which have been reported herein.

NOTE: To omit this exception a final meter reading should be ordered from the Department of Environmental Protection that covers prior minimum, average and estimated reading periods.

19. NOTE: The Emergency Repair Lien search for Lot 10 shows an outstanding charge of $25.39.

20. For information only:

a) Zoning Lot Certification recorded 10/25/1993 in Reel 2020 Page 778. (Affects Lot 1)

b) Zoning Lot Description and Ownership Statement recorded 10/25/1993 in Reel 2020 Page 783. (Affects Lot 1)

SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: (718) 625-9949
Fax: (718) 625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: (518) 785-4892
Fax: (518) 785-5086

104 Edwards Ave Suite 1
Calverton, NY 11933
Tel: (631) 727-1308
Fax: (631) 727-1309

Title:	CTIM-711 311400533	**Date:**	10/15/2014
Name of individual:	THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK		
County/District	NEW YORK/SOUTHERN		

BANKRUPTCY SEARCH

☒ There is no record of a bankruptcy filing for the above-mentioned individual, corporation or business. The following office(s) have been checked:

☐ The following information is on file:

Case #	Chapter	Filed Date	Closing Date	SS#

NONE FOUND

U.S. BANKRUPTCY COURT
SOUTHERN DISTRICT
1 BOWLING GREEN
NEW YORK, N.Y. 10004

IMPORTANT NOTICE ABOUT SEARCH INFORMATION ABOVE

SUPERIOR DATA SERVICES, INC. DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENT AGENCY WERE EXAMINED AND THAT THE INFORMATION RECORD ABOVE IS A TRUE AND ACCURATE ABSTRACTION OF THE INFORMATION CONTAINED THEREIN. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY. LIABILITY IS LIMITED TO ERRORS AND OMISSIONS OF INFORMATION PROPERLY INDEXED, FILED AND RECORDED WITH THE ABOVE GOVERNMENTAL AGENCY. THE LIABILITY UNDER THIS SEARCH SHALL NOT EXCEED $1,000 AND SHALL BE CONFINED TO THE APPLICANT FOR WHOM THE SEARCH WAS MADE. THIS SEARCH DOES NOT INCLUDE FILINGS IN AREAS OTHER THAN THE MICROFICHE OR INDEX SECTIONS OF THE UNITED STATES BANKRUPTCY CLERK'S OFFICE.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY: CHICAGO TITLE INS. - 711

Title No.: 3114-00533

CHICAGO TITLE INSURANCE COMPANY COMMON EXCEPTIONS AFFIDAVIT

State of New York }
} ss:
County of New York }

STRIKE OUT ALL PARAGRAPHS OR PROVISIONS WHICH ARE INAPPLICABLE

_____, being duly sworn, deposes and says:

1. That I make this affidavit in respect to real property known as 3260 BROADWAY, NEW YORK, New York ("the Premises"), and that I make this affidavit in response to certain Exceptions contained in Title Report No. _____ issued by CHICAGO TITLE INSURANCE COMPANY the Title Report"), knowing that CHICAGO TITLE INSURANCE COMPANY will rely upon the truthfulness of the statements herein.

2. The Premises are owned by _____ (the "Fee Owner"). I make this affidavit as the _____ of the Fee Owner.

3. That the Fee Owner acquired title by deed dated _____ and recorded on _____ in Liber/ Reel _____ page _____.

4. That none of the (judgments,) (federal tax liens,) (Parking Violation Bureau judgments,) (Envionmental Control Board liens,) (State Tax Commission Warrants,) (New York City Tax Warrants) set forth as Exception(s) _____ in the captioned title report are against the Fee Owner; and that the Fee Owner has never resided at or conducted business at any of the addresses set forth in said judgments, warrants and liens.

5. That there has been no work done upon the Premises by the City of New York, nor has the City of New York made any demand for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance, or charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against the captioned property.

6. That no fees for inspection, reinspection, examination or services performed by the Department of Buildings have been levied, charged or incurred that may become a lien on the captioned premises.

7. That there are presently _____ tenants in the Premises; and that each of the tenants is
____ In possession under a lease containing a standard subordination clause fully and unconditionally subordinating the lease to all existing and future mortgages; or
_____ In possession as tenant only and that there are no options or rights of first refusal contained in the lease or in any separate agreement with any such tenant.

   That there are no tenants in possession of the captioned premises.

8. That none of the current fee owner(s) has been known by any other name in the past ten years other than:

   _____
   _____

9. That, for purposes of compliance with Section 265-a of the Real Property Law (Home Equity Theft Prevention Act), Affiant states of his/ her own knowledge that there are no lawsuits or proceedings pending to foreclose a mortgage or tax lien affecting the Premises; and that the Premises is not subject to a mortgage which is in default (more than two months in arrears).

_____

Sworn to before me this _____ day of _____ 20_____.

_____
Notary Public

Title No.: 3114-00533

PURCHASER'S HOME EQUITY THEFT PREVENTION AFFIDAVIT

State of New York }
County of New York } ss:

Premises: 3260 BROADWAY, NEW YORK, New York

_____, being duly sworn, deposes and says:

1. I am the purchaser of the captioned premises and I am familiar with the contract of sale affecting said premises.
2. The transaction is exempt from the provisions of Section 265-a of the Real Property Law (the Home Equity Theft Protection Act) because the premises herein is being purchased:

   (STRIKE OUT THE PROVISIONS THAT DO NOT APPLY):

   (a) for use as my primary residence and I will occupy the referenced premises as such; or

   (b) from a referee in a foreclosure sale conducted pursuant to Article 13 of the Real Property Actions and Proceedings Law; or

   (c) from _____, who is my spouse, grandparent, parent, child, grandchild, or sibling. (Strike out the ones which are inapplicable), or

   (d) by a not-for-profit housing organization or a public agency; or

   (e) the statute is not applicable because I am a bona fide purchaser for value; or

   (f) is a sale authorized by statute; or

   (g) by order or judgment of a court.

I make this affidavit knowing that CHICAGO TITLE INSURANCE COMPANY is relying on the truth of the statements made herein.

_____

Sworn to before me this _____ day of _____ 20_____.

_____
Notary Public

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00533

MORTGAGES

1. No mortgage open of record.

This certificate does not purport to show all the terms and provisions of the preceding mortgage(s). Interested parties should communicate with the holder(s) thereof to consider the terms thereof, the obligation(s) secured and the effect of any unrecorded agreements in modification thereof.

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00533

TAX SEARCH

Taxes, assessments, water rates and sewer charges which are liens on real property

RETURNS

Our policy does not insure against taxes, water rates, assessments and other matters relating to taxes which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. For information only, we set forth the assessed valuation for the current year.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TITLE: CTIM-711 311400533

THE UNPAID TAXES, WATER RATES, ASSESSMENTS AND OTHER MATTERS RELATING TO TAXES WHICH ARE LIENS AT THE DATE OF THIS CERTIFICATE ARE SET FORTH BELOW:

Premises: **3260 BROADWAY** County: **MANHATTAN**
Building Class: **GAS STATION WITH ENCLOSED WORKSHOP - G4** SWIS: **620100** Section: **7** Vol.: **7**
Tax Class: **4** Tax Rate: 10.323 Adj. Tax Rate: 0 Block: **1986** Lot: **1**
Condo:
Assessed Owner: **THE TRUSTEES OF COLUM**

2014/2015 FINAL

Transition Land	$	**325,530.00**	Actual Land	$	**337,050.00**
Transition Total	$	**524,960.00**	Actual Total	$	**818,100.00**
Transition Exempt	$	**0.00**	Actual Exempt	$	**0.00**

Disposition / Returns:

ACCOUNT TYPE	DUE	ENTER DATE	TRANSACTION TYPE/ID	ITEM IND	LIABILITY	COLLECTION
ILLUM SIGN	07/01/2014	07/01/2014				
		10/18/2013	223 J.E.ADJ CREDIT	P1	.00	70.00
		02/20/2014	001 INITIAL CHRG	C1	70.00	.00
			PERIOD BALANCE:		**.00**	
PROP TAX	1st HALF	07/01/2014				
		10/18/2013	223 J.E.ADJ CREDIT	P1	.00	353.54
		06/06/2014	001 INITIAL CHRG	C1	27,095.80	.00
		07/08/2014	202 BILL PAYMENT	P1	.00	26,742.26
		07/08/2014	202 BILL PAYMENT	I1	79.27	.00
		08/22/2014	722 POSTED INTEREST	I1	3.39	.00
		10/09/2014	202 BILL PAYMENT	P1	.00	83.03
		10/09/2014	202 BILL PAYMENT	I1	.29	.00
			PERIOD BALANCE:		**-.08 CR**	
PROP TAX	2nd HALF	01/01/2015				
		06/06/2014	001 INITIAL CHRG	C1	27,095.80	.00
			PERIOD BALANCE:		**27,095.80**	

2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES ARE SUBJECT TO CHANGE DUE TO ANTICIPATED TAX RATE REVISIONS.

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

PAYMENTS POSTED AFTER 07/31/2014 ARE UNOFFICIAL PAYMENTS.

CIS ACCOUNT #3000147134001

METER #7363 06/11/14 TO 09/11/14 ENT:09/18/14 ACTUAL READING
AMOUNT REBILLED $875.42 PAID 10/07/2014 (UNOFFICIAL)

TOTAL DUE ON ACCOUNT $-0-

WATER/SEWER BILLINGS SUBJECT TO A FINAL METER READING. FINAL READING SHOULD BE REQUESTED PRIOR TO CLOSING.

NYC FINANCE
P.O. BOX 680
NEWARK, NJ 07101-0680
212-504-4080

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163
718-595-7000

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

Title: CTIM-711 311400533
Premises: 3260/3266 BROADWAY
AKA 579/581 WEST 131ST STREET
County: MANHATTAN
District: **Section:** **Block:** 1986 **Lot:** 1

VAULT TAX SEARCH

A SEARCH OF THE DEPARTMENT OF FINANCE COMPUTER RECORDS WAS MADE ON: 10/15/2014

☒ THERE ARE NO OPEN VAULT CHARGES ON RECORD AT THIS LOCATION

☐ THE VAULT CHARGES HAVE BEEN DISCONTINUED SINCE 1998. NO FURTHER BILLINGS HAVE BEEN ASSESSED, AND ALL PREVIOUS CHARGES HAVE BEEN PAID TO DATE.

☐ THERE ARE OPEN VAULT CHARGES ON RECORD AT THIS LOCATION AND UNPAID CHARGES HAVE GONE TO WARRANT STATUS.

FOR OUTSTANDING DOCKETED TAX WARRANTS, SEE THE RECORDS OF THE SUPREME COURT/COUNTY CLERKS OFFICE FOR BOROUGH IN QUESTION.

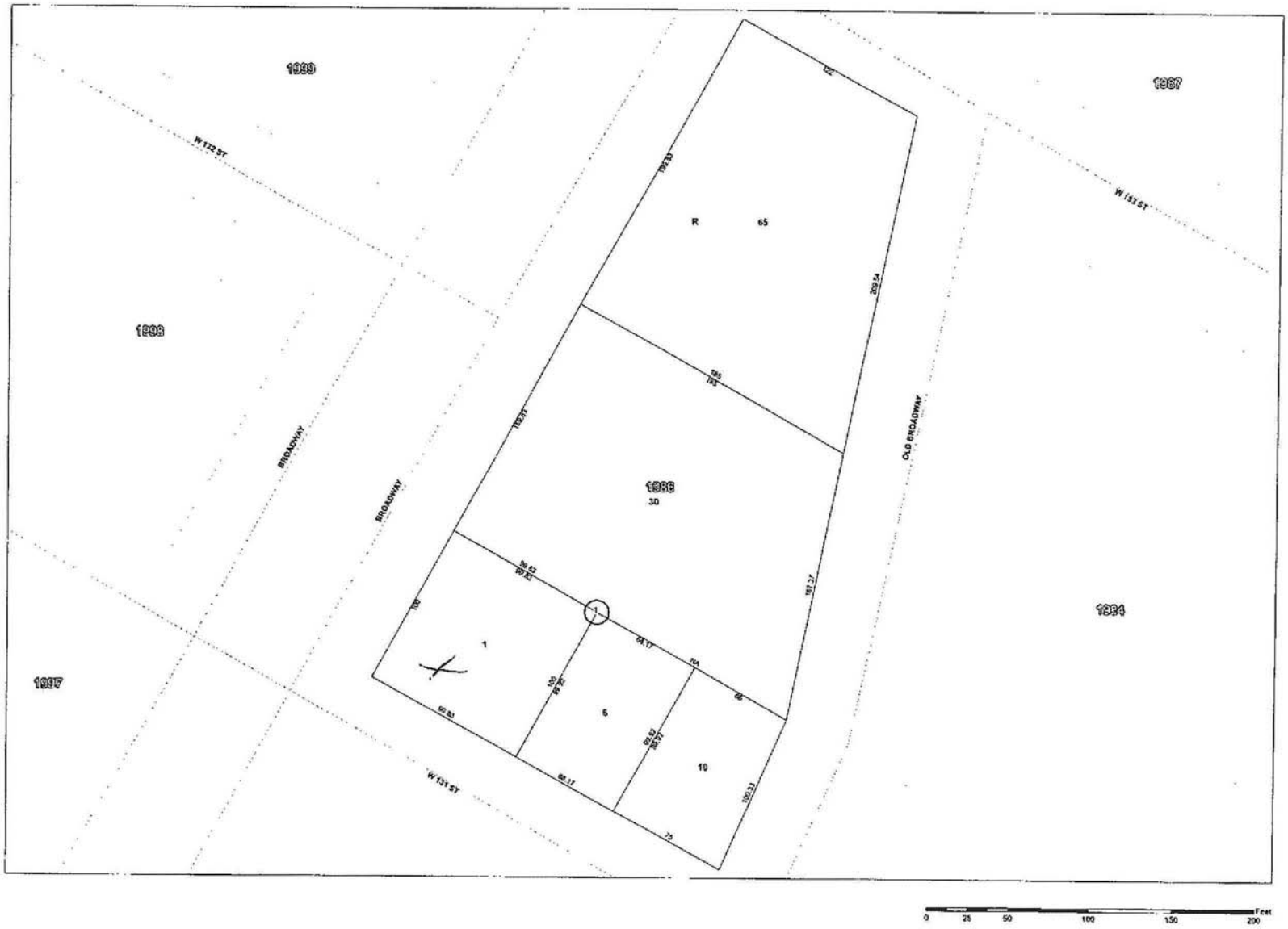
NOTE: THERE MAY BE EXISTING VAULTS AT THE ABOVE MENTIONED BLOCK AND LOT THAT HAVE NOT YET BEEN INSPECTED BY THE DEPARTMENT OF FINANCE. THIS SEARCH DOES NOT COVER ANY DROPPED OR MERGED LOTS. THIS SEARCH IS SUBMITTED FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED. THIS SEARCH IS PREPARED FOR EXCLUSIVE USE BY CHICAGO TITLE INS - 711.

FINANCE
NEW YORK
MARTHA L. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date 12-09-2008 14:55:48
End Date . Current

Manhattan Block: 1986



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

0 25 50 100 150 200 Feet

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TITLE: CTIM-711 311400533/6

THE UNPAID TAXES, WATER RATES, ASSESSMENTS AND OTHER MATTERS RELATING TO TAXES WHICH ARE LIENS AT THE DATE OF THIS CERTIFICATE ARE SET FORTH BELOW:

Premises: **573 WEST 131 STREET** County: **MANHATTAN**
Building Class: **SELF-STORAGE WAREHOUSES - E7** SWIS: **620100** Section: **7** Vol.: **7**
Tax Class: **4** Tax Rate: 10.323 Adj. Tax Rate: 0 Block: **1986** Lot: **6**
Condo:
Assessed Owner: **TRUSTEES OF COLUMBIA**

2014/2015 FINAL

Transition Land	$	**274,860.00**	Actual Land	$	**306,450.00**
Transition Total	$	**915,066.00**	Actual Total	$	**1,147,050.00**
Transition Exempt	$	**0.00**	Actual Exempt	$	**0.00**

Disposition / Returns:

ACCOUNT TYPE	DUE	ENTER DATE	TRANSACTION TYPE/ID	ITEM IND	LIABILITY	COLLECTION
PROP TAX	1st HALF	07/01/2014				
		07/15/2013	223 J.E.ADJ CREDIT	P1	.00	1,187.02
		06/06/2014	001 INITIAL CHRG	C1	47,231.12	.00
		07/08/2014	202 BILL PAYMENT	P1	.00	46,044.10
			PERIOD BALANCE:		**.00**	
PROP TAX	2nd HALF	01/01/2015				
		06/06/2014	001 INITIAL CHRG	C1	47,231.12	.00
			PERIOD BALANCE:		**47,231.12**	

2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES ARE SUBJECT TO CHANGE DUE TO ANTICIPATED TAX RATE REVISIONS.

PAYMENTS POSTED AFTER 07/31/2014 ARE UNOFFICIAL PAYMENTS.

CIS ACCOUNT #7000147135001

METER #1851 06/11/14 TO 09/11/14 ENT:09/18/14 ACTUAL READING
AMOUNT REBILLED $2,683.44 PAID 10/07/2014 (UNOFFICIAL)

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TOTAL DUE ON ACCOUNT $-0-

WATER/SEWER BILLINGS SUBJECT TO A FINAL METER READING. FINAL READING SHOULD BE REQUESTED PRIOR TO CLOSING.

NYC FINANCE
P.O. BOX 680
NEWARK, NJ 07101-0680
212-504-4080

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163
718-595-7000

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

Title: CTIM-711 311400533/6
Premises: 573/577 WEST 131 STREET
County: MANHATTAN
District: **Section:** **Block:** 1986 **Lot:** 6

VAULT TAX SEARCH

A SEARCH OF THE DEPARTMENT OF FINANCE COMPUTER RECORDS WAS MADE ON: 10/15/2014

☐ THERE ARE NO OPEN VAULT CHARGES ON RECORD AT THIS LOCATION

☒ THE VAULT CHARGES HAVE BEEN DISCONTINUED SINCE 1998. NO FURTHER BILLINGS HAVE BEEN ASSESSED, AND ALL PREVIOUS CHARGES HAVE BEEN PAID TO DATE.

☐ THERE ARE OPEN VAULT CHARGES ON RECORD AT THIS LOCATION AND UNPAID CHARGES HAVE GONE TO WARRANT STATUS.

FOR OUTSTANDING DOCKETED TAX WARRANTS, SEE THE RECORDS OF THE SUPREME COURT/COUNTY CLERKS OFFICE FOR BOROUGH IN QUESTION.

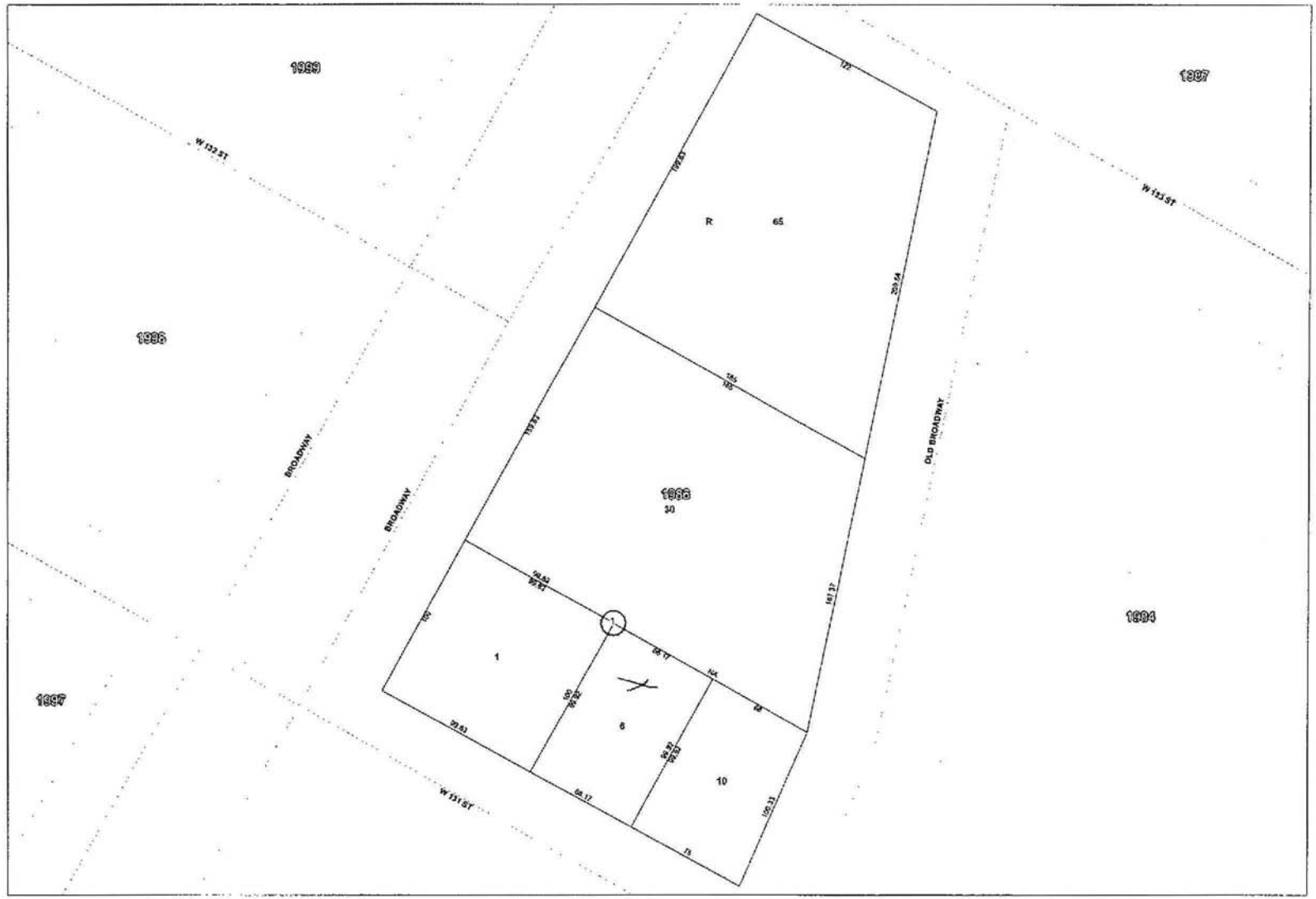
NOTE: THERE MAY BE EXISTING VAULTS AT THE ABOVE MENTIONED BLOCK AND LOT THAT HAVE NOT YET BEEN INSPECTED BY THE DEPARTMENT OF FINANCE. THIS SEARCH DOES NOT COVER ANY DROPPED OR MERGED LOTS. THIS SEARCH IS SUBMITTED FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED. THIS SEARCH IS PREPARED FOR EXCLUSIVE USE BY CHICAGO TITLE INS - 711.

FINANCE NEW YORK
MUNICIPAL DATA COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 14:55:48
End Date : Current

Manhattan Block: 1986



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

0 25 50 100 150 200 Feet

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TITLE: CTIM-711 311400533/30

THE UNPAID TAXES, WATER RATES, ASSESSMENTS AND OTHER MATTERS RELATING TO TAXES WHICH ARE LIENS AT THE DATE OF THIS CERTIFICATE ARE SET FORTH BELOW:

Premises: **3270 BROADWAY** County: **MANHATTAN**
Building Class: **MISCELLANEOUS OFFICE BUILDING - O9** SWIS: **620100** Section: **7** Vol.: **7**
Tax Class: **4** Tax Rate: 10.323 Adj. Tax Rate: 0 Block: **1986** Lot: **30**
Condo:
Assessed Owner: **THE TRUSTEES OF COLUM**

2014/2015 FINAL

Transition Land	$	**628,020.00**	Actual Land	$	**603,900.00**
Transition Total	$	**834,140.00**	Actual Total	$	**744,750.00**
Transition Exempt	$	**0.00**	Actual Exempt	$	**0.00**

Disposition / Returns:

ACCOUNT TYPE	DUE	ENTER DATE	TRANSACTION TYPE/ID	ITEM IND	LIABILITY	COLLECTION
PROP TAX	1st HALF	07/01/2014				
		06/06/2014	001 INITIAL CHRG	C1	38,440.26	.00
		07/08/2014	202 BILL PAYMENT	P1	.00	38,439.38
		07/08/2014	202 BILL PAYMENT	I1	113.94	.00
		08/22/2014	722 POSTED INTEREST	I1	4.91	.00
		10/10/2014	202 BILL PAYMENT	P1	.00	120.26
		10/10/2014	202 BILL PAYMENT	I1	.47	.00
			PERIOD BALANCE:		**-.06 CR**	
PROP TAX	2nd HALF	01/01/2015				
		06/06/2014	001 INITIAL CHRG	C1	38,440.26	.00
			PERIOD BALANCE:		**38,440.26**	

2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES ARE SUBJECT TO CHANGE DUE TO ANTICIPATED TAX RATE REVISIONS.

PAYMENTS POSTED AFTER 07/31/2014 ARE UNOFFICIAL PAYMENTS.

CIS ACCOUNT #6000147137001

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

METER #9105 06/11/14 TO 09/11/14 ENT:09/18/14 ACTUAL READING
AMOUNT REBILLED $390.42 PAID 10/07/2014 (UNOFFICIAL)

TOTAL DUE ON ACCOUNT $-0-

WATER/SEWER BILLINGS SUBJECT TO A FINAL METER READING. FINAL READING SHOULD BE REQUESTED PRIOR TO CLOSING.

NYC FINANCE
P.O. BOX 680
NEWARK, NJ 07101-0680
212-504-4080

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163
718-595-7000

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

Title: CTIM-711 311400533/30
Premises: 3270/3272 BROADWAY
AKA 78/90 OLD BROADWAY
County: MANHATTAN
District: **Section:** **Block:** 1986 **Lot:** 30

VAULT TAX SEARCH

A SEARCH OF THE DEPARTMENT OF FINANCE COMPUTER RECORDS WAS MADE ON: 10/15/2014

☒ THERE ARE NO OPEN VAULT CHARGES ON RECORD AT THIS LOCATION

☐ THE VAULT CHARGES HAVE BEEN DISCONTINUED SINCE 1998. NO FURTHER BILLINGS HAVE BEEN ASSESSED, AND ALL PREVIOUS CHARGES HAVE BEEN PAID TO DATE.

☐ THERE ARE OPEN VAULT CHARGES ON RECORD AT THIS LOCATION AND UNPAID CHARGES HAVE GONE TO WARRANT STATUS.

FOR OUTSTANDING DOCKETED TAX WARRANTS, SEE THE RECORDS OF THE SUPREME COURT/COUNTY CLERKS OFFICE FOR BOROUGH IN QUESTION.

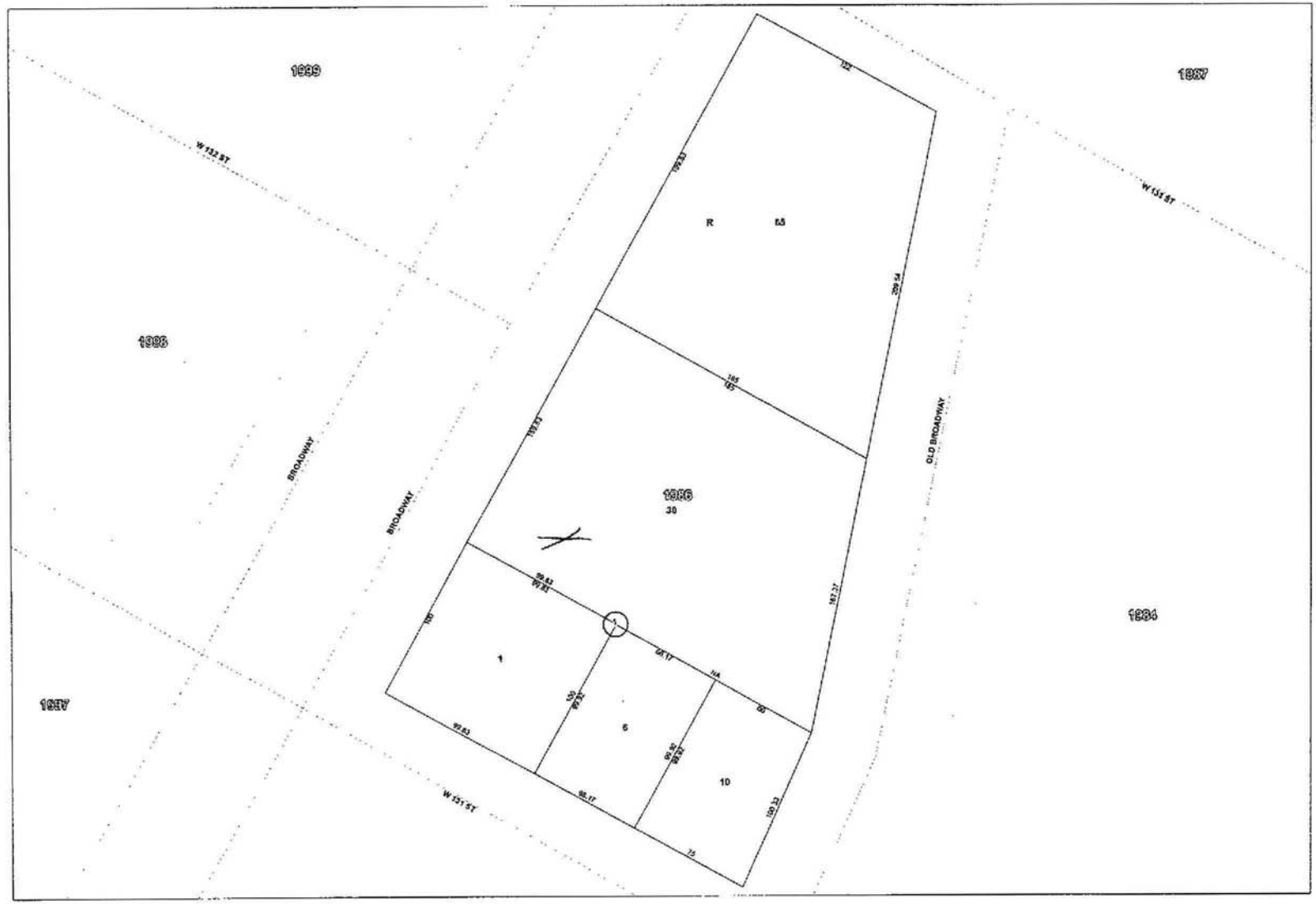
NOTE: THERE MAY BE EXISTING VAULTS AT THE ABOVE MENTIONED BLOCK AND LOT THAT HAVE NOT YET BEEN INSPECTED BY THE DEPARTMENT OF FINANCE. THIS SEARCH DOES NOT COVER ANY DROPPED OR MERGED LOTS. THIS SEARCH IS SUBMITTED FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED. THIS SEARCH IS PREPARED FOR EXCLUSIVE USE BY CHICAGO TITLE INS - 711.

FINANCE
NEW YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 14:55:48
End Date : Current

Manhattan Block: 1985



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TITLE: CTIM-711 311400533/10

THE UNPAID TAXES, WATER RATES, ASSESSMENTS AND OTHER MATTERS RELATING TO TAXES WHICH ARE LIENS AT THE DATE OF THIS CERTIFICATE ARE SET FORTH BELOW:

Premises: **555 WEST 131 STREET** County: **MANHATTAN**

Building Class: **GARAGE; ONE STORY SEMI-PROOF OR FIRE-PROOF - G2** SWIS: **620100** Section: **7** Vol.: **7**

Tax Class: **4** Tax Rate: 10.323 Adj. Tax Rate: 0 Block: **1986** Lot: **10**

Condo:

Assessed Owner: **TRUSTEES OF COLUMBIA**

2014/2015 FINAL

Transition Land	$	**101,250.00**	Actual Land	$	**101,250.00**
Transition Total	$	**290,990.00**	Actual Total	$	**406,800.00**
Transition Exempt	$	**0.00**	Actual Exempt	$	**0.00**

Disposition / Returns:

ACCOUNT TYPE	DUE	ENTER DATE	TRANSACTION TYPE/ID	ITEM IND	LIABILITY	COLLECTION
PROP TAX	1st HALF	07/01/2014				
		06/06/2014	001 INITIAL CHRG	C1	15,019.44	.00
		07/08/2014	202 BILL PAYMENT	P1	.00	15,019.44
		07/08/2014	202 BILL PAYMENT	I1	44.52	.00
		08/09/2014	202 BILL PAYMENT	P1	.00	45.21
		08/09/2014	202 BILL PAYMENT	I1	.69	.00
			PERIOD BALANCE:		**.00**	
PROP TAX	2nd HALF	01/01/2015				
		06/06/2014	001 INITIAL CHRG	C1	15,019.44	.00
			PERIOD BALANCE:		**15,019.44**	

2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES ARE SUBJECT TO CHANGE DUE TO ANTICIPATED TAX RATE REVISIONS.

PAYMENTS POSTED AFTER 07/31/2014 ARE UNOFFICIAL PAYMENTS.

CIS ACCOUNT #2000147136001

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

METER #614 06/11/14 TO 09/11/14 ENT:09/18/14 MINIMUM READING
AMOUNT REBILLED $120.46 PAID 10/07/2014 (UNOFFICIAL)

TOTAL DUE ON ACCOUNT $-0-

WATER/SEWER BILLINGS SUBJECT TO A FINAL METER READING. FINAL READING SHOULD BE REQUESTED PRIOR TO CLOSING.

NYC FINANCE
P.O. BOX 680
NEWARK, NJ 07101-0680
212-504-4080

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163
718-595-7000

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/13/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

Title: CTIM-711 311400533/10
Premises: 543/571 WEST 131 STREET
AKA 68/70 OLD BROADWAY
County: MANHATTAN
District: **Section:** **Block:** 1986 **Lot:** 10

VAULT TAX SEARCH

A SEARCH OF THE DEPARTMENT OF FINANCE COMPUTER RECORDS WAS MADE ON: 10/15/2014

☒ THERE ARE NO OPEN VAULT CHARGES ON RECORD AT THIS LOCATION

☐ THE VAULT CHARGES HAVE BEEN DISCONTINUED SINCE 1998. NO FURTHER BILLINGS HAVE BEEN ASSESSED, AND ALL PREVIOUS CHARGES HAVE BEEN PAID TO DATE.

☐ THERE ARE OPEN VAULT CHARGES ON RECORD AT THIS LOCATION AND UNPAID CHARGES HAVE GONE TO WARRANT STATUS.

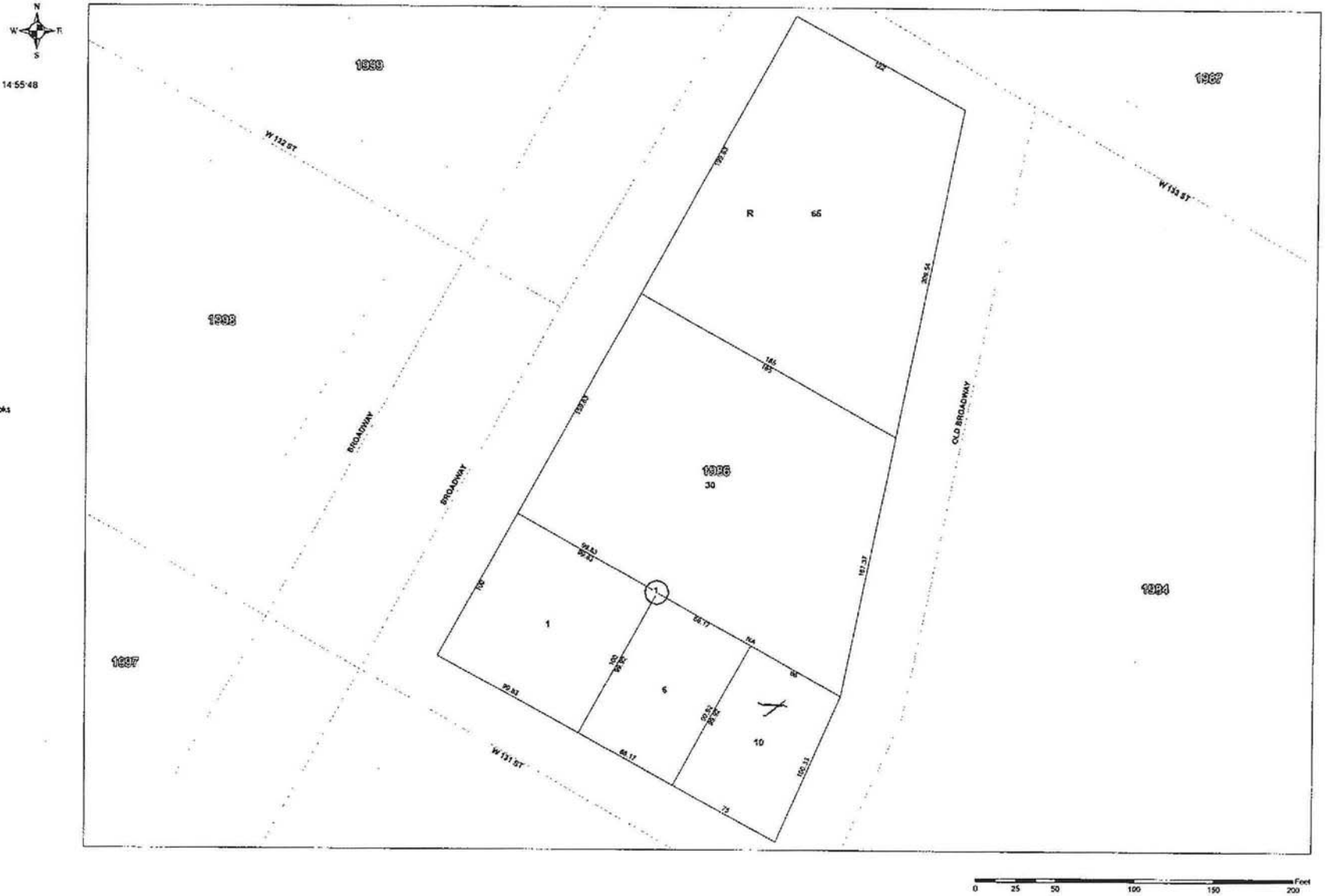
FOR OUTSTANDING DOCKETED TAX WARRANTS, SEE THE RECORDS OF THE SUPREME COURT/COUNTY CLERKS OFFICE FOR BOROUGH IN QUESTION.

NOTE: THERE MAY BE EXISTING VAULTS AT THE ABOVE MENTIONED BLOCK AND LOT THAT HAVE NOT YET BEEN INSPECTED BY THE DEPARTMENT OF FINANCE. THIS SEARCH DOES NOT COVER ANY DROPPED OR MERGED LOTS. THIS SEARCH IS SUBMITTED FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED. THIS SEARCH IS PREPARED FOR EXCLUSIVE USE BY CHICAGO TITLE INS - 711.

FINANCE NEW YORK MARTHA E. STARK COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 14:55:48
End Date : Current
Manhattan Block: 1986



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00533

MUNICIPAL, DEPARTMENTAL AND INFORMATIONAL SEARCHES

No state or municipal department searches for notices of violation of laws, regulations and ordinances filed therein are made UNLESS SPECIFICALLY REQUESTED BY THE APPLICANT. Such searches, if requested, are made by the particular municipal department and are called "Record Search" and disclose only those violations reported by the last inspection made by the City and do not show the present condition, which can be ascertained only by the applicant's requesting the City to make a new inspection and paying its fees therefor. Such searches are not continued to date of closing nor are new searches made even in event of adjournment of closing.

This Company does not, in any event, insure that the buildings or other erections upon the premises or their use comply with Federal, State and Municipal laws, regulations and ordinances, and therefore we assume no liability whatsoever by reason of the ordering of such searches and do not insure their accuracy. Such information as has been furnished to us by the various departments is set forth in the Municipal Department Violations Schedule.

Any searches or returns reported herein are furnished FOR INFORMATION ONLY. They will not be insured and the company assumes no liability for the accuracy thereof. They will *not be continued* to the date of closing.

CENTRAL VIOLATIONS BUREAU

In *New York City,* since about July 1, 1961, only the Fire Department, the Department of Health, the Department of Air Pollution Control and the Department of Water Supply, Gas and Electricity have been reporting violations issued by them affecting multiple dwellings to the Central Violations Bureau established pursuant to Section 328 of the Multiple Dwelling Law. In its report of its search for violations the Department of Buildings includes such violations affecting multiple dwellings filed by the aforesaid departments in the central bureau.

STREET VAULTS

In *New York City,* if there is a STREET VAULT, it is suggested that applicant investigate possible unpaid license fees by the City of New York for the use of such vault, because the right to maintain it IS NOT INSURED.

A street vault is any subsurface opening, structure, or erection, whether or not covered over, to the extent that it extends from the building line under the street. If there is a street vault used in connection with the premises herein described, the applicant should acquaint himself with the provisions of Title Z of Chapter 46 of the Administrative Code of the City of New York which imposes an annual charge for maintaining such vaults in New York City.

SCHEDULE:

1. No Municipal searches ordered.

   Emergency Repair Lien searches - enclosed herewith.

   FOR INFORMATION ONLY: AS REQUIRED BY LAW, PATRIOT SEARCHES HAVE BEEN RUN AGAINST THE FOLLOWING NAME(S):

   THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

Effective Date: 5/1/2008

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/ Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Title Report Executive Summary

South Side of 125th Street

The site on the South side of 125th Street is comprised of Block 1995, Tax Lot 26 (600-612 West 125th Street), and Tax Lot 40 (614-626 West 125th Street). Columbia has owned fee title to Lot 26 since 2004, and Lot 40 since 1949. Except as set forth in item 3 below under Lot 26, Lots 26 and 40 are contiguous along the westerly boundary of Lot 26.

Attached are current Title Reports for each of Lot 26 and Lot 40. Set forth below is a summary of certain exceptions noted in the reports. Should the Foundation choose the South side of 125th Street as its development location, and prior to any conveyance to the Foundation, Columbia would take the steps described below to remove certain exceptions.

Lot 26

1. Columbia believes that the Restrictive Declaration placed on Lot 26 by McDonald's Corporation in 1978 and modified in 1981 will permit use of the site by the Foundation as a community facility, with limited office use. To the extent the Declaration needs to be modified, the New York City Mayor's Office and Department of City Planning have indicated their full support for the library project.

2. Lot 26 has been leased to the McDonald's Corporation for a term ending in 2103. Columbia has the right to terminate this Lease at any time on 60 days' notice, but is required to relocate McDonald's in a new building in the immediate area. Upon selection of the site, Columbia would terminate the lease and resolve its obligations to relocate McDonald's.

3. There is a triangular shaped gore, approximately 14' x 11' X 4' located between Lots 26 and 40. Due to an error in a deed 70 years ago, title to this gore cannot be ascertained, although it has been possessed by Columbia and its predecessor for many years, far longer than the adverse possession statutory period. Columbia is commencing a quiet title action to confirm ownership of the gore by Columbia.

Lot 40

1. Lot 40 is occupied by Columbia, and is not currently leased.

Lots 26 and 40

1. Columbia will pay, or indemnify against collection against the property, the various judgments referred to in the Title Reports.

Title Number: 3114-00524

CERTIFICATE FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Nebraska Corporation, herein called the Company, certifies to the Applicant named on the following page that an examination of title to premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue the ALTA (6/17/06) Owner's or Lender's form of insurance policy as modified by the New York Coverage Endorsements in the amount and for the transaction set forth herein and subject to the exclusions from coverage and the conditions and stipulations therein contained.

After the closing of the transaction, in conformance with the requirements and procedures of the Company, the Company will issue the policy and except (i) all loss or damage by reason of the estates, interests, defects, objection, liens, encumbrances and other matters set forth in Schedule B herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (ii) any questions or objections coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of the policy.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Questions concerning the within Certificate should be directed to:
Underwriter's Name and Phone Number: Christopher Bedell
(212)880-1207

Issued by:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVENUE, 5TH FL.
NEW YORK, NY 10017-4014

/DP

Dated: October 10, 2014
Certified by: Christopher Bedell
Authorized Signature

Redated:
by:
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY

By:
Raymond R. Quirk
President

By:
Michael L. Gravelle
Secretary

This certificate is intended for lawyers only. Such exceptions as may be set forth herein may affect marketability of title. Your lawyer should be consulted before taking any action based upon the contents of this certificate. The Company's representative at the closing hereunder may not act as legal advisor to any of the parties or draw legal instruments for them. Such representative is permitted to be of assistance only to an attorney. It is advisable to have your attorney present at the closing.

dmb

CHICAGO TITLE INSURANCE COMPANY

CONDITIONS AND STIPULATIONS

Title Number: 3114-00524

1. This Certificate shall be null and void:

   (A) if the fees therefore are not paid;
   (B) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact, or if any untrue answers are given to material inquiries by or on behalf of the Company.
   (C) when the policy shall issue or nine months after effective date hereof, whichever first occurs, provided that the failure to issue such policy is not the fault of the Company.
   (D) until the amount of the policy or policies requested is inserted in Schedule A hereof by the Company, either at the time of the insurance of this Certificate or by subsequent endorsement.

2. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

3. The liability of this Company under this Certificate shall not exceed the amount stated to Schedule A hereof and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies shown in Schedule A hereof in favor of the proposed insured which are hereby incorporated by reference and made a part of this Certificate except as expressly modified herein.

This Certificate of Title has been prepared in accordance with the information and instructions received. If any changes or additions are desired, please notify the Company promptly.

CLOSING INFORMATION

Closed by _____ Date Closed _____ Title No. _____

Closed at the office of _____

Parties Present:	Interest in Transaction:	Address:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The identity of the parties executing and delivering the closing instruments was established by

_____

_____

_____

Chicago Title Insurance Company

This notice is made a part of Title No: 3114-00524

*****PLEASE READ AND CONSIDER THIS INFORMATION CAREFULLY*****

THIS REPORT IS NOT A TITLE INSURANCE POLICY!

THIS REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY.

Effective Date: 5/1/2008

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/ Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Other Offices and Agencies
in New England and New Jersey.
National service from the
New York Office.

Chicago Title Insurance Company

711 THIRD AVENUE, 5TH FL., NEW YORK, NY 10017-4014
(212)880-1200

NUMBER	DATE	TRANSACTION	RATE MANUAL REFERENCE	INSURANCE
3114-00524	OCTOBER 8, 2014	MTG	MTG	MTG $0.00
		FEE	FEE	FEE $0.00

Title Vested In:
THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

Insured, Fee:

Insured, Mtg:

MUN. DEPT. SEARCHES:
NONE

SURVEY INSTRUCTIONS:
NONE

Delivery: EMAIL/UPS ALL

PREMISES County: New York State: New York
Blk: 1995 Lot(s): 26 Lot(s):
Block:
Lot(s):
Add'l Lot(s):

Address: 3191-3199 BROADWAY, NEW YORK, New York

Remarks:
CERTIFY NECESSARY PARTIES FOR SERVICE IN A QUIET TITLE ACTION CONCERNING THE "GORE" PARCEL
(SEE PRIOR REPORT AND POLICY)

BANK/CLIENT REQUIREMENTS:

SSENIE@KRAMERLEVIN.COM
ELLIOT.HURWITZ@CTT.COM

Please be advised that CTIC has implemented a rate calculator for your convenience to enable you to calculate your title insurance rates. The website can be accessed at http://nyrates.ctic.com.

Mailing Date:
OCTOBER 15, 2014
Closing Date:

Prior Insurer/
Prior Title Number
310200348

AMENDMENT DATES

THANK YOU FOR YOUR APPLICATION FOR THE EXAMINATION OF TITLE TO THE ABOVE DESCRIBED PREMISES. OUR CHARGES ON THE BASIS OF OUR FILED RATE SCHEDULE ARE NOTED, SUBJECT TO ANY REVISION DUE TO ANY DESIRED CHANGE IN LIABILITY AND THE ADDITION OF ANY REQUESTED OR NECESSARY DISBURSEMENTS. WE SHALL DO OUR BEST TO REPORT THIS TITLE PROMPTLY AND FACILITATE ITS CLOSING.

Very truly yours,

Applicant Number: 6108353-000

ELLIOT HURWITZ (3301) 226/TXA

Applicant FEE(1) Tel: (212)715-9100
Fax: (212)715-8000
Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, New York 10036
Steve Senie, Esq.

Applicant MTG(2) Tel:
Fax:

APPCOM06 10/06 KMS

PARTIES TO THE TRANSACTION TITLE NO.: 311400524

INVOICE CUSTOMER	BUYER/BORROWER/LESSEE ATTORNEY
SELLER'S ATTORNEY	
LENDER	LENDER'S ATTORNEY
FEE APPLICANT Kramer Levin Naftalis & Frankel LLP 1177 Avenue of the Americas New York, New York 10036 Steve Senie, Esq. (212)715-9100	MORTGAGE APPLICANT
ADDITIONAL ATTORNEY - COPIES Chicago Title Insurance Company 711 Third Avenue, 5th Floor New York, New York 10017 Elliot Hurwitz (212)880-1200	ADDITIONAL ATTORNEY - COPIES

CHICAGO TITLE INSURANCE COMPANY

711 THIRD AVENUE, 5TH FLOOR, NEW YORK, NY 10017 (212) 880-1200 (800) 525-2511
FAX (212) 880-1400

KEY PERSONNEL

Thank you for placing your title order with the Chicago Title New York Commercial Operations. Set forth below is a list of key personnel who will assist you with any questions you may have.

CUSTOMER SERVICE

Tracey Argenzio, Sales Assistant
Telephone: 212-880-1290
Fax Number: 212-880-9626
ArgenzioT@CTT.com

STATUS OF A TITLE ORDER

Derek Brown, Production Manager
Telephone Number: 212-880-1453
Fax Number: 212-880-1400
BrownDe@CTT.com

LEGAL OR CLEARANCE QUESTIONS

The name of the underwriter appearing on the cover of your Title Certificate

TO SCHEDULE A CLOSING

Erik Rigby, Closing Department Coordinator
Telephone Number: 212-880-1482
Fax Number: 212-880-9688
Erik.Rigby@CTT.com

GENERAL QUESTIONS

Please email NYCommOps@CTT.com

Joneth L. Mancini, Vice President and Branch Manager
Telephone Number: 212-880-1414
Fax Number: 212-880-1401
ManciniJ@CTT.com

*****THANK YOU FOR YOUR BUSINESS*****

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

TITLE NO.: 3114-00524
UNDERWRITER: Christopher Bedell

EFFECTIVE DATE: October 10, 2014

PROPOSED INSURED:
THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

PROPOSED INSURED:

PROPOSED INSURED:

BORROWER:

PROPOSED INSURED:

BORROWER:

The estate or interest in the land described or referred to in this certificate and covered herein is:
FEE SIMPLE

Title to said estate or interest in said land at the effective date hereof vested in:
*** SEE ATTACHED ***

The land referred to in this certificate is described as follows: - SEE ATTACHED DESCRIPTION -

Title No.: 3114-00524

PARTY IN TITLE, CONTINUED FROM SCHEDULE A

THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

Title acquired under Deed dated 6/8/2004, recorded on 7/12/2004 in CRFN 2004000432530, made by McDONALD'S CORPORATION, a Delaware Corporation.

(EXHIBIT A)

AND

Title acquired under Deed dated 6/8/2004, recorded on 7/12/2004 in CRFN 2004000432531, made by McDONALD'S CORPORATION, a Delaware Corporation.

(EXHIBIT B)

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A DESCRIPTION

Title No.: 3114-00524

PARCEL 1 - (P/O LOT 26, BLOCK 1995):

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Manhattan Street with the westerly side of Broadway; and

RUNNING THENCE southerly along the west side of Broadway, 95 feet;

THENCE westerly parallel with 127th Street and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the west side of Broadway, 144 feet 5-5/8 inches to the southerly side of Manhattan Street;

THENCE easterly along the southerly side of Manhattan Street, 111 feet 6-7/8 inches to the point of BEGINNING.

--CONTINUED--

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION

Title No.: 3114-00524

PARCEL 2 - (P/O LOT 26, BLOCK 1995);

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Manhattan Street distant 111 feet 6-7/8 inches West from the corner formed by the intersection of the southerly side of Manhattan Street with the westerly side of Broadway; and

RUNNING THENCE South parallel with the West side of Broadway, 74 feet 8-1/4 inches;

THENCE West parallel with the northerly side of 127th Street, 75 feet;

THENCE North parallel with the West side of Broadway, 50 feet 10 inches to the division line between the lands formerly of Amos L. Lownsburg and Daniel F. Tieman;

THENCE northeasterly along said division line, 53 feet 6-3/4 inches to the southerly side of Manhattan Street;

THENCE southeasterly along the same, 44 feet 11-3/8 inches to the point or place of BEGINNING.

Be said dimensions, more or less.

Policy insures that Parcel 1 and Parcel 2 form one contiguous plot.

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION

Title No.: 3114-00524

PERIMETER

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Manhattan Street with the westerly side of Broadway; and

RUNNING THENCE southerly along the West side of Broadway, 95 feet;

THENCE westerly parallel with West 127th Street and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with the West side of Broadway, 69.79 feet;

THENCE westerly parallel with the northerly side of West 127th Street, 75 feet;

THENCE northerly parallel with the westerly side of Broadway, 39.83 feet to the center line of the former West 128th Street;

THENCE westerly along said center line of the former West 128th Street, 11.92 feet to the division line between the lands formerly of Amos L. Lownsburg and Daniel F. Tieman;

THENCE northeasterly along said division line 71.94 feet to the southerly side of Manhattan Street;

THENCE southeasterly along the southerly side of Manhattan Street, 156.52 feet to the point and place of BEGINNING.

Policy insures that premises described herein are contiguous with premises Block 1995, Lot 40.

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION

Title No.: 3114-00524

GORE:

BEGINNING at a point where a line drawn parallel with and distant one hundred and seventy five feet westerly from the westerly side of Broadway would intersect the center line of One hundred and Twenty-eighth Street, now closed;

RUNNING THENCE northerly along a line drawn parallel with and distant one hundred and seventy five feet westerly from the westerly side of Broadway, fourteen feet, more or less, to the division line between the lands now or formerly owned by Amos L. Townsbury and Daniel F. Tieman;

THENCE southwesterly along said division line, eighteen feet, four and one half inches, more or less, to the centerline of West One hundred and Twenty Eighth Street,

THENCE easterly along said centerline eleven feet eleven inches, more or less, to the point or place of BEGINNING.

Be said dimensions more or less.

CHICAGO TITLE INSURANCE COMPANY

ALTA 6-17-06 OWNER'S COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska Corporation (The Company), insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13 and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
11. Any statutory lien for services, labor, or materials furnished prior to the date hereof, and which has not gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy.

EXCLUSIONS FROM COVERAGE - OWNER'S

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Provision is made in the rate manual of this company filed with the Superintendent of Insurance of the State of New York for continuation of liability to grantees of the insured in certain specific circumstances only. In no circumstance provided for in this sub-section shall this company be deemed to have insured the sufficiency of the instrument of conveyance or to have assumed any liability for the sufficiency of any proceedings after the date of this policy.

CHICAGO TITLE INSURANCE COMPANY

ALTA 6-17-06 LOAN COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska Corporation (The Company), insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13 and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

   NOTE: Covered Risk Number 2(c) is deleted in the Land is improved by other than a 1-4 family dwelling or is vacant land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage
   (a) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
   (b) failure of any person or Entity to have authorized a transfer or conveyance;
   (c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
   (d) failure to perform those acts necessary to create a document by electronic means authorized by law;
   (e) a document executed under a falsified, expired, or otherwise invalid power of attorney;
   (f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
   (g) a defective judicial or administrative proceeding.
10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.
11. The lack of priority of the lien of the Insured Mortgage upon the Title
   (a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor or materials furnished prior to the Date of Policy, and which may hereafter gain priority over the lien of the Insured Mortgage; and
   (b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.
12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.
13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title
   (a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.
14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE - LOAN

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;

      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B

I. BLANKET POLICY

If the application is for title insurance under a master or blanket policy all of the following items under this Schedule B will be excepted from coverage in the Certificate of Title Insurance to be issued hereon unless disposed of to the satisfaction of the Company on or prior to closing.

II. IDENTITY PARTIES

The identity of parties at the closing of this title should be established to the satisfaction of the closer.

III. SECTION 13 OF LIEN LAW

Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law and such covenant must be absolute and not conditional. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.

IV. ASSIGNMENT OF MORTGAGE OR OTHER LIENS

When the transaction is an assignment of a mortgage or other lien, an estoppel certificate executed by the owner of the fee and by the holders of all subsequent encumbrances must be obtained. When the transaction is a mortgage, the amount actually advanced should be reported to the Company.

V. MATTERS AFTER EFFECTIVE DATE OF CERTIFICATE

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Certificate.

VI. CORPORATE GRANTOR

If the present transaction consists in whole or in part of a conveyance or lease by a corporate grantor or lessor, there must be compliance with Section 909 of the Business Corporation Law. We will require the written consent to such conveyance or lease by all the holders of the outstanding shares of the said corporation and the instrument on closing should so recite. In lieu thereof the consent of the holders of two-thirds of all the outstanding shares entitled to vote thereon obtained at a meeting duly noticed and called for the purpose of obtaining such consent in the manner provided for in Section 605 of the Business Corporation Law is required and the instrument on closing should so recite.

If neither of the above is obtained, then, the proofs, showing the basis upon which the conveyance or lease is to be made must be submitted to counsel prior to closing.

VII. CORPORATE MORTGAGOR

If the present transaction consists in whole or in part of the making of a new mortgage there must be compliance with Section 911 of the Business Corporation Law. We will require a certified copy of the resolution of the board of directors of any corporate mortgagor authorizing the making of said mortgage.

Proof must also be shown that the consent of stockholders of the mortgagor corporation is not required by its certificate of incorporation or amendments thereto for the making of said mortgage.

The mortgage should contain a recital showing that it was made and executed pursuant to the resolution of the board of directors of the mortgagor.

VIII. CONTRACT

If this certificate requires a conveyance of the fee estate and the contract has not been submitted to the Company, it should be furnished for consideration prior to closing.

IX. PROOF OF NO OTHER NAME

Proof is required to show that the persons certified as owners herein have not been known by any other name in the 10 years last past. If they have been known by another name, all searches must be amended and run against such name and title is subject to returns, if any, on such amended searches.

X. VAULT CHARGES

The lien of street vault charges, if any.

XI ADMINISTRATIVE CODE

Liens pursuant to the Administrative Code of the City of New York may have attached and not been filed or recorded. No liability is assumed for same.

NOTE: Items X. and XI. will be reconsidered upon receipt of proof satisfactory to this Company as to what type of improvements are situated on the Premises as described herein.

XII. PERSONAL PROPERTY

Title to any personal property, whether the same be attached to or used in connection with the premises.

(The policy to be issued will contain an exception as to this Item without change or modification).

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B-1

Title No.: 3114-00524

The policy will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following exceptions unless they are disposed of to our satisfaction:

A. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.

B. Mortgages returned herein (NONE). Detailed statement within.

NOTE: If the subject transaction is one involving a sale subject to the mortgage(s) returned in this exception, and since many lenders now have the mortgage instrument state that the debt will become due and payable at the option of the mortgagee upon any transfer of title, it is recommended that the applicant examine the mortgage document(s) as well as the note(s) and bond(s) and any agreement modifying said mortgage(s) or make inquiry of the mortgagee of the current terms of such instrument(s) especially with respect to acceleration of the maturity date in case of a sale. Upon request, we will obtain and furnish a copy of the recorded mortgage(s) for cost.

C. Any state of facts which an accurate survey might show.
or
Survey exceptions set forth herein.

D. Rights of tenants or persons in possession.

NOTE: FOR INFORMATION ONLY:

THE ADDRESS OF THE PREMISES MUST BE SET FORTH ON THE FIRST PAGE OF EVERY MORTGAGE INSTRUMENT OR THE REGISTER WILL NOT ACCEPT FOR RECORDING.

C 1. Until a guaranteed survey is received, policy will not insure courses, distances and dimensions of subject premises or the bed of any street, road or avenue passing through same, and will except any facts such a survey or personal inspection would show.

D 2. As a result of new regulations required under Title 11 NYCRR 35 (Insurance Regulation 206), attention is called to an important notice immediately preceding Schedule A of this report.

3. Declaration made by FRANCHISE REALTY INTERSTATE CORPORATION dated 6/15/78, recorded 8/16/78 in Reel 449, Page 1020.

(EXHIBIT C)

Restrictions placed on Development Use and Maintenance of the premises described in Schedule A.

With Regard Thereto:

a. Amended Declaration made by McDONALD'S CORPORATION, successor in interest by merger with FRANCHISE REALTY INTERSTATE CORPORATION dated 4/28/81, recorded 9/3/81, in Reel 581, Page 1129.

(EXHIBIT D)

4. Memorandum of Lease (New Restaurant Lease) from THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK, as landlord, to McDONALD'S CORPORATION, a Delaware Corporation, as tenant, dated as of 6/8/2004, recorded 7/12/2004 in CRFN 2004000432532, which said Memorandum of Lease recites a Lease with a term which expires May 31, 2013 and does not recite a Right of First Offer.

(EXHIBIT E)

5. Memorandum of Lease (Net Lease) from THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK, as landlord, to McDONALD'S CORPORATION, a Delaware Corporation, as tenant, dated as of 6/8/2004, recorded 7/12/2004 in CRFN 2004000432533, which said Memorandum of Lease recites a Lease with a term which expires May 31, 2013 and does not recite a Right of First Offer.

   (EXHIBIT F)

6. The following Notices of Sidewalk Violation must be cancelled of record:

   #84102 - Filed: 9/25/2013.

I 7. INTENTIONALLY OMITTED

8. Variation between Tax Map and Record description. Tax Map covers an area excluded by the Record Description. Being the westerly gore, 11 feet 11 inches on its southerly side and 14 feet on its easterly side and further described as being formerly part of 128th Street and described in the Deed made by FREDERICK POTTER and CLARENCE H. KELSEY, as Trustees, to CALENDER REALTY COMPANY dated 1/21/1908, recorded 2/3/1908 in Liber 118, Section 7, cp 233.

OMIT 9. Part of premises was formerly part of 128TH STREET. Policy excepts possible public and private easements over and along the same.

10. Searches, including bankruptcy, have been run against the name THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK and returns, if any, appear herein. NO RETURNS

11. Declaration of Trust must be submitted to the Company for consideration, and title is subject to such further exceptions, if any, as may then be deemed necessary.

12. Proof is required from the Settlor of the Trust or from the Attorney for the Trust that the Trust is in full force and effect and that the Trustee(s) named thereunder is/are presently qualified to act thereunder.

13. Deed from any fiduciary must recite a full and adequate consideration.

14. Contract in this transaction has not been received by this Company. It should be submitted and considered prior to closing.

15. When recording a deed and, in some instances, a memorandum of lease, where the consideration is: $400,000 or more, a copy of the closing statement or contract of sale must be submitted with The New York City Real Property Transfer Tax Return at the time of recordation.

16. In advance of scheduling the closing, the Company must be advised as to the identity of the proposed insured and other interim grantee(s), if any, and additional exceptions may then be added.

17. If the party to be insured is a corporation or partnership, its Certificate of Incorporation or Partnership Agreement, with proof of publication, if it is a

Limited Partnership, will be required prior to or at closing.

18. If the present transaction consists in whole or in part of the making of a new mortgage there must be compliance with Section 911 of the Business Corporation Law. We will require a certified copy of the resolution of the board of directors of any corporate mortgagor authorizing the making of said mortgage.

    Proof must also be shown that the consent of stockholders of the mortgagor corporation is not required by its certificate of incorporation or amendments thereto for the making of said mortgage.

    The mortgage should contain a recital showing that it is made and executed pursuant to the resolution of the board of directors of the mortgagor.

19. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City, or any demand made by the City for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance - Emergency Services, whether or not such charges are liens against which this policy insures.

20. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City, or any demand made by the City for any such work that may result in charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against which this policy insures.

21. Emergency Repair Liens pursuant to the Administrative Code of the City of New York may have attached and not been filed with the County Clerk.

    No liability is assumed for the same.

22. Tax Search discloses unofficial payment. Proof of payment by paid receipt or cancelled check must be submitted to the Company at or prior to closing.

23. Tax search discloses water meters that have been read to the date indicated thereon. You will note that some of the readings are either minimum, average, actual or estimated readings. Policy will except subsequent meter readings from the date of the last reading including but not limited to subsequent adjustments to minimum, average, actual and estimated water and sewer reading amounts which have been reported herein.

    NOTE: To omit this exception a final meter reading should be ordered from the Department of Environmental Protection that covers prior minimum, average and estimated reading periods.

24. Tax Search cites meter(s) #5709 - (cooling tower). In the absence of special meter reading(s), policy will except any water meter and sewer rent charges.

Title No.: 3114-00524

CHICAGO TITLE INSURANCE COMPANY COMMON EXCEPTIONS AFFIDAVIT

State of New York }
} ss:
County of New York }

STRIKE OUT ALL PARAGRAPHS OR PROVISIONS WHICH ARE INAPPLICABLE

_____, being duly sworn, deposes and says:

1. That I make this affidavit in respect to real property known as 3191-3199 BROADWAY, NEW YORK, New York ("the Premises"), and that I make this affidavit in response to certain Exceptions contained in Title Report No. _____ issued by CHICAGO TITLE INSURANCE COMPANY the Title Report"), knowing that CHICAGO TITLE INSURANCE COMPANY will rely upon the truthfulness of the statements herein.

2. The Premises are owned by _____ (the "Fee Owner"). I make this affidavit as the _____ of the Fee Owner.

3. That the Fee Owner acquired title by deed dated _____ and recorded on _____ in Liber/Reel _____ page _____.

4. That none of the (judgments,) (federal tax liens,) (Parking Violation Bureau judgments,) (Envionmental Control Board liens,) (State Tax Commission Warrants,) (New York City Tax Warrants) set forth as Exception(s) _____ in the captioned title report are against the Fee Owner; and that the Fee Owner has never resided at or conducted business at any of the addresses set forth in said judgments, warrants and liens.

5. That there has been no work done upon the Premises by the City of New York, nor has the City of New York made any demand for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance, or charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against the captioned property.

6. That no fees for inspection, reinspection, examination or services performed by the Department of Buildings have been levied, charged or incurred that may become a lien on the captioned premises.

7. That there are presently _____ tenants in the Premises; and that each of the tenants is
_____ In possession under a lease containing a standard subordination clause fully and unconditionally subordinating the lease to all existing and future mortgages; or
_____ In possession as tenant only and that there are no options or rights of first refusal contained in the lease or in any separate agreement with any such tenant.

   That there are no tenants in possession of the captioned premises.

8. That none of the current fee owner(s) has been known by any other name in the past ten years other than:

   _____
   _____

9. That, for purposes of compliance with Section 265-a of the Real Property Law (Home Equity Theft Prevention Act), Affiant states of his/her own knowledge that there are no lawsuits or proceedings pending to foreclose a mortgage or tax lien affecting the Premises; and that the Premises is not subject to a mortgage which is in default (more than two months in arrears).

_____

Sworn to before me this _____ day of _____ 20_____.

_____
Notary Public

Title No.: 3114-00524

PURCHASER'S HOME EQUITY THEFT PREVENTION AFFIDAVIT

State of New York }
County of New York } ss:

Premises: 3191-3199 BROADWAY, NEW YORK, New York

_____, being duly sworn, deposes and says:

1. I am the purchaser of the captioned premises and I am familiar with the contract of sale affecting said premises.
2. The transaction is exempt from the provisions of Section 265-a of the Real Property Law (the Home Equity Theft Protection Act) because the premises herein is being purchased:

   (STRIKE OUT THE PROVISIONS THAT DO NOT APPLY):

   (a) for use as my primary residence and I will occupy the referenced premises as such; or

   (b) from a referee in a foreclosure sale conducted pursuant to Article 13 of the Real Property Actions and Proceedings Law; or

   (c) from _____, who is my spouse, grandparent, parent, child, grandchild, or sibling. (Strike out the ones which are inapplicable), or

   (d) by a not-for-profit housing organization or a public agency; or

   (e) the statute is not applicable because I am a bona fide purchaser for value; or

   (f) is a sale authorized by statute; or

   (g) by order or judgment of a court.

I make this affidavit knowing that CHICAGO TITLE INSURANCE COMPANY is relying on the truth of the statements made herein.

_____

Sworn to before me this _____ day of _____ 20_____.

_____
Notary Public

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00524

MORTGAGES

NO OPEN MORTGAGES FOUND OF RECORD.

This certificate does not purport to show all the terms and provisions of the preceding mortgage(s). Interested parties should communicate with the holder(s) thereof to consider the terms thereof, the obligation(s) secured and the effect of any unrecorded agreements in modification thereof.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TITLE: CTIM-711 311400524

THE UNPAID TAXES, WATER RATES, ASSESSMENTS AND OTHER MATTERS RELATING TO TAXES WHICH ARE LIENS AT THE DATE OF THIS CERTIFICATE ARE SET FORTH BELOW:

Premises: **3191 BROADWAY** County: **MANHATTAN**

Building Class: **DINER - FRANCHISED TYPE STAND - K5** SWIS: **620100** Section: **7** Vol.: **7**

Tax Class: **4** Tax Rate: 10.323 Adj. Tax Rate: **0** Block: **1995** Lot: **26**

Condo:

Assessed Owner: **THE TRUSTEES OF COLUM**

2014/2015 FINAL

Transition Land	$	**513,000.00**	Actual Land	$	**513,000.00**
Transition Total	$	**921,420.00**	Actual Total	$	**994,050.00**
Transition Exempt	$	**0.00**	Actual Exempt	$	**0.00**

Disposition / Returns:

ACCOUNT TYPE	DUE	ENTER DATE	TRANSACTION TYPE/ID	ITEM IND	LIABILITY	COLLECTION
PROP TAX	1st HALF	07/01/2014				
		05/14/2013	223 J.E.ADJ CREDIT	P1	.00	2,524.01
		06/06/2014	001 INITIAL CHRG	C1	47,559.08	.00
		07/08/2014	202 BILL PAYMENT	P1	.00	45,035.07
		07/08/2014	202 BILL PAYMENT	I1	133.49	.00
		08/09/2014	202 BILL PAYMENT	P1	.00	135.54
		08/09/2014	202 BILL PAYMENT	I1	2.05	.00
			PERIOD BALANCE:		.00	
PROP TAX	2nd HALF	01/01/2015				
		06/06/2014	001 INITIAL CHRG	C1	47,559.08	.00
			PERIOD BALANCE:		47,559.08	

2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES ARE SUBJECT TO CHANGE DUE TO ANTICIPATED TAX RATE REVISIONS.

PAYMENTS POSTED AFTER 07/31/2014 ARE UNOFFICIAL PAYMENTS.

CIS ACCOUNT #1000147351001

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/7/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

METER #929 06/10/14 TO 09/10/14 ENT:09/17/14 ACTUAL READING
AMOUNT REBILLED $6,778.08

METER #929 03/11/14 TO 06/10/14 ENT:06/17/14 ACTUAL READING
AMOUNT BILLED $3,7326.70

COOLING TOWER #5709 SET 04/03/2013

$225.00 OFFSET BY JOURNAL ENTRY CREDIT 06/17/2014

$3,538.04 POAID 09/02/2014 (UNOFFICIAL)

TOTAL DUE ON ACCOUNT $6,804.82 OPEN

WATER/SEWER BILLINGS SUBJECT TO A FINAL METER READING. FINAL READING SHOULD BE REQUESTED PRIOR TO CLOSING.

NYC FINANCE
P.O. BOX 680
NEWARK, NJ 07101-0680
212-504-4080

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163
718-595-7000

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/7/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

Title: CTIM-711 311400524
Premises: 3191/3201 BROADWAY
AKA 600/602 WEST 125TH STREET
County: MANHATTAN
District: **Section:** **Block:** 1995 **Lot:** 26

VAULT TAX SEARCH

A SEARCH OF THE DEPARTMENT OF FINANCE COMPUTER RECORDS WAS MADE ON: 10/9/2014

☐ THERE ARE NO OPEN VAULT CHARGES ON RECORD AT THIS LOCATION

☒ THE VAULT CHARGES HAVE BEEN DISCONTINUED SINCE 1998. NO FURTHER BILLINGS HAVE BEEN ASSESSED, AND ALL PREVIOUS CHARGES HAVE BEEN PAID TO DATE.

☐ THERE ARE OPEN VAULT CHARGES ON RECORD AT THIS LOCATION AND UNPAID CHARGES HAVE GONE TO WARRANT STATUS.

FOR OUTSTANDING DOCKETED TAX WARRANTS, SEE THE RECORDS OF THE SUPREME COURT/COUNTY CLERKS OFFICE FOR BOROUGH IN QUESTION.

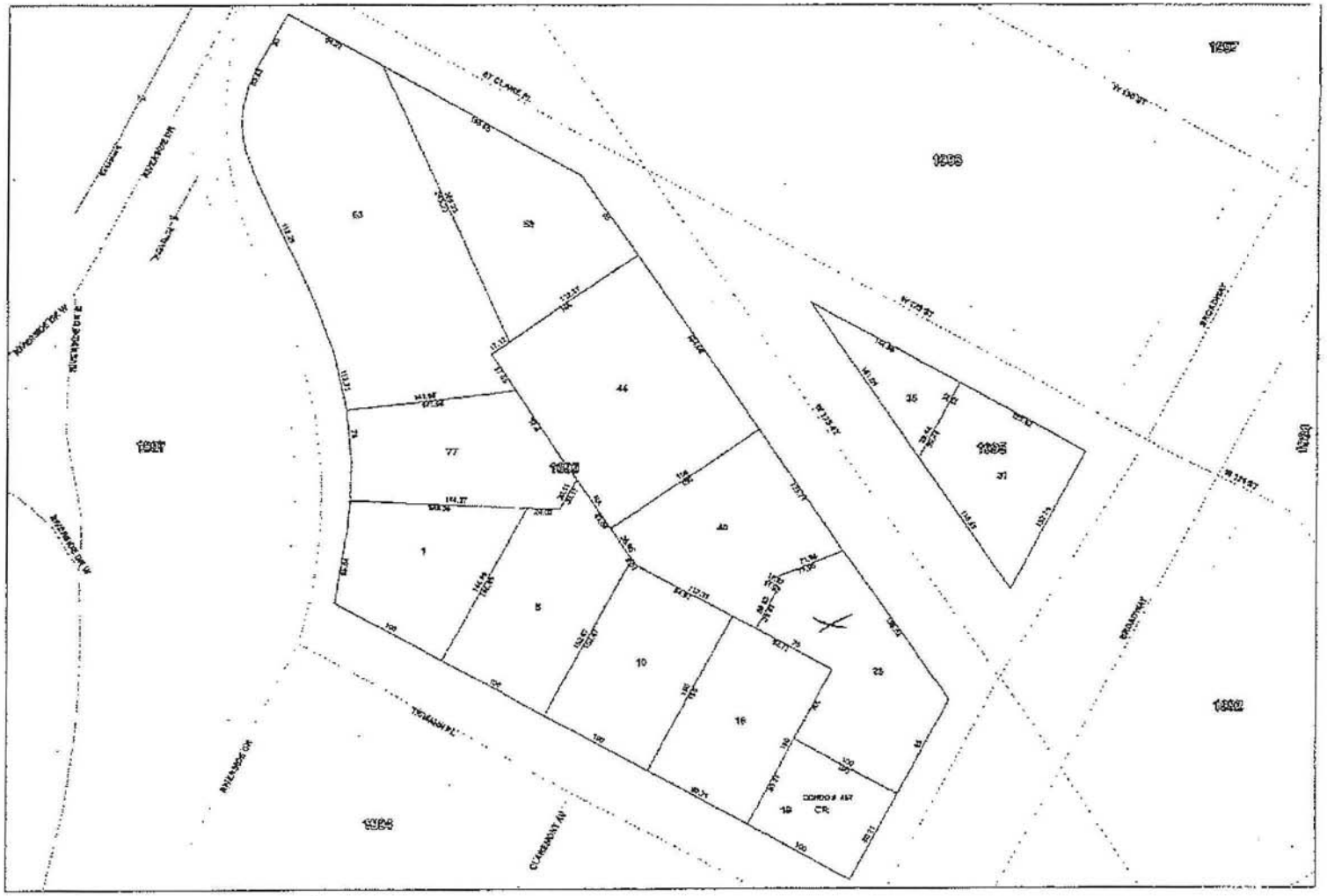
NOTE: THERE MAY BE EXISTING VAULTS AT THE ABOVE MENTIONED BLOCK AND LOT THAT HAVE NOT YET BEEN INSPECTED BY THE DEPARTMENT OF FINANCE. THIS SEARCH DOES NOT COVER ANY DROPPED OR MERGED LOTS. THIS SEARCH IS SUBMITTED FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED. THIS SEARCH IS PREPARED FOR EXCLUSIVE USE BY CHICAGO TITLE INS - 711.

FINANCE NEW YORK

NYC Digital Tax Map

Effective Date : 12-09-2008 14:59:37
End Date : Current

Manhattan Block: 1995



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

REAL ESTATE TAXES - NEW YORK CITY

TAX	FISCAL YEAR BEGINS	DUE DATES	LIEN DATES
City Assessed Valuation of $40,000 or less*	July 1	July 1, October 1, January 1 & April 1	July 1, October 1, January 1 & April 1
Assessed Valuation of over $40,000	July 1	**July 1 & January 1	**July 1 & January 1
Annual Water (non-metered) Annual Sewer	June 30	June 30	June 30

*Includes real property held in cooperative form where the assessed valuation for such property divided by the number of dwelling units equals $40,000 or less.

**Taxes are liens and are due and payable in semi-annual installments on July 1 and January 1. NOTE: Local Law require owners of real estate assessed at more than $40,000 to pay real estate taxes in semi-annual installments while continuing quarterly payments for properties assessed at $40,000 or less.

CITY TAX	The grace period on taxes is through the 15th day of the month beginning with the due date. Interest from the due date is added at the rate of 9% per annum provided the property is improved and the annual tax is $2,750.00 or less. If the property is improved and the annual tax is more than $2,750.00 or if the property is vacant or unimproved land, interest is calculated at 18% per annum. NOTE: If any taxes are paid by a lending institution, the interest is calculated at 18% from the due date.
WATER METER CHARGES AND SEWER CHARGES	Water and sewer charges are now administered by the New York City Department of Environmental Protection (Bureau of Water and Energy Conservation) located at 59-17 Junction Blvd., Corona, New York. Telephone #718-595-4600. They have developed a new computer system (the Customer Information System, or CIS) for processing and issuing water and sewer charges. The charges generated through this new system will not be posted in the New York City Department of Finance's computer systems, where water and sewer charges have been posted in the past. Any search for unpaid water and sewer charges must include both the Department of Finance (for charges established before CIS was implemented and the Department of Environmental Protection (Bureau of Water and Energy Conservation). The charges are based on water meter readings. Sewer charges are calculated on the quantity of industrial wastes discharged into the sewer and become liens on the date of entry. If not paid within thirty days following the date of entry, interest at the rate of 18% per annum, from the date of entry is added to date paid. NOTE: To obtain a special meter reading, the home-owner should contact the New York City Department of Environmental Protection (Bureau of Water and Energy Conservation) at the above address for an appointment on payment of a fee of $55.00. If for any reason the homeowner fails to keep the appointment, the fee paid is non-refundable. The homeowner will then have to make another appointment on payment of the required fee of $55.00.

WATER AND SEWER CHARGES (FRONTAGE)	If annual charges are not paid by the last day of the month following the month of entry, interest at 18% per annum from the due date is added to date paid.	
WATER METER CHARGES AND SEWER CHARGES (FOR QUEENS COUNTY ONLY)	In certain areas of Queens County, metered water charges are paid to the Jamaica Water Company (a Private Co.). The meter is read approximately every 90 days and a bill mailed 7 days later. To obtain a special meter reading, the homeowner should contact the Jamaica Water Company (Telephone #718-298-8100) to set up an appointment at no charge to the customer. New York City Dept. of Environmental Protection bills all Queens residents for sewer charges (except areas where a cesspool is located). Sewer charges are based upon a percentage of water consumption. Jamaica Water Company supplies its Queens customers records to the City once a year so that they may bill for sewer charges. Jamaica Water Co. is not responsible for calculating any sewer charges. Any questions regarding sewer bills, contact the Bureau of Water and Energy Conservation at (718) 595-4600. NOTE: The New York City Bureau of Water and Energy Conservation now has access to Jamaica Water Company computer system and therefore can readily obtain information from them.	
ASSESSMENTS	LIEN DATE When entered	DUE DATE When entered
	LAST DAY TO PAY WITHOUT PENALTY Within 90 days of entry (within 30 days on assessments for emergency repairs or services and Department of Health Pest Control charges). INTEREST PENALTY FOR LATE PAYMENT Assessments accrue penalty at the same rate as a City Tax upon the premises to which they relate (except assessments based upon emergency repairs made or services performed pursuant to Department of Housing Preservation and Development authorization which accrue penalty at the rate of 10% per annum).	
BOILER AND ELEVATOR	LIEN DATE When entered	DUE DATE When entered
	LAST DAY TO PAY WITHOUT PENALTY Within 30 days of entry. INTEREST PENALTY FOR LATE PAYMENT Interest on all Boiler and Elevator charges . . . . . 18% per annum.	
VAULT	LIEN DATE June 1	DUE DATE June 1
	LAST DAY TO PAY WITHOUT PENALTY Within 30 days of entry. INTEREST PENALTY FOR LATE PAYMENT Interest rates on all Vault charges March 1, 1989 to date . . . . . 8.0% per annum.	

NOTES

1. Your canceled check is your receipt. Receipted bills will not be returned unless written request accompanies payment.

2. General information call: Taxpayer Assistance (718) 935-9500.

3. Interest computation: (For Real Estate Taxes call N.Y.C. Department of Finance (718) 935-6000.) Due to possible fluctuation in the interest rate and the complexity of interest calculations, it is recommended that an official bill be obtained from the appropriate Borough Office of the Department of Finance, requesting an interest calculation to the contemplated date of payment. (For water and sewer charges call the Department of Environmental Protection (718) 595-7000.)

4. Information regarding In Rem: Call (718) 935-6535, 6533, 6534.

5. Information regarding refunds: Call (718) 935-9500.

6. Certain assessments may be paid in installments by arrangement. Delinquent taxes and other charges may also be paid in installments by arrangement. Contact the local office of the Department of Finance to determine whether such an arrangement can be made.

7. Checks should be made payable to New York City Department of Finance.

8. Effective July 1, 1990, interest due on late payments is calculating using daily compounding rather than simple interest. The interest rate is fixed annually by the City Council.

9. To obtain a receipt upon payment, you must pay by cash or certified check.

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00524

MUNICIPAL, DEPARTMENTAL AND INFORMATIONAL SEARCHES

No state or municipal department searches for notices of violation of laws, regulations and ordinances filed therein are made UNLESS SPECIFICALLY REQUESTED BY THE APPLICANT. Such searches, if requested, are made by the particular municipal department and are called "Record Search" and disclose only those violations reported by the last inspection made by the City and do not show the present condition, which can be ascertained only by the applicant's requesting the City to make a new inspection and paying its fees therefor. Such searches are not continued to date of closing nor are new searches made even in event of adjournment of closing.

This Company does not, in any event, insure that the buildings or other erections upon the premises or their use comply with Federal, State and Municipal laws, regulations and ordinances, and therefore we assume no liability whatsoever by reason of the ordering of such searches and do not insure their accuracy. Such information as has been furnished to us by the various departments is set forth in the Municipal Department Violations Schedule.

Any searches or returns reported herein are furnished FOR INFORMATION ONLY. They will not be insured and the company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

CENTRAL VIOLATIONS BUREAU

In New York City, since about July 1, 1961, only the Fire Department, the Department of Health, the Department of Air Pollution Control and the Department of Water Supply, Gas and Electricity have been reporting violations issued by them affecting multiple dwellings to the Central Violations Bureau established pursuant to Section 328 of the Multiple Dwelling Law. In its report of its search for violations the Department of Buildings includes such violations affecting multiple dwellings filed by the aforesaid departments in the central bureau.

STREET VAULTS

In New York City, if there is a STREET VAULT, it is suggested that applicant investigate possible unpaid license fees by the City of New York for the use of such vault, because the right to maintain it IS NOT INSURED.

A street vault is any subsurface opening, structure, or erection, whether or not covered over, to the extent that it extends from the building line under the street. If there is a street vault used in connection with the premises herein described, the applicant should acquaint himself with the provisions of Title Z of Chapter 46 of the Administrative Code of the City of New York which imposes an annual charge for maintaining such vaults in New York City.

SCHEDULE:

MUNICIPAL SEARCHES - NONE.

PATRIOT SEARCHES - NONE.

Title Number: **3114-00553**

CERTIFICATE FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Nebraska Corporation, herein called the Company, certifies to the Applicant named on the following page that an examination of title to premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue the ALTA (6/17/06) Owner's or Lender's form of insurance policy as modified by the New York Coverage Endorsements in the amount and for the transaction set forth herein and subject to the exclusions from coverage and the conditions and stipulations therein contained.

After the closing of the transaction, in conformance with the requirements and procedures of the Company, the Company will issue the policy and except (i) all loss or damage by reason of the estates, interests, defects, objection, liens, encumbrances and other matters set forth in Schedule B herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (ii) any questions or objections coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of the policy.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Questions concerning the within Certificate should be directed to:
Underwriter's Name and Phone Number: Christopher Bedell
(212)880-1207

Issued by:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVENUE, 5TH FL.
NEW YORK, NY 10017-4014

CHICAGO TITLE INSURANCE COMPANY

By:
Raymond R. Quirk
President

By:
Michael L. Gravelle
Secretary

Dated: September 24, 2014
Certified by: Christopher Bedell
Authorized Signature

Redated:
by:
Authorized Signature

This certificate is intended for lawyers only. Such exceptions as may be set forth herein may affect marketability of title. Your lawyer should be consulted before taking any action based upon the contents of this certificate. The Company's representative at the closing hereunder may not act as legal advisor to any of the parties or draw legal instruments for them. Such representative is permitted to be of assistance only to an attorney. It is advisable to have your attorney present at the closing.

CHICAGO TITLE INSURANCE COMPANY

CONDITIONS AND STIPULATIONS

Title Number: 3114-00553

1. This Certificate shall be null and void:

   (A) if the fees therefore are not paid;
   (B) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact, or if any untrue answers are given to material inquiries by or on behalf of the Company.
   (C) when the policy shall issue or nine months after effective date hereof, whichever first occurs, provided that the failure to issue such policy is not the fault of the Company.
   (D) until the amount of the policy or policies requested is inserted in Schedule A hereof by the Company, either at the time of the insurance of this Certificate or by subsequent endorsement.

2. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

3. The liability of this Company under this Certificate shall not exceed the amount stated to Schedule A hereof and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies shown in Schedule A hereof in favor of the proposed insured which are hereby incorporated by reference and made a part of this Certificate except as expressly modified herein.

This Certificate of Title has been prepared in accordance with the information and instructions received. If any changes or additions are desired, please notify the Company promptly.

CLOSING INFORMATION

Closed by _____ Date Closed _____ Title No. _____

Closed at the office of _____

Parties Present:	Interest in Transaction:	Address:

The identity of the parties executing and delivering the closing instruments was established by

_____

_____

_____

Chicago Title Insurance Company

This notice is made a part of Title No: 3114-00553

*****PLEASE READ AND CONSIDER THIS INFORMATION CAREFULLY*****

THIS REPORT IS NOT A TITLE INSURANCE POLICY!

THIS REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY.

Effective Date: 5/1/2008

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected
We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information
We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information
We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/
Requests for Correction, Amendment, or Deletion of Personal Information
As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement
This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Other Offices and Agencies in New England and New Jersey. National service from the New York Office.

Chicago Title Insurance Company

711 THIRD AVENUE, 5TH FL., NEW YORK, NY 10017-4014
(212)880-1200

NUMBER	DATE	TRANSACTION	RATE MANUAL REFERENCE	INSURANCE
3114-00553	OCTOBER 23, 2014	MTG	MTG	MTG $0.00
		FEE X	FEE	FEE $0.00

Title Vested In:
THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

Insured, Fee:
TBD

Insured, Mtg:

MUN. DEPT. SEARCHES:
NONE

SURVEY INSTRUCTIONS:
USE EXISTING

Delivery: EMAIL/UPS ALL

PREMISES County: New York State: New York
Blk: 1995 Lot(s): 40 Lot(s):
Block: 1995
Lot(s): 40
Add'l Lot(s):

Address: 614-626 WEST 125TH STREET AKA, NEW YORK, New York

Remarks:

BANK/CLIENT REQUIREMENTS:
SSENIE@KRAMERLEVIN.COM

Please be advised that CTIC has implemented a rate calculator for your convenience to enable you to calculate your title insurance rates. The website can be accessed at *http://nyrates.ctic.com.*

Mailing Date:
OCTOBER 31, 2014

Closing Date:

Prior Insurer/
Prior Title Number

AMENDMENT DATES

THANK YOU FOR YOUR APPLICATION FOR THE EXAMINATION OF TITLE TO THE ABOVE DESCRIBED PREMISES. OUR CHARGES ON THE BASIS OF OUR FILED RATE SCHEDULE ARE NOTED, SUBJECT TO ANY REVISION DUE TO ANY DESIRED CHANGE IN LIABILITY AND THE ADDITION OF ANY REQUESTED OR NECESSARY DISBURSEMENTS. WE SHALL DO OUR BEST TO REPORT THIS TITLE PROMPTLY AND FACILITATE ITS CLOSING.

Very truly yours,

Applicant Number: 6108353-000

ELLIOT HURWITZ (3301) 226/TXA

Applicant FEE(1) Tel: (212)715-9100
Fax: (212)715-8000

Applicant MTG(2) Tel:
Fax:

Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, New York 10036
Stephen R. Senie, Esq.

APPCOM06 10/06 KMS

PARTIES TO THE TRANSACTION

TITLE NO.: 311400553

INVOICE CUSTOMER	BUYER/BORROWER/LESSEE ATTORNEY
SELLER'S ATTORNEY	
LENDER	LENDER'S ATTORNEY
FEE APPLICANT Kramer Levin Naftalis & Frankel LLP 1177 Avenue of the Americas New York, New York 10036 Stephen R. Senie, Esq. (212)715-9100	MORTGAGE APPLICANT
ADDITIONAL ATTORNEY - COPIES	ADDITIONAL ATTORNEY - COPIES

PRTCSCT

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVENUE, 5TH FLOOR, NEW YORK, NY 10017 (212) 880-1200 (800) 525-2511
FAX (212) 880-1400

KEY PERSONNEL

Thank you for placing your title order with the Chicago Title New York Commercial Operations. Set forth below is a list of key personnel who will assist you with any questions you may have.

CUSTOMER SERVICE

Tracey Argenzio, Sales Assistant
Telephone: 212-880-1290
Fax Number: 212-880-9626
ArgenzioT@CTT.com

STATUS OF A TITLE ORDER

Derek Brown, Production Manager
Telephone Number: 212-880-1453
Fax Number: 212-880-1400
BrownDe@CTT.com

LEGAL OR CLEARANCE QUESTIONS

The name of the underwriter appearing on the cover of your Title Certificate

TO SCHEDULE A CLOSING

Erik Rigby, Closing Department Coordinator
Telephone Number: 212-880-1482
Fax Number: 212-880-9688
Erik.Rigby@CTT.com

GENERAL QUESTIONS

Please email NYCommOps@CTT.com

Joneth L. Mancini, Vice President and Branch Manager
Telephone Number: 212-880-1414
Fax Number: 212-880-1401
ManciniJ@CTT.com

*****THANK YOU FOR YOUR BUSINESS*****

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

TITLE NO.: 3114-00553
UNDERWRITER: Christopher Bedell

EFFECTIVE DATE: September 24, 2014

ALTA 6/17/06 Owner's Policy with New York Endorsements $TBD

PROPOSED INSURED:
TBD

PROPOSED INSURED:

PROPOSED INSURED:

BORROWER:

PROPOSED INSURED:

BORROWER:

The estate or interest in the land described or referred to in this certificate and covered herein is:
FEE SIMPLE

Title to said estate or interest in said land at the effective date hereof vested in:
THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

Title acquired under deed dated 11/15/1949, recorded on 11/15/1949 in Liber 4646 cp 110, made by SHEFFIELD FARMS COMPANY, INC.

EXHIBIT A

The land referred to in this certificate is described as follows: - SEE ATTACHED DESCRIPTION -

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A DESCRIPTION

Title No.: 3114-00553

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, being known and designated as Lot 40 in Block 1995 on the Tax Map of the City of New York for the Borough of Manhattan.

CHICAGO TITLE INSURANCE COMPANY

ALTA 6-17-06 OWNER'S COVERAGE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska Corporation (The Company), insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13 and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
11. Any statutory lien for services, labor, or materials furnished prior to the date hereof, and which has not gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy.

EXCLUSIONS FROM COVERAGE - OWNER'S

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Provision is made in the rate manual of this company filed with the Superintendent of Insurance of the State of New York for continuation of liability to grantees of the insured in certain specific circumstances only. In no circumstance provided for in this sub-section shall this company be deemed to have insured the sufficiency of the instrument of conveyance or to have assumed any liability for the sufficiency of any proceedings after the date of this policy.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B

I. BLANKET POLICY

If the application is for title insurance under a master or blanket policy all of the following items under this Schedule B will be excepted from coverage in the Certificate of Title Insurance to be issued hereon unless disposed of to the satisfaction of the Company on or prior to closing.

II. IDENTITY PARTIES

The identity of parties at the closing of this title should be established to the satisfaction of the closer.

III. SECTION 13 OF LIEN LAW

Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law and such covenant must be absolute and not conditional. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.

IV. ASSIGNMENT OF MORTGAGE OR OTHER LIENS

When the transaction is an assignment of a mortgage or other lien, an estoppel certificate executed by the owner of the fee and by the holders of all subsequent encumbrances must be obtained. When the transaction is a mortgage, the amount actually advanced should be reported to the Company.

V. MATTERS AFTER EFFECTIVE DATE OF CERTIFICATE

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Certificate.

VI. CORPORATE GRANTOR

If the present transaction consists in whole or in part of a conveyance or lease by a corporate grantor or lessor, there must be compliance with Section 909 of the Business Corporation Law. We will require the written consent to such conveyance or lease by all the holders of the outstanding shares of the said corporation and the instrument on closing should so recite. In lieu thereof the consent of the holders of two-thirds of all the outstanding shares entitled to vote thereon obtained at a meeting duly noticed and called for the purpose of obtaining such consent in the manner provided for in Section 605 of the Business Corporation Law is required and the instrument on closing should so recite.

If neither of the above is obtained, then, the proofs, showing the basis upon which the conveyance or lease is to be made must be submitted to counsel prior to closing.

VII. CORPORATE MORTGAGOR

If the present transaction consists in whole or in part of the making of a new mortgage there must be compliance with Section 911 of the Business Corporation Law. We will require a certified copy of the resolution of the board of directors of any corporate mortgagor authorizing the making of said mortgage.

Proof must also be shown that the consent of stockholders of the mortgagor corporation is not required by its certificate of incorporation or amendments thereto for the making of said mortgage.

The mortgage should contain a recital showing that it was made and executed pursuant to the resolution of the board of directors of the mortgagor.

VIII. CONTRACT

If this certificate requires a conveyance of the fee estate and the contract has not been submitted to the Company, it should be furnished for consideration prior to closing.

IX. PROOF OF NO OTHER NAME

Proof is required to show that the persons certified as owners herein have not been known by any other name in the 10 years last past. If they have been known by another name, all searches must be amended and run against such name and title is subject to returns, if any, on such amended searches.

X. VAULT CHARGES

The lien of street vault charges, if any.

XI ADMINISTRATIVE CODE

Liens pursuant to the Administrative Code of the City of New York may have attached and not been filed or recorded. No liability is assumed for same.

NOTE: Items X. and XI. will be reconsidered upon receipt of proof satisfactory to this Company as to what type of improvements are situated on the Premises as described herein.

XII. PERSONAL PROPERTY

Title to any personal property, whether the same be attached to or used in connection with the premises.

(The policy to be issued will contain an exception as to this Item without change or modification).

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B-1

Title No.: 3114-00553

The policy will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following exceptions unless they are disposed of to our satisfaction:

A. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.

B. Mortgages returned herein (NONE). Detailed statement within.

NOTE: If the subject transaction is one involving a sale subject to the mortgage(s) returned in this exception, and since many lenders now have the mortgage instrument state that the debt will become due and payable at the option of the mortgagee upon any transfer of title, it is recommended that the applicant examine the mortgage document(s) as well as the note(s) and bond(s) and any agreement modifying said mortgage(s) or make inquiry of the mortgagee of the current terms of such instrument(s) especially with respect to acceleration of the maturity date in case of a sale. Upon request, we will obtain and furnish a copy of the recorded mortgage(s) for cost.

C. Any state of facts which an accurate survey might show.
or
Survey exceptions set forth herein.

D. Rights of tenants or persons in possession.

1. As a result of new regulations required under Title 11 NYCRR 35 (Insurance Regulation 206), attention is called to an important notice immediately preceding Schedule A of this report.

2. Until a guaranteed survey is received and read into title, policy will not insure the exact distances, courses and dimensions of the premises and will except any state of facts an accurate survey may show, including compliance with covenants and restrictions.

OMIT 3. Terms and Provisions of an Unrecorded Agreement dated 1/7/1957 made between THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK and THE CITY OF NEW YORK.

WITH REGARD THERETO:

a) Unrecorded Supplemental Agreement dated 5/20/1958 made between THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK and THE CITY OF NEW YORK.

b) Second Supplemental Agreement made between THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK and THE CITY OF NEW YORK dated 4/18/1961 recorded 12/27/1961 in Liber 5173 cp 191.

(As said Agreements may affect premises described herein)

(EXHIBIT B)

4. The Schedule A description herein is for information only. The premises as described in the last of deed of record in Liber 4646 cp 110 is by a metes and bounds description covering premises to be insured hereunder and more. Therefore, a metes and bounds description of the premises to be insured hereunder could not be supplied. Upon receipt of a certified survey the description herein will be amended accordingly.

5. The following Notices of Sidewalk Violation must be cancelled of record:

#72470 - Filed 8/16/99

OMIT 6. Part of premises was formerly part of 128th Street. Policy excepts possbile public and private easements over and along the same.

7. If the proposed sale, lease, exchange or mortgage to be insured is a corporation governed by the Not-For-Profit Corporation Law, and said corporation is a Type A or D corporation, under Sec. 201 of said law, we will require proof of compliance with Secs. 509 and 510(a)(1) or (2) of said law.

   NOTE: Proof is required that THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK is a corporation which is organized for Not-For-Profit purposes and is exempt under the Laws of the United States and the State of New York and City of New York for tax purposes.

I 8. If the proposed sale, lease, exchange or mortgage to be insured is by a corporation governed by the Not-For-Profit Corporation Law, and said corporation is a Type B or C corporation, under Sec. 201 of said law, we will require proof of compliance with Secs. 509 and 510(a)(1) or (2) of said law, and if the sale, lease or exchange of all or substantially all of the assets is contemplated, a Court Order must be obtained, pursuant to Sec. 510(a)(3) of said Law.

   NOTE: Proof is required that THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK is a corporation which is organized for Not-For-Profit purposes and is exempt under the laws of the United States and the State of New York and City of New York for tax purposes.

9. Proof is required of compliance with the By-Laws of THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK in making the proposed conveyance. Copies of all relevant Resolutions of the governing body of COLUMBIA UNIVERSITY pertaining to said proposed conveyance should be submitted to this Company prior to closing.

10. Searches, including bankruptcy, have been run against the name THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK and returns, if any, appear herein.
    SEE EXCEPTION NO. 11
    (See bankruptcy searches herein.)

11. Four (4) Judgments, Numerous Environmental Control Board Liens filed as of 8/31/2014 and One (1) Parking Violation Bureau Lien filed against THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK, and similar names, to be disposed of. (COPIES HEREIN)

12. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City, or any demand made by the City for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance - Emergency Services, whether or not such charges are liens against which this policy insures.

13. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City, or any demand made by the City for any such work that may result in charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against which this policy insures.

14. Emergency Repair Liens pursuant to the Administrative Code of the City of New York may have attached and not been filed with the County Clerk.

No liability is assumed for the same.

15. Contract in this transaction has not been received by this Company. It should be submitted and considered prior to closing.

16. When recording a deed and, in some instances, a memorandum of lease, where the consideration is: $400,000 or more, a copy of the closing statement or contract of sale must be submitted with The New York City Real Property Transfer Tax Return at the time of recordation.

17. In advance of scheduling the closing, the Company must be advised as to the identity of the proposed insured and other interim grantee(s), if any, and additional exceptions may then be added.

18. If the party to be insured is a corporation or partnership, its Certificate of Incorporation or Partnership Agreement, with proof of publication, if it is a Limited Partnership, will be required prior to or at closing.

19. Policy will except all loss or damage arising from the imposition of any lien resulting from the restoration of real property taxes upon the premises or the rescission of tax abatements as said exemption and/or abatement is provided for pursuant to the provisions of the Administrative Code of the City of New York.

20. Policy excepts any water and/or sewer rent charges not entered.

County Clerk Judgments (4)

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100270357501 101206	TJ	CR31027122/09	06/14/10	04/28/09			$1,500.00

Debtor COLUMBIA UNIVERSITY 2920 BROADWAY NY NY 10027 7164

Creditor CRIMINAL COURT OF THE CITY OF NEW YORK 100 CENTRE ST NY NY 10013

Attorney LEOPOLD GROSS & SOMMERS PC 16 COURT ST STE 1903 BROOKLYN NY 11241

Comments 061410-DOCKET #:2008SN074512
061410-DOCKET #:2008SN074512

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100277024401 110308	TJ	CR310053014320	01/05/11	01/04/11			$5,000.00

Debtor COLUMBIA UNIVERSITY 3024 BROADWAY NEW YORK 10001 0000

Creditor CRIMINAL COURT OF THE CITY OF NEW YORK 100 CENTRE NEW YORK 10013

Attorney DISTRICT ATTORNEY OF NEW YORK COUNTY ONE HOGAN PLACE NEW YORK 10013

Third Party 2010SN070205 00000

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100277024501 110308	TJ	CR310053014330	01/05/11	01/04/11			$5,000.00

Debtor COLUMBIA UNIVERSITY 3022 BROADWAY NEW YORK 10001 0000

Creditor CRIMINAL COURT OF THE CITY OF NEW YORK 100 CENTRE NEW YORK 10013

Attorney DISTRICT ATTORNEY OF NEW YORK COUNTY ONE HOGAN PLACE NEW YORK 10013

Third Party 2010SN070217 00000

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
3100305469101 121205	TJ	CR310056431530	12/05/12	12/04/12			$350.00

Debtor COLUMBIAUNIVERSIT Y 530 SEMINARY ROW NEW YORK 10027 0581
COLUMBIA UNIVERSITY 530 SEMINARY ROW NEW YORK 10027 0581

Creditor CRIMINAL COURT OF THE CITY OF NEW YORK 100 CENTRE NEW YORK 10013

Attorney DISTRICT ATTORNEY OF NEW YORK COUNTY ONE HOGAN PLACE NEW YORK 10013

Third Party 2012SN098276 00000

CC Environmental Control Board (88) BOOK DATE 08/31/14

Key	Docket	Debtor	Amount	Sat
010925261N	01/08	COLUMBIA UNIVERSITY 511 W 114 ST 10027	$10.00	
011121020P	01/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011121023K	01/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011127099Y	01/10	COLUMBIA UNIVERSITY 410 WEST 118 STREET 10027	$1,000.00	
011135489J	12/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$3,000.00	
011152091Y	02/11	COLUMBIA UNIVERSITY 542 WEST 112 STREET 10025	$2,000.00	
011159269Y	08/10	COLUMBIA UNIVERSITY 410 W1 18 ST 10027	$1,000.00	
011159441R	06/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011164205L	09/10	COLUMBIA UNIVERSITY 615 WEST 131 STREET 10027	$1,000.00	
011164206N	09/10	COLUMBIA UNIVERSITY 615 WEST 131 STREET 10027	$1,000.00	
011164937R	11/11	COLUMBIA UNIVERSITY 622 WEST 113 STREET 10025	$1,000.00	
011166650Z	01/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$5,000.00	
011169275J	05/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011169276L	05/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011169277N	05/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011172299L	11/11	COLUMBIA UNIVERSITY 410 WEST 118 STREET 10027	$5,000.00	
011177119H	11/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$2,000.00	
011177120P	11/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011177122Z	11/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	
011177123K	11/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00	

011177124M	11/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$3,000.00
011177585P	02/11	COLUMBIA UNIVERSITY 410 WEST 118 STREET 10027	$2,000.00
011203010K	04/11	COLUMBIA UNIVERSITY 562 WEST 113 STREET 10025	$1,000.00
011203521M	04/11	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$4,000.00
011204820R	07/11	COLUMBIA UNIVERSITY NY TR 600 WEST 113 STREET 10025	$1,000.00
011207885L	11/11	COLUMBIA UNIVERSITY 410 WEST 118 STREET 10027	$1,000.00
011212613Y	11/11	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00
011222110L	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00
011222162N	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$150.00
011222163P	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00
011224110K	05/11	COLUMBIA UNIVERSITY 533 WEST 218 STREET 10034	$2,000.00
011230254K	07/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$4,000.00
011233768L	05/10	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$4,000.00
011234946J	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00
011234948N	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00
011240596J	06/12	COLUMBIA UNIVERSITY 410 WEST 118 STREET 10027	$1,000.00
011242086Z	11/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$350.00
011249535R	10/12	COLUMBIA UNIVERSITY 622 WEST 113 STREET 10025	$2,000.00
011269567J	09/14	COLUMBIA UNIVERSITY 410 WEST 116 STREET NEW YORK NY 10027	$10,000.00
011270168K	02/14	COLUMBIA UNIVERSITY 410 WEST 118 STREET NEW YORK NY 10027	$725.00
011275024Y	05/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$375.00
011275029N	05/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$1,000.00
011276037H	04/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$1,000.00
011276426L	04/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$2,000.00
011276427N	04/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$1,000.00
011279714J	11/11	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00

011281145L	01/12	COLUMBIA UNIVERSITY 615 WEST 131 STREET 10027	$400.00
011283981X	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$3,000.00
011283982H	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$3,000.00
011284573L	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$6,000.00
011284574N	01/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$4,000.00
011289486X	06/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$1,000.00
011301133J	06/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$750.00
011306856X	08/12	COLUMBIA UNIVERSITY 410 WEST 118 STREET 10027	$5,000.00
011307468Z	08/12	COLUMBIA UNIVERSITY 400 WEST 119 STREET 10027	$5,000.00
011315206Z	05/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$5,000.00
011315260J	06/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$5,000.00
011315271P	04/13	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$5,000.00
011323988M	04/13	COLUMBIA UNIVERSITY 410 WEST 118 STREET NEW YORK NY 10027	$5,000.00
011325613P	07/14	COLUMBIA UNIVERSITY 615 WEST 131 STREET NEW YORK NY 10027	$2,000.00
011347120Y	04/14	COLUMBIA UNIVERSITY 3260 HENRY HUDSON PARKWAY BRONX NY 10463	$5,000.00
011355073K	07/14	COLUMBIA UNIVERSITY 400 WEST 119 STREET NEW YORK NY 10027	$300.00
011361793J	07/14	COLUMBIA UNIVERSITY 3260 HENRY HUDSON PARKWAY BRONX NY 10463	$750.00
011374016H	09/14	COLUMBIA UNIVERSITY 410 WEST 118 STREET NEW YORK NY 10027	$300.00
012001661P	11/11	COLUMBIA UNIVERSITY IN NYCT 544 WEST 110 STREET 10025	$1,000.00
012002942X	06/12	COLUMBIA UNIVERSITY CITY OF NY 566 W 117 ST 10025	$5,000.00
012004159N	03/12	COLUMBIA UNIVERSITY 605 WEST 115 STREET 10025	$625.00
012005824Z	07/12	COLUMBIA UNIVERSITY 550 WEST 120 STREET 10027	$5,000.00
012007083J	11/12	COLUMBIA UNIVERSITY CITY NY TR 566 WEST 114 STREET 10025	$5,000.00

012010861Y	04/13	COLUMBIA UNIV IN NYCTR 544 WEST 110 STREET NEW YORK NY 10025	$5,000.00
012025216N	12/13	COLUMBIA UNIV IN NYCTR 605 WEST 115 STREET NEW YORK NY 10025	$935.00
012026048H	01/14	COLUMBIA UNIVERSITY 530 WEST 120 STREET NEW YORK NY 10027	$375.00
012026387M	01/14	COLUMBIA UNIV IN NYCTR 605 WEST 115 STREET NEW YORK NY 10025	$935.00
012029370J	05/14	COLUMBIA UNIVERSITY 530 WEST 120 STREET NEW YORK NY 10027	$0.69
012031237N	07/14	COLUMBIA UNIV TR CITY NY 533 W 218 ST MANHATTAN NY 10034	$935.00
0175819830	09/13	COLUMBIA UNIVERSITY NYC 605 WEST 115 STREET NEW YORK NY 10025	$300.00
0175820251	02/13	COLUMBIA UNIV TRUSTEES 511 WEST 113 STREET NEW YORK NY 10025	$300.00
0176386110	08/12	COLUMBIA UNIVERSITY 548 WEST 113 STREET NEW YORK NY 10025	$500.00
0177654171	01/14	COLUMBIA UNIV IN NYC TR 544 WEST 110 STREET NEW YORK NY 10025	$300.00
0183871930	07/14	COLUMBIA UNIVERSITY 410 W 118TH ST B230 E CAMPUS NEW YORK NY 10027	$1,000.00
0183873021	07/14	COLUMBIA UNI NYC TR THE TRUST 400 WEST 119 STREET NEW YORK NY 10027	$1,000.00
0184926015	09/14	COLUMBIA UNIVERSITY IN THE CIT 618 WEST 169 STREET NEW YORK NY 10032	$275.00
032070011H	10/11	COLUMBIA UNIVERSITY 411 WEST 118 STREET MAN NY 10027	$200.00
034872510J	11/11	COLUMBIA UNIV NY CTRTHE TRUST EES OF CO 400 WEST 119 STREET NY NY 10027	$2,500.00
035066113X	08/14	COLUMBIA UNIVERSITY 400 WEST 119TH STREET NY NY 10024	$800.00
036013733Y	12/10	COLUMBIA UNIV IN NYCTR THE TRUSTEES OF 400 WEST 119 STREET NEW YORK NY 10027	$4,000.00
040169735N	01/13	COLUMBIA UNIVERSITY 502 WEST 113 STREET NEW YORK NY 10025	$300.00
044140575J	01/14	COLUMBIA UNIV CITY NY TR 521 WEST 111 STREET NEW YORK NY 10025	$300.00

CC Environmental Control Board (4) BOOK DATE 08/31/14

Key	Docket	Debtor	Amount	Sat
0153186817	01/07	TRUSTESS OF COLUM TH 548 WEST 114 STREET NEW YORK NY 10025	$300.00	
0160244031	10/08	TRUSTESS OF CO LOUN TH 531 WEST 113 STREET NEW YORK NY 10025	$300.00	
040212867X	10/08	TRUSTESS OF COLUM TH 548 WEST 114 STREET NEW YORK NY 10025	$300.00	
044120504Y	01/14	TRUSTESS OF COLUM TH 531 WEST 113 STREET NEW YORK NY 10025	$300.00	

CC Parking Violations (1) BOOK DATE 10/24/14

Plate	Debtor	No. of Tickets	Amount	Interest	Date
7347517254	COLUMBIA UNIVERSITY 630W W 168TH ST NEW YORK NY10032	1	$175		

SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: (718) 625-9949
Fax: (718) 625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: (518) 785-4892
Fax: (518) 785-5086

104 Edwards Ave Suite 1
Calverton, NY 11933
Tel: (631) 727-1308
Fax: (631) 727-1309

Title:	CTIM-711 311400553	**Date:**	10/23/2014
Name of individual:	THE TRUSTEES OF COLUMBIA UNIVERSITY		
County/District	NEW YORK/SOUTHERN		

BANKRUPTCY SEARCH

☒ There is no record of a bankruptcy filing for the above-mentioned individual, corporation or business. The following office(s) have been checked:

☐ The following information is on file:

Case #	Chapter	Filed Date	Closing Date	SS#

NONE FOUND

U.S. BANKRUPTCY COURT
SOUTHERN DISTRICT
1 BOWLING GREEN
NEW YORK, N.Y. 10004

IMPORTANT NOTICE ABOUT SEARCH INFORMATION ABOVE

SUPERIOR DATA SERVICES, INC. DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENT AGENCY WERE EXAMINED AND THAT THE INFORMATION RECORD ABOVE IS A TRUE AND ACCURATE ABSTRACTION OF THE INFORMATION CONTAINED THEREIN. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY. LIABILITY IS LIMITED TO ERRORS AND OMISSIONS OF INFORMATION PROPERLY INDEXED, FILED AND RECORDED WITH THE ABOVE GOVERNMENTAL AGENCY. THE LIABILITY UNDER THIS SEARCH SHALL NOT EXCEED $1,000 AND SHALL BE CONFINED TO THE APPLICANT FOR WHOM THE SEARCH WAS MADE. THIS SEARCH DOES NOT INCLUDE FILINGS IN AREAS OTHER THAN THE MICROFICHE OR INDEX SECTIONS OF THE UNITED STATES BANKRUPTCY CLERK'S OFFICE.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY: CHICAGO TITLE INS. - 711

SUPERIOR DATA SERVICES, INC.

www.superior-data.com

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: (718) 625-9949
Fax: (718) 625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: (518) 785-4892
Fax: (518) 785-5086

104 Edwards Ave Suite 1
Calverton, NY 11933
Tel: (631) 727-1308
Fax: (631) 727-1309

Title:	CTIM-711 311400553	**Date:**	10/23/2014
Name of individual:	THE CITY OF NEW YORK		
County/District	NEW YORK/SOUTHERN		

BANKRUPTCY SEARCH

☒ There is no record of a bankruptcy filing for the above-mentioned individual, corporation or business. The following office(s) have been checked:

☐ The following information is on file:

Case #	Chapter	Filed Date	Closing Date	SS#

NONE FOUND

U.S. BANKRUPTCY COURT
SOUTHERN DISTRICT
1 BOWLING GREEN
NEW YORK, N.Y. 10004

IMPORTANT NOTICE ABOUT SEARCH INFORMATION ABOVE

SUPERIOR DATA SERVICES, INC. DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENT AGENCY WERE EXAMINED AND THAT THE INFORMATION RECORD ABOVE IS A TRUE AND ACCURATE ABSTRACTION OF THE INFORMATION CONTAINED THEREIN. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY. LIABILITY IS LIMITED TO ERRORS AND OMISSIONS OF INFORMATION PROPERLY INDEXED, FILED AND RECORDED WITH THE ABOVE GOVERNMENTAL AGENCY. THE LIABILITY UNDER THIS SEARCH SHALL NOT EXCEED $1,000 AND SHALL BE CONFINED TO THE APPLICANT FOR WHOM THE SEARCH WAS MADE. THIS SEARCH DOES NOT INCLUDE FILINGS IN AREAS OTHER THAN THE MICROFICHE OR INDEX SECTIONS OF THE UNITED STATES BANKRUPTCY CLERK'S OFFICE.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY: CHICAGO TITLE INS. - 711

Title No.: 3114-00553

CHICAGO TITLE INSURANCE COMPANY COMMON EXCEPTIONS AFFIDAVIT

State of New York)
) ss:
County of New York)

STRIKE OUT ALL PARAGRAPHS OR PROVISIONS WHICH ARE INAPPLICABLE

_____, being duly sworn, deposes and says:

1. That I make this affidavit in respect to real property known as 614-626 WEST 125TH STREET AKA, NEW YORK, New York ("the Premises"), and that I make this affidavit in response to certain Exceptions contained in Title Report No. _____ issued by CHICAGO TITLE INSURANCE COMPANY the Title Report"), knowing that CHICAGO TITLE INSURANCE COMPANY will rely upon the truthfulness of the statements herein.

2. The Premises are owned by _____ (the "Fee Owner"). I make this affidavit as the _____ of the Fee Owner.

3. That the Fee Owner acquired title by deed dated _____ and recorded on _____ in Liber/Reel _____ page _____.

4. That none of the (judgments,) (federal tax liens,) (Parking Violation Bureau judgments,) (Envionmental Control Board liens,) (State Tax Commission Warrants,) (New York City Tax Warrants) set forth as Exception(s) _____ in the captioned title report are against the Fee Owner; and that the Fee Owner has never resided at or conducted business at any of the addresses set forth in said judgments, warrants and liens.

5. That there has been no work done upon the Premises by the City of New York, nor has the City of New York made any demand for any such work that may result in charges by the New York City Department of Rent and Housing Maintenance, or charges by the New York City Department of Environmental Protection for water tap closing or any related work, whether or not such charges are liens against the captioned property.

6. That no fees for inspection, reinspection, examination or services performed by the Department of Buildings have been levied, charged or incurred that may become a lien on the captioned premises.

7. That there are presently _____ tenants in the Premises; and that each of the tenants is
   ____ In possession under a lease containing a standard subordination clause fully and unconditionally subordinating the lease to all existing and future mortgages; or
   _____ In possession as tenant only and that there are no options or rights of first refusal contained in the lease or in any separate agreement with any such tenant.

   That there are no tenants in possession of the captioned premises.

8. That none of the current fee owner(s) has been known by any other name in the past ten years other than:

   _____
   _____

9. That, for purposes of compliance with Section 265-a of the Real Property Law (Home Equity Theft Prevention Act), Affiant states of his/her own knowledge that there are no lawsuits or proceedings pending to foreclose a mortgage or tax lien affecting the Premises; and that the Premises is not subject to a mortgage which is in default (more than two months in arrears).

_____

Sworn to before me this _____ day of _____ 20_____.

_____
Notary Public

Title No.: 3114-00553

PURCHASER'S HOME EQUITY THEFT PREVENTION AFFIDAVIT

State of New York)
) ss:
County of New York)

Premises: 614-626 WEST 125TH STREET AKA, NEW YORK, New York

_____, being duly sworn, deposes and says:

1. I am the purchaser of the captioned premises and I am familiar with the contract of sale affecting said premises.
2. The transaction is exempt from the provisions of Section 265-a of the Real Property Law (the Home Equity Theft Protection Act) because the premises herein is being purchased:

(STRIKE OUT THE PROVISIONS THAT DO NOT APPLY):

(a) for use as my primary residence and I will occupy the referenced premises as such; or

(b) from a referee in a foreclosure sale conducted pursuant to Article 13 of the Real Property Actions and Proceedings Law; or

(c) from _____, who is my spouse, grandparent, parent, child, grandchild, or sibling. *(Strike out the ones which are inapplicable),* or

(d) by a not-for-profit housing organization or a public agency; or

(e) the statute is not applicable because I am a bona fide purchaser for value; or

(f) is a sale authorized by statute; or

(g) by order or judgment of a court.

I make this affidavit knowing that CHICAGO TITLE INSURANCE COMPANY is relying on the truth of the statements made herein.

_____

Sworn to before me this _____ day of _____ 20_____.

_____
Notary Public

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00553

MORTGAGES

A 1. NONE OF RECORD

This certificate does not purport to show all the terms and provisions of the preceding mortgage(s). Interested parties should communicate with the holder(s) thereof to consider the terms thereof, the obligation(s) secured and the effect of any unrecorded agreements in modification thereof.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

TITLE: CTIM-711 311400553

THE UNPAID TAXES, WATER RATES, ASSESSMENTS AND OTHER MATTERS RELATING TO TAXES WHICH ARE LIENS AT THE DATE OF THIS CERTIFICATE ARE SET FORTH BELOW:

Premises: **614 WEST 125 STREET** County: **MANHATTAN**
Building Class: **STORE BUILDING; ONE STORY - K1** SWIS: **620100** Section: **7** Vol.: **7**
Tax Class: **4** Tax Rate: 10.323 Adj. Tax Rate: **0** Block: **1995** Lot: **40**
Condo:
Assessed Owner: **TRUSTEES OF COLUMBIA** **Annual taxes without exemptions: $74,748.33**

2014/2015 FINAL

Transition Land	$	239,400.00	Actual Land	$	239,400.00
Transition Total	$	724,095.00	Actual Total	$	927,450.00
Transition Exempt	$	724,095.00	Actual Exempt	$	927,450.00

Exemption Type: NFP-CONTEMPLATED USE

Disposition / Returns:

ACCOUNT TYPE	DUE	ENTER DATE	TRANSACTION TYPE/ID	ITEM IND	LIABILITY	COLLECTION
PROP TAX	1st HALF	07/01/2014	PERIOD BALANCE:		FULLY EXEMPT	
PROP TAX	2nd HALF	01/01/2015	PERIOD BALANCE:		FULLY EXEMPT	

2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES ARE SUBJECT TO CHANGE DUE TO ANTICIPATED TAX RATE REVISIONS.

PAYMENTS POSTED AFTER 07/31/2014 ARE UNOFFICIAL PAYMENTS.

2014/2015 WATER: NONE
SEWER: NONE

CIS ACCOUNT NOT ESTABLISHED AS OF DATE OF SEARCH.

**LOT SUBJECT TO WATER & SEWER CHARGES AND OR METERED WATER AND SEWER CHARGES.

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/22/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

NYC FINANCE
P.O. BOX 680
NEWARK, NJ 07101-0680
212-504-4080

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163
718-595-7000

SUBJECT TO CONTINUATION PRIOR TO CLOSING. NOTHING ELSE FOUND ON CITY'S RECORDS AS OF **10/22/2014.** ANY PAYMENT MADE AFTER **7/31/2014** ARE SUBJECT TO COLLECTION THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING

SUPERIOR DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE AND/OR THE DEPARTMENT OF ENVIORNMENTAL PROTECTION BUT NOT LIMITED TO ERRORS DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE OR SOFTWARE PROBLEMS OR THE BACKDATING OF ANY INFORMATION INCLUDING EXISTING CIS ACCOUNTS NOT REFERENCED UNDER BLOCK AND LOT SEARCHED HEREIN. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF THE DATE OF THIS REPORT AND REFLECTED ON THE PUBLIC RECORDS. RECENT PAYMENTS REFLECTED MAY BE SUBJECT TO COLLECTION. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABOUT; NOR DOES IT COVER VAULT CHARGES AND ADDITIONAL CHARGES DUE TO BUILDING PURPOSE CHARGES FOR UNFIXED FRONTAGE. TAX EXEMPTIONS NOTED ABOVE MAY BE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF THE RECORD OWNER. PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AVAILABLE AT CLOSING.

SUPERIOR DATA SERVICES, INC.

WWW.SUPERIOR-DATA.COM

188 Montague Street 10th Floor
Brooklyn, NY 11201
Tel: 718-625-9949
Fax: 718-625-9609

1471 Route 9 Suite 203
Clifton Park, NY 12065
Tel: 518-785-4892
Fax: 518-785-5086

104 Edwards Ave. Suite 1
Calverton, NY 11933
Tel: 631-727-1308
Fax: 631-727-1309

Title: CTIM-711 311400553
Premises: 614/626 WEST 125 STREET
AKA 614/626 DR M L KING JR BOULEVARD
County: MANHATTAN
District: **Section:** **Block:** 1995 **Lot:** 40

VAULT TAX SEARCH

A SEARCH OF THE DEPARTMENT OF FINANCE COMPUTER RECORDS WAS MADE ON: 10/25/2014

☒ THERE ARE NO OPEN VAULT CHARGES ON RECORD AT THIS LOCATION

☐ THE VAULT CHARGES HAVE BEEN DISCONTINUED SINCE 1998. NO FURTHER BILLINGS HAVE BEEN ASSESSED, AND ALL PREVIOUS CHARGES HAVE BEEN PAID TO DATE.

☐ THERE ARE OPEN VAULT CHARGES ON RECORD AT THIS LOCATION AND UNPAID CHARGES HAVE GONE TO WARRANT STATUS.

FOR OUTSTANDING DOCKETED TAX WARRANTS, SEE THE RECORDS OF THE SUPREME COURT/COUNTY CLERKS OFFICE FOR BOROUGH IN QUESTION.

NOTE: THERE MAY BE EXISTING VAULTS AT THE ABOVE MENTIONED BLOCK AND LOT THAT HAVE NOT YET BEEN INSPECTED BY THE DEPARTMENT OF FINANCE. THIS SEARCH DOES NOT COVER ANY DROPPED OR MERGED LOTS. THIS SEARCH IS SUBMITTED FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED. THIS SEARCH IS PREPARED FOR EXCLUSIVE USE BY CHICAGO TITLE INS - 711.

FINANCE NEW YORK
MARTIN R. STARK COMMISSIONER

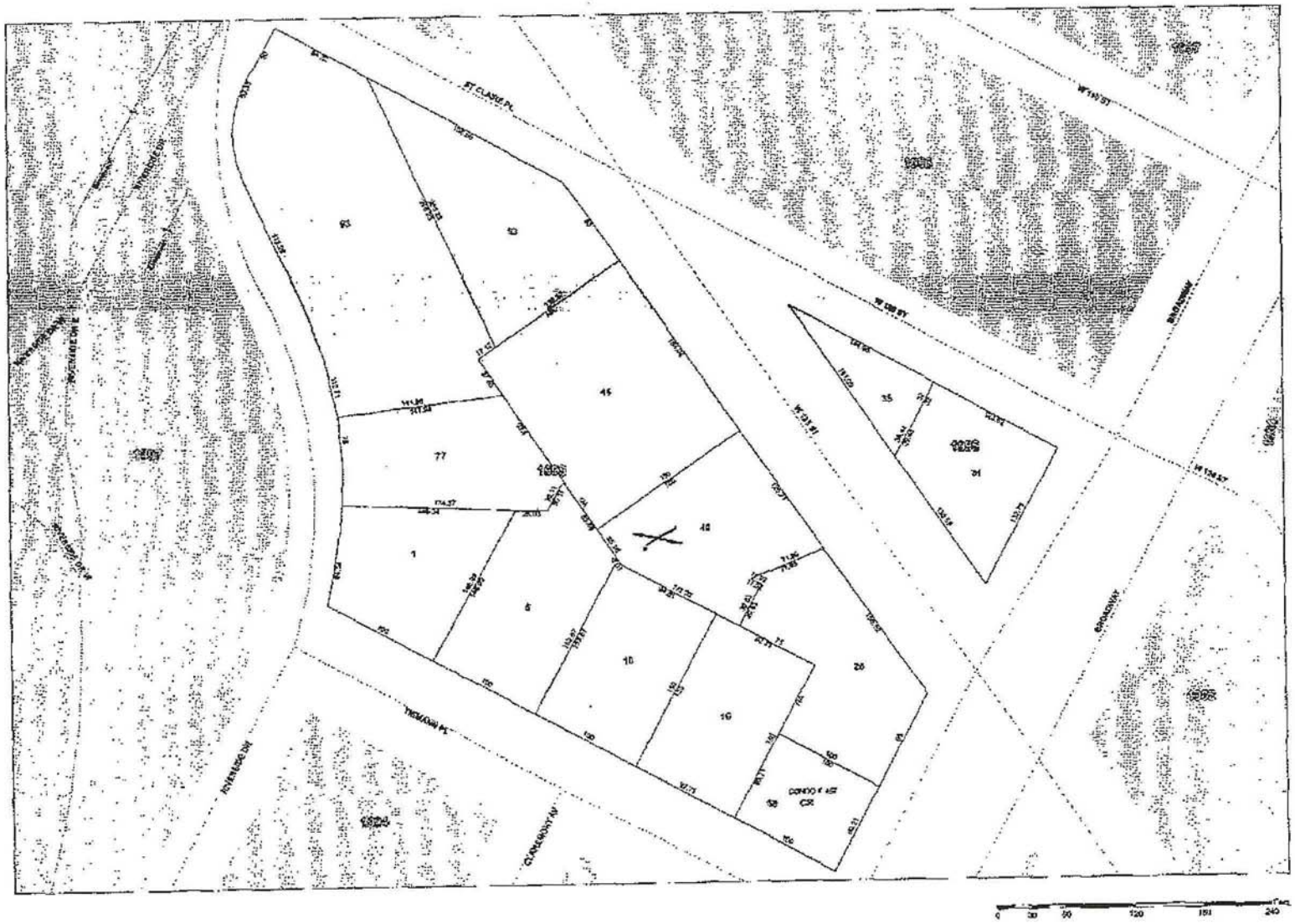
NYC Digital Tax Map

Effective Date : 12-09-2008 14:59:37
End Date : Current

Manhattan Block: 1995

Legend

- Streets
- Miscellaneous Tax
- Possession Hooks
- Boundary Lines
- Lot Fans Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



REAL ESTATE TAXES - NEW YORK CITY

TAX	FISCAL YEAR BEGINS	DUE DATES	LIEN DATES
City Assessed Valuation of $40,000 or less*	July 1	July 1, October 1, January 1 & April 1	July 1, October 1, January 1 & April 1
Assessed Valuation of over $40,000	July 1	**July 1 & January 1	**July 1 & January 1
Annual Water (non-metered) Annual Sewer	June 30	June 30	June 30

*Includes real property held in cooperative form where the assessed valuation for such property divided by the number of dwelling units equals $40,000 or less.

**Taxes are liens and are due and payable in semi-annual installments on July 1 and January 1. NOTE: Local Law require owners of real estate assessed at more than $40,000 to pay real estate taxes in semi-annual installments while continuing quarterly payments for properties assessed at $40,000 or less.

CITY TAX	The grace period on taxes is through the 15th day of the month beginning with the due date. Interest from the due date is added at the rate of 9% per annum provided the property is improved and the annual tax is $2,750.00 or less. If the property is improved and the annual tax is more than $2,750.00 or if the property is vacant or unimproved land, interest is calculated at 18% per annum. NOTE: If any taxes are paid by a lending institution, the interest is calculated at 18% from the due date.
WATER METER CHARGES AND SEWER CHARGES	Water and sewer charges are now administered by the New York City Department of Environmental Protection (Bureau of Water and Energy Conservation) located at 59-17 Junction Blvd., Corona, New York. Telephone #718-595-4600. They have developed a new computer system (the Customer Information System, or CIS) for processing and issuing water and sewer charges. The charges generated through this new system will not be posted in the New York City Department of Finance's computer systems, where water and sewer charges have been posted in the past. Any search for unpaid water and sewer charges must include both the Department of Finance (for charges established before CIS was implemented and the Department of Environmental Protection (Bureau of Water and Energy Conservation). The charges are based on water meter readings. Sewer charges are calculated on the quantity of industrial wastes discharged into the sewer and become liens on the date of entry. If not paid within thirty days following the date of entry, interest at the rate of 18% per annum, from the date of entry is added to date paid. NOTE: To obtain a special meter reading, the home-owner should contact the New York City Department of Environmental Protection (Bureau of Water and Energy Conservation) at the above address for an appointment on payment of a fee of $55.00. If for any reason the homeowner fails to keep the appointment, the fee paid is non-refundable. The homeowner will then have to make another appointment on payment of the required fee of $55.00.

WATER AND SEWER CHARGES (FRONTAGE)	If annual charges are not paid by the last day of the month following the month of entry, interest at 18% per annum from the due date is added to date paid.	
WATER METER CHARGES AND SEWER CHARGES (FOR QUEENS COUNTY ONLY)	In certain areas of Queens County, metered water charges are paid to the Jamaica Water Company (a Private Co.). The meter is read approximately every 90 days and a bill mailed 7 days later. To obtain a special meter reading, the homeowner should contact the Jamaica Water Company (Telephone #718-298-8100) to set up an appointment at no charge to the customer. New York City Dept. of Environmental Protection bills all Queens residents for sewer charges (except areas where a cesspool is located). Sewer charges are based upon a percentage of water consumption. Jamaica Water Company supplies its Queens customers records to the City once a year so that they may bill for sewer charges. Jamaica Water Co. is not responsible for calculating any sewer charges. Any questions regarding sewer bills, contact the Bureau of Water and Energy Conservation at (718) 595-4600. NOTE: The New York City Bureau of Water and Energy Conservation now has access to Jamaica Water Company computer system and therefore can readily obtain information from them.	
ASSESSMENTS	LIEN DATE When entered	DUE DATE When entered
	LAST DAY TO PAY WITHOUT PENALTY Within 90 days of entry (within 30 days on assessments for emergency repairs or services and Department of Health Pest Control charges). INTEREST PENALTY FOR LATE PAYMENT Assessments accrue penalty at the same rate as a City Tax upon the premises to which they relate (except assessments based upon emergency repairs made or services performed pursuant to Department of Housing Preservation and Development authorization which accrue penalty at the rate of 10% per annum).	
BOILER AND ELEVATOR	LIEN DATE When entered	DUE DATE When entered
	LAST DAY TO PAY WITHOUT PENALTY Within 30 days of entry. INTEREST PENALTY FOR LATE PAYMENT Interest on all Boiler and Elevator charges . . . . . 18% per annum.	
VAULT	LIEN DATE June 1	DUE DATE June 1
	LAST DAY TO PAY WITHOUT PENALTY Within 30 days of entry. INTEREST PENALTY FOR LATE PAYMENT Interest rates on all Vault charges March 1, 1989 to date . . . . . 8.0% per annum.	

NOTES

1. Your canceled check is your receipt. Receipted bills will not be returned unless written request accompanies payment.

2. General information call: Taxpayer Assistance (718) 935-9500.

3. Interest computation: (For Real Estate Taxes call N.Y.C. Department of Finance (718) 935-6000.) Due to possible fluctuation in the interest rate and the complexity of interest calculations, it is recommended that an official bill be obtained from the appropriate Borough Office of the Department of Finance, requesting an interest calculation to the contemplated date of payment. (For water and sewer charges call the Department of Environmental Protection (718) 595-7000.)

4. Information regarding In Rem: Call (718) 935-6535, 6533, 6534.

5. Information regarding refunds: Call (718) 935-9500.

6. Certain assessments may be paid in installments by arrangement. Delinquent taxes and other charges may also be paid in installments by arrangement. Contact the local office of the Department of Finance to determine whether such an arrangement can be made.

7. Checks should be made payable to New York City Department of Finance.

8. Effective July 1, 1990, interest due on late payments is calculating using daily compounding rather than simple interest. The interest rate is fixed annually by the City Council.

9. To obtain a receipt upon payment, you must pay by cash or certified check.

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3114-00553

MUNICIPAL, DEPARTMENTAL AND INFORMATIONAL SEARCHES

No state or municipal department searches for notices of violation of laws, regulations and ordinances filed therein are made UNLESS SPECIFICALLY REQUESTED BY THE APPLICANT. Such searches, if requested, are made by the particular municipal department and are called "Record Search" and disclose only those violations reported by the last inspection made by the City and do not show the present condition, which can be ascertained only by the applicant's requesting the City to make a new inspection and paying its fees therefor. Such searches are not continued to date of closing nor are new searches made even in event of adjournment of closing.

This Company does not, in any event, insure that the buildings or other erections upon the premises or their use comply with Federal, State and Municipal laws, regulations and ordinances, and therefore we assume no liability whatsoever by reason of the ordering of such searches and do not insure their accuracy. Such information as has been furnished to us by the various departments is set forth in the Municipal Department Violations Schedule.

Any searches or returns reported herein are furnished FOR INFORMATION ONLY. They will not be insured and the company assumes no liability for the accuracy thereof. They will *not be continued* to the date of closing.

CENTRAL VIOLATIONS BUREAU

In *New York City,* since about July 1, 1961, only the Fire Department, the Department of Health, the Department of Air Pollution Control and the Department of Water Supply, Gas and Electricity have been reporting violations issued by them affecting multiple dwellings to the Central Violations Bureau established pursuant to Section 328 of the Multiple Dwelling Law. In its report of its search for violations the Department of Buildings includes such violations affecting multiple dwellings filed by the aforesaid departments in the central bureau.

STREET VAULTS

In *New York City,* if there is a STREET VAULT, it is suggested that applicant investigate possible unpaid license fees by the City of New York for the use of such vault, because the right to maintain it IS NOT INSURED.

A street vault is any subsurface opening, structure, or erection, whether or not covered over, to the extent that it extends from the building line under the street. If there is a street vault used in connection with the premises herein described, the applicant should acquaint himself with the provisions of Title Z of Chapter 46 of the Administrative Code of the City of New York which imposes an annual charge for maintaining such vaults in New York City.

SCHEDULE:

MUNICIPAL SEARCHES - NONE.

FOR INFORMATION ONLY: AS REQUIRED BY LAW, PATRIOT SEARCHES HAVE BEEN RUN AGAINST THE FOLLOWING NAME(S):

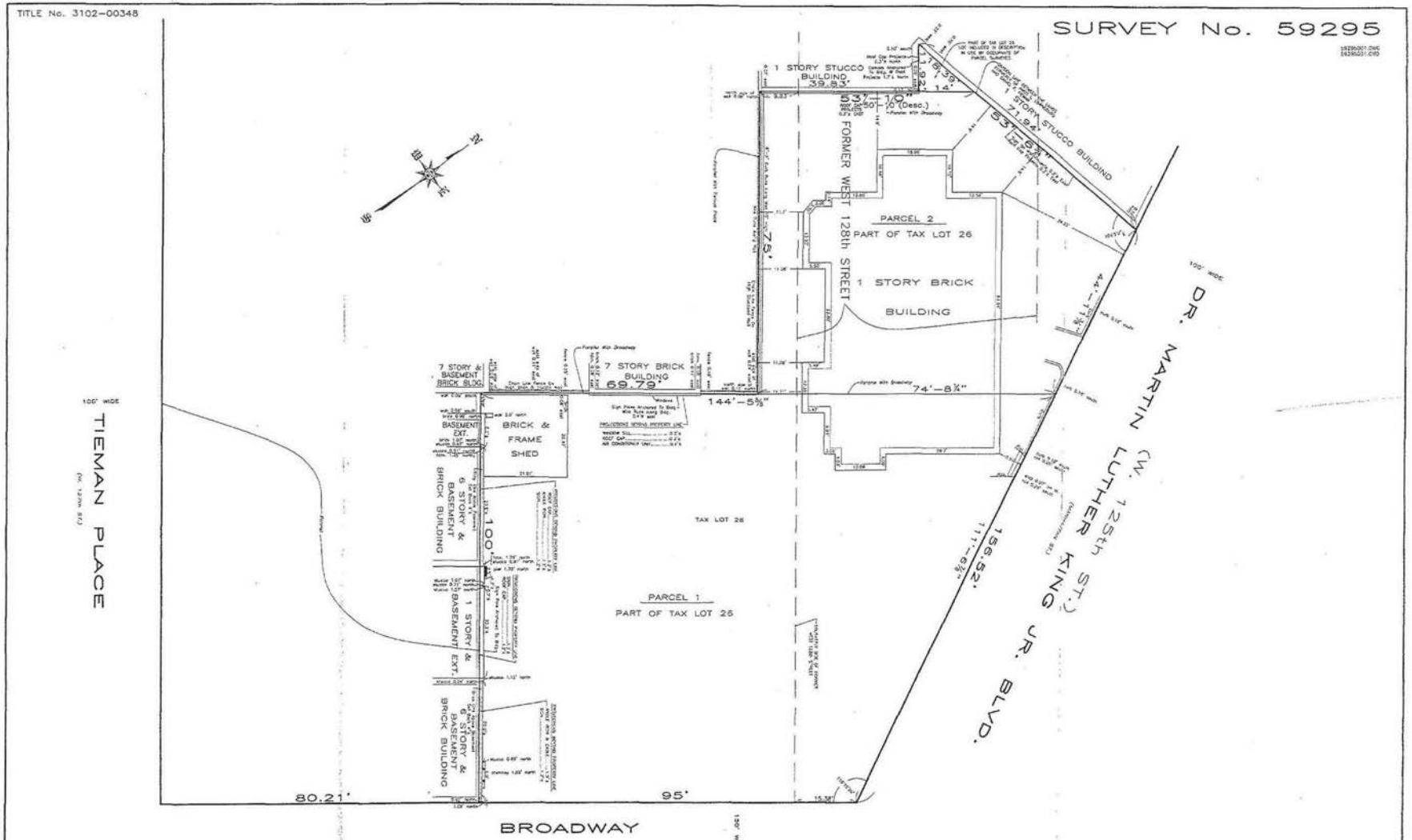
TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

APPENDIX 4

ALTA SURVEYS

TITLE No. 3102-00348

SURVEY No. 59295



CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY
THE TRUSTEES OF COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK
KRAMER LEVIN NAFTALIS & FRANKEL, LLP MCDONALD'S CORPORATION

REV.	DATE	DESCRIPTION	BY
-	10-13-22	TITLE SURVEY	

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS

CITY OF NEW YORK
COUNTY OF NEW YORK
TAX BLOCK 1995
TAX LOT 26
SCALE 1" = 10'

Scope of Services for ALTA Surveys

ALTA/ACSM Land Title Survey of Lot 26, Block 1995

Scope of Services

Stantec Consulting will perform an ALTA\ACSM Land Title Survey of the site in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS In 2011, and includes Table A Items 2, 3, 4, 6(a), 7(a), 7 (c), 8, 9, 10(a), 11(a), 13, 14, 16, and 17.

ALTA/ACSM Land Title Survey of Lot 40, Block 1995

Scope of Services

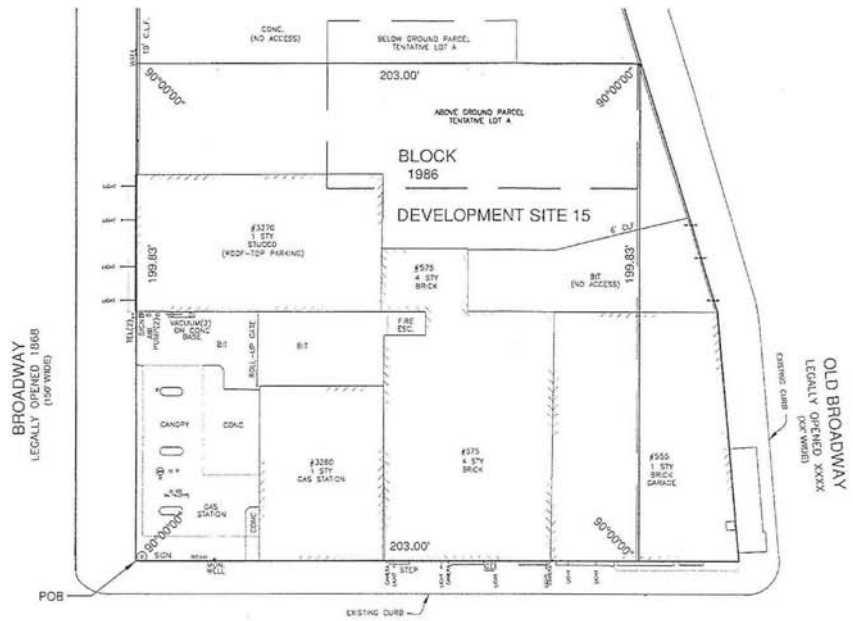
Stantec Consulting will perform an ALTA\ACSM Land Title Survey of the site in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS in 2011, and includes Table A Items 2, 3, 4, 6(a), 7(a), 7 (c), 8, 9, 10(a), 11(a), 13, 14, 16, and 17.

ALTA/ACSM Land Title Survey of Development Site 15

Scope of Services

Stantec Consulting will perform an ALTA\ACSM Land Title Survey of the site in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS in 2011, and includes Table A Items 2, 3, 4, 6(a), 7(a), 7 (c), 8, 9, 10(a), 11(a), 13, 14, 16, and 17.

REFERENCE MAPS:
FINAL SECTION MAP No. 112



LEGEND

STREET LINE	
ACQUISITION LINE AND DIMENSION	775.00'
TAX BLOCK NUMBER	BLOCK 100
DEED LINE	
TAX LOT NUMBER	12
DAMAGE PARCEL NOs.	DP1
SITE ANGLE	90°00'00"
BUILDING	
ENCROACHMENT	

ALL BLOCKS AND LOTS HEREIN ARE MANHATTAN TAX BLOCKS AND TAX LOTS AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF MANHATTAN AS SAID TAX MAP EXISTED ON OCTOBER 26, 2010.

NOTES

1. PROPERTY MAP PREPARED BY FIELD SURVEY METHODS DATED SEPTEMBER 2, 2014.

DEVELOPMENT SITE 15

(Block 1986)

All that certain plot, piece or parcel of land, situate, lying and being in Block 1986, as laid out on the Borough President of Manhattan Final Sectional Map No. 113, in the Borough of Manhattan, City, County, and State of New York, being more particularly bounded and described as follows:

HORIZONTAL LIMITS

BEGINNING at the corner formed by the intersection of the northerly line of West 131st Street (60 feet wide) and the easterly line of Broadway (150 feet wide);

1. Running thence northerly along the easterly line of Broadway, a distance of 199 feet and 10 inches (199.83 feet) to an angle point, said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the northerly line of West 131st Street;
2. Running thence easterly, a distance of 203 feet and 0 inches (203.00 feet) to angle point, said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the easterly line of Broadway;
3. Running thence southerly, a distance of 199 feet and 10 inches (199.83 feet) to an angle point on the northerly line of West 131st Street, said line forming an interior angle of 90 degrees 00 minutes 00 seconds with the last-mentioned course;
4. Running thence westerly along the northerly line of West 131st Street, a distance of 203 feet and 0 inches (203.00 feet) to the place and point of Beginning, said northerly line of West 131st Street forming an interior angle of 90 degrees 00 minutes 00 seconds with the last-mentioned course.

Containing 40,566.17 square feet or 0.9313 acres.

DRAFT

RODGER KELLY L.S.
NEW YORK LIC NO. 50280

ASSIGNED BY
NATHAN F. TUSSA

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPY.

UNAUTHORIZED ALTERATIONS OR ADDITION TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 145, SECTION 7209 PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

PREPARED BY:
Stantec

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
BLOCK 1986
BOROUGH OF MANHATTAN

ACQUISITION AND DAMAGE MAP
No.

NO.	DATE	DESCRIPTIONS

REVISIONS

DATE 9/5/14

SHEET x OF x

APPENDIX 5

ENVIRONMENTAL REPORTS (SUMMARIES)

3260-3266 Broadway

New York, New York

PHASE I ENVIRONMENTAL ASSESSMENT

AKRF Project Number 12076



Prepared for:

Columbia University

622 West 132nd Street, 2nd Floor
New York, NY 10027

Prepared by:

AKRF

440 Park Avenue South , 7th Floor
New York, NY 10016
(212) 696-0670

October 2014

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 22, 2014

Mr. Gregory Lempin
Columbia University
622 West 132nd Street, 2nd Floor
New York, New York 10027

Re: Phase I Environmental Site Assessment
3260-3266 Broadway, New York
AKRF Project Number 12076

Dear Mr. Lempin:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced Property. This report includes the findings of a reconnaissance of the Property, an evaluation of readily available historical information and selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-13 unless noted otherwise in Section 8.0: "Limitations and Data Gaps".

We appreciate the opportunity to provide you with our services. If you should have any questions, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Marcus Simons
Senior Vice President

Neoma Chefalo, MPH
Environmental Scientist

Enc.

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Columbia University to perform a Phase I Environmental Site Assessment of 3260-3266 Broadway (Tax Block 1986, Lot 1) (the Property) in the Manhattanville neighborhood of Manhattan, New York. The Property consisted of a gasoline filling station with a small auto-repair shop, and a small convenience store/deli with an adjoining asphalt-paved parking lot on an approximately 10,000 square-foot tax lot. The surrounding area had primarily residential, retail, automotive, educational and commercial uses. The objective of this assessment was to identify any potential environmental concerns associated with the Property resulting from past or current Property usage or usage of neighboring properties. AKRF previously conducted a Phase I ESA of the Property in December 2004.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, the Standard are described in Section 8.0. The term "Recognized Environmental Condition" or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historic REC (HREC), Controlled REC (CREC), and *De Minimis* Condition. A *De Minimis* Condition is defined as an environmental concern that is not a threat to human health or the environment and would not be subject to enforcement action.

A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs)

- Spill number 9205134 was reported for the Property in August 1992. The closed-status listing indicates that free product was encountered on the water table and an environmental contractor performed subsequent remedial activities including free- phase petroleum product recovery between 2005 and 2009. The most recent file entry, dated November 2009, indicated that New York State Department of Environmental Conservation (NYSDEC) determined that the contaminant plume beneath the Property had been stabilized (although it was noted that some residual contamination remained beneath the Property). An additional spill (number 9612101) was reported for the Property in January 1997 due to a release of approximately 10 gallons of gasoline due to a faulty tank gauge (this spill listing was closed on the same day of issuance). The Property was listed as a Large Quantity Generator of hazardous waste (solid waste that exhibited the characteristic of ignitability) in 1995.

- The Property was registered on the New York State Petroleum Bulk Storage with twelve 550-gallon underground storage tanks (USTs) which were closed prior to November 1, 1993; and three active 4,000-gallon USTs installed on November 1, 1993. The tank manways and remote fill boxes for the active USTs were observed on the western-central portion of the Property; and the vent pipes were noted along the exterior wall of the north-adjacent building. One UST of unknown capacity used to store waste oil was noted in AKRF's 2004 Phase I (but was not observed during the 2014 site reconnaissance). One 275-gallon waste oil aboveground storage tank (AST) was observed in the auto-repair shop and one 275-gallon unused motor oil AST (noted to be partially filled) was observed in a storage room adjacent to the repair shop during the site reconnaissance. Smaller containers (up to 55-gallons) of automotive fluids including motor oil, coolants, and cleaning fluids were stored in the vicinity of the ASTs, on the garage floor and/or on designated shelving in the storage room. No significant staining or breeching was noted in connection with the ASTs or containers.

- Computerized NYC Automated City Register Information System (ACRIS) records included a Declaration of Covenants and Restrictions prepared in January 2012 indicating that the Property block and lot was subject to the recording of a hazardous materials declaration in accordance with the New York City Department of Environmental Protection (DEP) and/or the New York City Office of Environmental Remediation (OER) requirements prior to redevelopment. Additionally, Table 2 – Environmental Restrictive Declarations of the City Environmental Quality Review (CEQR) identified a Hazardous Materials Restrictive Declaration (Reference Number R-146) for the Property block and lot recorded in November 2007 (CEQR Number 06DCP032M) and electronic Buildings Department files noted a hazardous materials E-designation for the Property.
- Historical Sanborn Insurance maps indicated that the Property was undeveloped in 1939, a small auto repair shop in 1950; and a filling station in 1969, and has since been used as a filling station and repair shop/garage. Common products and wastes at an auto repair shop include motor oil, solvents and degreasers, waste oil, hydraulic fluid, anti-freeze, paints, and gasoline. During the site reconnaissance, oil staining was noted in several areas on the concrete floor (primarily beneath the vehicle lifts) in the auto repair shop, likely from historical automotive repairs.
- Historical City Directories and Sanborn maps identified industrial/automotive uses elsewhere on the Property block (and further afield) between 1920 and 2013, including: a garage with gasoline tanks (subsequently a chemical manufacturer) east-adjacent to the Property; an auto sales facility with a small auto repair shop and a used car lot immediately north of the Property; and an auto repair shop on the southeastern portion of the Property block. A plating works was located on the south-adjacent block, and numerous auto/trucking repair facilities on the west- and southwest-adjacent blocks.
- The regulatory database identified a closed spill listed at a former U-Haul facility north-adjacent to the Property at 3270 Broadway, which included an unspecified number of underground storage tanks (USTs) closed-in-place (this facility was also listed on the PBS and RCRA databases). The east-adjacent building at 573 West 131st Street (a former chemical manufacturer) was listed on the RCRA, PBS and chemical bulk storage (CBS) databases. On the surrounding blocks, the regulatory database identified an active-status spill at the Manhattanville Houses on the east-adjacent block with documented subsurface contamination (including free-phase petroleum product).

Other on-site environmental concerns

- Based on the building's age, fluorescent lighting fixtures and electrical equipment may contain PCBs. Potential former hydraulic lifts may have included below-ground hydraulic equipment containing PCBs. No evidence of leaks or stains from electrical/lighting equipment was observed.
- Suspect asbestos containing materials (ACM) are present in the building.
- Based on the age of the building, lead-based paint may be present on indoor and/or outdoor surfaces.

RECOMMENDATIONS

- The Hazardous Materials (E) Designation requirements will needed to be followed before obtaining permits that include excavation from the Department of Buildings (DOB). The OER will require a comprehensive Remedial Investigation (RI) to ascertain whether current or historical activities at or near the Property have affected subsurface conditions. Prior to initiating such testing, a Work Plan and Health and Safety Plan (HASP) for the testing will need to be submitted to the OER for review and approval.

  The results of this Phase I ESA and RI will then be used to prepare a Remedial Action Plan (RAP) for implementation during construction. OER approval of the RAP will be required prior to receiving a

Notice to Proceed (NTP), allowing DOB to release construction permits. Following construction, submission and approval of a Remedial Closure Report (RCR) will be required to obtain a Notice of Satisfaction (NOS) from the OER, which will be needed to obtain occupancy permits from the DOB. The RCR is intended to document that construction was conducted in accordance with the RAP.

- During any subsurface disturbance, excavated soil and any debris should be handled and, if needed disposed of, in accordance with applicable regulatory requirements. If any petroleum underground storage tanks are encountered, they should be closed and removed, along with any contaminated soil, in accordance with applicable requirements including New York State Department of Environmental Conservation (NYSDEC) requirements relating to petroleum spill reporting and tank.
- If dewatering is required during future construction activities, water must be discharged in accordance with NYCDEP requirements.
- Prior to any renovation or demolition activities with the potential to disturb suspect ACM, an asbestos survey should be conducted. If these materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all local, state, and federal regulations prior to any renovation or demolition that would disturb those materials.
- Unless there is labeling or test data that indicates that fluorescent lights, hydraulic equipment and other electrical equipment are not mercury- and/or PCB-containing, if disposal is required, it should be performed in accordance with applicable federal, state and local regulations and guidelines.
- Any activities (such as renovation or demolition) with the potential to disturb lead-based paint must be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).
- If disposal of any unused chemicals or automotive fluids is required, it should be conducted in accordance with applicable regulations.

555 West 131st Street

New York, New York

PHASE I ENVIRONMENTAL ASSESSMENT

AKRF Project Number 12076



Prepared for:

Columbia University
622 West 132nd Street, 2nd Floor
New York, NY 10027

Prepared by:

AKRF
440 Park Avenue South , 7th Floor
New York, NY 10016
(212) 696-0670

October 2014

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 22, 2014

Mr. Gregory Lempin
Columbia University
622 West 132nd Street, 2nd Floor
New York, New York 10027

Re: Phase I Environmental Site Assessment
555 West 131st Street, New York
AKRF Project Number 12076

Dear Mr. Lempin:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced Property. This report includes the findings of a reconnaissance of the Property, an evaluation of readily available historical information and selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-13 unless noted otherwise in Section 8.0: "Limitations and Data Gaps".

We appreciate the opportunity to provide you with our services. If you should have any questions, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Marcus Simons
Senior Vice President

Neoma Chefalo, MPH
Environmental Scientist

Enc.

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Columbia University to perform a Phase I Environmental Site Assessment of 555 West 131st Street (Tax Block 1986, Lot 10) (the Property) in the Manhattanville neighborhood of Manhattan, New York. The Property consisted of an approximately square-foot tax lot fully covered with a one-story brick and concrete auto repair shop. The surrounding area had primarily residential, retail, automotive, educational and commercial uses. The objective of this assessment was to identify any potential environmental concerns associated with the Property resulting from past or current Property usage or usage of neighboring properties. AKRF previously conducted a Phase I ESA of the Property in September 2003 and a limited geophysical survey in October 2003.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, the Standard are described in Section 8.0. The term "Recognized Environmental Condition" or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historic REC (HREC), Controlled REC (CREC), and *De Minimis* Condition. A *De Minimis* Condition is defined as an environmental concern that is not a threat to human health or the environment and would not be subject to enforcement action.

A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs)

- Historical Sanborn Insurance maps indicated that the Property building was constructed between 1939 and 1950 and has since been used as an auto repair shop/garage. The 1950 Sanborn map identified two on-site buried gasoline tanks. Electronic NYC Buildings Department records included a 1939 Certificate of Occupancy (C of O) with a Fire Department approval for two 550-gallon gasoline tanks. A geophysical survey was performed by AKRF in October 2003 to investigate the suspected locations of these tanks (a suspect tank vent pipe was noted on the southwestern portion of the Property during the 2003 survey, presumably associated with one of the gasoline tanks). The survey indicated the possible presence of buried metal anomalies (potentially the tanks) beneath the southeastern and southwestern portions of the garage. A suspect fuel oil vent pipe and fill port were observed outside of the northeastern exterior wall of the building during the site reconnaissance, likely associated with a historic fuel oil storage tank. Undocumented releases from gasoline and/or fuel oil storage tanks could have affected the Property subsurface.
- Computerized NYC Automated City Register Information System (ACRIS) records included a Declaration of Covenants and Restrictions prepared in January 2012 indicating that the Property block and lot was subject to the recording of a hazardous materials declaration in accordance with the New York City Department of Environmental Protection (DEP) and/or the New York City Office of Environmental Remediation (OER) requirements prior to redevelopment. Additionally, Table 2 – Environmental Restrictive Declarations of the City Environmental Quality Review (CEQR) identified a Hazardous Materials Restrictive Declaration (Reference Number R-146) for the Property block and lot recorded in November 2007 (CEQR Number 06DCP032M) and electronic Buildings Department files noted a hazardous materials E-designation for the Property.
- One 275-gallon aboveground waste oil tank (noted to be partially filled) was observed in the northwestern portion of the garage during the site reconnaissance. Smaller containers (up to 55-gallons) of automotive fluids including motor oil, coolants, and cleaning fluids were stored in the

vicinity of the tank, on the garage floor and/or on designated shelving. Minor oil staining was observed on the floor in the vicinity of the waste oil tank.

- The Property has a history of at least 60 years of use for auto repair. Common products and wastes at an auto repair shop include motor oil, solvents and degreasers, waste oil, hydraulic fluid, anti-freeze, paints, and gasoline.
- Historical City Directories and Sanborn maps identified industrial/automotive uses elsewhere on the Property block (and further afield) between 1920 and 2013, including: a garage with gasoline tanks (subsequently a chemical manufacturer) west-adjacent to the Property; an auto sales facility with a small auto repair shop and a used car lot immediately northwest of the Property; and an auto service station and repair shop on the southwestern portion of the Property block. A plating works was located on the south-adjacent block, and numerous auto/trucking repair facilities on the west- and southwest-adjacent blocks.
- The regulatory database identified a closed spill with documented subsurface contamination (including free-phase petroleum product) at the gasoline filling/service station on the southwestern portion of the Property block at 3260 Broadway (this facility was also listed on the RCRA hazardous waste generator and on the PBS database). A closed spill was listed at a former U-Haul facility north-adjacent to the Property at 3270 Broadway, which included an unspecified number of underground storage tanks (USTs) closed-in-place (this facility was also listed on the PBS and RCRA databases). The west-adjacent building at 573 West 131st Street (the former chemical manufacturer) was listed on the RCRA, PBS and chemical bulk storage (CBS) databases. On the surrounding blocks, the regulatory database identified an active-status spill at the Manhattanville Houses on the east-adjacent block with documented subsurface contamination (including free-phase petroleum product).

Other on-site environmental concerns

- Based on the building's age, fluorescent lighting fixtures and electrical equipment may contain PCBs. Potential former hydraulic lifts may have included below-ground hydraulic equipment containing PCBs. No evidence of leaks or stains from this equipment was observed.
- Suspect asbestos containing materials (ACM) are present in the building.
- Based on the age of the building, lead-based paint may be present on indoor and/or outdoor surfaces.

RECOMMENDATIONS

- The Hazardous Materials (E) Designation requirements will needed to be followed before obtaining permits that include excavation from the Department of Buildings (DOB). The OER will require a comprehensive Remedial Investigation (RI) to ascertain whether current or historical activities at or near the Property have affected soil and/or groundwater. Prior to initiating such testing, a Work Plan and Health and Safety Plan (HASP) for the testing would need to be submitted to the OER for review and approval.

  The results of this Phase I ESA and RI would then be used to prepare a Remedial Action Plan (RAP) for implementation during construction. OER approval of the RAP will be required prior to receiving a Notice to Proceed (NTP), allowing DOB to release construction permits. Following construction, submission and approval of a Remedial Closure Report (RCR) is required to obtain a Notice of Satisfaction (NOS) from the OER, which will be needed to obtain occupancy permits from the DOB. The RCR is intended to document that construction was conducted in accordance with the RAP.
- During any subsurface disturbance, excavated soil and any debris should be handled and, if needed disposed of, in accordance with applicable regulatory requirements. If any petroleum underground

storage tanks are encountered, they should be closed and removed, along with any contaminated soil, in accordance with applicable requirements. Any evidence of a petroleum spill should be reported to the New York State Department of Environmental Conservation (NYSDEC) and addressed in accordance with applicable requirements.

- If dewatering is required during future construction activities, water must be discharged in accordance with NYCDEP requirements.
- Prior to any renovation or demolition activities with the potential to disturb suspect ACM, an asbestos survey should be conducted. If these materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all local, state, and federal regulations prior to any renovation or demolition that would disturb those materials.
- Unless there is labeling or test data that indicates that fluorescent lights, hydraulic equipment and other electrical equipment are not mercury- and/or PCB-containing, if disposal is required, it should be performed in accordance with applicable federal, state and local regulations and guidelines.
- Any activities (such as renovation or demolition) with the potential to disturb lead-based paint must be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).
- If disposal of any unused chemicals or automotive fluids is required, it should be conducted in accordance with applicable regulations.

3270-3272 Broadway

New York, New York

PHASE I ENVIRONMENTAL ASSESSMENT

AKRF Project Number 12076



Prepared for:

Columbia University

622 West 132nd Street, 2nd Floor
New York, NY 10027

Prepared by:

AKRF

440 Park Avenue South , 7th Floor
New York, NY 10016
(212) 696-0670

October 2014

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 23, 2014

Mr. Gregory Lempin
Columbia University
622 West 132nd Street, 2nd Floor
New York, New York 10027

Re: Phase I Environmental Site Assessment
3270-3272 Broadway, New York
AKRF Project Number 12076

Dear Mr. Lempin:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced Property. This report includes the findings of a reconnaissance of the Property, an evaluation of readily available historical information and selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-13 unless noted otherwise in Section 8.0: "Limitations and Data Gaps".

We appreciate the opportunity to provide you with our services. If you should have any questions, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Marcus Simons
Senior Vice President

Neoma Chefalo, MPH
Environmental Scientist

Enc.

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Columbia University to perform a Phase I Environmental Site Assessment of 3270-3272 Broadway (Tax Block 1986, Lot 30) (the Property) in the Manhattanville neighborhood of Manhattan, New York. The Property consisted of a one-story office building, a one-story storage building and asphalt- and concrete-paved parking areas on an approximately 33,500 square-foot tax lot. The surrounding area had primarily residential, retail, automotive, educational and commercial uses. The objective of this assessment was to identify any potential environmental concerns associated with the Property resulting from past or current Property usage or usage of neighboring properties. AKRF previously conducted a Phase I ESA of the Property in May 2005.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, the Standard are described in Section 8.0. The term "Recognized Environmental Condition" or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historic REC (HREC), Controlled REC (CREC), and *De Minimis* Condition. A *De Minimis* Condition is defined as an environmental concern that is not a threat to human health or the environment and would not be subject to enforcement action.

A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs)

- Petroleum spill number 8709144 was reported at the Property in January 1988. The report indicated that odors were emanating from a sump in the basement, and that the Fire Department ordered a tank test to be performed. According to the file entries, an unspecified number of underground storage tanks (USTs) were closed-in-place in 1994, and borings advanced adjacent to the USTs indicated no elevated concentrations of petroleum constituents or vapor issues during field screening. The spill was given a closed status in September 2006. The Property is registered on the New York State Petroleum Bulk Storage (PBS) database with one 4,000-gallon gasoline underground storage tank (UST) closed-in-place in 1994 and the former U-Haul facility was listed on the RCRA database as a Small Quantity Generator of unspecified hazardous waste. Notwithstanding the spill's closed status, residual contamination from the 1988 spill or other undocumented releases may have affected soil/groundwater/soil vapor at the Property.

- Historical Sanborn maps indicate that the Property was occupied by Manhattan College between 1893 and 1939, was vacant in 1939, and was occupied by a one-story structure and a used car lot in 1950. By 1969, the Property contained an auto sales building with an adjoining auto repair shop. The auto sales building was relabeled as an unspecified commercial building in 1976, and the auto repair shop was relabeled as a commercial building in 1994. Historical city directories identified automotive repair/sales uses at the Property between 1950 and 1973; a U-Haul rental facility between 1976 and 2006; and a moving and storage facility in 2013. Former automotive uses may have affected the Property subsurface.

- Computerized NYC Automated City Register Information System (ACRIS) records included a Declaration of Covenants and Restrictions prepared in January 2012 indicating that the Property block and lot was subject to the recording of a hazardous materials declaration in accordance with the New York City Department of Environmental Protection (DEP) and/or the New York City Office of Environmental Remediation (OER) requirements prior to redevelopment. Additionally, Table 2 –

Environmental Restrictive Declarations of the City Environmental Quality Review (CEQR) identified a Hazardous Materials Restrictive Declaration (Reference Number R-146) for the Property block and lot recorded in November 2007 (CEQR Number 06DCP032M) and electronic Buildings Department files noted a hazardous materials E-designation for the Property.

- The regulatory database identified a closed status spill with documented subsurface contamination (including free-phase petroleum product) at the south-adjacent gas station at 3260 Broadway (also listed on the RCRA hazardous waste generator and on the PBS database). The south-adjacent building at 573 West 131st Street (a former chemical manufacturer) was listed on the RCRA, PBS and chemical bulk storage (CBS) databases. On the surrounding blocks, the regulatory database identified an active-status spill at the Manhattanville Houses on the east-adjacent block with documented subsurface contamination (including free-phase petroleum product).
- Historical City Directories and Sanborn maps identified industrial/automotive uses elsewhere on the Property block (and further afield) between 1920 and 2013, including: a garage with gasoline tanks (subsequently a chemical manufacturer), a filling station/repair shop, and an auto repair shop immediately south of the Property, and an auto repair garage immediately north of the Property. A plating works was located on the south-adjacent block, and numerous auto/trucking repair facilities on the west- and southwest-adjacent blocks.

Other on-site environmental concerns

- Based on the building's age, fluorescent lighting fixtures and electrical equipment may contain PCBs. No evidence of leaks or stains from electrical/lighting equipment was observed.
- Suspect asbestos containing materials (ACM) are present in the building.
- Based on the age of the building, lead-based paint may be present on indoor and/or outdoor surfaces.

RECOMMENDATIONS

- The Hazardous Materials (E) Designation requirements will needed to be followed before obtaining permits that include excavation from the Department of Buildings (DOB). The OER will require a comprehensive Remedial Investigation (RI) to ascertain whether current or historical activities at or near the Property have affected subsurface conditions. Prior to initiating such testing, a Work Plan and Health and Safety Plan (HASP) for the testing will need to be submitted to the OER for review and approval.

  The results of this Phase I ESA and RI will then be used to prepare a Remedial Action Plan (RAP) for implementation during construction. OER approval of the RAP will be required prior to receiving a Notice to Proceed (NTP), allowing DOB to release construction permits. Following construction, submission and approval of a Remedial Closure Report (RCR) will be required to obtain a Notice of Satisfaction (NOS) from the OER, which will be needed to obtain occupancy permits from the DOB. The RCR must document that construction was conducted in accordance with the RAP.
- During any subsurface disturbance, excavated soil and any debris should be handled and, if needed disposed of, in accordance with applicable regulatory requirements. If any petroleum underground storage tanks are encountered, they should be closed and removed, along with any contaminated soil, in accordance with applicable requirements including New York State Department of Environmental Conservation (NYSDEC) requirements relating to petroleum spill reporting and tank.
- If dewatering is required during future construction activities, water must be discharged in accordance with NYCDEP requirements.

- Prior to any renovation or demolition activities with the potential to disturb suspect ACM, an asbestos survey should be conducted. If these materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all local, state, and federal regulations prior to any renovation or demolition that would disturb those materials.
- Unless there is labeling or test data that indicates that fluorescent lights, hydraulic equipment and other electrical equipment are not mercury- and/or PCB-containing, if disposal is required, it should be performed in accordance with applicable federal, state and local regulations and guidelines.
- Any activities (such as renovation or demolition) with the potential to disturb lead-based paint must be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).
- If disposal of any unused chemicals or automotive fluids is required, it should be conducted in accordance with applicable regulations.

573-577 West 131st Street

New York, New York

PHASE I ENVIRONMENTAL ASSESSMENT

AKRF Project Number 12076



Prepared for:

Columbia University

622 West 132nd Street, 2nd Floor
New York, NY 10027

Prepared by:

AKRF

440 Park Avenue South , 7th Floor
New York, NY 10016
(212) 696-0670

October 2014

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 24, 2014

Mr. Gregory Lempin
Columbia University
622 West 132nd Street, 2nd Floor
New York, New York 10027

Re: Phase I Environmental Site Assessment
573-577 West 131st Street, New York
AKRF Project Number 12076

Dear Mr. Lempin:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced Property. This report includes the findings of a reconnaissance of the Property, an evaluation of readily available historical information and selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-13 unless noted otherwise in Section 8.0: "Limitations and Data Gaps".

We appreciate the opportunity to provide you with our services. If you should have any questions, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Marcus Simons
Senior Vice President

Neoma Chefalo, MPH
Environmental Scientist

Enc.

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Columbia University to perform a Phase I Environmental Site Assessment of 573-577 West 131st Street (Tax Block 1986, Lot 6) (the Property) in the Manhattanville neighborhood of Manhattan, New York. The Property consisted of an approximately 6,800 square-foot tax lot fully covered with a four-story brick and concrete office/storage building with a partial basement. The surrounding area had primarily residential, retail, automotive, educational and commercial uses. The objective of this assessment was to identify any potential environmental concerns associated with the Property resulting from past or current Property usage or usage of neighboring properties. AKRF previously conducted a Phase I ESA of the Property in March 2003.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, the Standard are described in Section 8.0. The term "Recognized Environmental Condition" or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historic REC (HREC), Controlled REC (CREC), and *De Minimis* Condition. A *De Minimis* Condition is defined as an environmental concern that is not a threat to human health or the environment and would not be subject to enforcement action.

A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs)

- Historical Sanborn Insurance maps, electronic Buildings Department files, and City Directories showed historical automotive repair and gasoline storage at the Property between 1917 and 1942; and chemical manufacturing operations (including insecticides, disinfectants and polishes) between 1945 and 2000. Such uses may have affected the Property subsurface.
- The former on-site Uncle Sam Chemical Manufacturing company was listed as a Small Quantity Generator of ignitable hazardous wastes. The Property was also listed on the New York State Petroleum Bulk Storage (PBS) database with: two administratively closed 550-gallon underground storage tanks (USTs) with unspecified contents; six closed-removed aboveground storage tanks (AST) ranging in size from 525 to 3,000 gallons with unspecified contents; one in-service 1,500-gallon No.2 fuel oil AST; and one in-service 400-gallon No.2 fuel oil AST. The two ASTs were observed in the partial basement (the 1,500-gallon tank though registered as an AST, was observed to be encased in concrete and therefore likely be considered a UST per NYSDEC guidance). The tanks were observed to be out-of-service at the time of the site reconnaissance. Undocumented releases associated with former petroleum and/or chemical use and storage may have affected subsurface conditions beneath the Property.
- Computerized NYC Automated City Register Information System (ACRIS) records included a Declaration of Covenants and Restrictions prepared in January 2012 indicating that the Property block and lot was subject to the recording of a hazardous materials declaration in accordance with the New York City Department of Environmental Protection (DEP) and/or the New York City Office of Environmental Remediation (OER) requirements prior to redevelopment. Additionally, Table 2 – Environmental Restrictive Declarations of the City Environmental Quality Review (CEQR) identified a Hazardous Materials Restrictive Declaration (Reference Number R-146) for the Property block and lot recorded in November 2007 (CEQR Number 06DCP032M) and electronic Buildings Department files noted a hazardous materials E-designation for the Property.

- Historical City Directories and Sanborn maps identified industrial/automotive uses elsewhere on the Property block (and further afield) between 1920 and 2013, including: an auto sales facility with a small auto repair shop and a used car lot immediately north of the Property; and an auto service station and repair shop on the southwestern portion of the Property block, immediately west of the Property. A plating works was located on the south-adjacent block, and numerous auto/trucking repair facilities on the west- and southwest-adjacent blocks.
- The regulatory database identified a closed-status spill with documented subsurface contamination (including free-phase petroleum product) at the west-adjacent gasoline filling/service station at 3260 Broadway (this facility was also listed on the RCRA hazardous waste generator and on the PBS database). A closed-status spill was listed at a former U-Haul facility north-adjacent to the Property at 3270 Broadway, which included an unspecified number of underground storage tanks (USTs) closed-in-place (this facility was also listed on the PBS and RCRA databases). On the surrounding blocks, the regulatory database identified an active-status spill at the Manhattanville Houses on the east-adjacent block with documented subsurface contamination (including free-phase petroleum product).

Other on-site environmental concerns

- Based on the building's age, fluorescent lighting fixtures and electrical equipment may contain PCBs. No evidence of leaks or stains from this equipment was observed.
- Suspect asbestos containing materials (ACM) are present in the building.
- Based on the age of the building, lead-based paint may be present on indoor and/or outdoor surfaces.

RECOMMENDATIONS

- The Hazardous Materials (E) Designation requirements will needed to be followed before obtaining permits that include excavation from the Department of Buildings (DOB). The OER will require a comprehensive Remedial Investigation (RI) to ascertain whether current or historical activities at or near the Property have affected soil and/or groundwater. Prior to initiating such testing, a Work Plan and Health and Safety Plan (HASP) for the testing would need to be submitted to the OER for review and approval.

  The results of this Phase I ESA and RI would then be used to prepare a Remedial Action Plan (RAP) for implementation during construction. OER approval of the RAP will be required prior to receiving a Notice to Proceed (NTP), allowing DOB to release construction permits. Following construction, submission and approval of a Remedial Closure Report (RCR) is required to obtain a Notice of Satisfaction (NOS) from the OER, which will be needed to obtain occupancy permits from the DOB. The RCR is intended to document that construction was conducted in accordance with the RAP.
- During any subsurface disturbance, excavated soil and any debris should be handled and, if needed disposed of, in accordance with applicable regulatory requirements. Known and unforeseen underground storage tanks should be closed and removed, along with any contaminated soil, in accordance with applicable requirements. Any evidence of a petroleum spill must be reported to the New York State Department of Environmental Conservation (NYSDEC) and addressed in accordance with applicable requirements.
- If dewatering is required during future construction activities, water must be discharged in accordance with NYCDEP requirements.
- Prior to any renovation or demolition activities with the potential to disturb suspect ACM, an asbestos survey should be conducted. If these materials prove to contain asbestos, they should be properly

removed and disposed of in accordance with all local, state, and federal regulations prior to any renovation or demolition that would disturb those materials.

- Unless there is labeling or test data that indicates that fluorescent lights, hydraulic equipment and other electrical equipment are not mercury- and/or PCB-containing, if disposal is required, it should be performed in accordance with applicable federal, state and local regulations and guidelines.
- Any activities (such as renovation or demolition) with the potential to disturb lead-based paint must be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).

600-612 West 125th Street

New York, New York

PHASE I ENVIRONMENTAL ASSESSMENT

AKRF Project Number 12076



Prepared for:

Columbia University

622 West 132nd Street, 2nd Floor
New York, NY 10027

Prepared by:

AKRF

440 Park Avenue South , 7th Floor
New York, NY 10016
(212) 696-0670

October 2014

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 22, 2014

Mr. Gregory Lempin
Columbia University
622 West 132nd Street, 2nd Floor
New York, New York 10027

Re: Phase I Environmental Site Assessment
600-612 West 125th Street, New York, NY
AKRF Project Number 12076

Dear Mr. Lempin:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced Property. This report includes the findings of a reconnaissance of the Property, an evaluation of readily available historical information and selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-13 unless noted otherwise in Section 8.0: "Limitations and Data Gaps".

We appreciate the opportunity to provide you with our services. If you should have any questions, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Michelle Lapin, P.E.
Senior Vice President

Neoma Chefalo, MPH
Environmental Scientist

Enc.

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Columbia University to perform a Phase I Environmental Site Assessment of 600-612 West 125th Street (Tax Block 1995, Lot 26) (the Property) in the Manhattanville neighborhood of Manhattan, New York. The Property consisted of an approximately 3,500-square foot, one-story brick building occupied by a McDonald's fast food restaurant with a small storage shed and an asphalt-paved parking lot on an approximately 18,000-square foot tax lot. The surrounding blocks had primarily residential, commercial, educational and automotive uses. The objective of this assessment was to identify any potential environmental concerns associated with the Property resulting from past or current site usage or usage of neighboring properties.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, the Standard are described in Section 8.0. The term "Recognized Environmental Condition" or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historic REC (HREC), Controlled REC (CREC), and *De Minimis* Condition. A *De Minimis* Condition is defined as an environmental concern that is not a threat to human health or the environment and would not be subject to enforcement action.

A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs)

- The review of historical City Directories, Sanborn maps and electronic Buildings Department files identified historical on-site commercial uses including stores, a movie theater and a bowling alley; and automotive/industrial uses including auto painting & lacquering facilities, cleaners & dyers, rug cleaning, boiler repairs/welding, a tool and machinery company and auto repairs between 1922 and 1976. The current one-story structure was constructed between 1980 and 1985, and has been used as a restaurant since its construction. Historical automotive repairs, painting/lacquering operations and industrial operations may have affected the Property subsurface.
- The regulatory database identified an active regulatory status spill with reported subsurface petroleum contamination associated with a former filling station on the north-adjacent block (the facility was also listed on the PBS database) and an active regulatory status spill for a former filling station located approximately 250 feet north-northeast of the Property (also listed as a RCRA hazardous waste generator and PBS facility). Additional proximal listings included three PBS facilities within 100 feet of the Property, and three RCRA generators of hazardous waste (with waste streams including halogenated solvents) within 300 feet of the Property.
- Historical Sanborn maps and City Directories identified proximal historical automotive and industrial uses including: an auto sales dealership and a photographic center on the northwest-adjacent property between 1951 and 1998; a paint manufacturing facility on the northern portion of the Property block in 1902; an auto repair garage with gasoline tanks on the northern portion of the Property block in 1951; and an auto upholstering facility, filling stations and an auto repair/service/brake relining facility located on the north-adjacent block between 1951 and 2005 (this facility was also listed on the NY Spills and PBS regulatory databases). Additional automotive/industrial uses were identified further north and northwest along West 129th Street, including auto repair shops, filling stations, metal sash/iron works, and an ink manufacturing facility between 1951 and 2005 (some of these facilities

were listed in the NY Spills and/or PBS regulatory databases). Such uses may have affected area soil/soil vapor/groundwater quality.

Other On-site Environmental Concerns

- Based on the age of the building, electrical equipment (including switchgears and thermostats), and lighting fixtures may include PCB- and/or mercury-containing components.
- Suspect asbestos-containing materials (ACM) could be present in the building.
- Based on the age of the building, lead-based paint may be present on indoor and/or outdoor surfaces.

RECOMMENDATIONS

- Prior to any future development of the Property that involves subsurface disturbance, a subsurface (Phase II) investigation is recommended to ensure that soil excavation and groundwater dewatering activities (if required) are conducted in accordance with applicable regulations, to determine if vapor mitigation is warranted, and assess whether any remedial or environmental provisions should be incorporated into the development plan.
- During any subsurface disturbance (if applicable), excavated soil and any debris should be handled and disposed of in accordance with applicable regulatory requirements. If any petroleum underground storage tanks are encountered, they should be closed and removed, along with any contaminated soil, in accordance with applicable requirements. Any evidence of a petroleum spill should be reported to the NYSDEC and addressed in accordance with applicable requirements.
- Prior to any renovation or demolition activities with the potential to disturb suspect ACM, an asbestos survey should be conducted. If these materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all local, state, and federal regulations prior to any renovation or demolition that would disturb those materials.
- Unless there is labeling or test data that indicates that fluorescent lights and electrical equipment are not mercury- and/or PCB-containing, if disposal is required, it should be performed in accordance with applicable federal, state and local regulations and guidelines.
- Any activities (such as renovation or demolition) with the potential to disturb lead-based paint must be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).
- If dewatering is required during future construction activities, water must be discharged in accordance with NYCDEP requirements.

614-626 West 125th Street

New York, New York

PHASE I ENVIRONMENTAL ASSESSMENT

AKRF Project Number 12076



Prepared for:

Columbia University

622 West 132nd Street, 2nd Floor
New York, NY 10027

Prepared by:

AKRF

440 Park Avenue South , 7th Floor
New York, NY 10016
(212) 696-0670

October 2014

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 22, 2014

Mr. Gregory Lempin
Columbia University
622 West 132nd Street, 2nd Floor
New York, New York 10027

Re: Phase I Environmental Site Assessment - DRAFT
614-626 West 125th Street, New York, NY
AKRF Project Number 12076

Dear Mr. Lempin:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced Property. This report includes the findings of a reconnaissance of the Property, an evaluation of readily available historical information and selected environmental databases and electronic records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-13 unless noted otherwise in Section 8.0: "Limitations and Data Gaps".

We appreciate the opportunity to provide you with our services. If you should have any questions, please do not hesitate to contact us.

Sincerely,
AKRF, Inc.

Michelle Lapin, P.E.
Senior Vice President

Neoma Chefalo, MPH
Environmental Scientist

Enc.

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Columbia University to perform a Phase I Environmental Site Assessment of 614-626 West 125th Street (Tax Block 1995, Lot 40) (the Property) in the Manhattanville neighborhood of Manhattan, New York. The Property consisted of an approximately 13,600-square foot, one-story brick and concrete warehouse building with no basement on an approximately 14,000-square foot tax lot. The surrounding blocks had primarily residential, commercial, educational and automotive uses. The objective of this assessment was to identify any potential environmental concerns associated with the Property resulting from past or current site usage or usage of neighboring properties.

This Phase I Environmental Site Assessment was performed in conformance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, the Standard are described in Section 8.0. The term "Recognized Environmental Condition" or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historic REC (HREC), Controlled REC (CREC), and *De Minimis* Condition. A *De Minimis* Condition is defined as an environmental concern that is not a threat to human health or the environment and would not be subject to enforcement action.

A summary of the assessment findings is presented below:

Recognized Environmental Conditions (RECs)

- The review of historical city directories and Sanborn maps identified previous commercial/retail and automotive uses at the Property between 1923 and 2008, including: an auto sales dealership, a shoe repair shop, retail stores, restaurants, a beverage center, a contracting corporation, a photographic center, and a plumbing and heating warehouse. Former uses associated with the car dealership (which may have included automotive repairs) and the photographic center (i.e., potential former usage/storage of silver-containing photo-fixing fluids) may have affected the Property subsurface.
- During the site reconnaissance, two suspect vent pipes were observed extending through the roof along the northeastern portion of the building that may be associated with historical on-site petroleum bulk storage tanks. Computerized Buildings Department records identified a 1934 gasoline tank permit and a 1950 oil burner application. The Property was not registered on the NYSDEC Petroleum Bulk Storage (PBS) or NYC Fire Department tank registration databases. Undocumented releases from historical unregistered petroleum storage tanks may have affected the Property subsurface.
- The regulatory database identified an active regulatory status spill with reported subsurface petroleum contamination associated with a former filling station on the north-adjacent block (the facility was also listed on the PBS database) and an active regulatory status spill for a former filling station located approximately 300 feet northeast of the Property (also listed as a RCRA hazardous waste generator and PBS facility). Additional proximal listings included two PBS facilities within 100 feet of the Property and three RCRA generators of hazardous waste (with waste streams including halogenated solvents) within 280 feet of the Property. A monitoring well was noted within the West 125th Street sidewalk, immediately northwest of the Property building (potentially associated with investigations for the former gasoline filling station on the north-adjacent block). Potential releases from these sites may have affected subsurface conditions beneath the Property.

- Historical Sanborn maps and City Directories identified proximal historical automotive and industrial uses including: a paint manufacturing facility located immediately north of the Property in 1902; an auto painting & lacquer/repair facility and auto body works located immediately southeast of the Property between 1951 and 1976; an auto repair garage with gasoline tanks on the northern portion of the Property block in 1951; and an auto upholstering facility, filling stations and an auto repair/service/brake relining facility located on the north-adjacent block between 1951 and 2005 (this facility was also listed on the NY Spills and PBS regulatory databases). Additional automotive/industrial uses were identified further north and northeast along West 129th Street, including auto repair shops, filling stations, metal sash/iron works, and an ink manufacturing facility between 1951 and 2005 (some of these facilities were listed in the NY Spills and/or PBS regulatory databases). Such uses may have affected area soil/soil vapor/groundwater quality.

Other On-site Environmental Concerns

- Based on the age of the building, electrical equipment (including switchgears and thermostats), and lighting fixtures may include PCB- or mercury-containing components.
- Suspect asbestos-containing materials (ACM) are present in the building.
- Based on the age of the building, lead-based paint may be present on indoor and/or outdoor surfaces.

RECOMMENDATIONS

- Prior to any future development of the Property that involves subsurface disturbance, a subsurface (Phase II) investigation is recommended to ensure that soil excavation and groundwater dewatering activities (if required) are conducted in accordance with applicable regulations, to determine if vapor mitigation is warranted, and assess whether any remedial or environmental provisions should be incorporated into the development plan.
- During any subsurface disturbance (if applicable), excavated soil and any debris should be handled and disposed of in accordance with applicable regulatory requirements. If any petroleum underground storage tanks are encountered, they should be closed and removed, along with any contaminated soil, in accordance with applicable requirements. Any evidence of a petroleum spill should be reported to the NYSDEC and addressed in accordance with applicable requirements.
- Prior to any renovation or demolition activities with the potential to disturb suspect ACM, an asbestos survey should be conducted. If these materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all local, state, and federal regulations prior to any renovation or demolition that would disturb those materials.
- Unless there is labeling or test data that indicates that fluorescent lights and electrical equipment are not mercury- and/or PCB-containing, if disposal is required, it should be performed in accordance with applicable federal, state and local regulations and guidelines.
- Any activities (such as renovation or demolition) with the potential to disturb lead-based paint must be performed in accordance with applicable requirements (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).
- If dewatering is required during future construction activities, water must be discharged in accordance with NYCDEP requirements.

APPENDIX 6

TRANSPORTATION

Locating the Obama Presidential Library in West Harlem:

Transportation Assessment Amendment

November 2014

Sam Schwartz Engineering D.P.C.

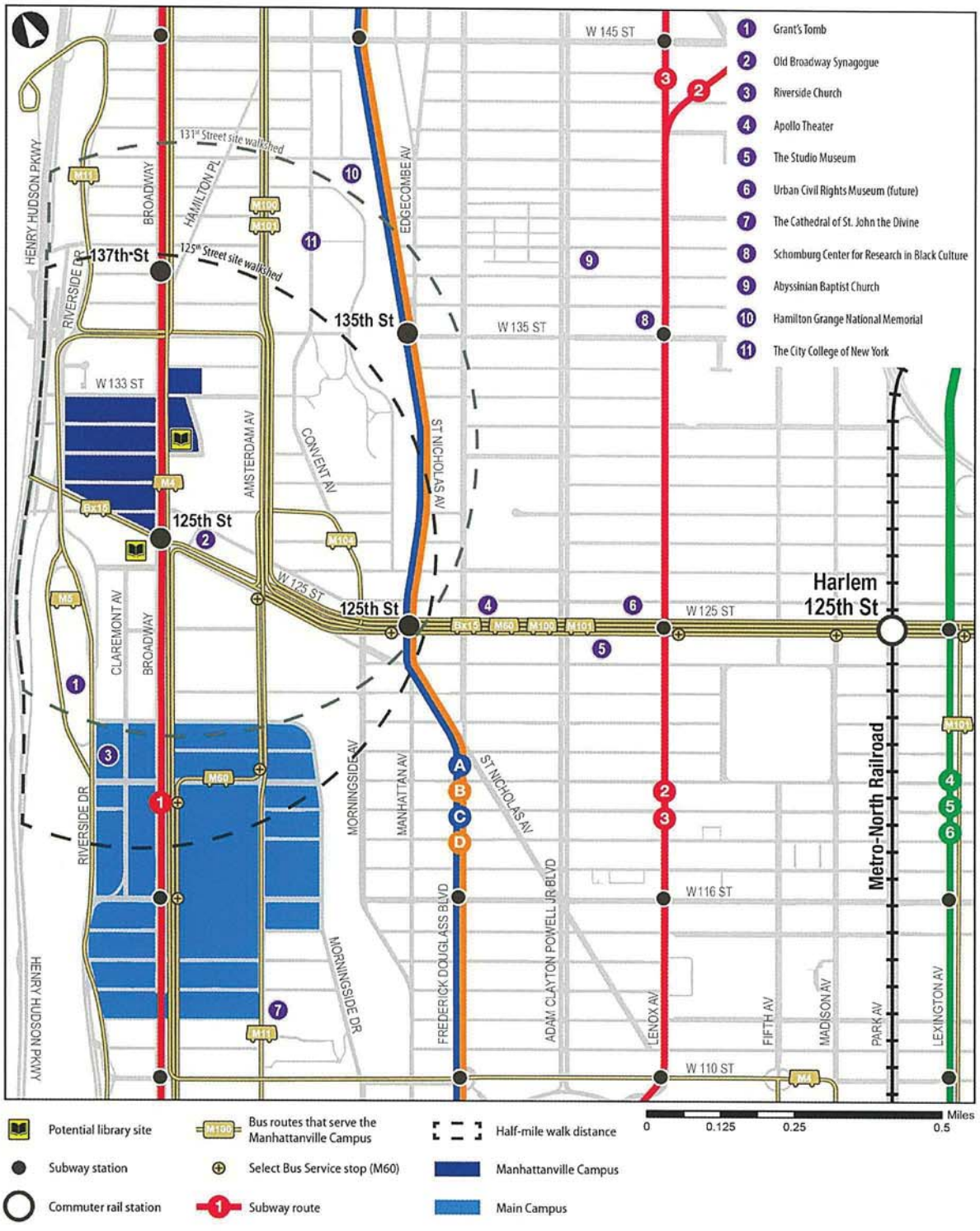
Obama Presidential Library Assessment and Response Phase II

General Overview of Site Connectivity

The Manhattanville Campus is an integrated part of the urban fabric of Upper Manhattan, with excellent connections to the neighborhood, city and region. The campus is adjacent to the 125th Street stop on the 1 subway line, within walking distance of the A/B/C and D subway lines, and one block or less from stops on seven city bus routes. Five other subway lines are a short distance away by free transfer from a connecting bus route. The A, C, and 1 subway lines connect directly, in as little as 14 minutes, with Penn Station – serving Long Island Rail Road (LIRR) and New Jersey Transit (NJ Transit) commuter trains and Amtrak intercity trains – and to the Port Authority Bus Terminal. The 1 and A subway lines also directly serve the George Washington Bridge Bus Terminal, as little as nine minutes away, which serves approximately 300,000 buses annually. There is also a Metro-North commuter rail station nearby, with connections to Connecticut and the northern suburbs. With so many options, reaching the Manhattanville Campus by transit is fast and easy for the 50+ million annual tourists to New York City – whether staying in midtown hotels or elsewhere – as well as for the over 20 million residents of the New York metro region. The reach of and potential market for transit to and from the Manhattanville Campus is unparalleled in the country, and means that this location is environmentally sound, and that anyone can access it.

Not all visitors can or will choose to use transit, and for those who arrive via private vehicles or charter buses, access is equally convenient. Primary vehicular access is provided by the Henry Hudson Parkway (Route 9A), W 125th Street, and Broadway, all of which are adjacent to the Manhattanville Campus. Route 9A provides access to the George Washington Bridge and several highways to the north, and to the Lincoln and Holland Tunnels to the south. W 125th Street leads straight from the Manhattanville Campus to the Robert F. Kennedy/Triboro-Bridge and FDR Drive. Locally, Broadway and Amsterdam Avenue provide major north-south connections, completing a roadway network that makes quick and easy connections to local and regional destinations.

Figure 1: Transportation to Manhattanville Project Area



1 Transit Assessment

The Manhattanville Campus is ideally situated among a strong network of transit options (see Figure 1). Served by subway, bus and commuter rail, the campus has easy connections to all of the City's major transportation hubs and dozens of its important landmarks. Getting to and from the Manhattanville area on transit is fast and convenient from much of the New York metro region.

1.1 Subway

The New York City Subway is the largest subway system in the county, carrying more than 5 million passengers per weekday, while operating 24-hours a day, year round. The Manhattanville Campus is served directly by the 1 line, one of the most frequent lines in the system, at 125th and 137th Street Stations (see Table 1). Over 60 trains pass through these stations during the weekday morning peak period from 8 to 10 am. The 1 train makes direct connections to Times Square and Penn Station in Midtown, as well as the World Trade Center and the Financial District in Downtown.

Within a half-mile walk is the 125th Street A/B/C/D express stop at St Nicholas Avenue. Over 130 trains pass through this station during the morning peak from 8 to 10 am, serving destinations in Midtown and Downtown, including the Port Authority Bus Terminals in Washington Heights and on 42nd Street.

Six blocks to the west is the 2/3 line at Lenox Avenue, which is served by over 60 trains during the morning peak period. In addition to serving the same destinations as the 1 to the south, the 2/3 connects with central parts of Harlem and The Bronx, including the Bronx Zoo.

Table 1 Average Subway Frequencies (minutes between trains)

Line	Stop	Weekday			Saturday			Sunday		
		AM	MD	PM	AM	MD	PM	AM	MD	PM
1	137 St-City College	4	5	5	8	8	8	12	8	8
2	135 St	7	8	6	12	12	12	12	12	12
3	135 St	6	8	6	12	12	12	12	12	12
A	125 St	7	10	8	7	7	7	10	10	10
B	125 St	8	10	10						
C	125 St	8	10	10	10	10	12	18	10	12
D	125 St	7	10	8	10-	10	10	12	10	12

AM period is 8-10 am, Midday period is 12-2 pm, and PM period is 5-7pm. The B does not run on weekends.

The Manhattanville Campus, with its proximity to seven subway lines, is well connected by frequent subway service at all times to local and regional transportation hubs within the City, as well as major tourist destinations.

1.2 Metro-North

Metro-North is the MTA's commuter rail line that serves suburban counties to the north of the City in New York and Connecticut. The Manhattanville Campus is about one mile from the Harlem-125th Street Station at Park Avenue, and is served by the Hudson, Harlem and New Haven branch lines. The 125th

Street Station is the only station other than Grand Central through which all trains must run in order to enter or leave the City, meaning that Harlem has excellent commuter rail service. During the morning peak, 17 trains serve 125th Street, with trains arriving as frequently as every two minutes (see Table 2).

Table 2 Metro-North Service Frequencies (minutes between trains)

Stop	Weekday			Saturday			Sunday		
	AM	MD	PM	AM	MD	PM	AM	MD	PM
Harlem-125th St Station	2-22	2-22	2-22	2-22	2-22	2-22	2-34	2-22	2-18

AM period is 8-10 am, Midday period is 12-2 pm, and PM period is 5-7pm.

The link to Metro-North greatly expands the geographic range of potential visitors to the Manhattanville Campus to three counties in the northern suburbs, and to much of Connecticut.

1.3 New York City Transit Bus Service

There are seven local bus routes within a block of the Manhattanville Campus. They reach Manhattan's northern and southern extremes and serve both the east and west side. Local buses also connect to nearby subway stations, Metro-North, and important cultural and educational institutions in the area. Combined, these routes provide as many as 60 trips per hour in each direction to the Manhattanville Campus.

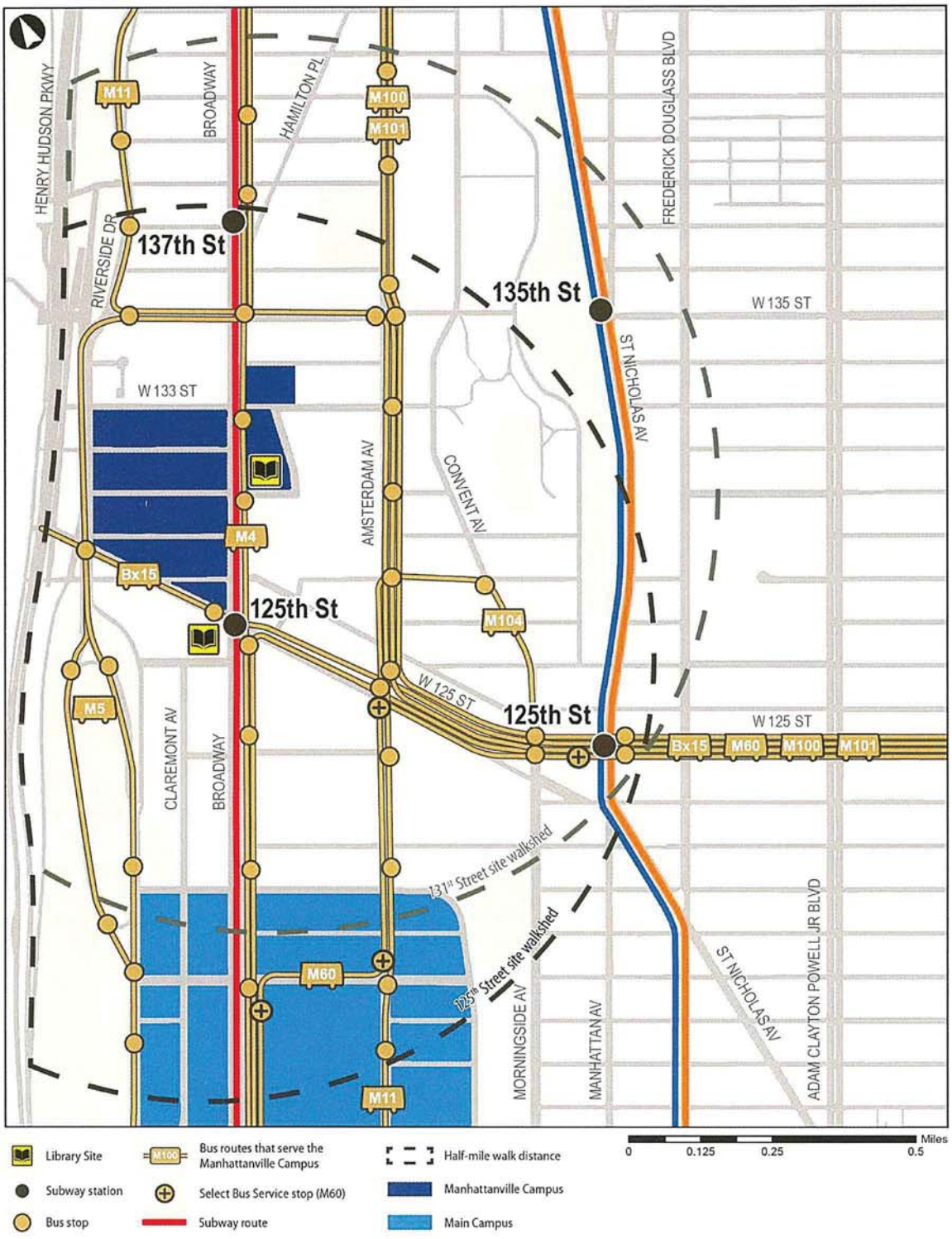
The M60 Select Bus Service (SBS) also has a stop nearby and provides a one-seat, 40 minute ride to LaGuardia Airport, which serves over 25 million passengers per year. SBS reduces trip time by about 20% from a standard local bus by employing pre-boarding fare payment and dedicated lanes for parts of the alignment.

Table 3 Bus Frequencies (minutes)

Route	Weekday			Saturday			Sunday		
	AM	MD	PM	AM	MD	PM	AM	MD	PM
Bx15	8-12	12	6-10	8-9	6-10	6-8	10-20	10	6-8
M4	3-11	5-10	3-15	10-15	8-10	7-15	20-22	10-12	8-10
M5	7-17	8-12	8-15	7-20	10-12	10-18	10-20	6-20	12-20
M11	8-12	8-10	8-20	20-25	20-25	10-15	20-25	15-20	6-20
M60-SBS	7-10	10	10	10	7-10	9-11	13-15	10	10-12
M100	9-11	7-11	7-10	15-17	10-12	10-15	15-23	12	10-12
M101	5-10	8-9	5-9	5-15	5-10	6	10-15	12	5-15
M104	10-12	8-10	8-15	10-20	6-8	4-7	8-30	6-14	5-8

AM period is 8-10 am, Midday period is 12-2 pm, and PM period is 5-7pm.

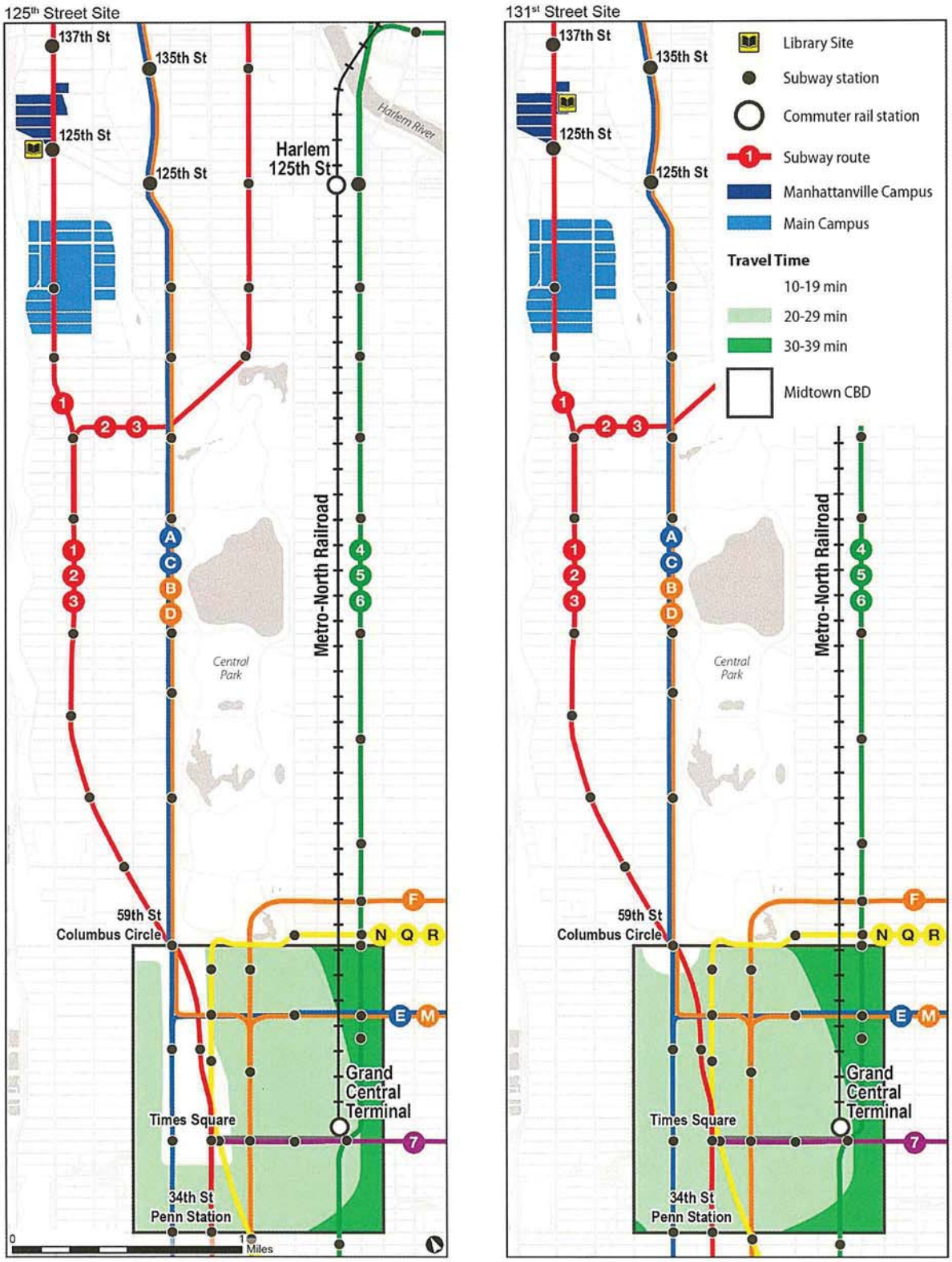
Figure 2: Bus Stops near the Manhattanville Project Area



1.4 Travel Times

With so many transit options serving the Manhattanville Campus, trips to and from major destinations in Midtown Manhattan take as little as 15 minutes (see Figure 3). The 125th St Station at Broadway is only 19 minutes away from Times Square and only 20 minutes from Penn Station. Trips from Grand Central are only 25 minutes, while the rest of the Midtown Central Business District is at most 34 minutes away.

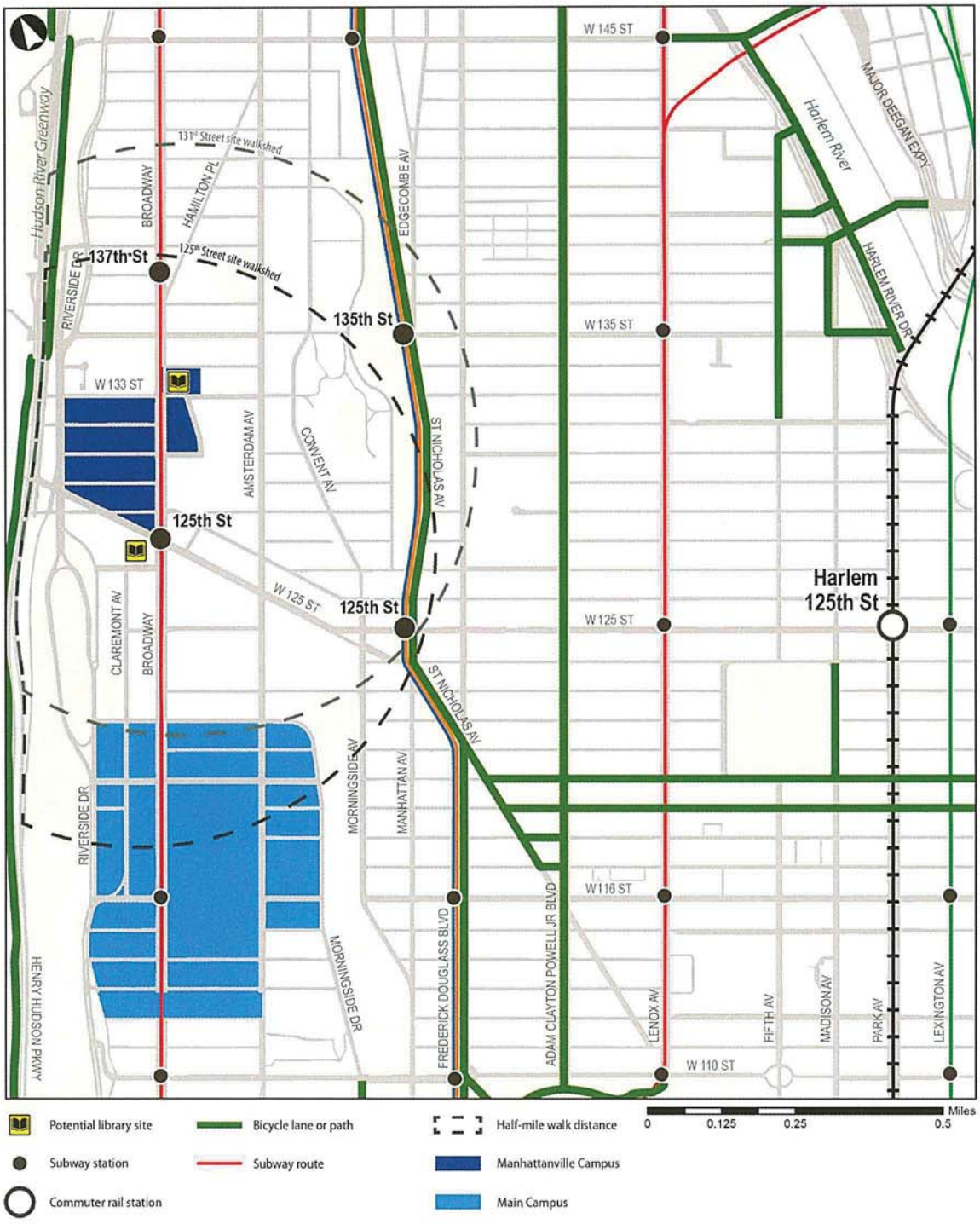
Figure 3: Travel Times from Midtown CBD to the Manhattanville Campus



1.5 Bicycle

The Hudson River Greenway is a fully separated bikeway which provides unparalleled views of the Hudson River in a safe and relaxing biking environment. Running the length of Manhattan, and right past the Manhattanville Campus, it is the busiest bike path in the country (see Figure 4). It provides excellent recreational and commuting opportunities for visitors and residents alike. A bike ride from Manhattanville to Midtown is five miles and takes about 25 minutes.

Figure 4: Bicycle Lanes and Paths in the Manhattanville Campus Area



2 Tour Bus Access to Project Area

The Project Area is particularly well-suited for 1) access by, 2) ease of loading and unloading of, and 3) layover for charter buses.

2.1 Access

The project area sits adjacent to the Henry Hudson Parkway (Route 9A), which connects midtown with the George Washington Bridge and I-95. Running adjacent to the Hudson River, it provides a four-mile trip that is not simply as fast as 15 minutes from midtown locations (where tour groups may be staying), but one that is scenic and an attraction in its own right. From the north, the project area is less than three miles – as little as five minutes – from the George Washington Bridge and I-95. These are gateways to New Jersey and points west, Connecticut and New England, and points north in New York. The project area is adjacent to Route 9A, and it is directly served by existing entrance and exit ramps. To/from the south, these ramps touch down at 125th Street; to/from the north, the ramps touch down at 133rd Street. This split arrangement – unique to the project area among all exits on Route 9A – further assures that buses will neither add nor be subject to further congestion. That also means that potential community impacts of tour bus traffic are virtually eliminated by the minimal use of local streets in predominantly non-residential areas. Henry Hudson Parkway is not open to commercial traffic, but bus permits are currently available that make possible the access described above. In the event that charter buses either choose or need to use other routes, the project area is directly served by Broadway (north-south) and 125th Street (east-west), both of which have at least two traffic lanes in each direction.

2.2 Hop-On/Hop-Off Tour Buses

Because Harlem is already a popular destination among the 50+ million annual tourists to New York City, no less than four sightseeing bus operators already run frequently scheduled services that pass anywhere from the front door of the Library to no more than four blocks away. These tours incorporate Harlem sightseeing with other Manhattan destinations, such as Central Park, The American Museum of Natural History, Cathedral of St. John the Divine, Grant's Tomb, the Guggenheim, Carnegie Hall and Yankee Stadium, as well as Times Square, Chinatown, Soho and Rockefeller Center, among others. The tours depart from convenient Midtown locations that provide easy access from popular hotels and are well utilized by tourists as a means to travel between desired attractions, spending time at those that they are most interested in while gaining an overview of the others. Most of these offer "hop-on hop-off" service, meaning that customers can board and alight on the route as many times as they like in a single day or 24 hours, in order to spend time at desired attractions. Therefore, a stop at the Obama Presidential Library would be a feasible and likely addition to existing tours and source of consistent visitation to the Library. Furthermore, it is possible to work with these companies to update their routes to pass directly by the Obama Library.

2.3 Charter and Tour Bus Access

The dense urban setting that typifies the project area does not normally offer the kind of easy loading and unloading that might be found on a park-like campus. But the street geometry of the project area

makes it an exception. The street widths in general will likely allow for allocation of curb space directly in front of, or very nearby, for loading and unloading of tour and charter buses. Lane drops north and south of the 131st Street-Broadway site (specifically two traffic lanes above and below the site, but three lanes at the site) create generous curb space immediately in front of the site, as well as opportunities for pedestrian safety and convenience measures, such as sidewalk extensions and pedestrian refuges. It is unlikely that there could be found a site anywhere with a shorter distance for visitors between their charter or tour bus and the Library entrance.

3 Planned and Proposed Transit Improvements

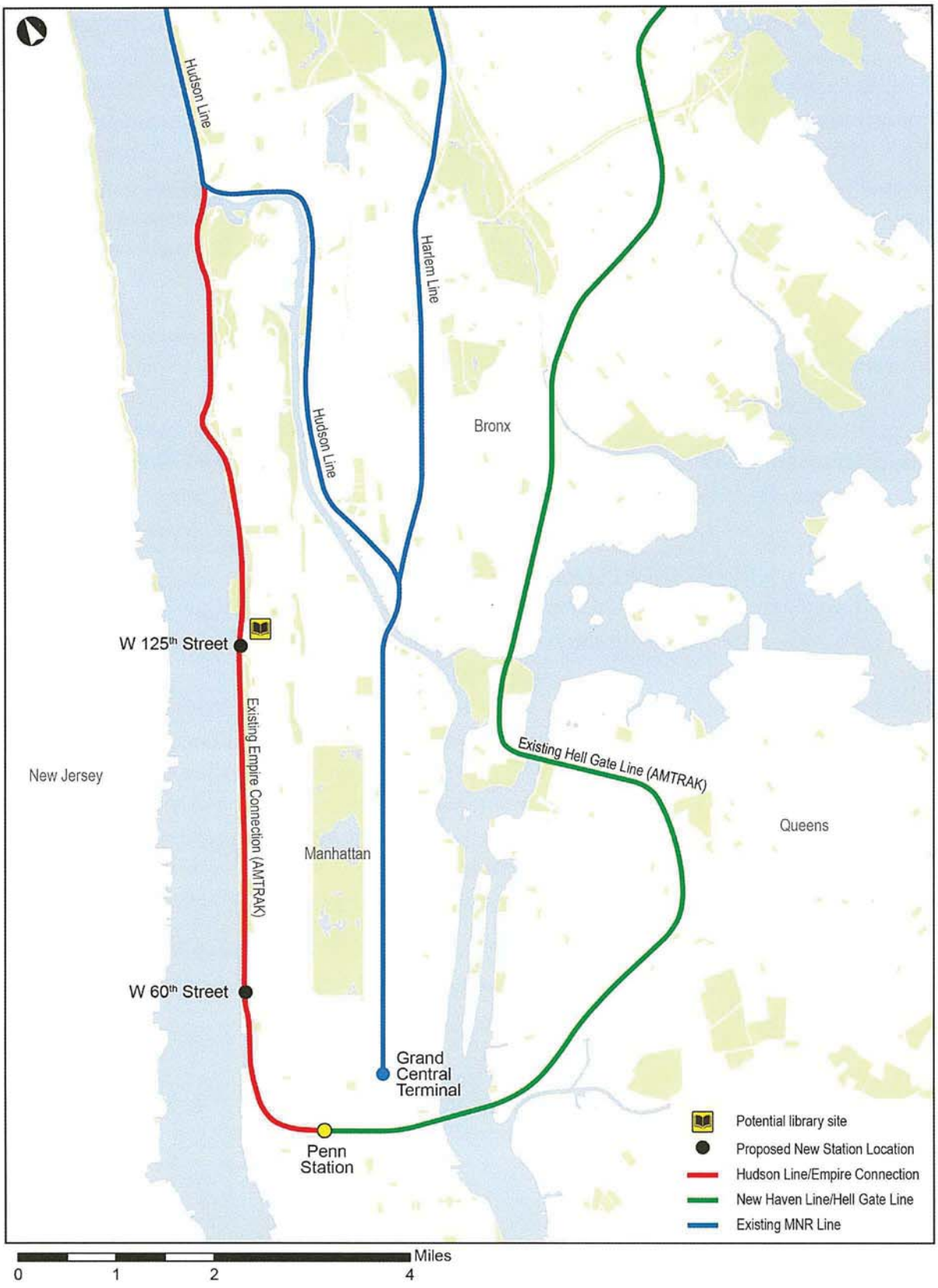
New York City Transit is considering expansion of Metro-North Railroad service to Manhattan's west side and into Penn Station (see Figure 5). This proposal would not only increase regional mobility, but would also provide, and is motivated by the need for increased system resiliency and redundancy in the event of a natural disaster. Metro-North currently provides service from the Bronx, Westchester, and southern Connecticut to Grand Central Terminal on the east side of Midtown Manhattan. The proposed Penn Station Access plan would expand Metro-North service to serve Penn Station by creating a spur of the existing Hudson Line using existing Amtrak tracks along the Hudson River. This plan would also create two additional stations in Manhattan, one near 60th Street on the Upper West Side, and one at 125th Street and 12th Avenue – just blocks away from the proposed library's location.

Such an expansion would provide a fast and frequent one-seat ride to the Obama Presidential Library from the Bronx, Westchester, and Dutchess Counties. If similar service frequencies are implemented as on existing Metro-North lines, this expansion would provide service frequencies of 10 minutes or less during peak commute times, and 20-30 minutes during off peak times and weekends. The project would represent yet another element to the overall transit-centric and intermodality of the proposed site, and provide the library with even greater regional transit connectivity.

The New York City Economic Development Corporation (NYCEDC) is currently implementing a three-stage strategy to revitalize the Harlem Waterfront in the direct vicinity of the location selected for the Obama Presidential Library. First conceived in the West Harlem Master Plan released in 2002, this effort included the development of a waterfront park between 125th Street and 135th Street and implemented improvements to the neighborhood's transportation connections. Transportation projects included improvements to the sidewalks and pedestrian facilities, the installation of additional street lights and amenities, the rehabilitation of historic rail tracks and cobblestones, and improvements to the 125th Street 1 line subway station. The waterfront revitalization effort included the construction of three new piers, including one specifically designed to accommodate ferry service, potentially connecting the site directly with Midtown Manhattan and points in New Jersey. This revitalization project has stimulated further economic investment in the neighborhood while creating an attraction for both local residents and visitors. The potential ferry service would only add to the many transit options available.

Metro-North access on the west side and the ferry service at 125th Street proposed by MTA New York City Transit would expand upon the already robust array of transit options serving the Manhattanville area, providing even more local and regional transit access.

Figure 5: Proposed Penn Station Access for Metro-North



4 Traffic Assessment

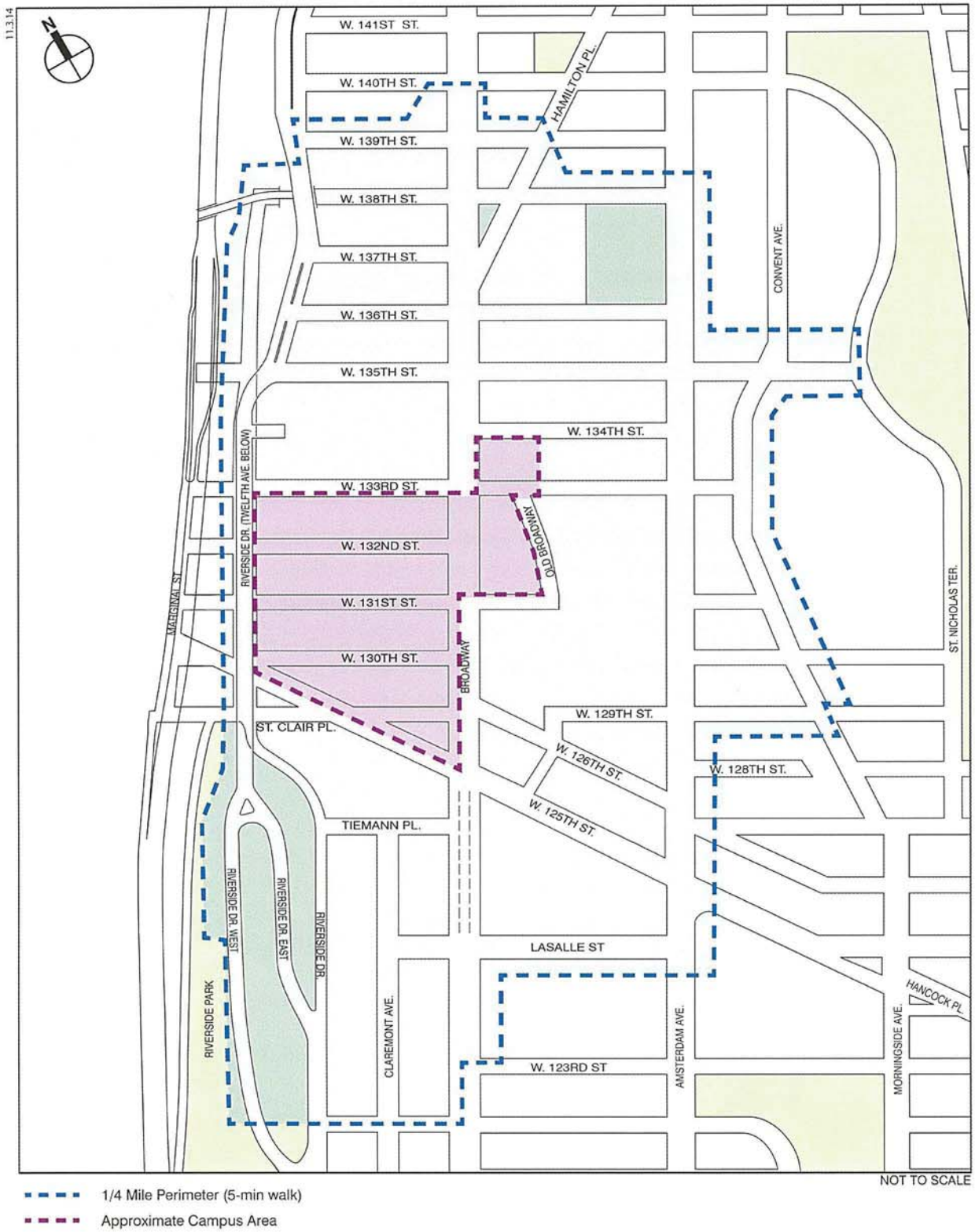
The Manhattanville Campus is served by a robust network of transit options, making it easy to travel there on public transportation. Furthermore, Columbia University has recently hired a Travel Demand Management (TDM) Coordinator, whose primary role will be to implement and manage a TDM program with the aim of minimizing vehicular trips to and from the Manhattanville Campus, thus enabling the University to reduce emissions, congestion, and parking demand. Additionally, by promoting transit use and ridesharing, Columbia will also be promoting walking, bicycling, and a generally more sustainable and healthful lifestyle.

However, many of the visitors to the Library will be tourists who may elect to use private vehicles or charter buses in lieu of the local and regional transit system, so some additional vehicular traffic is inevitable. This section of the report provides an assessment of the ability of the surrounding roadway network to accommodate the additional traffic demand that would be generated by the Library as well as an assessment of the ability for visitors to be able to find either on- or off-street parking near the site.

4.1 Major Roadways

Currently, a large part of the proposed Manhattanville Campus is under construction; therefore, existing traffic conditions do not reflect conditions that will exist when the Library is completed – both in the look of the area roadways as well as the demand for traffic and parking in the neighborhood. Route 9A, also known as the West Side Highway, is a State-owned facility that provides primary vehicular access to the study area. This highway connects with the George Washington Bridge (I-95), Saw Mill River Parkway, and Major Deegan Expressway/New York State Throughway (I-87) to the north. To the south, Route 9A provides connections to the Lincoln Tunnel (I-495) and Brooklyn-Battery Tunnel (I-478). Major roadways within the study area are shown in Figure 6.

Figure 6: Study Area



Several linear parks, such as Morningside Park and St. Nicholas Park, exist within Upper Manhattan that break up the traffic network and leave a few strong east/west arterials that can serve as connectors to the campus area. Therefore, most traffic will be arriving and departing via north/south routes. However, the Manhattanville Campus area is well-served by north-south routes, which is atypical for Manhattan in general. This is because the major north-south arterials that pass through the project area are relatively wide avenues that provide two-way traffic flow -- Twelfth Avenue, Broadway, and Amsterdam Avenue – whereas most other north/south avenues in Manhattan provide one-way flow only. The presence of these significant two-way arterials maximizes accessibility from the north and the south, as one-way avenues add to the traffic volumes and congestion by potentially forcing traffic to circulate around long blocks to reach their destination.

The most significant east/west connector that provides access to the study area is West 125th Street, which is a wide, two-way roadway running in a generally east-west direction in the vicinity of the study area. West 125th Street is one of the major east-west corridors in Upper Manhattan that connects the West Side Highway and Harlem River Drive/FDR Drive to the east.

Truck access is provided via designated truck routes in the immediate project area including Broadway, Amsterdam Avenue, West 125th Street, and the West Side Highway.

4.2 Traffic Conditions

There is a variety of land uses in the study area; however, the majority of uses are residential (including University housing) and institutional with supporting commercial/retail space. The future Manhattanville Campus is today generally surrounded by residential land uses, with commercial uses along Broadway, Twelfth Avenue, Amsterdam Avenue, and West 125th Street. Aside from Columbia University, there are other nearby educational institutions, including public schools and City College of the City University of New York. The variety of institutions, including higher education, coupled with abundant transit accessibility, results in a neighborhood that generates relatively low traffic volumes during the typical commuter peak periods. According to the 2010 US Census, only 16% of households in the area have a car.

The Environmental Impact Statement (EIS) prepared for the Manhattanville area rezoning identified only three intersections in the primary study area that would experience significant impacts as a result of the densest redevelopment of the Manhattanville area that was enabled by the approved rezoning:

- Riverside Drive and West 135th Street
- Amsterdam Avenue and West 135th Street
- Amsterdam Avenue and West 125th Street

The EIS showed that minor traffic improvements at these intersections – restriping the travel lanes to provide additional traffic capacity, modifying traffic signal timings, and changing curbside parking regulations – would offset any significant traffic impacts in the future 2030 horizon year. Other improvements are proposed and being implemented in the project area, such as a new mid-block crossing.

The minor traffic improvements that were required as part of the EIS traffic analysis show how much reserve capacity is available within the existing traffic network, even as traffic volumes are projected out to the 2030 horizon year. Furthermore, the EIS did not consider the comprehensive TDM plan developed by Columbia University for the Manhattanville Campus, which will result in significantly lower vehicular traffic volumes associated with the build-out of the new campus. Therefore, the presence of a new Presidential Library would not change the findings. The EIS was very conservative in its traffic assumptions, and the addition of the Presidential Library will not challenge those findings, as trips associated with the Library would be spread out across the hours of operation, and any peak surging, such as due to programmed events, would likely occur outside the typical peak periods when background congestion would most likely be present.

4.3 Trip Generation and Distribution

It is estimated that the proposed development will generate approximately 814,000 visitors per year or an average of 15,650 visitors per week. To translate the annual visitation to a daily number, it was assumed that the presidential library would experience visitation patterns similar to that of a museum; therefore, available data for three New York City sites were reviewed including: the National September 11 Memorial at the World Trade Center, the Museum of Modern Art (MoMA), and the American Museum of Natural History. Using the same visitation ratios of weekdays to Saturdays as the September 11 Memorial, the presidential library would have approximately 3,500 visitors on a peak weekday and 4,750 visitors on a peak Saturday.

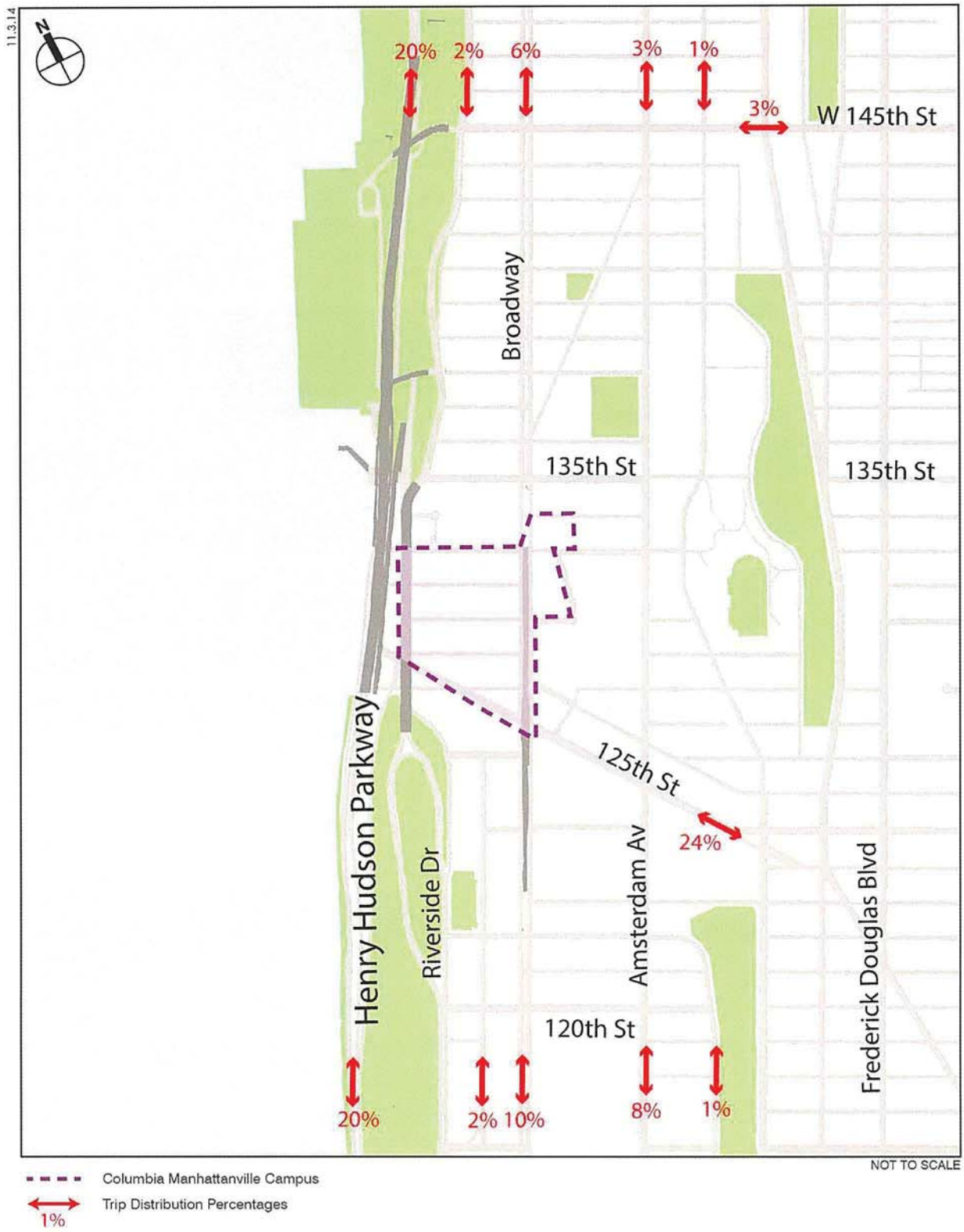
As the transit system is robust and very few tourists want to drive their own cars or a rental car when visiting, most New York City tourists travel using mass transit or taxis. Based on travel patterns in the area of the Manhattanville Campus, it was conservatively assumed that approximately 10% of visitors would arrive/depart via auto and another 5% would arrive/depart via taxi, with average vehicle occupancies of 2.9 people per auto and 2.2 people per taxi. Using temporal distributions (i.e., arrival and departure patterns by hour of the day) taken from local museum visitation data, Table 4 shows the traffic demand assumptions and traffic generation estimates for the weekday and Saturday peak hours. As shown in the table, the highest hourly volume would be approximately 30 vehicles. This relatively low volume translates to one vehicle every two minutes, which would be an imperceptible increase to area traffic volumes. Therefore, the existing and future roadway network could easily accommodate the additional vehicular traffic associated with the proposed presidential library.

Table 4: Peak Hour Trip Generation

	Person Trips							
	Weekday						Saturday	
	Morning		Midday		Evening		Midday	
	In	Out	In	Out	In	Out	In	Out
Auto	21	0	18	15	27	23	24	21
Taxi	11	0	9	8	14	12	12	10
Express/Tour Bus	21	0	18	15	27	23	24	21
Subway	126	0	105	92	164	139	143	125
Local Bus	11	0	9	8	14	12	12	10
Walking/Other	21	0	18	15	27	23	24	21
Total	210	0	175	154	273	231	238	209

	Vehicle Trips							
	Weekday						Saturday	
	Morning		Midday		Evening		Midday	
	In	Out	In	Out	In	Out	In	Out
Auto	7	0	6	5	9	8	8	7
Taxi	5	0	4	4	6	5	5	5
Tour Bus	1	0	1	1	1	1	1	1
Total	13	0	11	9	17	14	15	13
Grand Total	13		20		31		27	

Figure 7: Trip Distribution



5 Parking Assessment

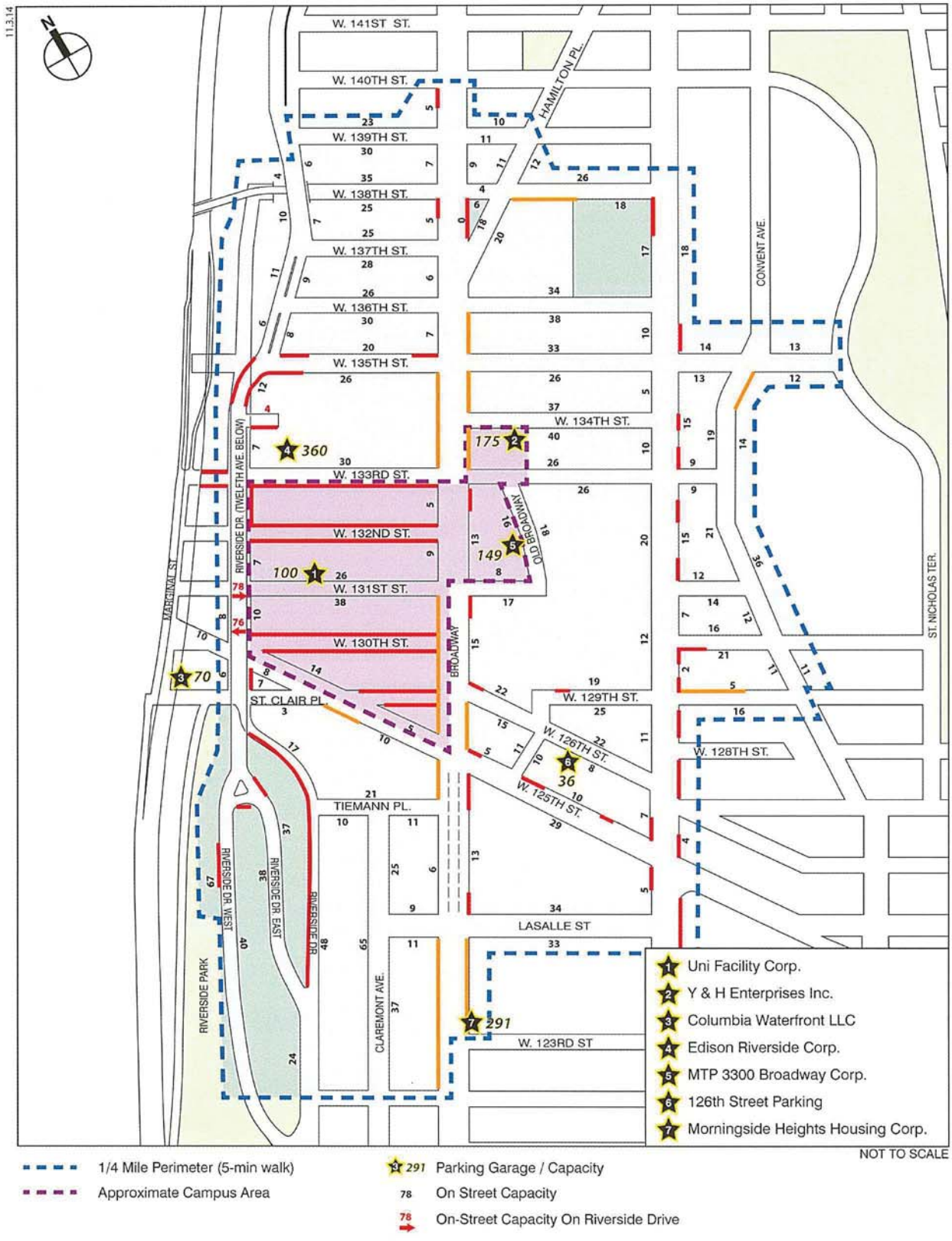
A parking assessment was performed to determine the level of parking availability in the area to accommodate visitors and employees of the Library. The analysis considers existing availability (both on-street and in off-street parking facilities) and then projects future supply and demand. Typically, this analysis encompasses a study area within quarter-mile of the project site, representing an approximate 5-minute walk.

5.1 Existing Conditions

5.1.1 Parking Supply

A field survey of on-street parking regulations and off-street facilities was performed in October 2014 to gather existing parking information. Currently a large part of the on-street parking spaces are not available due to either temporary road maintenance or the construction of new buildings for the future Manhattanville Campus. The total on-street parking capacity within ¼-mile of the campus is 2,384 spaces. 8 shows the current parking capacity totals when adding in the seven off-street parking facilities that are located in the ¼-mile radius distance from the proposed library potential location. The combined off-street parking capacity is 1,181 parking spaces.

Figure 8: Study Area Parking Capacity



5.1.2 Parking Utilization

Parking utilization surveys were conducted in the study area under typical weekday conditions on Tuesday and Wednesday, October 28 and 29, 2014 for the morning, midday, and afternoon periods and on Saturday, October 25, 2014, during the midday period.

Table 5 shows the on-street parking utilization summary in the study area. Figure 9 to Figure 12 present summaries of the survey results, in terms of the average percentage of available on-street spaces utilized during the survey time periods. Generally, on-street parking within the study area is 91-93% utilized under today's condition. According to the Columbia University Manhattanville FEIS, the existing parking utilization was maximum 80% in 2006. The current high utilization rate is to some extent because of the on-street parking elimination in the area around the on-going Manhattanville construction sites and also a few temporary road constructions on Broadway.

Table 5: On-Street Parking Utilization Summary

	Weekday			Saturday
	AM	MD	PM	MD
Capacity	2,384	2,384	2,384	2,384
Demand	2,186	2,175	2,202	2,207
Remaining Spaces	198	209	182	177
Utilization	92%	91%	92%	93%

Figure9: Weekday AM Parking Capacity and Utilization

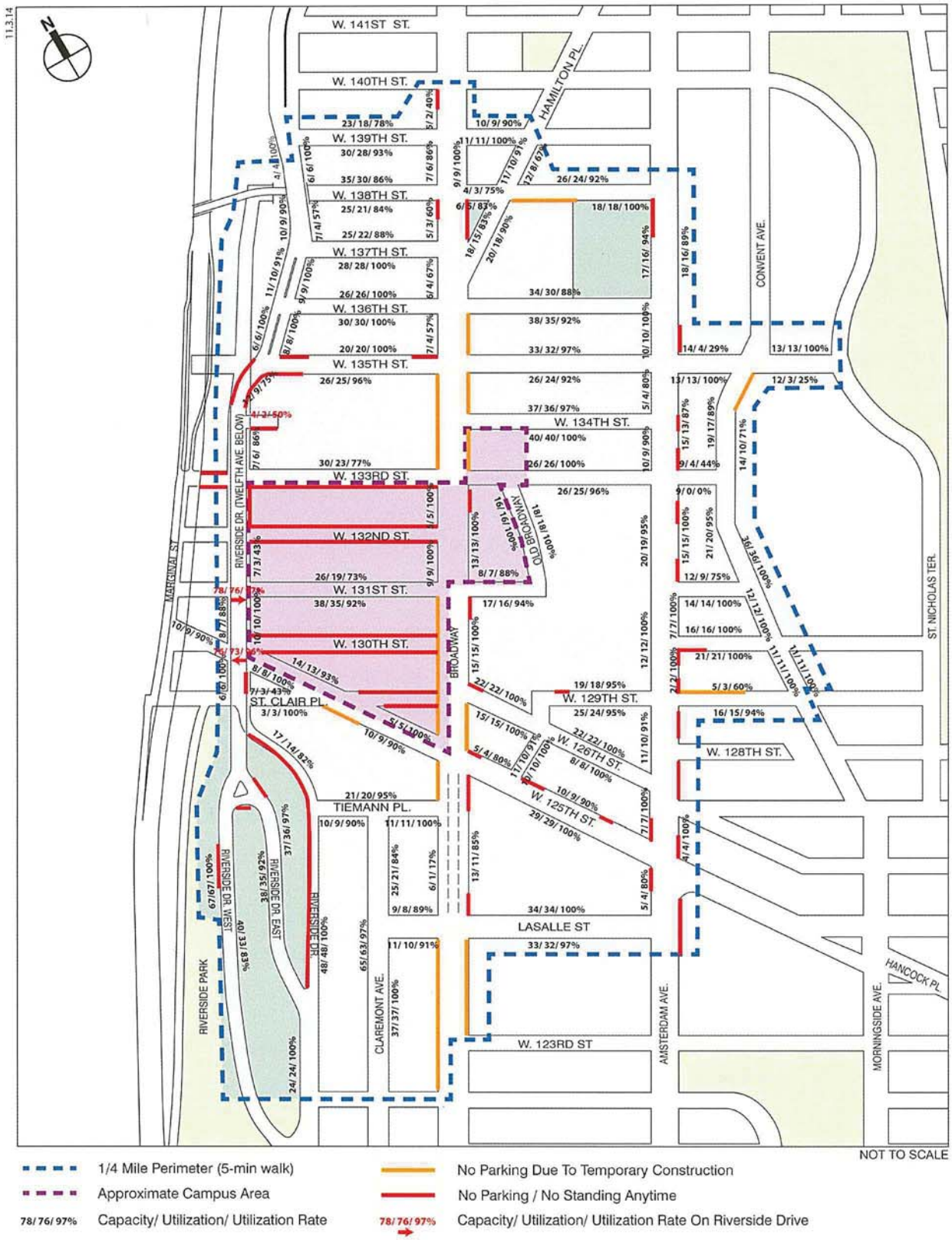


Figure 10: Weekday Midday Parking Capacity and Utilization

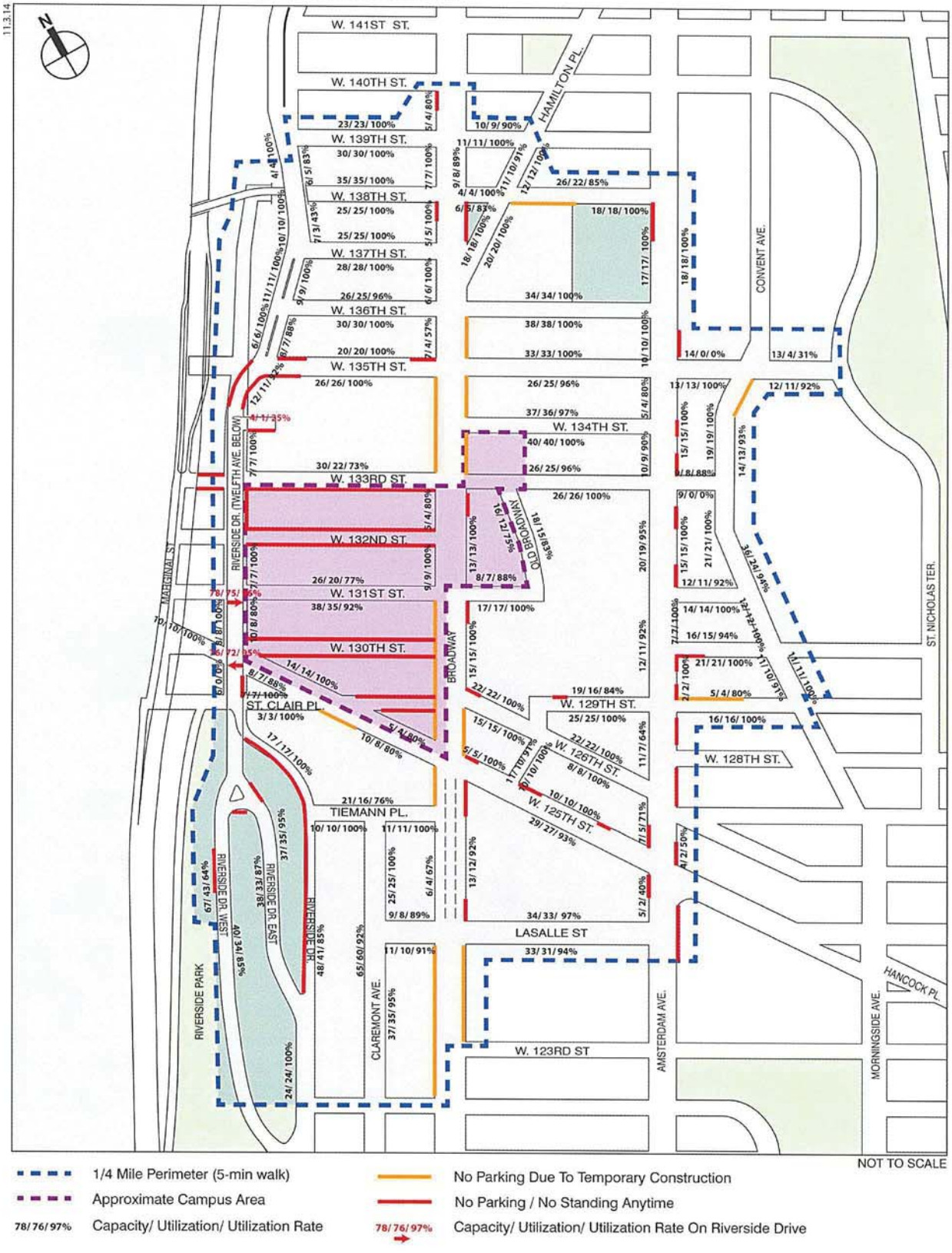


Figure 11: Weekday PM Parking Capacity and Utilization

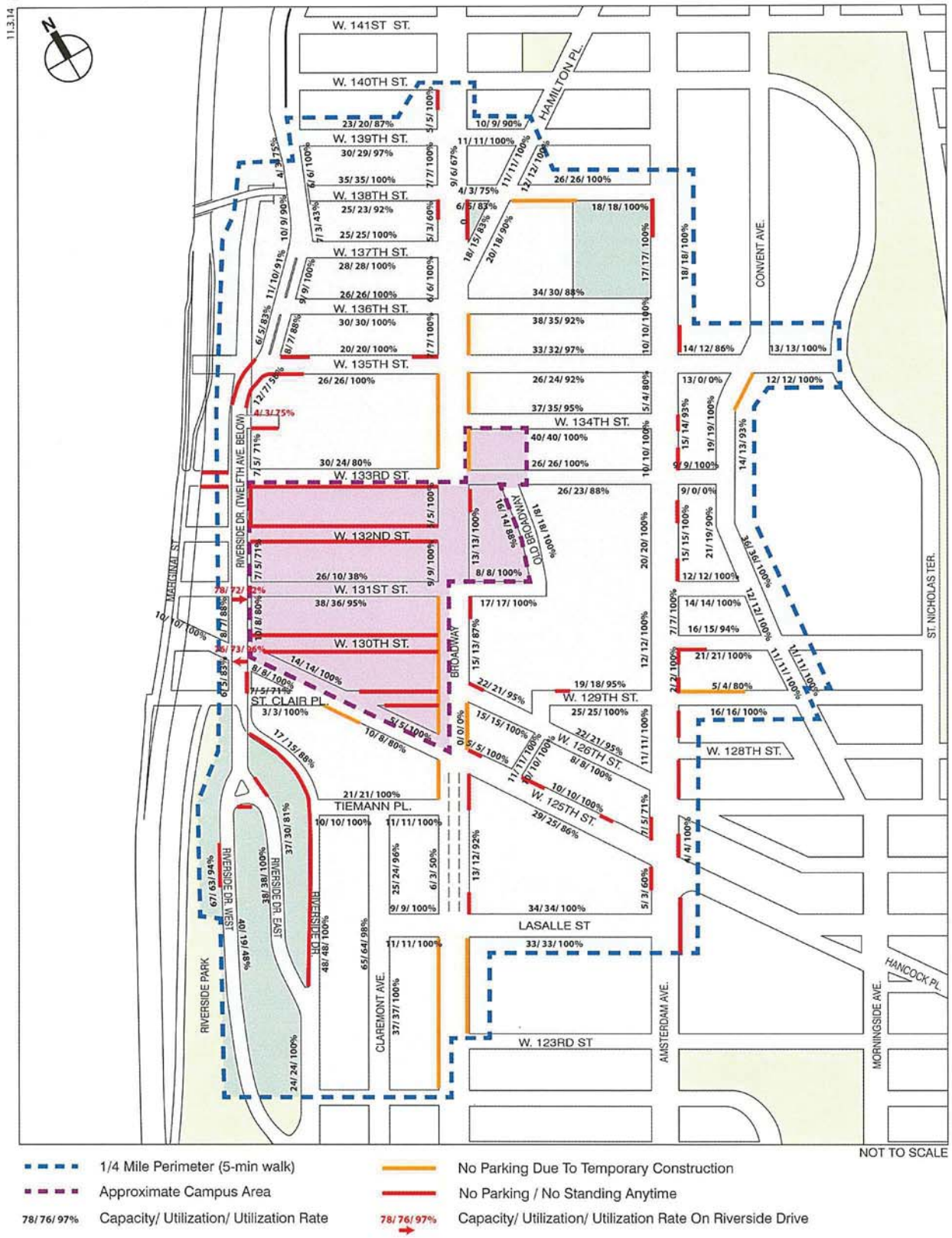
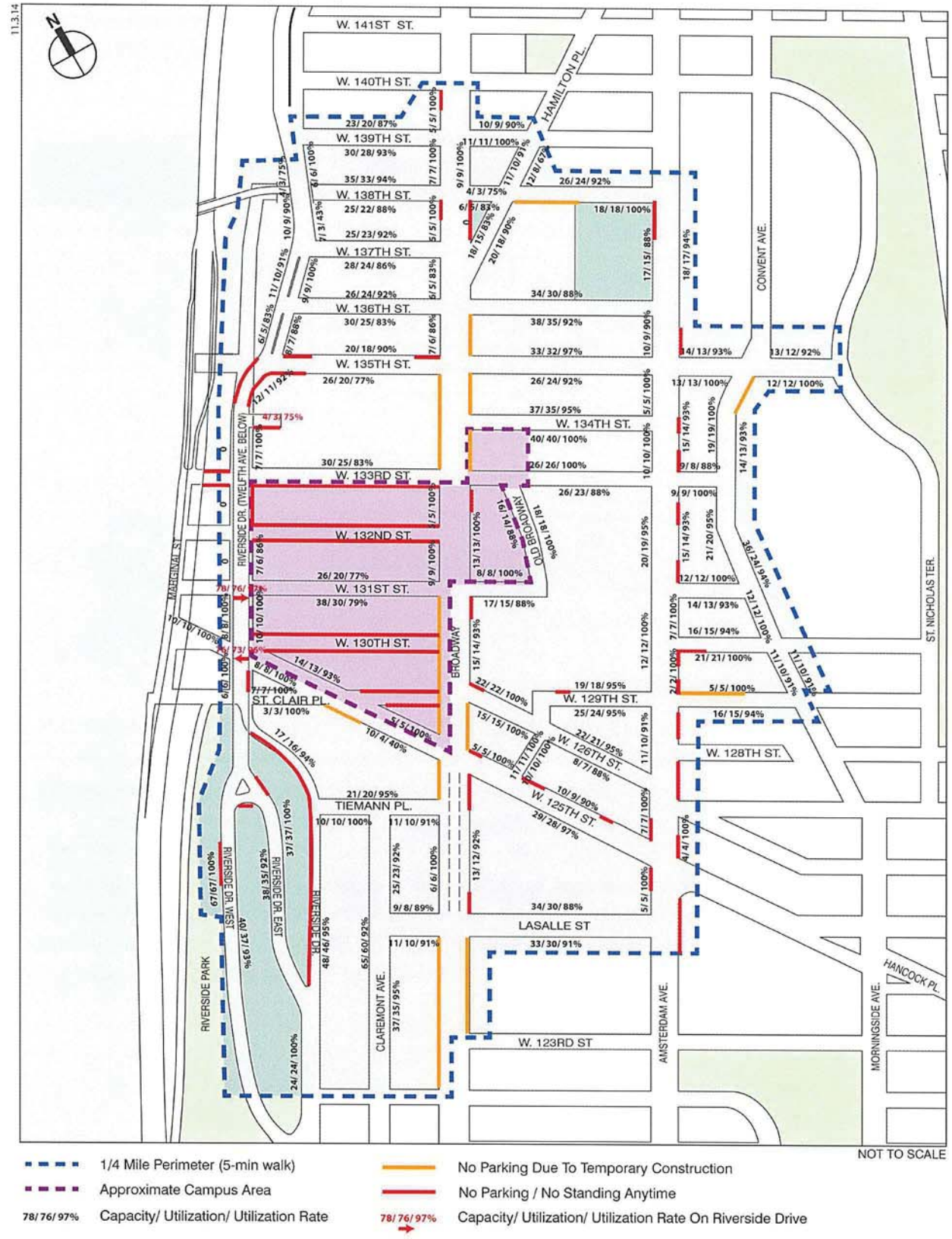


Figure 12: Saturday Midday Parking Capacity and Utilization



The seven public parking facilities were surveyed in October 2014 to estimate their capacity and utilization during the same time periods as the on-street parking counts, and the results are summarized in Table 6. The parking utilization rates vary from 74% to 85% on weekdays to 65% on Saturday.

Table 6: 2014 Existing Conditions Off-Street Parking Utilization

	Company Name	Address	License Number	Capacity	Utilization Rate (Percent)				Utilized Spaces				Available Spaces			
					AM	MD	PM	SAT MD	AM	MD	PM	SAT MD	AM	MD	PM	SAT MD
1	MTP Uni Facility Corp.	631-635 West 131st Street	1117939	100	60	75	75	60	60	75	75	60	38	23	23	38
2	Y & H Enterprises Inc.	526-534 West 134th Street	735702	175	90	80	75	50	158	140	131	88	14	32	41	84
3	125th Street Waterfront LLC	69 St. Clair Pl.	1115799	70	95	95	95	75	67	67	67	53	2	2	2	16
4	Edison Riverside Corp.	3333 Broadway	761734	360	70	50	90	75	252	180	324	270	101	173	29	83
5	MTP 3300 Broadway Corp.	95 Old Broadway	1330437	149	75	75	75	50	112	112	112	75	34	34	34	71
6	126th Street Parking	421 West 126th Street		36	75	75	75	50	27	27	27	18	8	8	8	17
7	Morningside Heights Housing Corp.	3100 Broadway	0469448	291	95	95	80	70	276	276	233	204	9	9	52	81
		Total		1181	81%	74%	82%	65%	952	877	969	768	205	280	188	389

Notes: Based on surveys conducted by Sam Schwartz Engineering in October 2014. Estimated utilization based on operator interviews.

5.2 Future Condition Parking Analysis

Based on the visitation estimates and assumptions, there would be approximately 3,500 visitors on a peak weekday and 4,750 visitors on a peak Saturday. With an assumed 10% arriving via auto and an average vehicle occupancy of 2.9 people per vehicle, the number of cars arriving over the course of a day would be 121 cars on a peak weekday and 164 cars on a peak Saturday. Based on a review of museum traffic studies and the Institute of Transportation Engineers' (ITE) parking and trip generation manuals, a peak of 35% of the daily vehicles would be on-site at any one time, which translates to a peak parking demand of 42 parked cars for a peak weekday and 57 parked cars for a peak Saturday, which is expected to occur during the midday time period between 10:00 AM and 4:00 PM. Such a small peak parking demand can easily be accommodated by the hundreds of available on- and off-street parking spaces within a short walk of the project area.

6 Conclusion

In sum, the Manhattanville Campus as a potential site for the Obama Presidential Library is an integrated part of the urban fabric of Upper Manhattan, with excellent connections to the neighborhood, city and region. As such, it will be highly accessible to local visitors, as well as tourists from around the world who are drawn to the Library itself or happen to be one of over 50 million annual tourists that travel to New York City each year. The campus is adjacent to the 125th Street stop on the 1 subway line, within walking distance of the A/B/C and D subway lines, and one block or less from stops on seven city bus routes. There is also a Metro North commuter rail station nearby with connections to Connecticut and the northern suburbs and an expanding city bikeshare system that will eventually provide easy bicycle access to all visitors. However, not all visitors can or will choose to use transit, and for those who arrive via private vehicles or charter buses, access is equally convenient. Based on an analysis of traffic and parking conditions in the area, there is sufficient vehicular capacity in the surrounding area to accommodate an influx of Obama Library visitors by both charter bus and private vehicle. Drawing on existing Transportation Demand Management strategies, Columbia University will draw on the area's excellent existing transit infrastructure to promote visitation by transit in order that capacity for charter buses and private vehicles is available as necessary.

APPENDIX 7

ZONING

Fried, Frank, Harris, Shriver & Jacobson LLP

One New York Plaza
New York, New York 10004–1980
Tel: +1.212.859.8000
Fax: +1.212.859.4000
www.friedfrank.com

FRIED FRANK

Manhattanville Site 15 – Zoning Overview

The following presents a summary of the basic zoning controls for the Property identified as "Site 15" in the Columbia University Educational Mixed Use-Use Development Land Use Improvement and Civic Project Modified General Project Plan dated December 18, 2008 (the "GPP"), located on the north side of West 131st Street between Broadway and Old Broadway. Please note that there are certain zoning advantages to treating Site 15 as part of a larger zoning lot containing Site 16 to the north of Site 15 (which is not being offered as part of Columbia's proposal) and open space located between the two Sites; therefore where relevant this Summary evaluates the development potential of Site 15 both as a discrete zoning lot and as part of a larger zoning lot comprising the entirety of Manhattan Tax Block 1986.

This summary is limited to the Zoning Resolution controls, and does not consider any further constraints arising from the GPP or the Declaration of Covenants and Restrictions by the Trustees of Columbia University in the City of New York, dated as of December 14, 2011.

1. Location:
   a. Site 15. Manhattan Tax Block 1986, Lots 1, 6, p/o Lot 10, and p/o Lot 30 on the east side of Broadway between 131st Street and an "East/West Open Area" to be located along the easterly projection of West 132nd Street.
   b. Manhattan Tax Block 1986. Tax block 1986 is comprised of Site 15, an East-West Open Area (described in Section 13(a) below), and Site 16 located on the north side of the East-West Open Area, and is bounded by West 131st Street, West 133rd Street, Broadway, and Old Broadway.

2. Ownership:
   a. Site 15: Block 1986, Lots 1, 6, 10 and p/o 30: Trustees of Columbia University
   b. Remainder of Tax Block 1986 (Tax Lot 65 and p/o 30): Trustees of Columbia University

3. Zoning:
   a. Site 15: Identified as Parcel G1 within Subdistrict A (Academic Mixed Use Area) of the Special Manhattanville Mixed-Use District. Parcel G1 is located in a C6-1 zoning district.
   b. Tax Block 1986: Identified as Parcel G within Subdistrict A (Academic Mixed Use Area) of the Special Manhattanville Mixed-Use District. Parcel G is located in a C6-1 zoning district.

4. Lot area:[1]
   a. Parcel G1 (Site 15): Approximately 44,326 sf.

[1] Lot Area numbers to be refined as necessary based on final survey.

b. Parcel G (Tax Block 1986): Approximately 88,537 sf. The lot area includes the East/West Open Area between Sites 15 and 16 and the widened sidewalk area located along the eastern side of Site 15.

5. Permitted Uses: Community facility, residential,[2] commercial, and a limited number of manufacturing uses are permitted as of right. Library, museum, office and non-profit institutional space are all permitted as-of-right uses under the Zoning Resolution.

6. Special Ground Floor Uses: Special (MMU) uses designed to activate the streetscape must occupy at least 75% of the ground floor frontage along Broadway to a depth of at least 30 feet. Special MMU uses include libraries, museums, and a variety of retail uses among other uses. The 75% requirement is tied to each individual building on a zoning lot, so the Site 15 Building would need to meet the MMU requirement associated with its building façade without regard to any building located on Site 16.

7. Permitted Floor Area Ratio/Floor Area:

   a. Parcel G1 (Site 15)
      i. Community Facility: 6.0 FAR; 44,326 x 6.0 = 265,956 zoning floor area (zsf)
      ii. Commercial: 6.0 FAR; 44,326 x 6.0 = 265,956 zsf
   b. Parcel G (Tax Block 1986)
      i. Community Facility: 6.0 FAR; 88,537 x 6.0 = 531,222 zsf
      ii. Commercial: 6.0 FAR; 88,537 x 6.0 = 531,222 zsf

8. Lot Coverage (Rules the same regardless of whether the zoning lot consists of all of Parcel G or just G1):
   a. Community Facility: 100% lot coverage allowed
   b. Commercial: 100% lot coverage allowed

9. Yards:
   a. Parcel G1 (Site 15) (as a separate zoning lot):
      i. Community Facility: 20-foot rear yard required for portions of the zoning lot located more than 100 feet from an intersection.

   b. Parcel G (Tax Block 1986) (as a single zoning lot): No yards required

10. Height and Setback - Parcel G1 (Site 15):
    a. Base Plane: Manhattan Datum Elevation: 44.92 feet
    b. Maximum Building Height: 210 feet above the Base Plane
    c. Maximum Height of Mechanical Equipment: 60 feet above maximum building height. (Additional set back requirements apply to the placement of mechanical equipment.)

---

[2] Please note that while residential uses are permitted at Site 15, this memorandum does not address the bulk controls associated with residential use because this is not the prospective use for the site.

11. Mandatory Street Walls – Parcel G1 (Site 15):
    a. Broadway Frontage: "Type 1" Street Wall Required
    b. West 131st Street Frontage "Type 4" Street Wall Required
    c. Old Broadway Frontage: "Type 5" Street Wall Required
    d. Type 1 Streetwall Requirements
        i. Upper street wall (the portion of building wall located above the "lower street wall") to be located within 5 feet of property line for at least 70% of Broadway frontage, to a minimum height of 85 feet or the height of the building, whichever is lower, without setback.
        ii. Lower street wall (portion of façade extending from grade to a minimum height of 15 feet and a maximum height of 55 feet) to be set back from the upper street wall a minimum of 2 feet and a maximum of 10 feet for at least 70% of the Brodway frontage.
        iii. At least 20% of the surface area of the upper street wall facing Broadway must be recessed by least 10 feet.

        Type 1 street wall controls may be applied along the side streets for a distance of up to 100 feet in lieu of the "Type 4" streetwall requirements.
    e. Type 4 Streetwall Requirements
        i. Upper street wall to be located within 5 feet of street line for at least 50% of the length of the street line, to a minimum height of 60 feet without setback.
        ii. Lower street wall to be set back between two and ten feet from upper street wall for at least 50% of the length of the street frontage.
        iii. Recesses are allowed for up to 30% of required upper and lower street walls to a depth of three feet.
    f. Type 5 Streetwall Requirements
        i. Where the lower street wall is set back from the upper street wall, the Type 4 Streetwall Requirements apply.
        ii. Where the lower street wall is not set back from the upper street wall, the streetwall is to be located within 2 feet of the street line or mandatory sidewalk widening, as applicable, for at least 50% of the length of the street line or mandatory sidewalk widening, to a minimum height of 45 feet without setback.
        iii. Recesses are allowed for up to 30% of required upper and lower street walls to a depth of three feet.

12. Transparency Requirements – Parcel G1 (Site 15):
    a. At least 70% of the ground floor, to a minimum height of 15 feet, is required to be glazed, with at least 50% of the surface area to be highly transparent.
    b. The remainder of the lower street above the 15 foot height must be 50% glazed and 30% transparent.

13. Required Publicly Accessible Open Space: Two publicly accessible open areas are required to be constructed in connection with the development of Site 15: an "East West Open Area", and a "Mandatory Widened Sidewalk Area."
    a. East/West Open Area:

i. A 60-foot wide publicly accessible open area is required to be built on Parcel G between Parcels G1 and G2 (Sites 15 and 16).
ii. The East/West Open Area is required to comply with certain design controls, including incorporating a paved path at least 15 feet wide, improving at least 20% of the area of the East/West Open Area with landscaping, and providing certain light levels within the Open Area.
iii. Any development on Site 15 may not receive a certificate of occupancy until the full width of the East/West Open Area has been improved and opened to the public.[3]
iv. The developments adjacent to the East-West Open Area are responsible for its maintenance

b. Mandatory Widened Sidewalk:
i. A mandatory widened sidewalk with a depth of approximately 40 feet as measured from the intersection of Old Broadway and West 131st Street and extending northward perpendicular to the street line of West 131st Street.
ii. The widened sidewalk area must remain open to the public at all times and must comply with regulations for mandatory widened sidewalks (including public access and Department of Transportation design standards).

14. Parking Requirements:
a. Car parking is not required for library, museum, office or institutional uses.
b. Parking for library, museum, office and institutional uses is permitted up to a maximum of 150 spaces per facility, or 225 spaces if approved by DOB.
c. Parking may be located within the Special District without regard to zoning lot lines, provided that no more than 600 parking spaces combined are permitted on Parcels G and H. However, no accessory parking garages are permitted on Parcel G2, nor within 60 feet of a zoning lot line on Broadway, nor on or within 10 feet of any Mandatory Open Area (including the East/West Open Area).[4]
d. Bicycle Parking is required at a rate of
i. 1 per 20,000 sf of library, auditorium and museum space
ii. 1 per 5,000 sf of university classroom space
iii. 1 per 7,500 sf of office space
iv. 1 per 10,000 sf of most other community facility uses.
e. Curb Cuts:
i. No curb cuts are permitted on Broadway or within 50 feet of Broadway
ii. Curb cuts on other frontages may not be wider than 30 feet
iii. No more than two curb cuts are permitted per frontage
iv. There must be at least 30 feet between curb cuts

15. Signage:
a. Facing Broadway:

[3] The same requirement applies to new development on Site 16.
[4] Access to and egress from accessory parking garages may be located within 10 feet of Mandatory Open Areas.

i. Signage is permitted in an amount equal to the lesser of five times the street frontage and 500 sf for each corner lot and interior lot, to a maximum height of 40 feet
ii. Signage may be illuminated or un-illuminated
iii. Flag banners and pennants are permitted without limitation for community facility uses

b. Facing South or East Across Old Broadway:
i. Signage is permitted in an amount equal to the lesser of three times the street frontage and 150 sf for each corner lot and interior lot, to a maximum height of 25 feet
ii. 50 sf of the allotted signage may be illuminated (not flashing)
iii. Flag banners and pennants are permitted without limitation for community facility uses

Fried, Frank, Harris, Shriver & Jacobson LLP

One New York Plaza
New York, New York 10004–1980
Tel: +1.212.859.8000
Fax: +1.212.859.4000
www.friedfrank.com

FRIED FRANK

600-612 West 125th Street and 614 -626 West 125th Street – Zoning Overview

The following presents a summary of the basic zoning controls for the property located at 600-612 West 125th Street (Manhattan Tax Block 1995, Lot 26) ("Tax Lot 26") and 614-626 West 125th Street (Manhattan Tax Block 1995, Lot 40) ("Tax Lot 40") immediately to the west of Tax Lot 26. Tax Lot 26 and Tax Lot 40 would be merged together and treated as a single zoning lot within the meaning of the Zoning Resolution of the City of New York (the "Zoning Resolution") under this proposal.

1. Location:
   a. Tax Lot 26. An irregularly-shaped parcel located at the southwest corner of the intersection of Broadway and West 125th Street. Based on information contained in the Department of Finance Digital Tax Map for Block 1986, Tax Lot 26 has 156.52 linear feet of frontage along West 15th Street and 95 linear feet of frontage along Broadway. The depth of Tax 26 Lot varies from approximately 70 feet to 100 feet along its West 125th Street frontage and has a uniform depth of 100 feet along the Broadway frontage.
   b. Tax Lot 40. Irregularly-shaped parcel immediately to the west of Tax Lot 26 having 125.71 linear feet of frontage along West 125th Street. The depth of Tax Lot 40 varies from approximately 100 feet at its eastern end to 150 feet at its western end.[1]

2. Ownership:
   a. Tax Lot 26: Trustees of Columbia University
   b. Tax Lot 40: Trustees of Columbia University

3. Zoning:
   a. Tax Lot 26: R8, with a C2-4 overlay
   b. Tax Lot 40: R8; the easternmost approximately 23.5 feet has a C2-4 commercial overlay over the R8 zone.

4. Lot area[2]:
   a. Tax Lot 26: approx. 18,044 sf
   b. Tax Lot 40: approx. 16,412 sf
   c. Combined Lot Area: approx. 34,456 sf

5. Permitted Uses:
   a. Tax Lot 26: Residential and community facility uses are permitted.[3] Most local retail, service, and office uses (Use Groups 5 through 9 and 14) are permitted, but

[1] The common boundary line between Tax Lot 26 and Tax Lot 40 is also irregular.
[2] Lot Area numbers to be refined and adjusted as necessary based on final survey.

only on the first story of a building also containing residential or community facility uses and on no more than two stories if the building is all commercial. Library, museum, and non-profit institutional space are all designated as community facility uses under the Zoning Resolution and are permitted on Tax Lot 26.[4]

b. Tax Lot 40: Residential and community facility are permitted. Most local retail, service, and office uses (Zoning Use Groups 5 through 9 and 14) are permitted in the easternmost 24.5' of Tax Lot 40, but only on the first story of a building containing residential or community facility uses (and only on 2 stories for an entirely commercial building). Commercial uses are prohibited on the westernmost 101.2 feet of Tax Lot 40 in new development. Library, museum, and non-profit institutional space are all designated as community facility uses and permitted under the Zoning Resolution.[5]

6. Permitted Floor Area Ratio/Floor Area – (Tax Lot 26 and Tax Lot 40 combined):
   a. Community Facility: 6.5 FAR; 34,456 x 6.5 = 223,964 zsf.
   b. Commercial: 2.0 FAR; approximately 34,456 x 2.0 = 68,912 zsf.
   c. Mixed Commercial and Community Facility Development: 223,964 zsf, of which no more 68,912 zsf may be Commercial.

7. Lot Coverage/Open Space – (Tax Lot 26 and Tax Lot 40 combined):
   a. Community Facility:
      i. 75% lot coverage allowed within 100 feet of an intersection
      ii. 65% lot coverage allowed for the portions of the site located more than 100 feet of an intersection, provided that the lot coverage for portions of a community building below a residential use may use residential lot coverage controls.
   b. Commercial: 100% lot coverage allowed.

8. Yards:
   a. Tax Lot 26:
      i. Community Facility:
         1. 30-foot rear yard required for portions of the zoning lot located more than 100 feet from an intersection.[6]
         2. No rear yard required for portions of a zoning lot within 100 feet of an intersection.
         3. A one-story structure (up to a height of 23 feet) is permitted within the required rear yard if used for community facility purposes

---

[3] While residential use is allowed, the Summary does not include a summary of the bulk controls applicable to residential use, as the use is not contemplated as part of the Project.

[4] Central office functions within the non-profit institutional space would be limited to the greater of 25,000 square feet and 25% of the floor area.

[5] Central office functions within the non-profit institutional space would be limited to the greater of 25,000 square feet and 25% of the floor area.

[6] The typical requirement of a 20-foot rear yard for commercial and community facility uses in commercial districts increases to 30 feet if the district is immediately adjacent to a residential district, as is the case here.

within 100 feet of a wide streets, as is the case with all of Tax Lot 26.

ii. Commercial:
1. 20-foot rear yard required for portions of building located more than 100 feet from an intersection.
2. No rear yard required for portions of a zoning lot within 100 feet of an intersection.
3. A one story structure (up to a height of 23 feet) is permitted within the required rear yard.

b. Tax Lot 40.
i. Community Facility:
1. 30-foot rear yard required.
2. A one-story structure (up to a height of 23 feet) is permitted within the required rear yard if used for community facility purposes. This allowance is limited to (i) rear yard areas located within 100 feet of a wide streets, as is the case with a portion of Tax Lot 40, and (ii) rear yard areas located more than 100 feet from a wide street if the community facility use is a school, house of worship, college or university, or hospital or related facility.

ii. Commercial:
1. 20-foot rear yard required where commercial use is allowed.
2. A one story structure (up to a height of 23 feet) is permitted within the required rear yard.

9. Height and Setback – (Tax Lot 26 and Tax Lot 40 combined)[7]:
a. Community Facility – Four different height and setback options are allowed for community facility development under the Zoning Resolution.
i. Standard Height and Setback
1. Maximum Base Height – lesser of 85 feet and nine stories
2. Required Setback Above Base – 15 feet from wide streets (125th Street and Broadway are both wide streets)
3. Sky Exposure Plane - Development above the base must fit within a sky exposure plane having a vertical height of 5.6 feet for every 1 foot of horizontal distance.

ii. Alternate Height and Setback: Where all portions of a building are set back at least ten feet from the surrounding street line, development may fit within an alternative sky exposure plane commencing at a height of 85 feet above curb level and having a vertical height of 7.6 feet for every one square foot of horizontal distance.

iii. Quality Housing - For a mixed residential and community facility building built under the Quality Housing regulations, quality housing envelope controls apply as follows:
1. Maximum Base Height – 85 feet

[7] An additional "rear yard" setback is required for most community facility and residential developments for the portions of any development where a rear yard is required.

2. Required Setback Above Base – 10 feet
3. Maximum Building Height – 120 feet

iv. Tower Controls. If a building contains *only* community facility uses:

1. Any portion of the building whose footprint does not exceed more than 40% of the lot area of the zoning lot (a floor plate of 13,782 sf) may be built without regard to the height and setback controls set forth above.
2. Any portion of a community facility building built as a tower must be set back from the surrounding street lines by at least ten feet.

10. Parking Requirements:
    a. Car parking is not required for library, museum, or institutional uses.
    b. Parking for library, museum, office and institutional uses is permitted up to a maximum of 150 spaces per facility, or 225 spaces if approved by DOB.
    c. Bicycle Parking is required at a rate of:
        i. 1 per 20,000 sf of library, auditorium and museum space
        ii. 1 per 5,000 sf of university classroom space
        iii. 1 per 7,500 sf of office space
        iv. 1 per 10,000 sf of most other community facility uses.
    d. Curb Cuts are permitted subject to the following controls:
        i. Curb cuts are allowed on both streets under the Zoning Resolution provided they are located at least 50 feet from the corner.
        ii. Curb cuts must have a minimum width of 8 feet.
        iii. No more than two curb cuts are allowed for the first 100' of frontage, with one additional curb cut allowed for every additional 50 feet of frontage.
        iv. There must be at least 18 feet of space between curb cuts.

11. Permitted Signage:
    a. In R8 portion (more than 180 feet from the intersection of Broadway and West 125th Street) the following signs are permitted for community facility uses:
        i. Identification sign of 12 square feet
        ii. Additional bulletin board of 16 square feet
        iii. Signs on canopies and awnings with letters having a height of no more than 12 inches
        iv. Flags banners and pennants for community facility uses allowed without limitation.
    b. In R8/C2-4 portion (along Broadway and along West 125th Street within 180 feet of the intersection) the following signs are permitted for community facility uses:
        i. Un-illuminated accessory signs having a maximum height of 25 feet and a maximum aggregate area for each frontage of a corner lot and any interior lot of 150 sf.
        ii. 50 sf of the allotted signage area may be illuminated (not flashing) for each frontage
        iii. Flags banners and pennants for community facility uses allowed without limitation.

APPENDIX 8

ECONOMIC ANALYSIS

Locating the Obama Presidential Library in West Harlem:

Amendment to the Community Context and Economic Impact Report

November 25, 2014

appleseed

Introduction

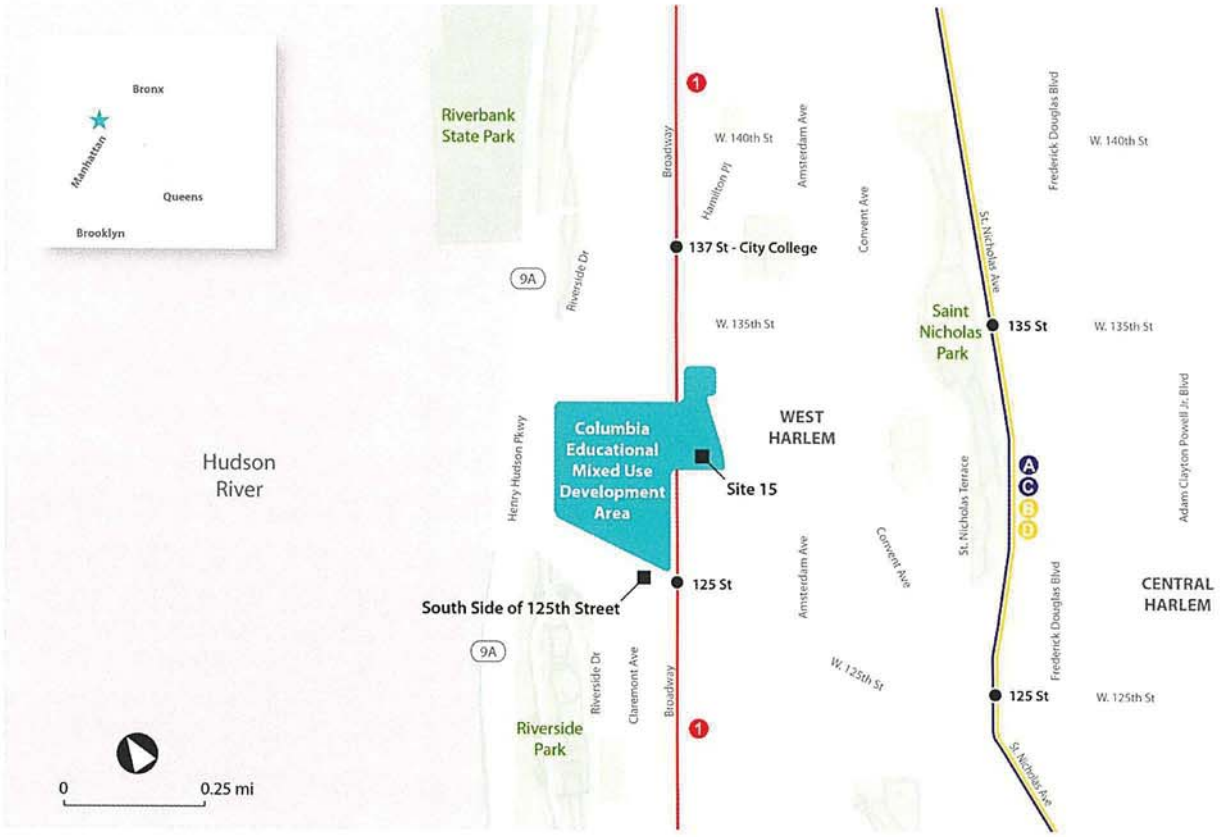
Columbia University is proposing that the Barack Obama Foundation locate the Barack Obama Presidential Library and Museum in an area in the Manhattanville neighborhood in West Harlem that is the site of the University's new educational mixed-use development project. This working paper – a revised and updated version of a similar report prepared by Appleseed in June 2014 – provides background information for use in preparing Columbia's response to the Foundation's Request for Proposals. It includes information on:

- The demographic, economic, community and institutional context within which the Obama Presidential Library would be located;
- Information on zoning, land use and ownership;
- The potential economic impact of the construction and ongoing operation of the Library;
- The potential economic impact of spending by visitors to the Library; and
- The Library's potential contribution to economic and community development in the surrounding area.

The surrounding community

Columbia University is proposing that the Barack Obama Presidential Library and Museum be located in West Harlem – an ethnically and economically diverse, culturally rich urban community. One of the two proposed sites (Site 15) is located within the educational mixed-use development area designated in 2007 (shown in Figure 1) and now being developed by Columbia; the second is located on the south side of 125th Street, immediately across from that area.

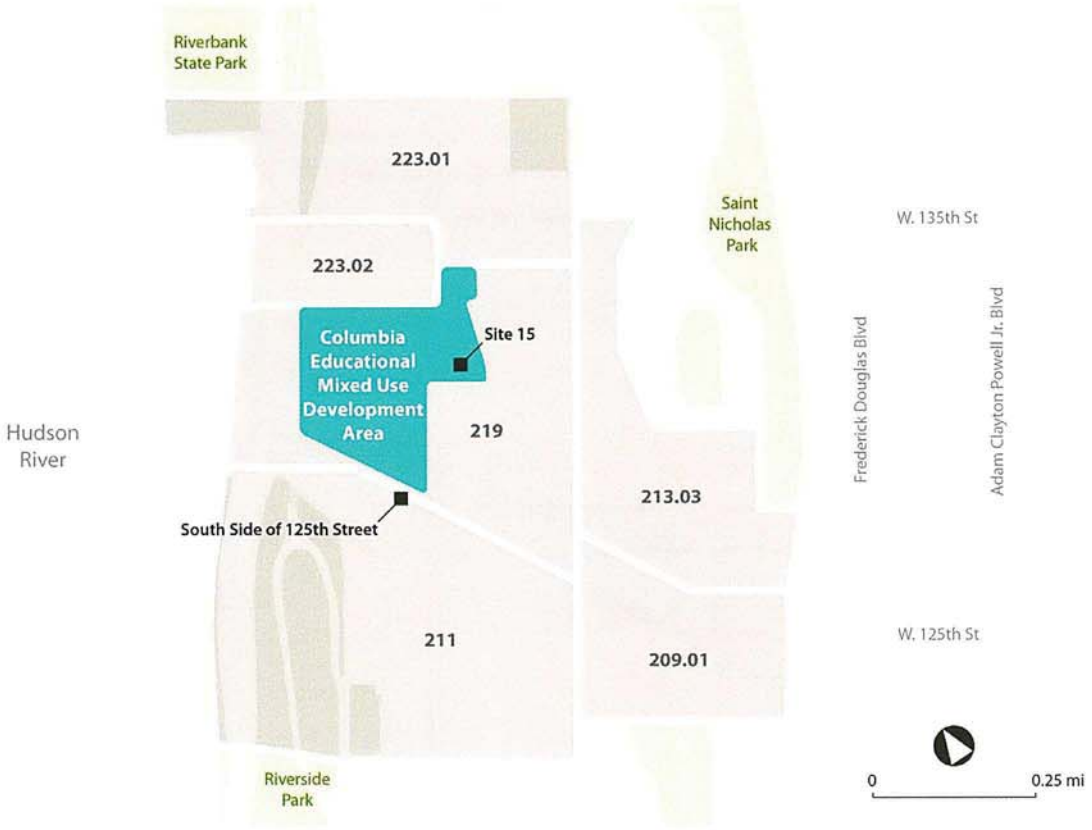
Figure 1: Location of the Educational Mixed-use Development Area



Community characteristics: the immediate area

Beyond the boundaries of the educational mixed-use area, the area immediately surrounding the proposed sites (defined here as the six census tracts shown in Figure 2) is primarily residential, with a mix of University-owned housing, middle-income cooperative and rental buildings, a major public housing project and other government-assisted low-income housing.

Figure 2: Census tracts in the immediate area



As of 2010, the population of this area totaled 36,980, of whom 46.8 percent were Latino, 29.5 percent were non-Hispanic black or African-American, 14.5 percent were non-Hispanic white, 6.3 percent were Asian, and 2.9 percent other or mixed race. According to the Census Bureau's most recent American Community Survey (ACS), the median household income for the area was $31,057 – about 60 percent of the median household income for New York City.

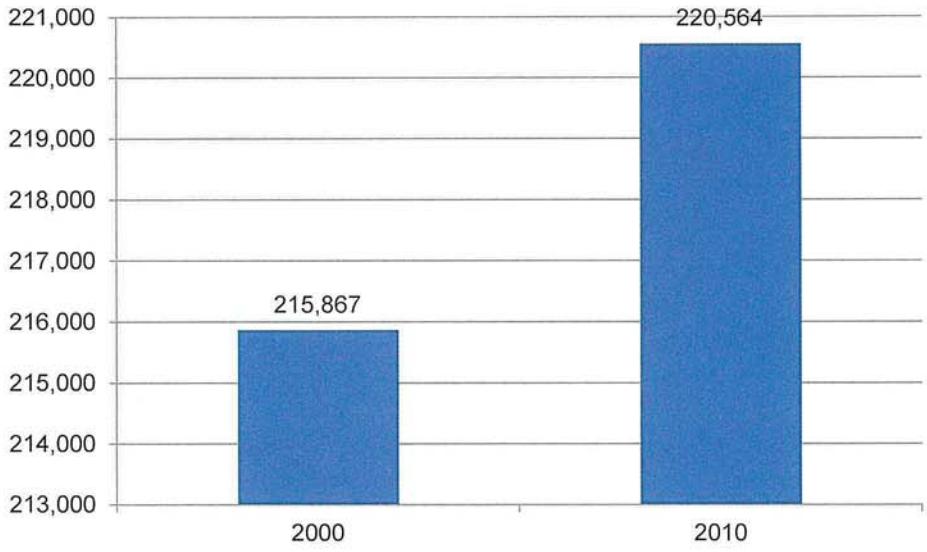
Community characteristics: One-mile radius

The diversity of West Harlem and the support it could provide for the development and ongoing operations of the Obama Presidential Library are perhaps best conveyed when we focus on a broader definition of the surrounding area. Figure 3 shows a wider group of census tracts that fall roughly within a one-mile radius from the proposed sites. In 2010, the population of these census tracts totaled 220,564 – an increase of 2.2 percent since 2000 (Figure 4).

Figure 3: Census tracts within a one-mile radius of proposed sites



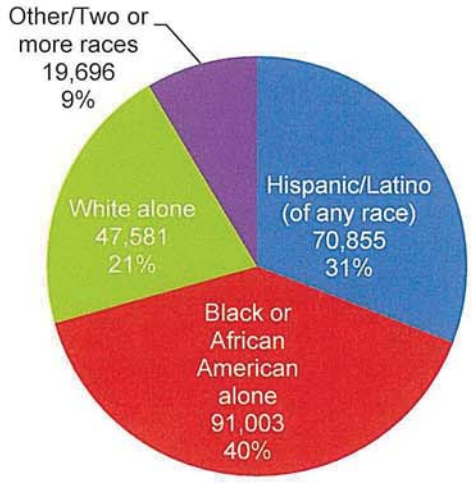
Figure 4: Population of tracts within a one-mile radius, 2000 & 2010



Source: U.S. Census Bureau, 2000 & 2010 Census, Social Explorer

According to the Census Bureau's most recent ACS data, 40 percent of all residents of this area were non-Hispanic African-American, 31 percent were Hispanic, and 21 percent were non-Hispanic white. The community has also attracted a growing number of immigrants – more than 28 percent of all residents of the area are foreign-born.

Figure 5: Population of tracts within a one-mile radius, by ethnicity, 2012

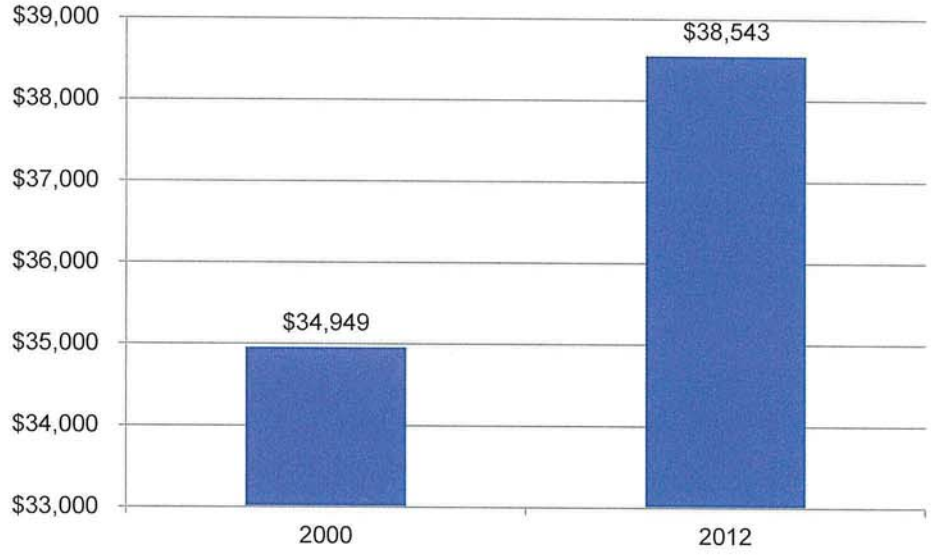


Source: American Community Survey, U.S. Census Bureau, Social Explorer

The area is also economically diverse, but with lower-income households constituting a majority of the population. According to ACS data, in 2012 the median household income for the census tracts within a one-mile radius from the proposed sites was $38,543 – about 74 percent of New York City's median household income. Nearly 31 percent of all households in the area had incomes of less than $20,000; and 27 percent of all residents lived in households with incomes below the federally-defined poverty level.[1] At the opposite end of the spectrum, 18 percent of all area households had incomes of $100,000 or more.

While household incomes in the area are relatively low, they have been increasing. Between 2000 and 2012, median household income increased (after adjusting for inflation) by 10 percent.

Figure 6: Median household income (in 2012 inflation-adjusted dollars), 2000 & 2012



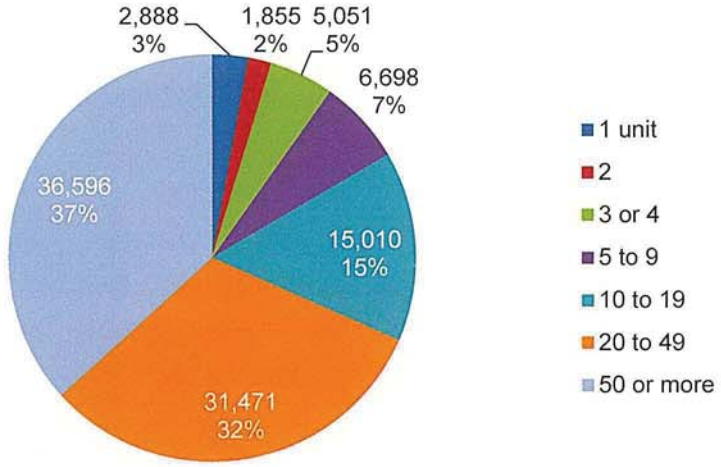
Source: U.S. Census Bureau, 2000 Census & American Community Survey, Social Explorer

Overall levels of educational attainment within the community have increased dramatically. Between 2000 and 2012, the number of residents over the age of 25 with a bachelor's degree increased by 77 percent and the number of residents over the age of 25 with a graduate or professional degree increased by 75 percent. According to ACS data, as of 2012, about 40 percent of all area residents age 25 and older had at least a bachelor's degree.

[1] In 2012 the poverty threshold for a family of four as defined by the U.S. Census Bureau was $23,492.

Land use in the census tracts within a one-mile radius from the proposed sites is primarily residential. According to most recent ACS data, the area's housing stock included 99,904 units. Consistent with the densely-developed, urban character of the area, most of these units were concentrated in mid-sized and large apartment buildings. As shown below in Figure 8, buildings with 20 or more units accounted for 68 percent of all housing in the area; single-family units for only 2.9 percent.

Figure 8: Housing mix by number of units in building, 2012



Source: U.S. Census Bureau, American Community Survey, Social Explorer

A large majority of the area's residents rent their homes. According to the American Community Survey, nearly 87 percent of all occupied housing units in the area were rental units; only 13 percent were owner-occupied.

The local economy

In 2011 (the last year for which data are available), the Census Bureau reports that a total of 61,518 people were employed in the 43 census tracts that lie roughly within a one-mile radius from the proposed sites. As Table 1 shows, 53 percent of all those working in the area were employed in educational services, reflecting the presence of Columbia University and several other educational institutions (discussed below) in the area. Health and social services represent the second-largest sector of the local economy, accounting for 15 percent of all jobs in the area. Other sectors with substantial numbers of jobs in the area include retailing, restaurants, and professional and business services.

Table 1: Local employment by sector, 2011

Sector	Employment	Percent of total area employment
Educational services	32,594	53.0%
Health and social services	9,360	15.2%
Retail	4,297	7.0%
Food service and accommodations	3,790	6.2%
Professional and business services	1,511	2.5%
Other services	3,414	5.5%
Other	6,552	11.0%
Total	**61,518**	**100.0%**

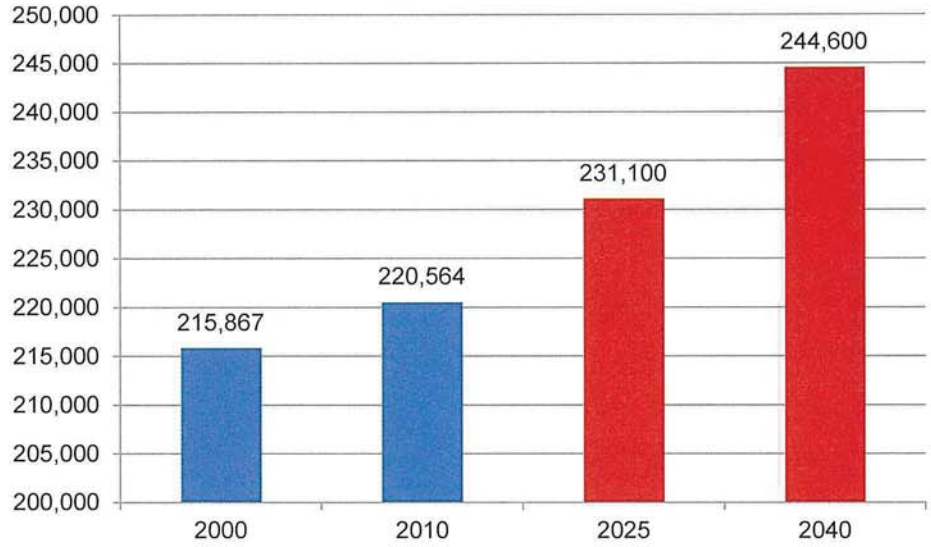
Future trends

As noted above, the population of the 43 census tracts that lie roughly within a one-mile radius from the proposed sites grew by about 2.2 percent between 2000 and 2010. During the same period, Manhattan's population grew at a slightly faster rate – 3.1 percent.

While long-term population projections are not currently available at the neighborhood level, there are several organizations that periodically publish forecasts of population growth at the borough level. For example, the New York Metropolitan Transportation Council (NYMTC), the federally-recognized transportation planning organization for the New York metropolitan area, estimates that between 2010 and 2025, Manhattan's resident population will increase by 7.18 percent, to 1,699,800. Between 2025 and 2040, NYMTC expects a further increase of 8.75 percent, to 1,848,500.

If we assume for purposes of this analysis that population of the area will continue to grow at about two-thirds the rate of Manhattan's population (that is, at an average annual rate of about 0.3 percent) we can estimate that by 2025, the combined population of the census tracts within a one-mile radius from the proposed sites would grow by about 4.79 percent to about 231,100. Similarly (assuming that the population of the area continues to grow at two-thirds of NYMTC's projected growth rate for Manhattan) we can estimate that between 2025 and 2040 the population of the area would increase by another 5.83 percent, to about 244,600.

Figure 9: Population projections for tracts within a one-mile radius, 2025 & 2040



Although long-term changes in neighborhood demographics can be unpredictable, several of the underlying trends that have shaped the evolution of West Harlem during the past twenty years are likely to continue in the years ahead. These trends suggest that:

- While the overall ethnic diversity of the community within a one-mile radius from the proposed sites will be maintained, the Latino share of the resident population will continue to increase.

- Median household income and educational attainment levels will continue to increase, reflecting the area's increased attractiveness to young professionals of all races. However, the concentration of public and publicly-subsidized housing in the area ensures that it will remain economically and racially diverse.

The number of people working in the local area will also continue to grow. Major drivers of employment growth will include:

- The development of Columbia's Manhattanville campus; the environmental impact statement prepared for the University's educational mixed-use area estimates that in 2034 (when it is expected that the area will be fully built out), Columbia and other businesses and organizations occupying the newly-developed space will directly employ 6,399 people.

- The ongoing revitalization of the 125th Street corridor (discussed below); and

- The growth (and growing real incomes) of the area's resident population, which will spur the continued growth of retailing, restaurants and other service businesses in the area.

Local institutions

In addition to its human and physical resources, the area within a one-mile radius from the proposed project sites offers an unusually – perhaps uniquely – rich concentration of educational, cultural and religious resources. Some of the most significant of these are described below; they are also listed in Table 5, and shown in Figure 10.

In addition to Columbia University, educational institutions in the area include:

- ***Barnard College***, an undergraduate women's college affiliated with Columbia;
- ***Teacher's College***, one of the nation's leading centers for graduate training of teachers and other school professionals and for research on education;
- ***Bank Street College***, an independent college offering graduate degrees and professional development services for teachers;
- ***City College***, the flagship campus of the City University of New York;
- ***Manhattan School of Music***, a private music conservatory granting undergraduate and graduate degrees;
- ***International House (I-House)***, a private, non-profit residence and program center for international graduate students and trainees;
- ***Jewish Theological Seminary***, a seminary for Conservative Judaism granting undergraduate and graduate degrees;
- ***New York Theological Seminary***, a private, multi-faith graduate theological seminary;
- ***Union Theological Seminary***, a private independent, non-denominational graduate school of theology, founded in 1836.

In the fall of 2012, these nine institutions, along with the schools located on Columbia's main campus in Morningside Heights, enrolled more than 72,000 students.

Cultural institutions in the area include:

- ***Schomburg Center for Research in Black Culture***, a research unit of The New York Public Library System, "devoted to promoting the study and interpretation of black history and culture and to collecting, preserving, and providing access to materials documenting black life."
- ***The Studio Museum in Harlem***, a contemporary art museum focusing on the work of local, national and international artists of African descent, as well as work that has been inspired and influenced by African-American culture.
- ***The Apollo Theater***, a landmark performing arts venue that has played a major role in the emergence of jazz, swing, bebop, R&B, gospel, blues and soul.
- ***Harlem Stage – The Gatehouse***, a performing arts center that celebrates and perpetuates the unique and diverse artistic legacy of Harlem and the indelible impression it has made on American culture.
- ***Dance Theatre of Harlem***, a professional ballet company and accredited school of dance with art education and community outreach programs for youth.

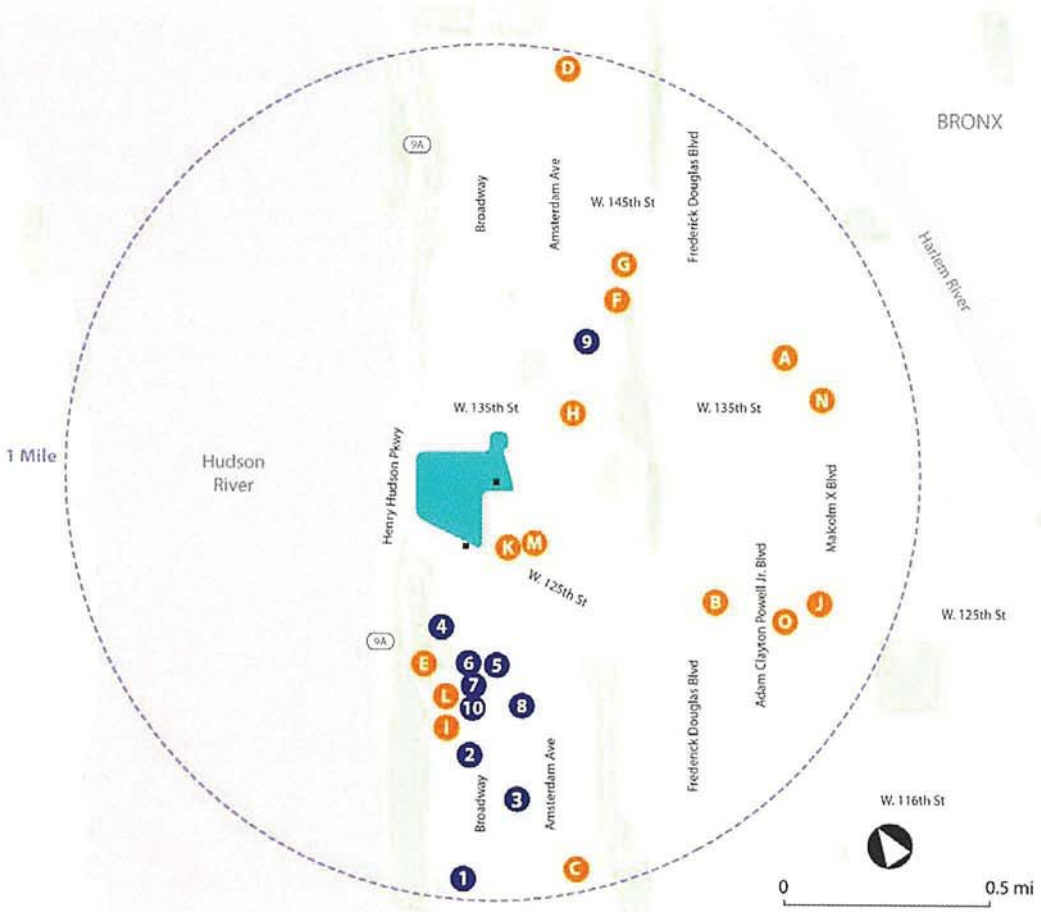
- ***Harlem School of the Arts***, an arts institution that provides arts education programs for youth in the areas of music, dance, theatre and visual arts.
- ***Hamilton Grange National Memorial***, the home of founding father Alexander Hamilton.
- ***Grant's Tomb – General Grant National Memorial***, the final resting place of President Ulysses Simpson Grant and his wife, Julia. The Memorial includes a gallery with permanent exhibits on Grant's life.

These existing cultural institutions will be joined in 2017 by the ***Museum of the Urban Civil Rights Experience***, focusing on the history of the civil rights movement in New York and other cities, which is being developed as part of a new National Urban League headquarters complex on 125th Street.

Major religious institutions in the area include:

- ***The Cathedral Church of St. John the Divine***, the mother church of the Episcopal Diocese of New York and the largest cathedral in the U.S.
- ***Riverside Church***, an interdenominational church affiliated with both the United Church of Christ and the American Baptist Churches. The church features a 2,100-seat nave and a 20-story tower, and is known for its community service and educational programs and its advocacy for social justice.
- ***Abyssinian Baptist Church***, established in 1808 as one of the oldest African-American Baptist churches in the U.S., and known today as a leader in community revitalization, development of affordable housing and expansion of educational opportunity in Harlem.
- ***Saint Mary's Episcopal Church***, established in 1823, long a leader in local community organizing and community service in Manhattanville.
- ***Old Broadway Synagogue***, an Orthodox Jewish synagogue and a national landmark.
- ***Interchurch Center***, a 19-story office facility established in 1960 "with the mission to provide a working environment that is conducive to ecumenism and interreligious involvement." The Interchurch Center houses the offices of more than 70 agencies of various religions and ecumenical and interfaith organizations.

Figure 10: Selected Educational, Cultural and Religious Resources within a one-mile radius from the proposed sites



Educational Institutions

1. Bank Street College
2. Barnard College
3. Columbia University
4. International House
5. Jewish Theological Seminary
6. Manhattan School of Music
7. New York Theological Seminary
8. Teachers College
9. The City College of New York
10. Union Theological Seminary

Cultural & Religious Institutions

A. Abyssinian Baptist Church
B. Apollo Theater
C. Cathedral of St. John the Divine
D. Dance Theater of Harlem
E. Grant's Tomb - General Grant National Memorial
F. Hamilton Grange National Memorial
G. Harlem School of the Arts
H. Harlem Stage - The Gatehouse
I. Interchurch Center
J. Museum of the Urban Civil Rights Experience
K. Old Broadway Synagogue
L. Riverside Church
M. Saint Mary's Church
N. Schomburg Center for Research in Black Culture
O. The Studio Museum

Beyond West Harlem: Community characteristics within a three- and five-mile radius

Because of the density of development in New York City (especially in Manhattan, drawing a three-mile or five-mile radius from the proposed sites captures a much larger and more diverse population than the area within a one-mile radius.

- Based on data from the U.S. Bureau of the Census, we estimate that as of 2014, approximately 1,190,000 people live within a three-mile radius from the proposed sites. Median household income for this area is estimated to be $45,095.
- Using the same sources, we estimate that as of 2014, 2,493,000 people live within a five-mile radius from the proposed sites, and that the median household income for this larger area is $47,980.

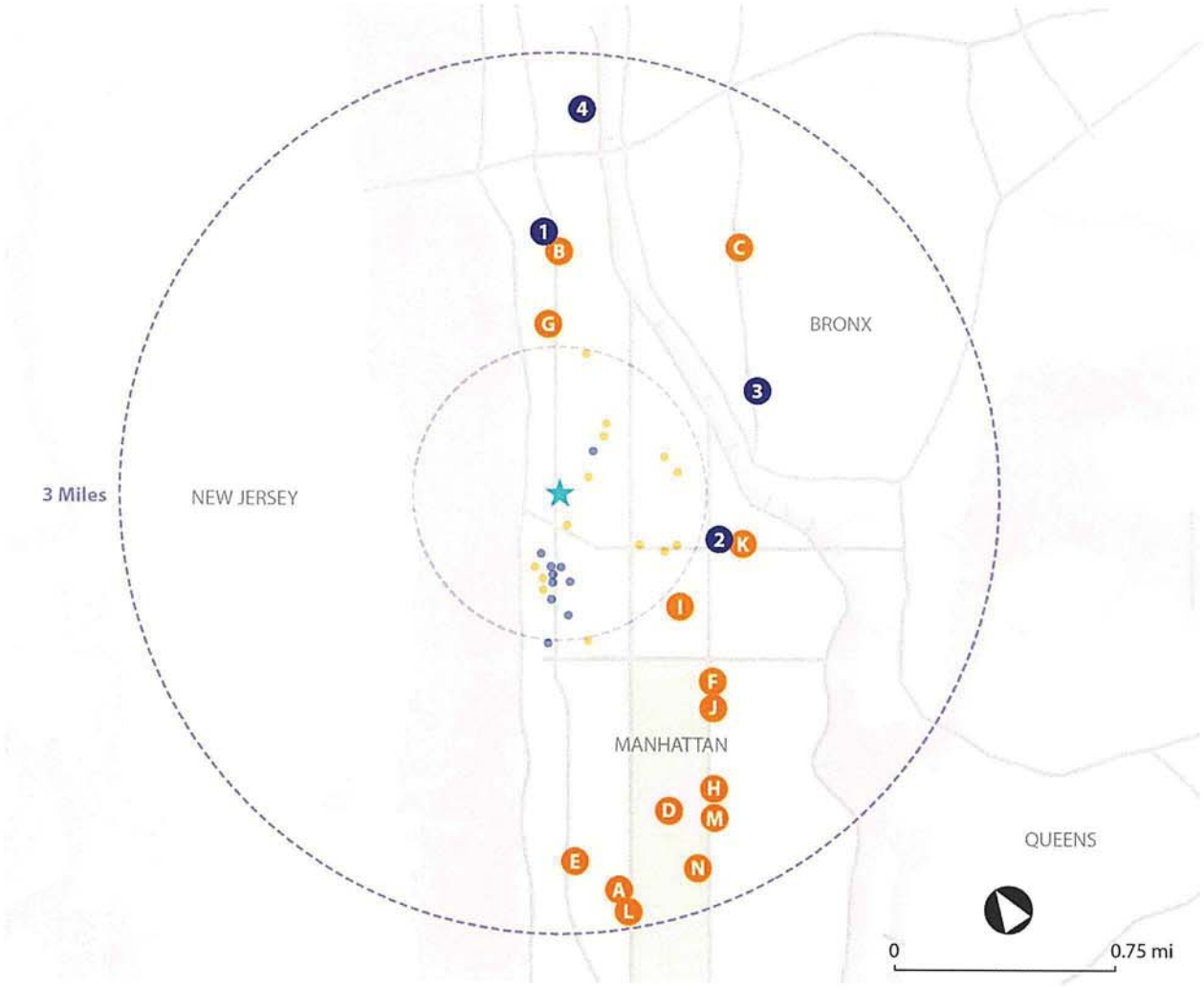
Just as noteworthy as the population density of the three-mile and five-mile areas is the unusual concentration of educational, cultural, and philanthropic institutions within these areas. In addition to the educational institutions cited above that are located within a one-mile radius, those within a three-mile radius include:

- The Harlem Children's Zone, a pioneer in disrupting the cycle of poverty through a comprehensive program of education and services that extends from pre-school through college (located just outside the one-mile radius from the proposed sites);
- Columbia University's Health Sciences Campus, located at 168th Street and Broadway in Upper Manhattan;
- Yeshiva University, one of the world's leading Jewish educational institutions; and
- Hostos Community College, a bilingual institution with a special focus on serving New York's diverse Latino population.

Cultural, civic and religious institutions within the three-mile area include:

- The American Museum of Natural History;
- The Audubon Ballroom/Shabazz Center; the site of the assassination of Malcolm X, now dedicated to his life and work and that of his wife, the late Dr. Betty Shabazz;
- The Bronx Museum of the Arts;
- Central Park;
- The Children's Museum of Manhattan;
- The Hispanic Society of America;
- The Jewish Museum;
- Malcolm Shabazz Mosque;
- The Metropolitan Museum of Art;
- El Museo del Barrio;
- The Museum of the City of New York;
- The National Jazz Museum of Harlem;
- The New York Historical Society;
- The Solomon R. Guggenheim Museum.

Figure 11: Selected Educational, Cultural and Religious Resources within a three-mile radius from the proposed sites



Educational Institutions

1. Columbia University Health Sciences Campus
2. Harlem Children's Zone
3. Hostos Community College
4. Yeshiva University

Cultural & Religious Institutions

- **A.** American Museum of Natural History
- **B.** Audubon Ballroom/Shabazz Center
- **C.** Bronx Museum of the Arts
- **D.** Central Park
- **E.** Children's Museum of Manhattan
- **F.** El Museo del Barrio
- **G.** Hispanic Society of America
- **H.** Jewish Museum
- **I.** Malcolm Shabazz Mosque
- **J.** Museum of the City of New York
- **K.** National Jazz Museum
- **L.** New York Historical Society
- **M.** Solomon R. Guggenheim Museum
- **N.** The Metropolitan Museum of Art

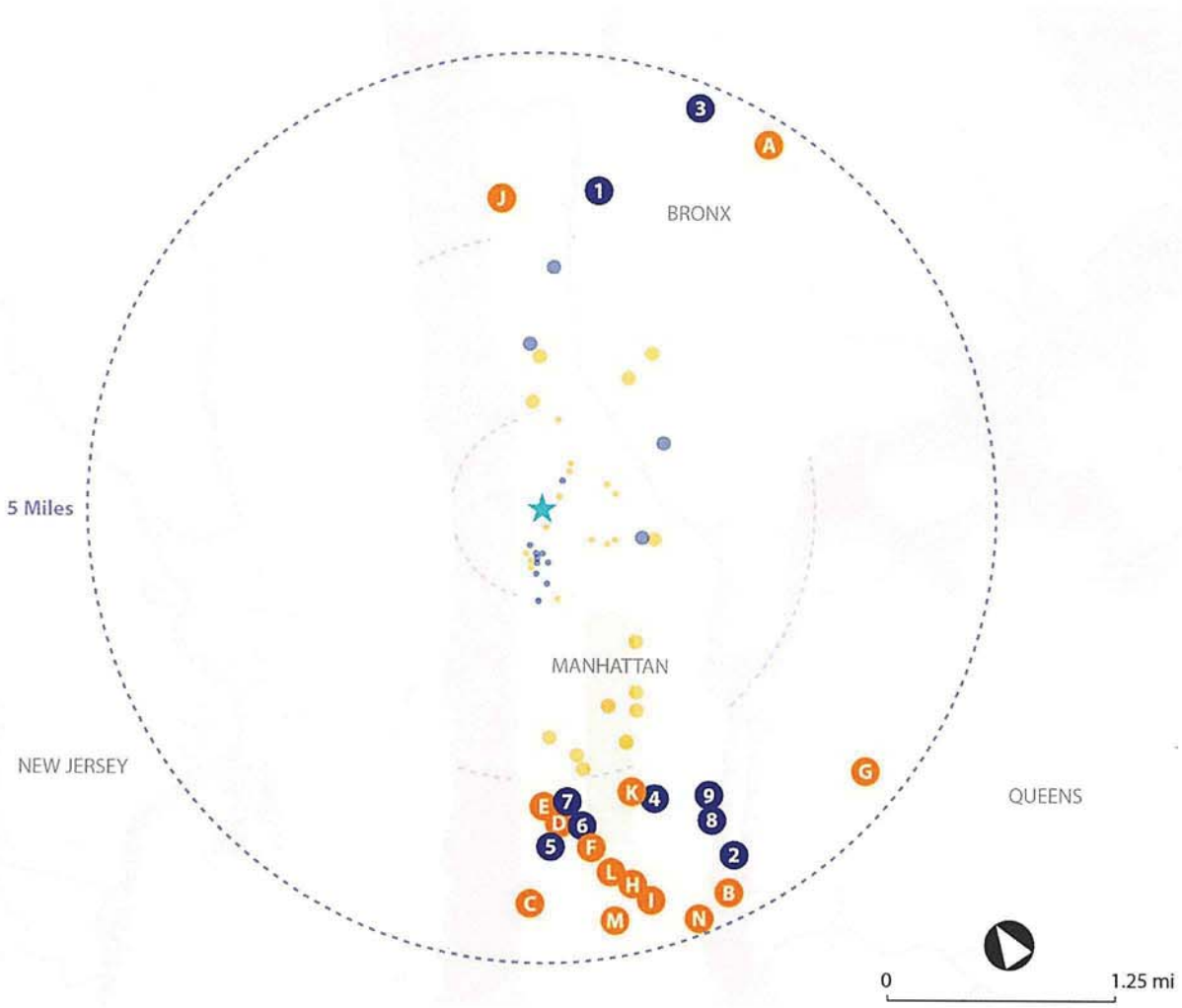
Additional educational institutions located within the five-mile radius include:

- Bronx Community College;
- The Cornell University New York City Tech Campus;
- Fordham University;
- Hunter College;
- John Jay College of Criminal Justice;
- The Julliard School;
- New York Institute of Technology;
- Rockefeller University;
- Weill Cornell Medical College.

Additional cultural, civic and religious institutions located within five miles from the proposed sites include:

- The Bronx Zoo;
- The Cloisters;
- FDR Four Freedoms Park;
- The Frick Collection;
- The Intrepid Sea, Air and Space Museum;
- Jazz at Lincoln Center;
- Lincoln Center for the Performing Arts;
- The Museum of Arts and Design;
- The Museum of Modern Art;
- The Museum of the Moving Image;
- The New York Public Library;
- Radio City Music Hall;
- St. Patrick's Cathedral;
- The United Nations;
- The Whitney Museum of American Art.

Figure 12: Selected Educational, Cultural and Religious Resources within a five-mile radius from the proposed sites



Educational Institutions

1. Bronx Community College
2. Cornell Tech Campus
3. Fordham University
4. Hunter College
5. John Jay College of Criminal Justice
6. New York Institute of Technology
7. The Juliard School
8. The Rockefeller University
9. Weill Cornell Medical College

Cultural Institutions

A. Bronx Zoo
B. FDR Four Freedoms Park
C. Intrepid Sea, Air & Space Museum
D. Jazz at Lincoln Center
E. Lincoln Center for the Performing Arts
F. Museum of Arts & Design
G. Museum of the Moving Image
H. Radio City Music Hall
I. Saint Patrick's Cathedral
J. The Cloisters
K. The Frick Collection
L. The Museum of Modern Art
M. The New York Public Library
N. The United Nations

Philanthropic resources

In addition to the institutions cited above, the five-mile area also includes the greatest concentration of philanthropic resources in the U.S. Table 2 lists some of the more notable foundations located in this area. As of 2012, the combined assets of these foundations totaled more than $44 billion. Many other mid-sized and smaller foundations are also headquartered in this area.

Moreover, several other leading foundations are located just beyond the five-mile radius, including the Simons Foundation (ranked 33rd nationally with $2.083 billion in assets) and the Henry Luce Foundation (ranked 95th, with $764 million).

Table 2: Largest foundations within a five-mile radius, by national rank

Rank	Name	Assets	Address
2	Ford Foundation	$11,238,035,011	320 East 43rd Street
11	The Andrew W. Mellon Foundation	$5,556,152,571	140 E. 62nd Street
13	Bloomberg Philanthropies	$4,242,746,954	25 E 78th St
16	The Rockefeller Foundation	$3,695,617,868	420 Fifth Ave
22	Carnegie Corporation of New York	$2,764,431,433	437 Madison Avenue
23	Open Society Foundations	$2,709,320,378	224 West 57th Street
26	The New York Community Trust	$2,443,372,250	909 Third Avenue
43	Alfred P. Sloan Foundation	$1,734,238,378	630 Fifth Avenue
44	Doris Duke Charitable Foundation	$1,726,653,990	650 Fifth Avenue
54	The Wallace Foundation	$1,398,955,579	5 Penn Plaza
60	The Starr Foundation	$1,273,521,260	399 Park Avenue
69	The JPB Foundation	$1,096,930,211	9 West 57th Street
77	The Edna McConnell Clark Foundation	$965,338,606	415 Madison Avenue
79	Surdna Foundation, Inc.	$929,596,379	330 Madison Ave
84	Druckenmiller Foundation	$866,525,510	40 W. 57th St
90	Robertson Foundation	$801,679,030	101 Park Ave
91	Rockefeller Brothers Fund, Inc.	$800,956,943	475 Riverside Drive
TOTAL		**$44,244,072,351**	

Source: Foundation Center

Zoning, land use and ownership

The context within which the Obama Presidential Library would be developed is also shaped by existing patterns of land use, zoning and ownership. Information on zoning, land use and ownership within a half-mile radius from the proposed project sites is provided below.

Zoning

As shown below in Figure 13, current zoning in the area within a half-mile radius from the proposed project sites is predominantly residential. As shown in Table 3, land that is zoned for residential use accounts for 61.3 percent of all land within this area.

Figure 13: Zoning within a half-mile radius from proposed project sites



The Academic Mixed-Use Development Area is a special zoning district created under a rezoning that was approved by the New York City Council in 2007. In 2009, Columbia's plan for redevelopment of the area was approved by New York State's Empire State Development Corporation and by the Public Authorities Control Board.

As Figure 13 shows, the area currently includes only a few small sites that are zoned for commercial use, accounting for 1.9 percent of the total land area. The area zoned for manufacturing and other industrial uses is somewhat larger, including both an area between Twelfth Avenue and the Hudson River and an area east of Amsterdam Avenue north of 125th Street. Actual uses in these areas are in reality more commercial than industrial.

Land designated as open space accounts for 22.4 percent of the area within a half-mile radius from the proposed sites.

Table 3: Zoning Summary

Type of zoning	Acres	%
Columbia's educational mixed-use development area	16.7	4.4
Residential	230.1	61.3
Commercial	7.0	1.9
Manufacturing	37.5	10.0
Open space	84.1	22.4
Total	***375.4***	

Source: NYC Department of City Planning, PLUTO (Release 13v2)

Land use

As Figure 14 shows, actual land use in the area is somewhat more diverse than the City's zoning code would suggest. Residential and mixed residential commercial buildings (with the latter generally representing residential buildings with ground-floor retail space) account for 35.6 percent of all land within a half-mile radius. Community facilities and institutions (including the campus of City College) account for 22.3 percent of the total land area, and open space and recreational uses (including St. Nicholas Park) account for another 22.8 percent.

As shown in Table 4, the area includes 5.6 acres of land that is formally classified as being used for manufacturing or other industrial purposes.

Figure 14: Land use within a half-mile radius from proposed project sites



Table 4: Land Use

Type of land use	Acres	%
Columbia's educational mixed-use development area	16.7	4.4
Residential	97.4	25.9
Mixed residential and commercial	36.3	9.7
Commercial and office	9.2	2.5
Industrial and manufacturing	5.6	1.5
Transportation and utility	30.9	8.2
Public facilities and institutions	83.9	22.3
Open space and outdoor recreation	85.6	22.8
Parking facilities	3.1	0.8
Vacant land	6.7	1.8
Total	***375.4***	

Source: NYC Department of City Planning, PLUTO (Release 13v2)

Ownership

Much of the area within a half-mile radius from the proposed sites is publicly owned. As shown in Figure 15 and Table 5, the City of New York is the largest land-owner in the area; its properties – including several parks, a major public housing complex (Manhattanville Houses), schools and several other facilities.

New York State also owns property in the area – most notably, on the City College campus. Major institutional owners include Columbia University and the Jewish Theological Seminary. Other privately-owned land in the area is primarily residential.

Figure 15: Ownership within a half-mile radius from proposed project sites



Table 5: Largest land owners within a half-mile radius from proposed project sites

Owner	Type	Acres
NYC Dept. of Parks & Recreation	City	84.5
Columbia University	Private	32.5
NYC Housing Authority	City	27.9
Dormitory Authority of the State of NY	State	26.1
NYC Dept. of Environmental Protection	City	20.6
NYC Dept. of Education	City	17.9
State of NY	State	11.2
Morningside Heights Housing Corporation	Private	9.0
Amtrak	Federal	6.7
NYC Transit Authority	City	3.3
The Jewish Theological Seminary	Private	3.2
NYC Dept. of Housing Preservation & Development	City	2.8
Barnard College	Private	2.7
Union Theological Seminary	Private	2.3
410 St. Nicholas, LLC.	Private	2.0
Unclassified City-owned land	City	1.9
Unclassified State-owned land	State	1.9
NYC Dept. of Transportation	City	1.8
Riverside Church	Private	1.8
Total		***261.8***

Source: NYC Department of City Planning, PLUTO (Release 13v2)

Economic benefits to the community

Locating the Barack Obama Presidential Library and Museum at either of the two proposed sites would provide economic benefits to the surrounding community in at least four ways:

- Through opportunities created by the construction of the Library;
- Through its ongoing operations;
- As a result of increased visitor spending in the surrounding community; and
- By reinforcing the redevelopment and revitalization of the community that is already under way.

Each of these aspects of the Library's impact on the surrounding community is discussed below, followed by a brief discussion of possible negative economic impacts.

Economic impact of construction

In order to provide a preliminary estimate of the economic impact of construction of the Barack Obama Presidential Library, we assumed that a building of approximately 140,000 square feet would be constructed, at a total project cost of roughly $336 million. We further assumed that 70 percent of this total would be spent on contract construction, and 30 percent on soft costs. Based on these assumptions, we estimate that construction of the Library would directly support 1,197 person-years of employment in construction and related industries, with wages and salaries totaling approximately $151.9 million.

Taking into account indirect and induced effects, we estimate that spending on construction of the Library would directly and indirectly support:

- 2,414 person-years of employment in New York City;
- More than $250.6 million in earnings (in 2013 dollars); and
- Nearly $555.8 million in City-wide economic output.

The impact of spending on construction of the Obama Presidential Library is summarized below in Table 6.

Table 6: Impact of Spending on Construction of the Barack Obama Presidential Library (Employment in Person-Years, Earnings and Output in Thousands of 2013 Dollars)

	Employment	Earnings	Output
Direct	1,197	$151,877.7	$336,000.0
Indirect/induced	1,217	$98,762.6	$219,779.0
Total	***2,414***	***$250,640.3***	***$555,779.0***

As noted previously, Columbia has been committed to ensuring that minority, female and locally-owned businesses and residents have the opportunity to participate in the University's educational mixed-use development project in Manhattanville, both as contractors and as workers. The University's goal is to have minority, women and locally-owned businesses account for 35 percent of all construction-related spending; and for minorities, women and local residents to account for about 40 percent of all construction employment.

We believe that similar rates of minority, women and local participation can be achieved on construction of the Obama Presidential Library as well. We thus estimate that the project could provide:

- Contracting and subcontracting opportunities totaling more than $117 million for minority, women-owned and local contractors and suppliers; and
- Approximately 480 person-years of employment for minority, woman, and local-resident workers.

Impact of ongoing operations

After construction is completed, the ongoing operations of the Obama Presidential Library would continue to provide jobs both directly and indirectly through the multiplier effect. For purposes of this analysis we have assumed that the Library would directly employ 120 people. Using the IMPLAN input-output modeling system (a modeling tool commonly used in economic impact analyses), we estimate that at this staffing level the Library would directly and indirectly generate:

- 193 FTE jobs in New York City;
- More than $12.7 million in annual earnings (in 2013 dollars); and
- More than $33.6 million in annual economic output City-wide.

The impact of spending on the Obama Presidential Library's operations is summarized below in Table 7.

Table 7: Impact of Spending on the Obama Presidential Library's Operations (Employment in FTE's, Earnings and Output in Thousands of 2013 Dollars)

	Employment	Earnings	Output
Direct	120	$7,215.8	$19,683.2
Indirect/induced	73	$5,502.0	$13,942.0
Total	***193***	***$12,717.8***	***$33,625.3***

Impact of visitor spending

New York City's economy (and the community's) would also benefit from spending by visitors to the Library. To estimate the impact of visitor spending, we need first to make some assumptions about the number of visitors to the Obama Presidential Library.

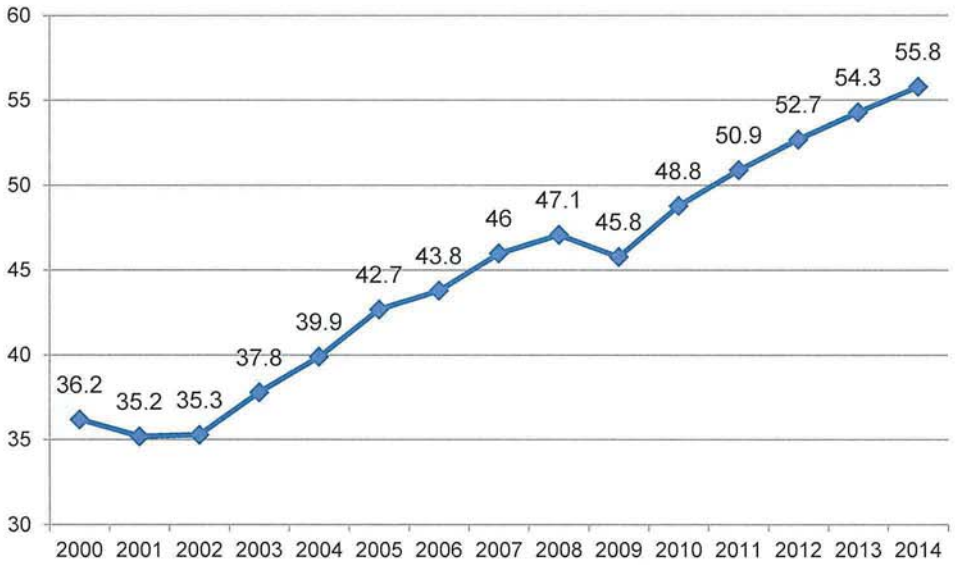
We consider first the numbers of annual visitors to existing presidential libraries. As reported by the National Archives and Records Administration, these ranged in fiscal year 2013 from 67,206 visitors to the Herbert Hoover Library and Museum in West Branch, Iowa to 542,357 visitors to the William J. Clinton Library and Museum in Little Rock, Arkansas.

It is important to recognize, however, that a presidential library located in New York City would be able to draw upon a stream of potential visitors not available on a comparable scale in any of the cities and towns where presidential libraries are now located – the tens of millions of visitors the City attracts each year.

New York City's Growing Visitor Traffic

New York City regularly ranks first (or in some years, second behind Orlando) in the number of visitors it attracts. As Figure 16 shows, from 2000 to 2014 the number of visitors to New York City has grown by 54 percent – from 36.2 million to an estimated 55.8 million.

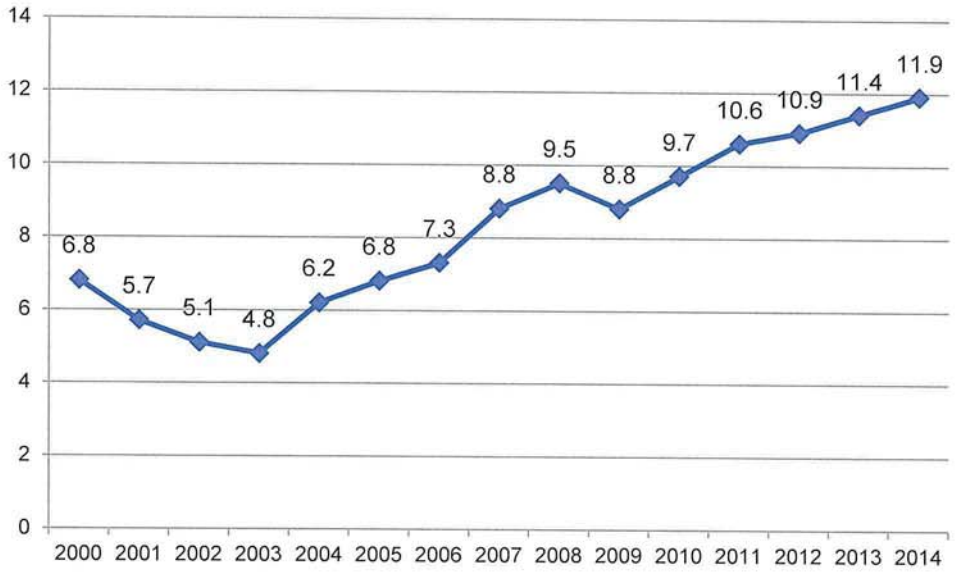
Figure 16: Total visitors (International and Domestic) to New York City, 2000 – 2014 (in millions)



Source: NYC & Company

As Figure 17 shows, the City has in recent years been especially popular with international visitors. After declining sharply after September 11, the number of international visitors to New York City has since 2003 risen by 148 percent, to 11.9 million in 2013.

Figure 17: International visitors to New York City, 2000 – 2014 (in millions)

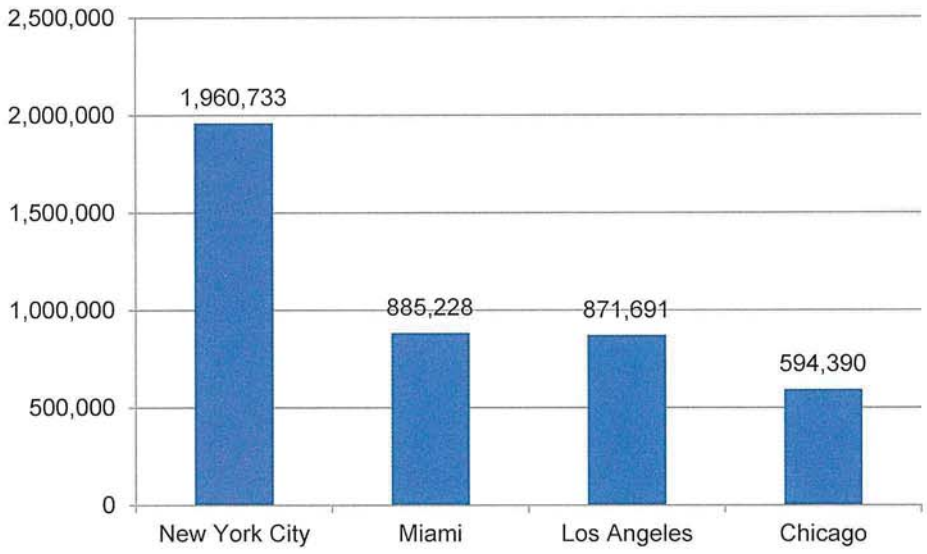


Source: NYC & Company

New York's success in attracting international visitors in part reflects the density of air travel connections between New York and other cities around the world. As of the fall of 2011, the three major airports serving the City had direct connections to 122 cities outside the U.S. – far more than any other U.S. city.

The strength of New York's advantage in connecting with other cities becomes especially clear when we focus not just on the number of direct flights, but on the total capacity of those flights. As Figure 18 shows, more than 1.96 million seats were available on direct flights between New York and cities outside the U.S. in September 2011.

Figure 18: Number of Seats per Month on International Direct Flights, September 2011



Source: OAG

New York City is also notable for its position as one of the world's leading centers of cultural tourism. As Table 8 shows, the City's leading cultural institutions and historic sites draw millions of visitors annually.

Table 8: Annual attendance at New York City's leading cultural institutions and historic sites

Cultural institution/historic site	Annual attendance
Metropolitan Museum of Art	6,118,000
American Museum of Natural History	5,000,000
September 11 Memorial	5,000,000
Statue of Liberty/Ellis Island	3,830,000
Museum of Modern Art	2,805,000
New York Public Library	2,400,000
Solomon R. Guggenheim Museum	1,189,000
Intrepid Sea Air and Space Museum	1,000,000
Cathedral of St. John the Divine	1,000,000

Source: Museums Council of New York City, Destinations websites

Estimating the Impact of Visitors to the Obama Presidential Library

The very large numbers of visitors coming to New York City from throughout the U.S. and around the world – and in particular, the City's strength as a center of cultural tourism – in effect provide a ready-made pool of potential visitors to the Obama Presidential Library. If we assume for purposes of this preliminary analysis that 1.5 percent of these domestic and international visitors would visit the Library (if it were located in New York City), we can estimate that annual attendance by non-New York City residents would total approximately 814,000 visitors per year.[2] Based on current visitor demographics, we can estimate that 80 percent of these out-of-town visitors would come from elsewhere in the U.S., and 20 percent from outside the U.S.

We further assume that in order to include the Library on their New York City itinerary, out-of-town visitors would extend their stay in the City by an average of half a day.

Based on these assumptions, and using data on visitor spending published by NYC and Company, we estimate that incremental visitor spending attributable to visits to the Library would total nearly $92.0 million. Using IMPLAN, we further estimate that this incremental spending by non-New York City residents would directly and indirectly support:

- 1,191 FTE jobs in New York City;
- Nearly $52.7 million in wages and salaries (in 2013 dollars); and
- $122.1 million in annual economic output City-wide.

The impact of spending by visitors to the Obama Presidential Library is summarized below in Table 9.

Table 9: Impact of spending by visitors from outside New York City to the Obama Presidential Library (employment in FTE's, earnings and output in thousands of 2013 dollars)

	Employment	Earnings	Output
Direct	936	$32,823.4	$75,264.3
Indirect/induced	255	$19,833.6	$46,859.4
Total	***1,191***	***$52,656.9***	***$122,123.6***

[2] In addition to these out-of-town visitors, visitors to the Obama Presidential Library would include significant numbers of New York City residents. Assuming that City residents account for 20 percent of all those visiting the Library, we can estimate that total annual attendance could exceed 1 million. However, spending by New York City residents who visit the Library is not included in our analysis of the impact of visitor spending on New York City's economy.

Because this analysis of visitor spending impacts counts only incremental spending associated with the additional time visitors would spend in New York on visits to the Obama Presidential Library, it is reasonable to assume that a significant portion of this incremental spending would occur in the area surrounding the Library. If for purposes of this preliminary analysis we assume that half of all incremental visitor spending on dining and shopping would occur within the local area, we can estimate that visitors to the Library would add approximately $11.5 million to annual retail spending in the neighborhood, and $10.6 million to spending in local restaurants.

Using IMPLAN, we estimate that this additional spending would directly support approximately 214 FTE jobs with local retailers and restaurants, with wages totaling $6.7 million.

We further estimate that the additional revenues generated by this level of spending would support approximately 45,000 square feet of street-level retail, much of which would likely be located along West 125th Street, Broadway and Twelfth Avenue.

A portion of Presidential Library visitors' incremental spending on hotel accommodations might also occur in the surrounding community – although the large concentration of hotels in Midtown and the very limited supply of hotel rooms in Harlem suggest that in this case the share of incremental spending that would be captured within the local area would be smaller than the locally captured share of incremental retail and restaurant spending. For this analysis, we have assumed that 25 percent of incremental hotel spending – about $6.44 million – would occur within the local area.

Using IMPLAN, we estimate that this spending could directly support approximately 35 FTE hotel jobs in the local area, with wages totaling approximately $2.29 million.

Assuming an average room rate of $275 and an 80 percent occupancy rate, we further estimate that the $6.44 million in local hotel spending cited above would be sufficient to support a total of approximately 80 hotel rooms within the local community.

Consistency with local development plans

Development and operation of the Obama Presidential Library at either of the proposed sites would simultaneously complement and be supported by the ongoing development of Columbia's academic mixed-use area. Similarly, it would simultaneously reinforce and benefit from ongoing efforts by New York City, the Metropolitan Transportation Authority, community organizations and the private sector to revitalize the 125th Street corridor.

The City's strategy for revitalizing the area has included several elements.

Rezoning

In 2008, the City approved a rezoning of the 125th Street corridor, between 124th and 126th Streets from Broadway to Second Avenue. The rezoning has supported and helped stimulate the revitalization of 125th Street by allowing a greater mix of uses and higher density, and has also encouraged an expansion of the corridor's arts and entertainment scene.

The rezoning will similarly allow and encourage the continued development of the 125th Street corridor in ways that will both support and benefit from the development and operations of the Library.

Public realm improvements

The City has also undertaken several public improvements in the 125th Street Corridor that are especially relevant to the Obama Presidential Library. They include:

- Development of the two-acre ***West Harlem Piers Park***, located along the Hudson River between West 125th and West 135th Streets. The Park, which was completed in 2009, provides open space and recreational opportunities for residents of the surrounding area, and a link to neighborhoods north and south of Manhattanville via the Hudson



West Harlem Piers Park

Image credit: NYCEDC

River Greenway. The Park also includes a ferry pier that could in the future accommodate both commuter and recreational ferry service.

The Park would thus provide a highly attractive amenity for people working at or visiting the Library; and with the addition of ferry service, could also provide an attractive way for workers and visitors to travel to the Library.

- The New York City Economic Development Corporation has begun work on a project that will improve access to the West Harlem Piers Park by providing streetscape and pedestrian improvements along West 125th Street from Broadway to the Park, and around the elevated station at Broadway and 125th Street. These improvements will provide a more attractive environment for visitors who are traveling to the Obama Presidential Library by subway, ferry or on foot.



125th Street pedestrian improvements Image credit: Curbed NY

Along with these public improvements, the local environment has been enhanced by the opening of several popular restaurants along Twelfth Avenue between 125th and 135th Streets, offering a diversity of food and dining experiences. They include Dinosaur Bar-B-Que, Floridita, the Hudson River Café and the 9A Kitchen and Lounge. Other notable restaurants in the West 125th Street corridor include Jin Ramen, Bettalona, Pisticci, Maison Harlem, Harlem Shake, Red Rooster, Manna's, Sylvia's and Chez Lucienne.

Redevelopment of the Factory District

In 2010 New York City re-zoned the three-acre ***Manhattanville Factory District*** to encourage mixed-use development in this historic area. The Janus Property Company controls much of the property in the area and is playing a lead role in the redevelopment effort.



The Factory District Image credit: The Factory District

Two properties have already been renovated and are now occupied – the 217,200 rentable-square-foot Mink Building (1361 Amsterdam Ave) and the 25,200 RSF Sweets Building (423 West 127th Street). Among the new tenants is Harlem Biospace, a life sciences incubator developed by Sam Sia (a professor of biomedical engineering at Columbia) in partnership with the New York City Economic Development Corporation.

Two other projects are now under way:

- A new 318,000 rentable-square-foot Class A office building (450 West 126th Street) on the site of the former Taystee Bakery. Demolition is now in progress, and construction is scheduled to begin in the first quarter of 2015.

- Redevelopment of the 80,000 square-foot Malt House (461 West 126th Street) as a mixed-use building called Uptown House that will include a 40-room boutique hotel, a pool, up to three restaurants, two bars, a rooftop patio, a library, and a fitness center. Some interior work is already under way, and the project is scheduled for completion some time in 2016.



450 West 126th Street Image credit: The Factory District

Beyond these two projects, the remaining properties in the district can accommodate about 265,000 square feet of additional development. No specific plans or timetable have been announced, but some of this additional space could be developed by 2022, especially if the two projects described above are successful.

The Factory District's proximity to the proposed sites for the Obama Presidential Library, the fact that it has already been partially redeveloped, the development of a new Class A building at 450 West 126th Street, and the capacity of the sites designated for future development to accommodate a variety of uses could all make this area an especially attractive location for institutional, non-profit and commercial uses that would complement the development and operation of the Library.

Other public-private development projects

New York City and New York State have also undertaken other noteworthy projects along the 125th Street Corridor in partnership with private developers.

- In 2011 the New York City Economic Development Corporation selected Artimus Construction to redevelop the landmark long-vacant ***Corn Exchange Bank*** building, located at 125th Street and Park Avenue. When completed in 2015, the redeveloped building will include 9,000 square feet of retail and 22,000 square feet of office space.

- In partnership with the Harlem Community Development Corporation (HCDC, a subsidiary of the Empire State Development Corporation), the Danforth Development Corporation is redeveloping the historic ***Victoria Theater.*** Located at 235 West 125th Street, the theater is being redeveloped as a 354,000 mixed-use building. When completed it will include:

    - 25,000 square feet of cultural space, including two black-box theaters, rehearsal space, and exhibit space;
    - A 210-room hotel with a 5,000 square-foot ballroom;
    - 230 new apartments, with a mix of market-rate, moderate-income and low-income units;
    - 27,000 square feet of retail space; and
    - 90 sub-grade parking spaces.

- At the corner of 125th Street and Malcolm X Boulevard, a partnership between the National Urban League and Hudson Companies, in collaboration with HCDC, is developing the ***National Urban League Empowerment Center***. The new mixed-use complex will include the organization's national headquarters, an urban civil rights museum, a conference center, 114 new apartments and retail space. Construction is expected to begin in 2015.



National Urban League Empowerment Center
Image credit: AIA New York Chapter

The ongoing revitalization of the 125th Street corridor is increasingly attracting purely private capital as well.

- At the corner of 125th Street and Frederick Douglass Boulevard, the Adjmi family and Aurora Capital have recently completed ***301 West 125th Street***, a 100,000 square-foot retail building.

- At the corner of 125th Street and Malcolm X Boulevard (***100 West 125th Street)***, Wharton Properties is developing a 117,500 square-foot retail building that will include a Whole Foods store.

- At ***1800 Park Avenue*** (on the south side of 125th Street), the Continuum Company has begun construction of a 32-story residential tower that when completed will be Harlem's tallest building. The complex will include 682 apartments (20 percent of which will be affordable) and 63,200 square feet of retail space. The project is scheduled to be completed in 2016.

These projects highlight the multiple ways in which developments now under way or planned for the 125th Street corridor can complement the Obama Presidential Library. A new hotel at the Victoria Theater could both accommodate and take advantage of the increased visitor traffic that the Library would generate. The Urban League's new conference center could provide additional space for events sponsored by the Library; and the new urban civil rights museum could be a valued collaborator.



1800 Park Avenue Image credit: Curbed NY

City College

The City College of New York is also developing several new facilities that will contribute to the continuing revitalization of the area surrounding the proposed sites.

- The College is completing work this semester on a new, 206,000 square-foot CUNY ***Advanced Science Research Center***, located at the southern end of



Advanced Science Research Center
Image credit: Kohn Pederson Fox Associates

the CCNY campus, a few blocks east of the Columbia academic mixed-use area. A second phase of the project will add a second, 190,000 square foot building, sharing a common ground floor with the ASRC.

- CCNY's ***Hub for Innovation and Entrepreneurship***, to be located on West 125th Street, will facilitate the development and commercialization of new research by providing entrepreneurship training to faculty and students. The Hub will be a business incubator, offering subsidized rate space to local entrepreneurs and access to CUNY resources such as legal advice. The Hub will initially occupy space that can accommodate about 20 start-up companies.

The growth of CCNY's research enterprise – like Columbia's – will strengthen the academic community within which the Obama Presidential Library would be located, and attract growing numbers of people to the area. And the College's heightened focus on innovation and entrepreneurship will reinforce the area's role as a seedbed for economic growth.

Investments in mass transit

New investments in transportation infrastructure and services will also support the ongoing revitalization of 125th Street, and help improve access to the Obama Presidential Library.

- During the next few years, the Metropolitan Transportation Authority is planning to invest $2 million in improvements to the Metro North Commuter Railroad station at 125th Street and Park Avenue, including new lighting and new stairways from the platform level to the street. At the same time, the MTA and New York City are exploring options for a more thorough redevelopment of this station. Over time, these improvements will help provide an easier and more comfortable trip from the suburbs north of New York City to the 125th Street corridor.

- The MTA's five-year capital plan for 2015-2019 also includes funding to begin work on the next phase of the Second Avenue subway. This phase of the project, to be completed during the next decade, will extend the new line from East 96th Street to East 125th Street, and then continue west along 125th Street to Fifth Avenue. This new link will provide easier connections between East Midtown and East and Central Harlem, and help integrate Harlem more effectively into the economic life of the City.

Figure 19: Planned development along 125th Street and the surrounding community



Opportunities for complementary development

Locating the Barack Obama Presidential Library and Museum in West Harlem could create several opportunities for complementary development in the surrounding community. As noted in the preceding section of this report, for example, we estimate that incremental spending by visitors to the Library could support the development of approximately 45,000 square feet of additional retail and restaurant space in the surrounding area – especially along Broadway, 125th Street and Twelfth Avenue.

Similarly, incremental spending by visitors to the Library could potentially support approximately 80 hotel rooms. This new demand would be added to what is already significant unmet demand for hotel services in Harlem. In 2012, for example, an analysis of the local hotel market by HVS estimated total demand in Harlem at 319,000 room-nights per year – equivalent to a demand for 1,105 hotel rooms. There were, however (and are still today) 124 hotel rooms in the study area; and there are 250 additional rooms (210 as part of the Victoria Theater development described above, and 40 in the Factory District) in the pipeline.

Locating the Library in Manhattanville – along with other drivers of demand such as the ongoing development of Columbia's academic mixed-use area – could provide the impetus needed to attract hotel developers. One or more new hotels in the surrounding area would help attract visitors to the Library, help meet a well-documented neighborhood need, and create jobs for local residents.

Although it is less easy to quantify, the development and ongoing operations of the Presidential Library and Museum could also generate new demand for commercial and institutional office space in the surrounding area – for example, from institutions interested in collaborating with the Library (and with the Barack Obama Foundation), and from other non-profit organizations whose activities might complement the Library's. This additional demand could help to accelerate (and ensure the success of) commercial development already planned for the Factory District and at other sites in the 125th Street corridor.

Appleseed's Community Impact Report, June 5, 2014

Locating the Obama Presidential Library in West Harlem: Community Context and Economic Impact

June 5, 2014

appleseed

This report was prepared by Appleseed, a New York City-based consulting firm, founded in 1993, that provides economic research and analysis and economic development planning services to government, non-profit and corporate clients. We have had extensive experience in providing economic and community impact analyses for major U.S. universities, health care and cultural institutions, as well as analyses of the economic and community impact of a wide range of real estate development projects.

Additional information on Appleseed can be found at www.appleseedinc.com.

Introduction

Columbia University is considering submission of a proposal to the Barack Obama Foundation to locate the Barack Obama Presidential Library in an area in the Manhattanville neighborhood in West Harlem that is the site of the University's new educational mixed-use development project. This draft working paper, prepared by Appleseed, provides background information for use in preparing Columbia's response to the Foundation's Request for Qualifications. It includes information on:

- The demographic, economic, community and institutional context within which the Obama Presidential Library would be located;
- Columbia's current role as a major contributor to the economy of New York City;
- Columbia's educational mixed-use development project, and its economic impact;
- The potential economic impact of the construction and ongoing operation of the Library;
- The potential economic impact of spending by visitors to the Library; and
- The Library's potential contribution to economic and community development in West Harlem.

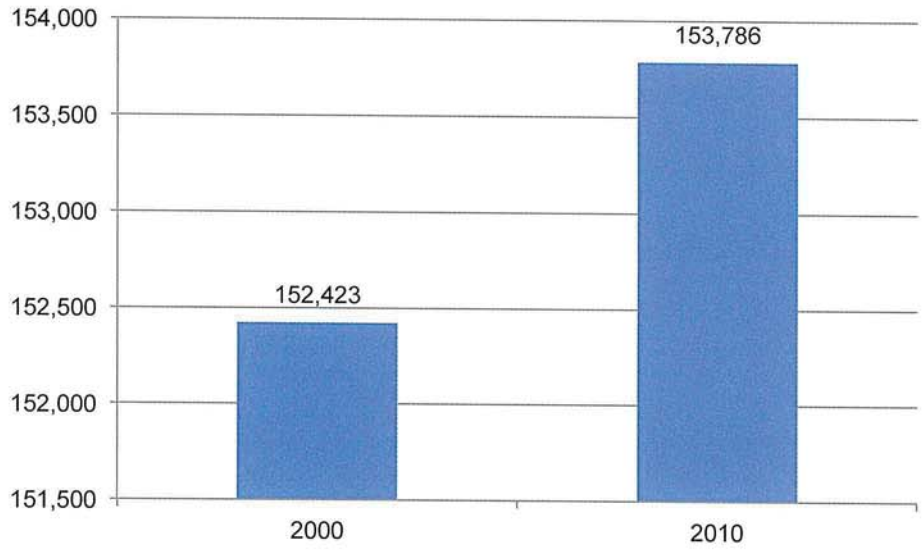
Local Community Context

The Barack Obama Presidential Library and Museum would be located in West Harlem – an ethnically and economically diverse, culturally rich urban community (Figure 1). In 2010 the population of the area totaled 153,786 – an increase of 0.9 percent since 2000 (Figure 2).

Figure 1: Location of Columbia's Educational Mixed-Use Development Project within West Harlem



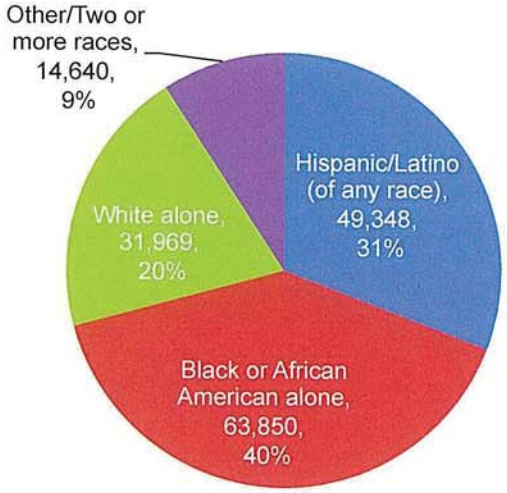
Figure 2: Total Population in West Harlem, 2000 & 2010



Source: 2000 & 2010 Census, U.S. Census Bureau, Social Explorer

According to the Census Bureau's American Community Survey (ACS) data for 2008-2012, 40 percent of all West Harlem residents were African-American, 31 percent were Hispanic, and 20 percent were non-Hispanic white. The community has also attracted a growing number of immigrants – more than 29 percent of all West Harlem residents are foreign-born.

Figure 3: Composition of West Harlem's Population by Ethnicity, 2008-2012

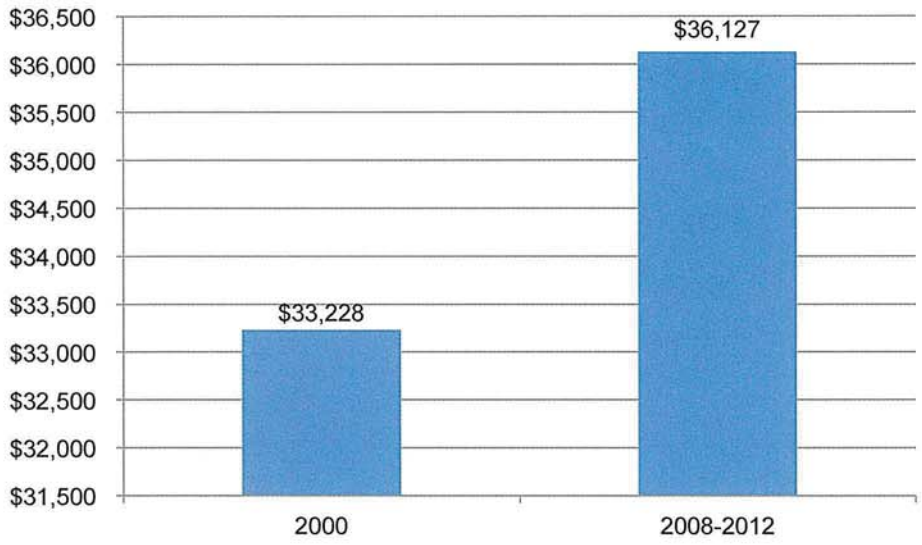


Source: 2008-2012 ACS (5-Year Estimates), U.S. Census Bureau, Social Explorer

West Harlem is also an economically diverse community, but one in which lower-income households constitute a majority of the population. According to ACS data, in 2008-2012, the median household income was $36,127 – about 56 percent of New York City's median household income. Nearly 33 percent of all households in the area had incomes of less than $20,000; and 29 percent of all residents lived in households with incomes below the federally-defined poverty level.[1] At the opposite end of the spectrum, 17 percent of all households in West Harlem had incomes of $100,000 or more.

While household incomes in the area are relatively low, they have been increasing. Between 2000 and 2008-2012, median household income increased (after adjusting for inflation) by 8.7 percent since 2000.

Figure 4: West Harlem Median Household Income (In 2012 Inflation-Adjusted Dollars), 2000 & 2008-2012

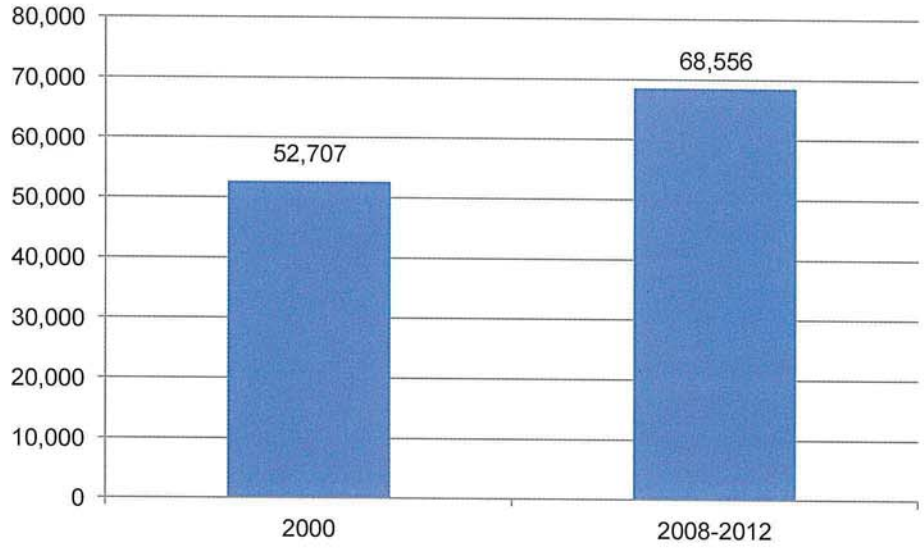


Source: 2000 Census & 2008-2012 ACS (5-Year Estimates), U.S. Census Bureau, Social Explorer

The increase in median household income in part reflects an increase in the working population during that same time period. Between 2000 and 2008-2012, the number of employed civilian residents increased by more than 30 percent – from 81 percent of the total civilian labor force in 2000 to 89.5 percent in 2008-2012.

[1] In 2012 the poverty threshold for a family of four as defined by the U.S. Census Bureau was $23,492.

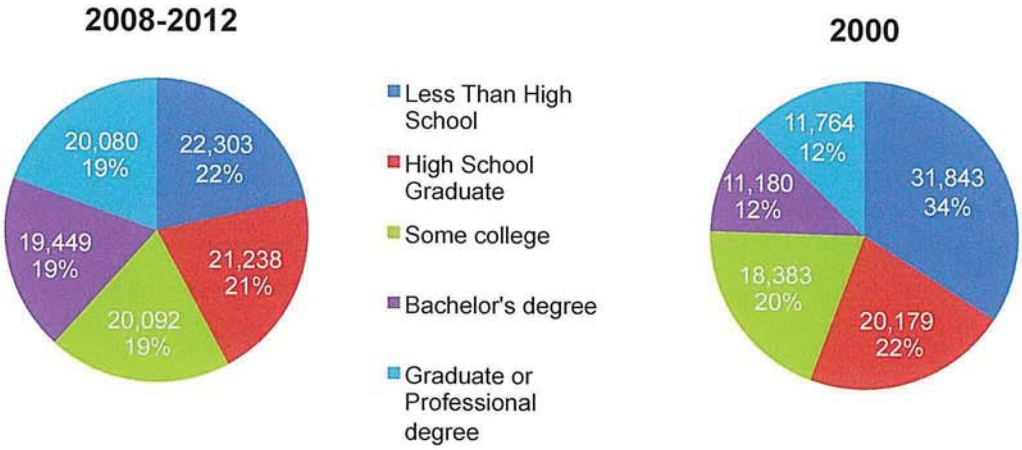
Figure 5: Total Employed Civilian Population in West Harlem, 2000 & 2008-2012



Source: 2000 Census & 2008-2012 ACS (5-Year Estimates), U.S. Census Bureau, Social Explorer

Overall levels of educational attainment have increased dramatically within the community. Between 2000 and 2008-2012, the number of residents over the age of 25 with a bachelor's degree increased by 74 percent and the number of residents over the age of 25 with a graduate or professional degree increased by 12.6 percent. According to ACS data, as of 2008-2012, about 38 percent of all area residents age 25 and older had at least a bachelor's degree.

Figure 6: Educational Attainment for West Harlem Residents Age 25 Years and Over, 2000 & 2008-2012

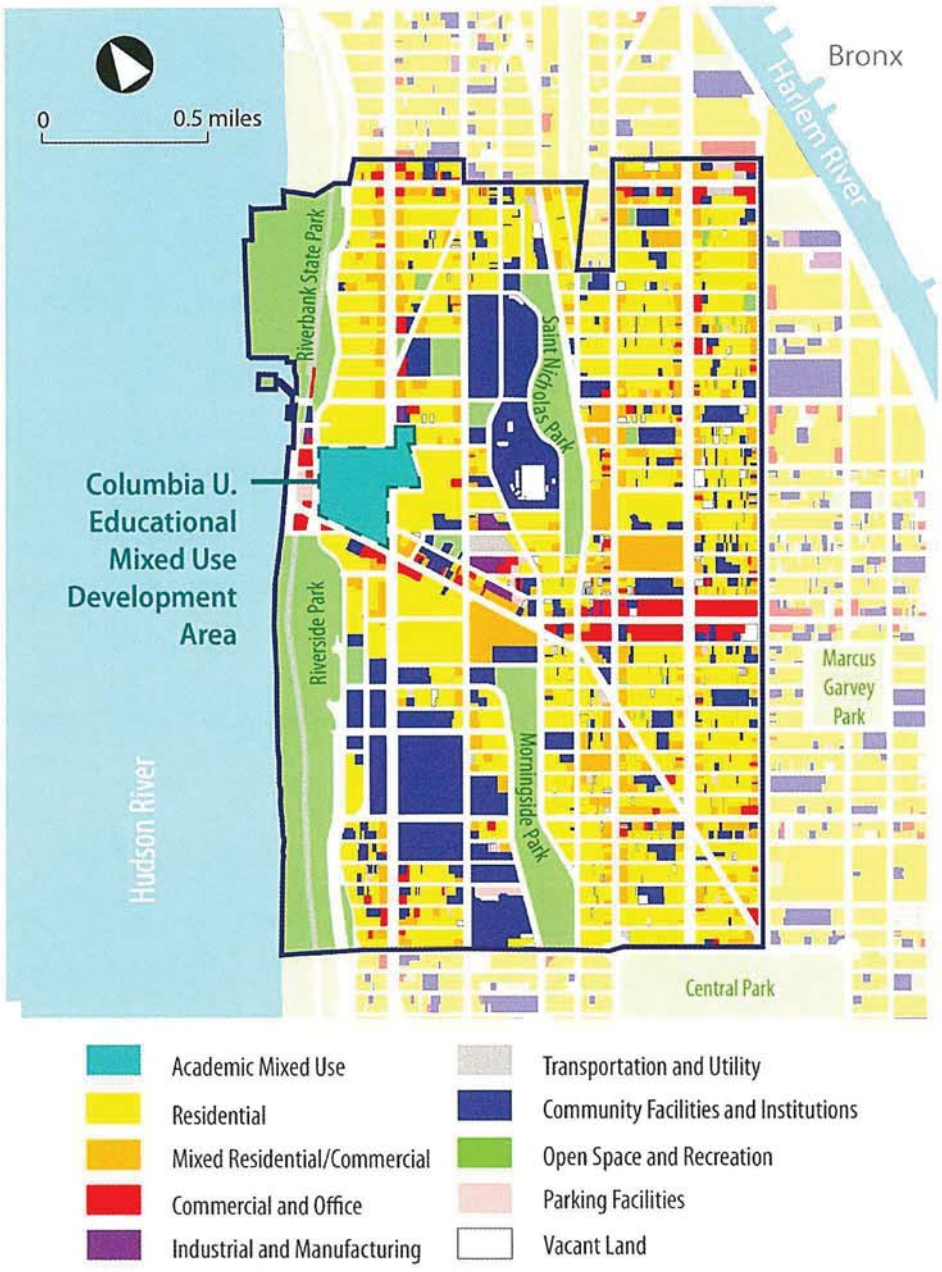


Source: 2000 Census & 2008-2012 ACS (5-Year Estimates), U.S. Census Bureau, Social Explorer

Land Use and Development

As shown in the following map and table, residential uses account for more than 45 percent of West Harlem's land area – more than 428 out of a total of 947 acres. Residential uses in the area include a diverse mix of market-rate, rent-regulated, university-owned and public rental housing, owner-occupied single- and two-family housing, and cooperative and condominium apartment buildings.

Figure 7: Land Use Map



Source: NYC Department of City Planning, PLUTO (Release 13v2)

Public-sector and institutional uses – including Columbia's Morningside campus and other educational, health care, cultural and religious institutions clustered nearby in Morningside Heights, and the campus of City College – together account for nearly 147 acres, more than 15 percent of the community's land area; and commercial, industrial, utility and transportation uses account for another 15 percent (143 acres).

The West Harlem area is relatively well-endowed with parks, open space and outdoor recreational areas, including Riverside Park, Morningside Park and St. Nicholas Park, the Hudson River Greenway, the Harlem Piers and Riverbank State Park. These uses account for more than 208 acres, about 22 percent of the community's total area. And just to the south, across 110th Street, lies Central Park – one of the world's most renowned urban parks.

Table 1: Land Use Table

Type of land use	Acres	%
Columbia's educational mixed-use development area	17.4	1.8
Residential	360.8	38.1
Mixed residential and commercial	67.1	7.1
Commercial and office	38.9	4.1
Industrial and manufacturing	16.6	1.8
Transportation and utility	77.9	8.2
Public facilities and institutions	146.7	15.5
Open space and outdoor recreation	208.7	22.0
Parking facilities	5.1	0.5
Vacant land	8.1	0.9
Total	***947.5***	

Source: NYC Department of City Planning, PLUTO (Release 13v2)

A Rich Educational and Cultural Environment

In addition to its human and physical resources, West Harlem offers an unusually – perhaps uniquely – rich concentration of educational, cultural and religious resources. Some of the most significant of these are described below; they are also listed in Table 2, and shown in Figure 8.

In addition to Columbia University, educational institutions in the area include:

- ***Barnard College***, an undergraduate women's college affiliated with Columbia;
- ***Teacher's College***, one of the nation's leading centers for graduate training of teachers and other school professionals and for research on education;
- ***Bank Street College***, an independent college offering graduate degrees and professional development services for teachers;
- ***City College***, the flagship campus of the City University of New York;
- ***Manhattan School of Music***, a private music conservatory granting undergraduate and graduate degrees;

- ***International House (I-House)***, a private, non-profit residence and program center for international graduate students and trainees;
- ***Jewish Theological Seminary***, a seminary for Conservative Judaism granting undergraduate and graduate degrees;
- ***New York Theological Seminary***, a private, multi-faith graduate theological seminary;
- ***Union Theological Seminary***, a private independent, non-denominational graduate school of theology, founded in 1836.

In the fall of 2012, these nine institutions together enrolled more than 50,000 students.

Cultural institutions in the area include:

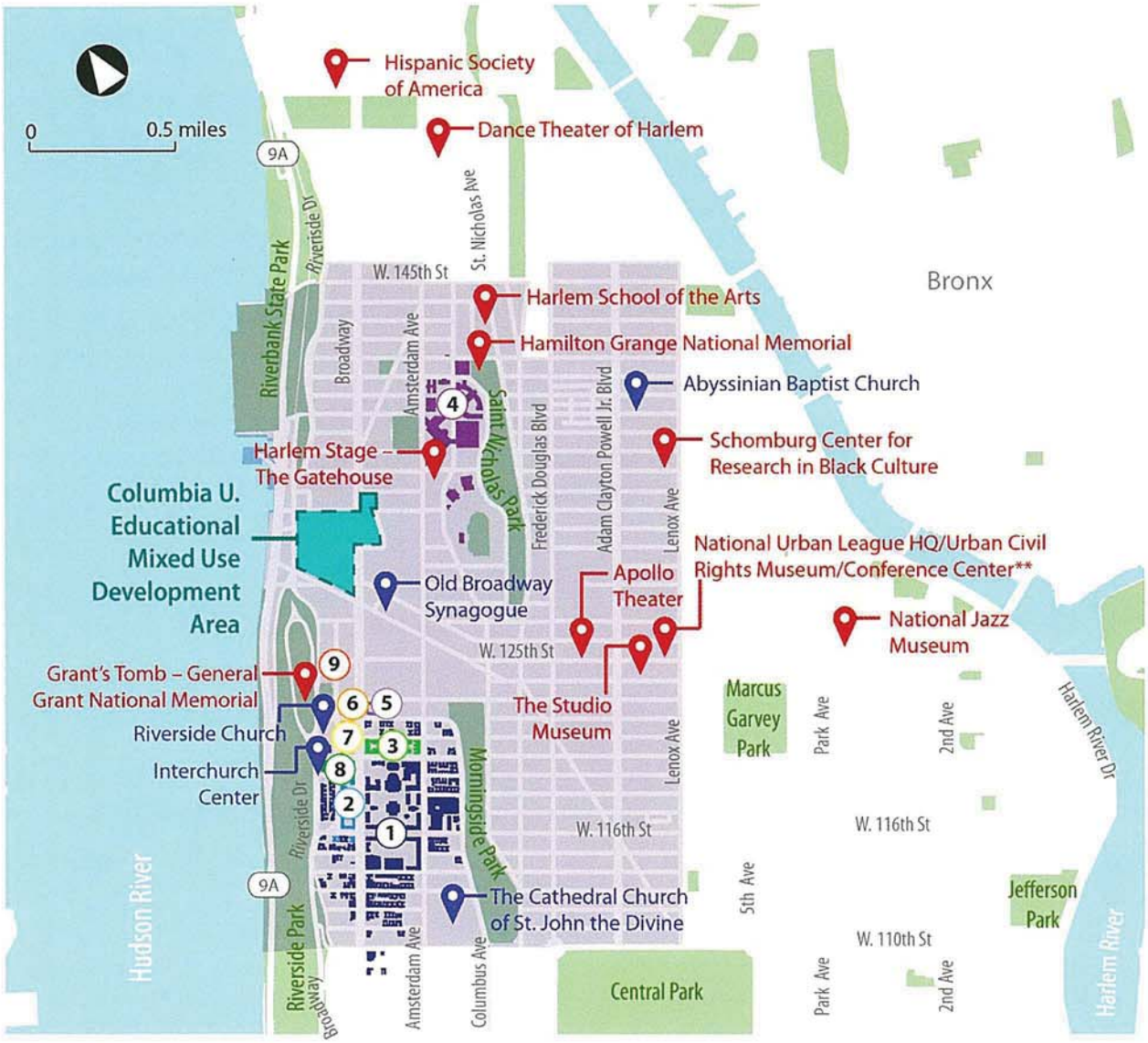
- ***Schomburg Center for Research in Black Culture***, a research unit of The New York Public Library System, "devoted to promoting the study and interpretation of black history and culture and to collecting, preserving, and providing access to materials documenting black life."
- ***The Studio Museum in Harlem***, a contemporary art museum focusing on the work of local, national and international artists of African descent, as well as work that has been inspired and influenced by African-American culture.
- ***The Hispanic Society of America***, a free public museum and reference library dedicated to the study of the arts and cultures of Spain, Portugal and Latin America.
- ***The Apollo Theater***, a landmark performing arts venue that has played a major role in the emergence of jazz, swing, bebop, R&B, gospel, blues and soul.
- ***Harlem Stage – The Gatehouse***, a performing arts center that celebrates and perpetuates the unique and diverse artistic legacy of Harlem and the indelible impression it has made on American culture.
- ***Dance Theatre of Harlem***, an American professional ballet company and accredited school of dance with art education and community outreach programs for youth.
- ***National Jazz Museum in Harlem***, a public museum "dedicated to the preservation and celebration of Harlem's jazz history."
- ***Harlem School of the Arts***, an arts institution that provides arts education programs for youth in the areas of music, dance, theatre and visual arts.
- ***Hamilton Grange National Memorial***, the home of founding father Alexander Hamilton.
- ***Grant's Tomb – General Grant National Memorial***, the final resting place of President Ulysses Simpson Grant and his wife, Julia. The Memorial includes a gallery with permanent exhibits on Grant's life.

These existing cultural institutions will be joined in 2017 by the ***Museum of the Urban Civil Rights Experience***, focusing on the history of the civil rights movement in New York and other cities, which is being developed as part of a new National Urban League headquarters complex on 125th Street.

Major religious institutions in the area include:

- ***The Cathedral Church of St. John the Divine***, the mother church of the Episcopal Diocese of New York and the largest cathedral in the U.S.
- ***Riverside Church***, an interdenominational church affiliated with both the United Church of Christ and the American Baptist Churches. The church features a 2,100-seat nave and a 20-story tower, and is known for its community service and educational programs and its advocacy for social justice.
- ***Abyssinian Baptist Church***, established in 1808 as one of the oldest African-American Baptist churches in the U.S., and known today as a leader in community revitalization, development of affordable housing and expansion of educational opportunity in Harlem.
- ***Old Broadway Synagogue***, an Orthodox Jewish synagogue and a national landmark.
- ***Interchurch Center***, a 19-story office facility established in 1960 "with the mission to provide a working environment that is conducive to ecumenism and interreligious involvement." The Interchurch Center houses the offices of more than 70 agencies of various religions and ecumenical and interfaith organizations.

Figure 8: Map of Selected Educational, Cultural and Religious Resources in West Harlem



Educational Institutions

1. Columbia University
2. Barnard College
3. Teachers College at Columbia University
4. The City College of New York/CUNY City College
5. Jewish Theological Seminary of America
6. Manhattan School of Music
7. Union Theological Seminary in the City of NY
8. New York Theological Seminary
9. International House

Cultural Institutions

Religious Institutions

**Scheduled to open in 2017

Table 2: Selected Educational, Cultural and Religious Resources in West Harlem

Institution	Address	Distance from project area (miles)
Educational Institutions:		
Barnard College	3009 Broadway	0.5
Columbia University	116th Street and Broadway	0.4
Teachers College at Columbia	525 West 120th Street	0.4
The City College of New York/CUNY City College	160 Convent Avenue	0.4
Jewish Theological Seminary of America	3080 N Broadway	0.3
Manhattan School of Music	120 Claremont Avenue	0.3
International House	500 Riverside Drive	0.3
New York Theological Seminary	475 Riverside Drive	0.6
Union Theological Seminary	3041 N Broadway	0.4
Cultural Institutions:		
Schomburg Center for Research in Black Culture	515 Malcolm X Boulevard	1.0
The Studio Museum	144 West 125th Street	0.8
Grant's Tomb – General Grant National Memorial	West 122nd Street and Riverside Drive	0.4
Apollo Theater	253 West 125th Street	0.6
National Urban League/Urban Civil Rights Museum	121 West 125th Street	0.8
Harlem Stage – The Gatehouse	150 Convent Avenue	0.3
Dance Theatre of Harlem	466 West 152nd Street	1.0
Hamilton Grange National Memorial	414 West 141st Street	0.6
Harlem School of the Arts	645 St. Nicholas Avenue	0.8
National Jazz Museum in Harlem	104 East 126th Street	1.3
Hispanic Society of America	613 West 155th Street	1.2
Religious Institutions:		
The Cathedral Church of St. John the Divine	1047 Amsterdam Avenue	0.9
Old Broadway Synagogue	15 Old Broadway	0.1
Abyssinian Baptist Church	132 Odell Clark Place	1.0
Interchurch Center	475 Riverside Drive	0.6
Riverside Church	490 Riverside Drive	0.5

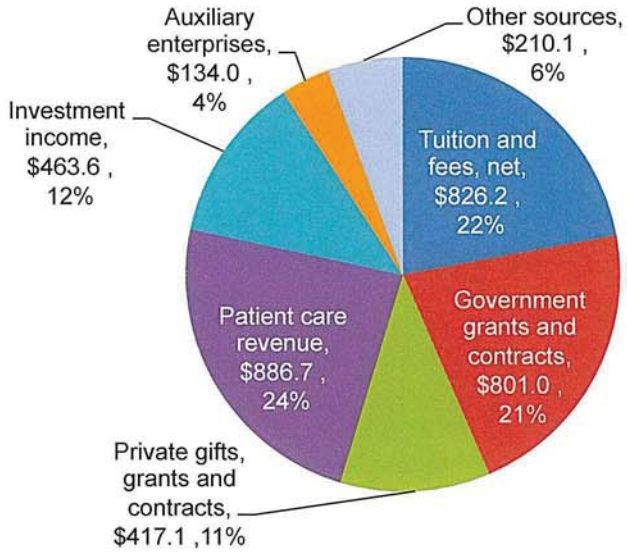
By far the largest – and economically most significant – institution in the area is Columbia University. The next section of the working paper provides some basic information on the University and its role in New York City's economy.

Columbia's Contribution to New York City's Economy

Founded in 1754, Columbia University is one of the world's leading research universities – ranking 13th among all universities in the *Times Higher Education* 2013-2014 World University Rankings.

Columbia is also a major contributor to the economic vitality of New York City, with revenues in fiscal year 2013 totaling more than $3.7 billion.

Figure 9: Columbia University Revenues, FY 2013 (In $ Billions)

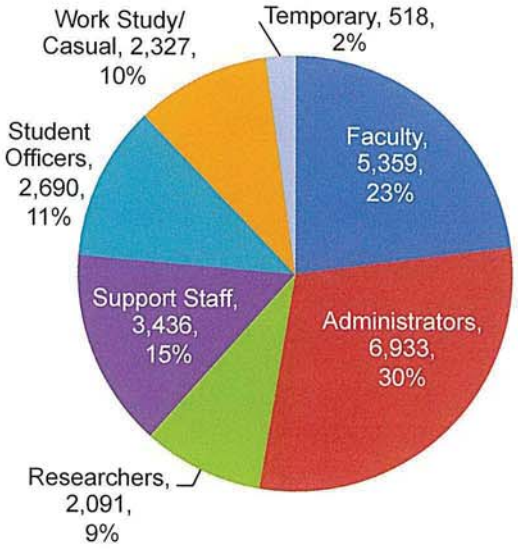


A Major New York City Employer

Columbia is one of the city's largest private employers, with employment in fall 2013 totaling 21,027 people (including student officers, but excluding work-study and other casual student employees), of whom 73 percent worked full-time.

In addition to these full- and part-time employees, the University employed 2,327 students in a variety of work study and casual part-time jobs.

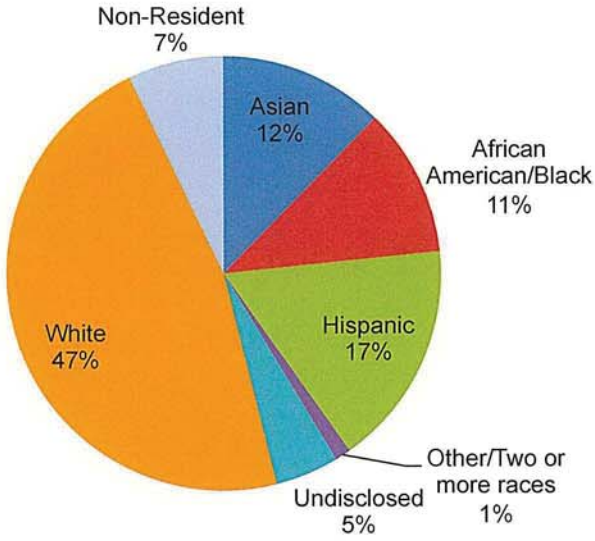
Figure 10: Full- and Part-Time Employment at Columbia University by Occupational Group, Fall 2013



In fiscal year 2013, wages and salaries paid to University employees who live in New York City (including work-study student employees) totaled nearly $885.1 million (63.5 percent of the University's total payroll). Using the IMPLAN modeling system (an economic modeling tool commonly used in economic impact studies), we estimate that in fiscal year 2013, household spending by Columbia employees who live in New York City directly and indirectly generated more than 4,000 additional full-time-equivalent (FTE) jobs in New York City, with more than $294 million in wages.

Columbia's workforce is ethnically diverse. In the fall of 2013, 17 percent of the University's full-time employees were Hispanic, 12 percent were Asian, 11 percent were African American and 47 percent were non-Hispanic white.

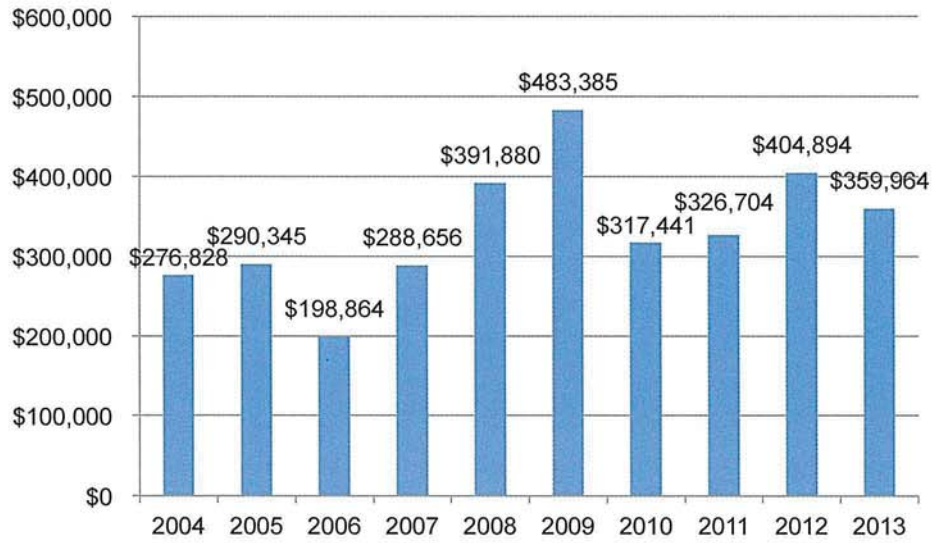
Figure 11: Full-Time Employment at Columbia University by Ethnicity, Fall 2013



A Major Investor in the City

Columbia is also a major investor in New York City's economy. From fiscal year 2004 through fiscal year 2013, the University invested more than $3.3 billion in the construction of new and renovation of existing facilities.

Figure 12: Columbia University Construction Spending, FY 2004-2013 (In $ Thousands)



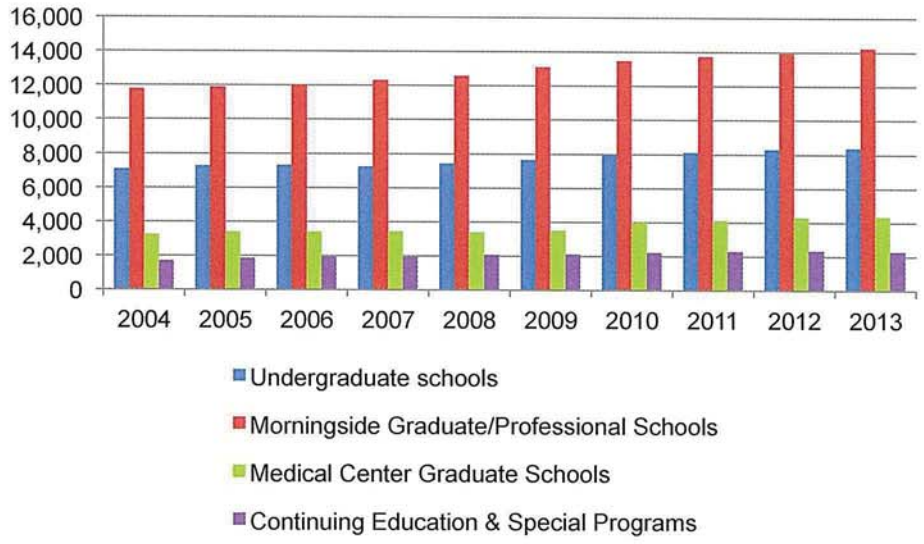
In fiscal year 2013, Columbia spent nearly $360.0 million on construction. We estimate that in fiscal year 2013, University spending on construction directly supported 1,198 FTE jobs in construction and related industries; and through the multiplier effect, indirectly supported 1,227 additional FTE jobs in industries throughout New York City.

Student Enrollment

In fall 2013, a total of 29,250 students were enrolled at Columbia, including 8,365 undergraduates, 18,568 graduate and professional students and 2,317 students enrolled in continuing education and special programs.

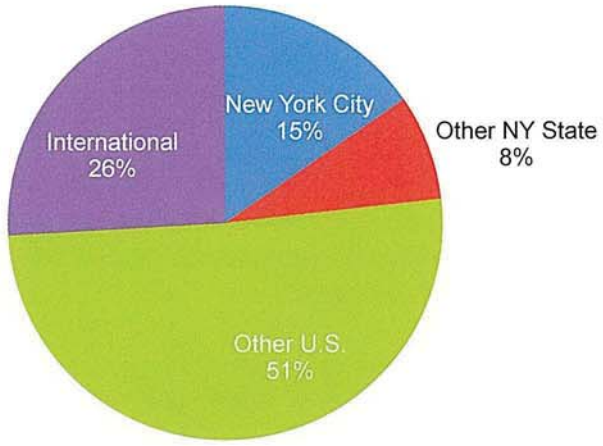
Between fall 2004 and fall 2013, total enrollment at the University grew by nearly 23 percent. During that time period, undergraduate enrollment grew by 18.1 percent, enrollment in Morningside graduate and professional schools grew by 20.7 percent, enrollment in the Medical Center graduate schools grew by 33.7 percent and enrollment in continuing education and special programs grew by 36.5 percent.

Figure 13: Columbia University Enrollment, Fall 2004 – Fall 2013



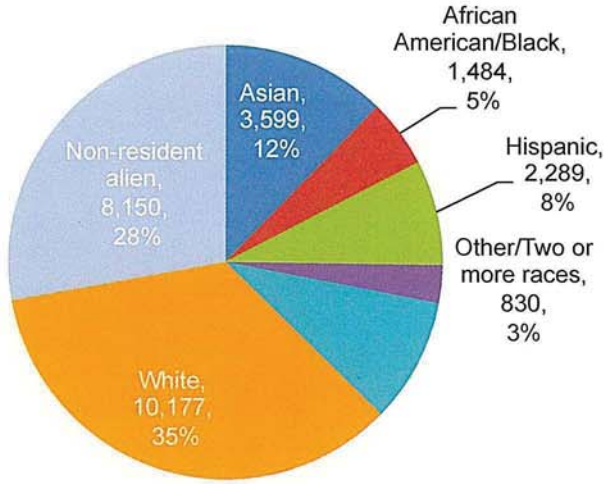
Of those enrolled in degree programs in the fall of 2013 (as shown in Figure 14), 15.4 percent were residents of New York City, 7.8 percent were from elsewhere in New York, 50.8 percent were from elsewhere in the U.S. and 25.9 percent were international students.

Figure 14: Columbia University Enrollment by Student's Place of Residence, Fall 2013



Like its workforce, Columbia's student population is ethnically diverse. Among the 21,100 students who were U.S. citizens or permanent residents in the fall of 2013 (72 percent of total University enrollment), 48.2 percent were non-Hispanic white, 17.0 percent were Asian-American, 10.8 percent were Hispanic, 7.0 percent were African-American, and 16.8 percent were identified as being of mixed, other or unknown race or ethnicity.

Figure 15: Columbia University Student Enrollment by Ethnicity, Fall 2013

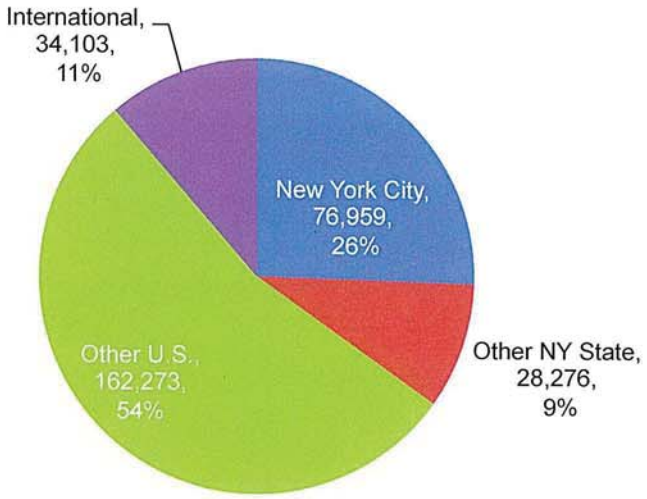


Columbia is also a major contributor to New York City's position as the "world capital of international education," with 8,150 international students in the fall of 2013 – 28 percent of total University enrollment. In 2012-13, Columbia ranked 5th among all U.S. institutions in international student enrollment.[2]

Alumni

Through its undergraduate, graduate and professional education programs, Columbia plays a significant role in the development of New York City's human capital. As shown in Figure 16, as of fall 2013, of Columbia's 301,611 alumni whose address is known, 25.5 percent (76,959 alumni) lived in New York City and an additional 9.4 percent (28,276 alumni) lived elsewhere in New York State.

Figure 16: Columbia University Alumni by Place of Residence, as of Fall 2013

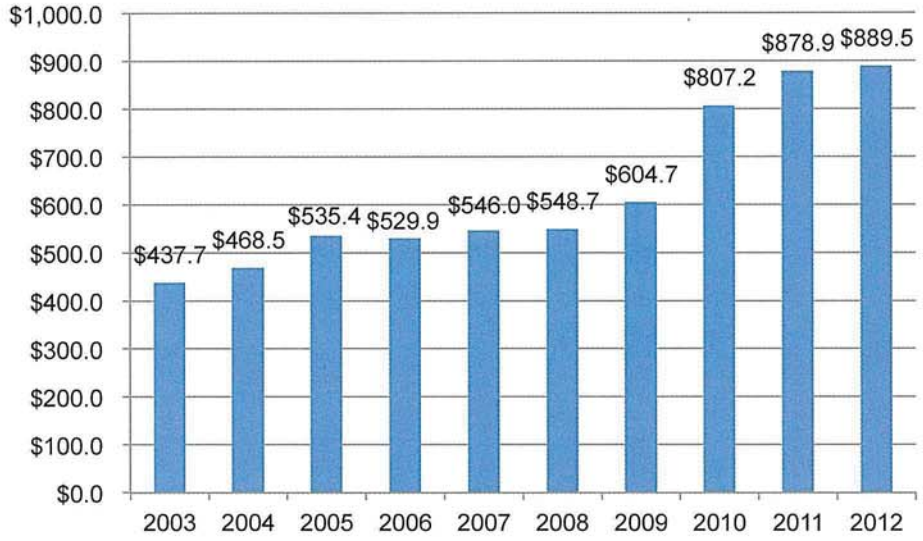


[2] Institute of International Education. (2013). "Top 25 Institutions Hosting International Students, 2012/13." *Open Doors Report on International Educational Exchange.*

University Research

Columbia is New York City's leading research institution, and one of the highest-ranked research institutions in the U.S. Between 2003 and 2012, total research expenditures at Columbia grew by 103 percent, to $889.5 million.[3]

Figure 17: Columbia University Research Spending, 2003 – 2012 (In $ Millions)

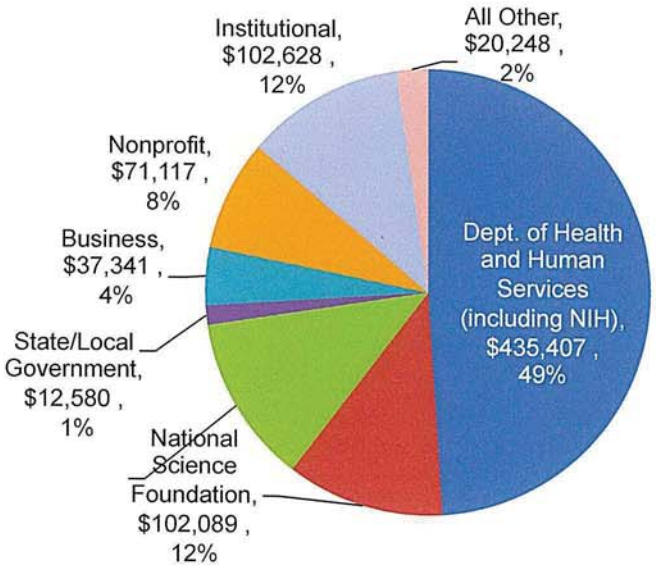


Source: National Science Foundation, National Center for Science and Engineering Statistics, Survey of Research and Development Expenditures at Universities and Colleges/Higher Education Research and Development Survey

As shown in Figure 18, the federal government is the largest source of research funding at Columbia, accounting for 72.6 percent (nearly $645.6 million) of total research expenditures in fiscal year 2012. Nonprofit and corporate partners accounted for 12.2 percent (nearly $108.5 million), institutional funding for 11.5 percent ($102.6 million), and state and local government for 1.4 percent ($12.6 million).[4]

[3] National Science Foundation, National Center for Science and Engineering Statistics, *Survey of Research and Development Expenditures at Universities and Colleges/Higher Education Research and Development Survey.*
[4] Ibid.

Figure 18: Columbia University Research Expenditures by Source of Funding, FY 2012 (In $ Thousands)



Source: National Science Foundation, National Center for Science and Engineering Statistics, Survey of Research and Development Expenditures at Universities and Colleges/Higher Education Research and Development Survey

According to NSF's Higher Education R&D Survey, Columbia ranked 10th among U.S. universities in total research spending in 2012, up from 26th in 2003.

Technology Transfer

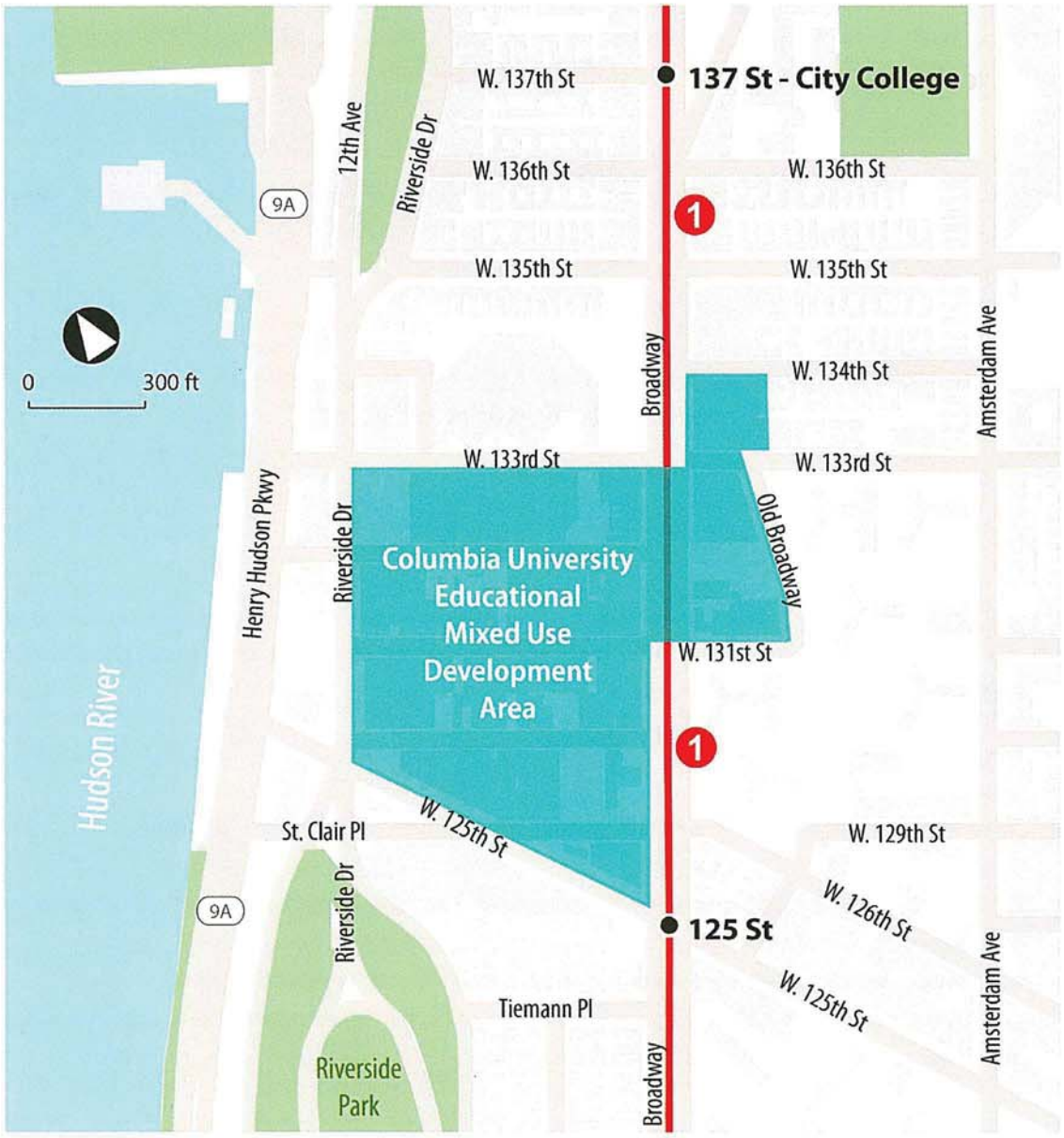
Columbia has also been a leader among U.S. universities in translating the new knowledge created through university research into new products and services, new businesses and new jobs. During fiscal year 2013, Columbia:

- Reported the disclosure of 372 inventions by Columbia faculty members and researchers;
- Filed 271 new patent applications based on research conducted at Columbia;
- Was awarded 90 U.S. patents;
- Entered into 89 licensing or option agreements for the commercial use of technology first developed at Columbia;
- Licensed Columbia technologies to 14 new start-up companies; and
- Collected nearly $146.3 million in licensing income from companies that had licensed technology from Columbia.

Manhattanville: A New Mixed-Use Academic Center

In order to sustain both its position as one of the world's leading universities and its role as a major contributor to the continuing growth and vitality of New York City's economy, Columbia – working with New York City and New York State officials, local community organizations and others – has prepared (and secured City and State approval of) a comprehensive plan for development of a new mixed-use academic center (the Columbia University Educational Mixed-Use Development Project) on a seventeen-acre site in West Harlem's Manhattanville neighborhood (shown below in Figure 19).

Figure 19: Map of Columbia's Educational Mixed-Use Development Project Area



The first phase of development is already under way, and over the course of the next twenty-five years the University plans to develop a total of approximately 6.8 million square feet of space, including research, other academic, residential, recreational, retail, commercial office and support space. Estimated square footage for each of these uses is listed below in Table 3.

Table 3: Planned Development for Columbia's Educational Mixed-Use Development Project through 2034

Type of use	Anticipated gross square footage through 2034[5]
Above Grade	
Academic – research	2,596,957
Academic – other	1,360,768
University housing – graduate students, faculty, staff	403,960
Recreation	250,713
Active ground-floor uses (retail, restaurant, community facility, office)	162,618
Below Grade	
Swimming and diving center	145,431
Research support space – below grade	296,201
Other below-grade support (energy, mechanical, freight, storage, loading, program)	758,417
Parking	785,608
Total	***6,760,673***

Economic Impact of Construction

In the Final Environmental Impact Statement (EIS) on Columbia's educational mixed-use development project, the University and its consultants estimated the total cost of construction through 2034 (stated in 2007 dollars) would be approximately $5.813 billion. The EIS estimates that through 2034, this expenditure will directly support 26,383 person-years of employment in construction and related industries (an average of about 1,300 full-time-equivalent jobs each year through 2034), with wages totaling nearly $3.11 billion (in 2007 dollars).

Taking into account as well the indirect and induced (or "multiplier") effects of direct spending on construction, the EIS estimates that through 2034, construction spending on the project area will directly and indirectly account for:

- 38,895 person-years of employment in New York City;
- Approximately $4.39 billion in wages and salaries (in 2007 dollars); and

[5] The above-listed square footages come from Table 1-8 (Subdistrict A: Illustrative Plan by Development Site (in GSF)) of the Final Environmental Impact Statement dated November 16, 2007. These square footages are consistent with Exhibit U of the Columbia University Educational Mixed-Use Development Land Use Improvement and Civic Project Modified General Project Plan dated December 18, 2008.

- Nearly $9.34 billion in City-wide economic output.

The impact of construction spending on Columbia's educational mixed-use development project is summarized below in Table 4.

Table 4: Impact of Construction Spending on Columbia's Educational Mixed-Use Development Project through 2034 (Employment in Person-Years, Earnings and Output in Thousands of 2007 Dollars)

	Employment	Earnings	Output
Direct	26,383	$3,106,810	$5,736,270
Indirect/induced	12,512	$1,285,220	$3,500,090
Total	***38,895***	***$4,392,030***	***$9,236,360***

Columbia is committed to supporting minority, women and locally-owned businesses and labor (MWL). For construction of its educational mixed-use development project in Manhattanville, the University has set a goal for 35 percent of total construction-related spending to be accounted for by minority, women and locally-owned businesses, and 40 percent of total construction labor to be accounted for by minorities, women and local residents.

Additionally, the University provides job training programs, internships for high school students, and is currently in the fifth year of a nationally-recognized MWL construction mentorship program designed to support and enhance the future opportunities for businesses, adults and young people.

Impact of Ongoing Operations

When the project area is fully built out and occupied, the EIS estimates that Columbia and other organizations and businesses occupying the newly-developed space will directly employ 6,399 people, with salaries and wages totaling $589.7 million (in 2007 dollars), and directly account for more than $1.02 billion in economic output.

When indirect and induced effects are taken into account, the EIS estimates that by 2034, Columbia and other entities occupying space in the project area will directly and indirectly account for:

- 9,925 FTE jobs in New York City;
- Approximately $767.6 million in wages and salaries (in 2007 dollars); and
- Nearly $1.53 billion in City-wide economic output.

The impact of ongoing operations as of 2034 is summarized below in Table 5.

Table 5: Impact of Ongoing Operations of Columbia's Educational Mixed-Use Development Project as of 2034 (Employment in FTE's, Earnings and Output in Thousands of 2007 Dollars)

	Employment	Earnings	Output
Direct	6,399	$589,720	$1,023,160
Indirect/induced	3,526	$177,930	$505,230
Total	***9,925***	***$767,650***	***$1,528,390***

While the direct and indirect impacts of both construction and ongoing operations are significant, in the long run the project's greatest contribution to the growth of New York City's economy is likely to result from its role in strengthening the University's ability to fulfill its mission. The University's educational mixed-use development project in Manhattanville will greatly enhance Columbia's ability to develop new academic programs, and to attract the most talented faculty members and students to New York City. And it is essential to the continued growth of the University's research enterprise.

Impact on the Local Community

In addition to its City-wide economic impact, the ongoing operations of the new mixed-use development will generate significant economic benefits for the surrounding community as well.

The 6,399 jobs that are forecast to be created on-site by 2034 will offer a wide range of employment opportunities for residents of the local area. They will include not only faculty members, other professionals and high-level managers, but also mid-level administrative staff, clerical workers, lab technicians and support staff – maintenance, security, food services, retail, etc.

Moreover, the new development will generate new business and jobs elsewhere in the community as well:

- By generating new demand for a wide range of supplies and support services;
- By substantially increasing the daytime population of the neighborhood and generating increased foot traffic along local retail corridors; and
- By attracting new private investment to the surrounding area.

Construction and Operation of the Barack Obama Presidential Library: Economic Impact

In order to provide a preliminary estimate of the economic impact of construction of the Barack Obama Presidential Library, we assumed that a building of approximately 140,000 square feet would be constructed, at a total project cost of roughly $336 million. We further assumed that 70 percent of this total would be spent on contract construction, and 30 percent on soft costs. Based on these assumptions, we estimate that construction of the Library would directly support 1,197 person-years of employment in construction and related industries, with wages and salaries totaling approximately $151.9 million.

Taking into account indirect and induced effects, we estimate that spending on construction of the Library would directly and indirectly support:

- 2,414 person-years of employment in New York City;
- More than $250.6 million in earnings (in 2013 dollars); and
- Nearly $555.8 million in City-wide economic output.

The impact of spending on construction of the Obama Presidential Library is summarized below in Table 6.

Table 6: Impact of Spending on Construction of the Barack Obama Presidential Library (Employment in Person-Years, Earnings and Output in Thousands of 2013 Dollars)

	Employment	Earnings	Output
Direct	1,197	$151,877.7	$336,000.0
Indirect/induced	1,217	$98,762.6	$219,779.0
Total	***2,414***	***$250,640.3***	***$555,779.0***

After construction is completed, the ongoing operations of the Obama Presidential Library would continue to provide jobs both directly and indirectly through the multiplier effect. For purposes of this analysis we have assumed that the Library would directly employ 120 people. Using the IMPLAN input-output modeling system (a modeling tool commonly used in economic impact analyses), we estimate that at this staffing level the Library would directly and indirectly generate:

- 193 FTE jobs in New York City;
- More than $12.7 million in annual earnings (in 2013 dollars); and
- More than $33.6 million in annual economic output City-wide.

The impact of spending on the Obama Presidential Library's operations is summarized below in Table 7.

Table 7: Impact of Spending on the Obama Presidential Library's Operations (Employment in FTE's, Earnings and Output in Thousands of 2013 Dollars)

	Employment	Earnings	Output
Direct	120	$7,215.8	$19,683.2
Indirect/induced	73	$5,502.0	$13,942.0
Total	***193***	***$12,717.8***	***$33,625.3***

The Impact of Visitor Spending

In addition to the impact of the ongoing operations of the Barack Obama Presidential Library itself, New York City's economy would benefit from spending by visitors to the Library. To estimate the impact of visitor spending, we need first to make some assumptions about the number of visitors to the Obama Presidential Library.

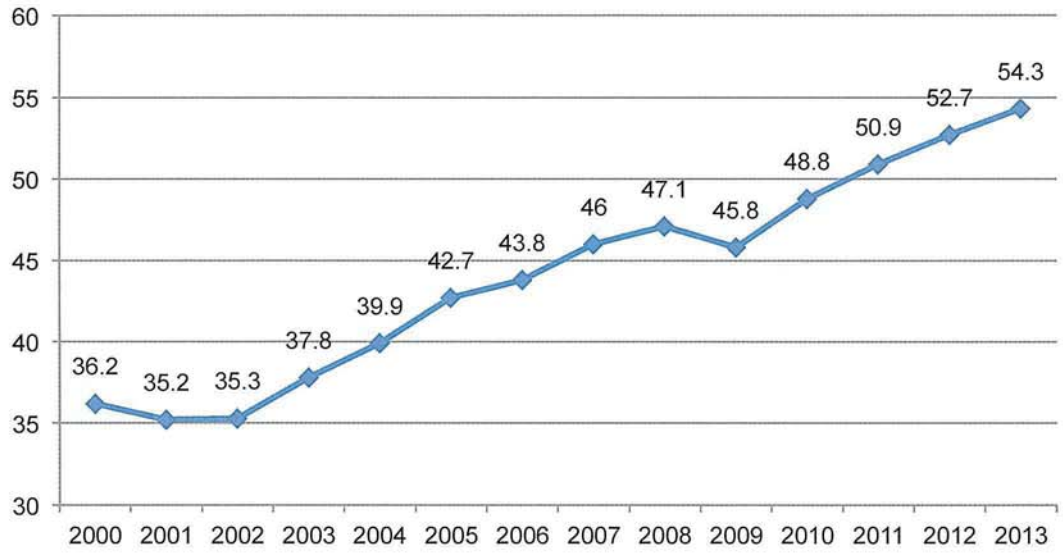
We consider first the numbers of annual visitors to existing presidential libraries. As reported by the National Archives and Records Administration, these ranged in fiscal year 2013 from 67,206 visitors to the Herbert Hoover Library and Museum in West Branch, Iowa to 542,357 visitors to the William J. Clinton Library and Museum in Little Rock, Arkansas.

It is important to recognize, however, that a presidential library located in New York City would be able to draw upon a stream of potential visitors not available on a comparable scale in any of the cities and towns where presidential libraries are now located – the tens of millions of visitors the City attracts each year.

New York City's Growing Visitor Traffic

New York City regularly ranks first (or in some years, second behind Orlando) in the number of visitors it attracts. As Figure 20 shows, from 2000 to 2013 the number of visitors to New York City grew by 50 percent – from 36.2 million to 54.3 million.

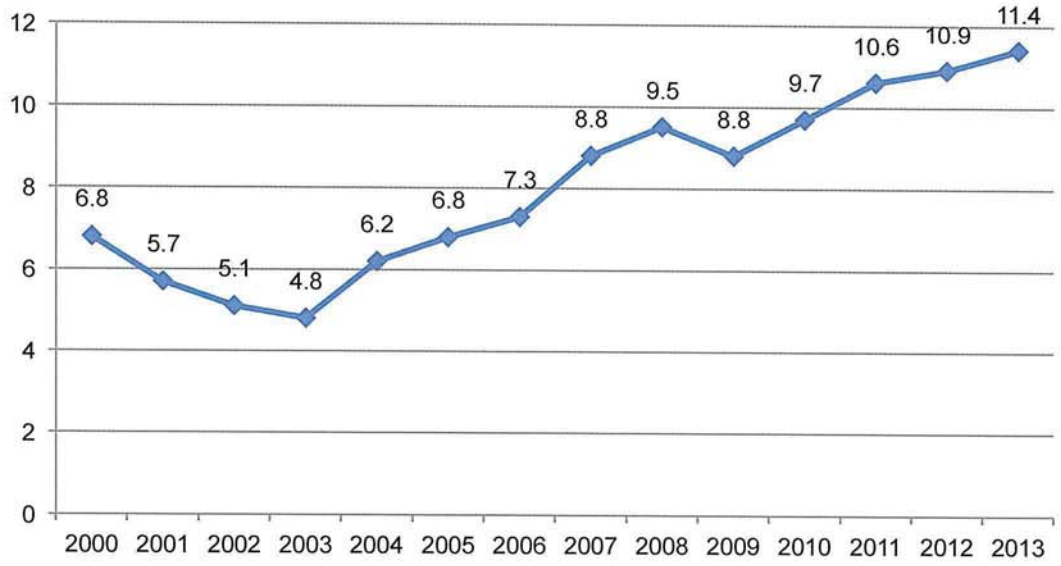
Figure 20: Total Visitors (International and Domestic) to New York City, 2000 – 2013 (In Millions)



Source: NYC & Company

As Figure 21 shows, the City has in recent years been especially popular with international visitors. After declining sharply after September 11, the number of international visitors to New York City has in the last ten years risen by 137 percent, to 11.4 million in 2013.

Figure 21: International Visitors to New York City, 2000 – 2013 (In Millions)

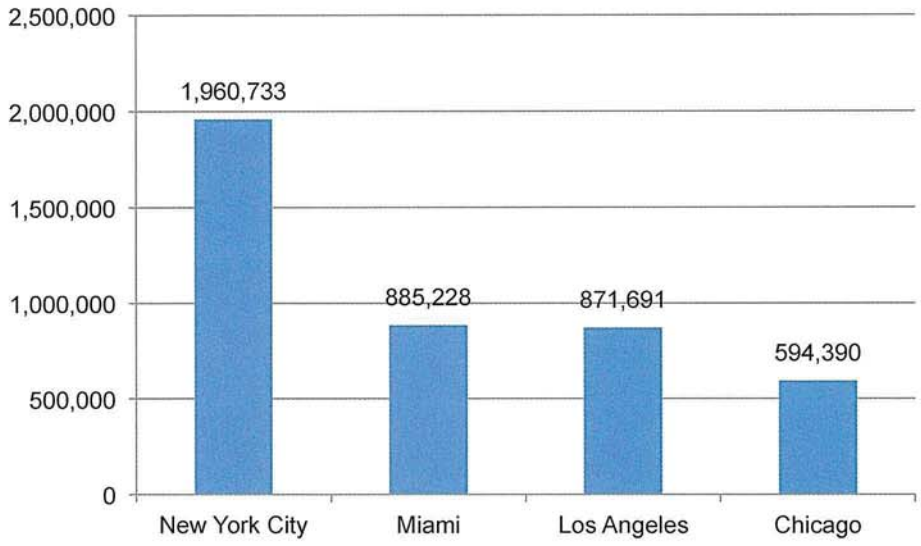


Source: NYC & Company

New York City's success in attracting international visitors in part reflects the density of air travel connections between New York and other cities around the world. As of the fall of 2011, the three major airports serving the City had direct connections to 122 cities outside the U.S. – far more than any other U.S. city.

The strength of New York City's advantage in connecting with other cities becomes especially clear when we focus not just on the number of direct flights, but on the total capacity of those flights. As Figure 22 shows, more than 1.96 million seats were available on direct flights between New York and cities outside the U.S. in September 2011.

Figure 22: Number of Seats per Month on International Direct Flights



Source: OAG

New York City is also notable for its position as one of the world's leading centers of cultural tourism. As Table 8 shows, the City's leading cultural institutions and historic sites draw millions of visitors annually.

Table 8: Annual Attendance at New York City's Leading Cultural Institutions and Historic Sites

Cultural institution/historic site	Annual attendance
Metropolitan Museum of Art	6,118,000
American Museum of Natural History	5,000,000
September 11 Memorial	5,000,000
Statue of Liberty/Ellis Island	3,830,000
Museum of Modern Art	2,805,000
New York Public Library	2,400,000
Solomon R. Guggenheim Museum	1,189,000
Intrepid Sea Air Space Museum	1,000,000
Cathedral of St John the Divine	1,000,000

Source: Museums Council of New York City, Destinations websites

Estimating the Impact of Visitors to the Obama Presidential Library

The very large numbers of visitors coming to New York City from throughout the U.S. and around the world – and in particular, the City's strength as a center of cultural tourism – in effect provide a ready-made pool of potential visitors to the Obama Presidential Library. If we assume for purposes of this preliminary analysis that 1.5 percent of these domestic and international visitors would visit the Library (if it were located in New York City), we can estimate that annual attendance by non-New York City residents would total approximately 814,000 visitors per year.[6] Based on current visitor demographics, we can estimate that 80 percent of these out-of-town visitors would come from elsewhere in the U.S., and 20 percent from outside the U.S.

We further assume that in order to include the Library on their New York City itinerary, out-of-town visitors would extend their stay in the City by an average of half a day.

Based on these assumptions, and using data on visitor spending published by NYC and Company, we estimate that incremental visitor spending attributable to visits to the Library would total nearly $92.0 million. Using IMPLAN, we further estimate that this incremental spending by non-New York City residents would directly and indirectly support:

- 1,191 FTE jobs in New York City;
- Nearly $52.7 million in wages and salaries (in 2013 dollars); and
- $122.1 million in annual economic output City-wide.

The impact of spending by visitors to the Obama Presidential Library is summarized below in Table 9.

Table 9: Impact of Spending by Visitors from Outside New York City to the Obama Presidential Library (Employment in FTE's, Earnings and Output in Thousands of 2013 Dollars)

	Employment	Earnings	Output
Direct	936	$32,823.4	$75,264.3
Indirect/induced	255	$19,833.6	$46,859.4
Total	***1,191***	***$52,656.9***	***$122,123.6***

[6] In addition to these out-of-town visitors, visitors to the Obama Presidential Library would include significant numbers of New York City residents. Assuming that City residents account for 20 percent of all those visiting the Library, we can estimate that total annual attendance could exceed 1 million. However, spending by New York City residents who visit the Library is not included in our analysis of the impact of visitor spending on New York City's economy.

Contributing to the Revitalization of West Harlem

In addition to its impact on the economy of New York City as a whole, the Barack Obama Presidential Library could contribute in several ways to the continuing revitalization of the economy of West Harlem.

Participating in Construction and Operation of the Library

As noted previously, Columbia has been committed to ensuring that minority, female and locally-owned businesses and residents have the opportunity to participate in the University's educational mixed-use development project in Manhattanville, both as contractors and as workers. The University's goal is to have minority, women and locally-owned businesses account for 35 percent of all construction-related spending; and for minorities, women and local residents to account for about 40 percent of all construction employment.

We believe that similar rates of minority, female and local participation can be achieved on construction of the Obama Presidential Library as well.

Similarly, we anticipate that when the Library is completed and operational, a number of West Harlem residents would be among those hired in a wide range of professional, administrative and support positions.

Local Impact of Visitor Spending on Local Retail Development

Because the analysis of visitor spending impacts presented in the preceding section of the working paper counted only incremental spending associated with the additional time visitors would spend in New York on visits to the Obama Presidential Library, it is reasonable to assume that a significant portion of this incremental spending would occur in the area surrounding the Library. If for purposes of this preliminary analysis we assume that half of all incremental visitor spending on dining and shopping would occur within the local area, we can estimate that visitors to the Library would add approximately $11.5 million to annual retail spending in the neighborhood, and $10.6 million to spending in local restaurants.

Using IMPLAN, we estimate that this additional spending would directly support approximately 214 FTE jobs with local retailers and restaurants, with wages totaling $6.7 million.

We further estimate that the additional revenues generated by this level of spending would support approximately 45,000 square feet of street-level retail, much of which would likely be located along West 125th Street, Broadway and Twelfth Avenue.

Attracting Complementary Development

Locating the Obama Presidential Library in Manhattanville could further benefit West Harlem by attracting other organizations to locate and invest in the area. These could for example include non-profit organizations or institutions that share the vision and goals of the Barack Obama Foundation, and whose programs might benefit from proximity to the Library, to Columbia and to other West Harlem institutions.

Locating the Library in Manhattanville could also stimulate additional new investment in commercial development in West Harlem. For example, despite a surge in residential and retail development in Harlem during the past decade, hotel accommodations in the area remain limited. The only new hotel to open in the area in recent years is the Aloft Harlem, a 124-room mid-priced hotel located at Frederick Douglass Boulevard and 124th Street. The additional visitor traffic generated by the Obama Presidential Library could help attract further investment in new hotels in the area.

At the same time, the area's increased attractiveness to other non-profit organizations could help stimulate additional private investment in mixed-use development – just as is happening at 125th Street and Lenox Avenue through a partnership between the National Urban League and Hudson Companies. The ***National Urban League Empowerment Center*** will include the organization's national headquarters, the urban civil rights museum described earlier, a conference center, 114 apartments and retail space.

The ***Manhattanville Factory District*** – a former industrial area re-zoned by New York City in 2010 to promote mixed-use redevelopment – could be a particularly attractive location for complementary development. The new district is located between West 125th Street and West 128th Street – about a five minute walk east of Columbia's Manhattanville educational mixed-use development area, and just to the west of major cultural and entertainment sites on 125th Street.

- Two former industrial buildings in the Factory District with a total of 200,000 square feet have been rehabilitated and are fully tenanted. Among the new tenants is Harlem Biospace, a life sciences incubator developed by Sam Sia (a professor of biomedical engineering at Columbia) in partnership with the New York City Economic Development Corporation.
- Construction has also begun at the former site of the Taystee Cake Bakery on 125th Street. When completed, this project will provide 300,000 square feet of new space for light manufacturing, office, retail and community uses.

Beyond the projects already completed or in construction, the Manhattanville Factory District as planned will accommodate an additional 500,000 square feet of new development, including both new construction and rehabilitation of vacant industrial and commercial buildings.

Other projects in the 125th Street corridor either recently completed or currently in various stages of planning and development include:

- ***301 West 125th Street***, a recently-completed 100,000 square-foot retail building;

- Renovation of the historic ***Victoria Theater***, at 235 West 125th Street, accompanied by construction of 230 new apartments, a 210-room hotel, 27,000 square feet of retail space and 25,000 square feet of space for local cultural organizations;
- ***100 West 125th Street***, a 117,500 square-foot retail development that will include a Whole Foods store;
- ***1800 Park Avenue***, a 690,000 square-foot mixed-use development that will include 600 apartments and 70,000 square feet of retail space;
- The ***East Harlem Media, Entertainment and Cultural Center*** – a multi-phase, mixed-use development that when completed is expected to include 600 apartments, 350,000 square feet of retail space, 250,000 square feet of office space, a 98,000 square-foot hotel, and 30,000 square feet of cultural space.

Figure 23: 125th Street Corridor: Recent and Planned Developments



Locating the Barack Obama Presidential Library in Manhattanville would help to create a powerful western anchor for a revitalized 125th Street corridor, and stimulate new investment along 125th Street east of Broadway. At the same time, the continuing revitalization of 125th Street from the Hudson to the Harlem River will provide an increasingly attractive setting for the Library.

APPENDIX 9

UNIVERSITY INSTITUTES

UNIVERSITY INSTITUTES AT COLUMBIA

Institute of African Studies (IAS)

The Institute of African Studies (IAS) is Columbia University's central forum and resource for African-centered academic research, program development, curriculum administration, student advisement, and local, national, and international dialogue and action. Founded in 1959, the IAS prepares generations of Africa practitioners for careers in academic research, teaching, development, diplomacy, business, governance, journalism, law, and human rights by sponsoring courses and offering events on Africa throughout the year. Through its many lecture series, conferences, seminars, and workshops, the Institute provides a special forum for the coming together of distinguished Africanist faculty, scholars, and students, as well as for the broader community engaged in policy initiatives on Africa.

IAS is home to the African Studies Library, which is the country's tenth largest African studies library and learning resource center. Because it is situated in New York City, the home of the United Nations and crossroads of the global worlds of commerce, diplomacy, and culture, the IAS is able to provide hands-on programming that is directly relevant to current issues on the African continent.

Institute for Research in African-American Studies (IRAAS)

The Institute for Research in African-American Studies of Columbia University, founded in July 1993 by Dr. Manning Marable, is an academic resource center. The purposes and activities of the Institute for Research in African-American Studies are grounded within the best scholarship of the black intellectual tradition. Toward that end, the Institute administers the undergraduate and master's degree programs in African-American Studies at Columbia University; regularly sponsors academic conferences, lectures, and forums on a wide variety of topics; and produces the scholarly publication SOULS: A Critical Journal of Black Politics, Culture and Society.

IRAAS is a multidisciplinary enterprise that bridges scholarship, teaching, and public life. Its faculty employ an array of theoretical approaches and methodological strategies to examine historical and contemporary formations in black culture, politics, and society, and attends to the diversity of black experiences in the global diaspora. The Institute capitalizes upon its unique location in New York City, especially the dynamic community of Harlem.

Institute for Cancer Genetics

The Institute for Cancer Genetics was founded in 1999 as part of a commitment by Columbia University to examine the molecular mechanisms and pathogenesis of cancer. Researchers in the Institute use traditional approaches such as transgenic mice to model human cancers and also take advantage of new

technology such as next-generation sequencing to identify and characterize key proteins and transcriptional and signaling pathways involved in tumor initiation and progression. Research in the ICG includes cancer genetics and epigenetics, intensive analysis of key protein-protein interactions in oncogenic pathways, DNA damage and repair in normal and neoplastic cells, and experimental anticancer therapeutics.

Herbert and Florence Irving Institute for Clinical and Translational Research (CTSA)

Herbert and Florence Irving Institute for Clinical and Translational Research replaced the Irving Center for Clinical Research in June 2007. Its mission is to transform the culture of research to hasten the discovery and implementation of new treatments and prevention strategies. It is an academic home for patient-oriented research, the major provider of resources for the actual conduct of patient-oriented research on campus, and it creates a supportive environment to foster interactions among investigators from different disciplines. The Institute was one of the dozen founding recipients of the National Institutes of Health's Clinical and Translational Science Award.

The Irving Institute supports senior faculty who provide leadership and serve as mentors for both junior faculty and trainees of the Irving Institute. They provide outstanding support and resources to Institute users, including research in biomedical informatics, biostatistical and clinical trial design, bioethics, regulatory issues, patient-oriented research, and core laboratory resources, among many others. As part of the CTSA program, the Irving Institute houses an integrated educational program that includes a patient-oriented master's degree, a novel mentored research program in multi- and interdisciplinary research, and a predoctoral clinical and translational certificate. The chief goal of the Irving Institute and CTSA is to more directly utilize medical research advances to benefit patients and the community, converting knowledge into practice.

Institute for Comparative Literature and Society (ICLS)

The Center for Comparative Literature and Society (CCLS) became the Institute for Comparative Literature and Society (ICLS) in 2007. One of the Institute's primary goals is to provide institutional support for cross-disciplinary and cross-regional comparative work, acknowledging the force of recent changes in the humanities, the social sciences, law, architecture, and the arts. The work of the Institute is fully historical in its range. Of urgent interest to the Institute is engaging not just the problems but the new horizons open to the humanities today. Both in theory and in practice, in research and in teaching, ICLS brings the comparative methods of studying literature and society into the current globalized conditions of producing knowledge and making history.

In the curriculum, as well as in its conferences, lecture series, and workshops, the Institute brings a literature-focused study of language and culture to global studies as they seek to establish their proper object of inquiry. Additionally, it tries to give substance and recognition to those directions in comparative literature that can benefit from the breadth of knowledge produced by a reshaped planetary understanding. In this effort, it works collaboratively within the full range of the human sciences.

Institute of Comparative Medicine (ICM)

The mission of the Institute of Comparative Medicine is to ensure the humane care of animals used in approved research to advance medical, biomedical, and veterinary knowledge for the benefit of all living species and to support medical research teams developing treatments for life-threatening conditions. ICM has veterinary specialists, certified by the American College of Laboratory Animal Medicine (ACLAM), who direct the care, and manage the health and welfare of research animals at Columbia University. They are assisted by experienced clinical veterinarians and by other veterinary and animal care professionals. ICM also ensures that the care and use of animals is in compliance with state and federal policies, and that the facilities remain accredited by the Association for the Assessment and Accreditation of Laboratory Animal Care, International.

In addition, ICM contributes to the broader goal of increasing biomedical knowledge through a nationally renowned three-year training program for veterinary specialists in comparative medicine; by the provision of training courses on the humane care of animals to researchers and technical staff; and through research, teaching, conference presentations, and other academic contributions of ICM faculty.

Data Science Institute

The Data Science Institute at Columbia University, established in 2012, is developing technologies to unlock the power of global data to help solve some of society's most challenging problems. It will develop the tools and talent to monitor and protect the critical infrastructure we depend upon, improve societal health and patient care, enhance communication and interactions within communities, predict financial failures, and keep personal data safe. The Institute seeks to forge closer collaborations between faculty already at the University promoting interdisciplinary research in data science that advances both theory and application. It has a mandate to attract new faculty, to educate interdisciplinary graduate students interested in problems related to big data and data-driven approaches, and to build strong and mutually beneficial relationships with industry partners. Equally important in this mission is supporting and encouraging entrepreneurial ventures emerging from the research.

There are 48 founding members of the Institute with more than 150 affiliated faculty. There are currently nine schools within Columbia that are a part of the Institute: The Fu Foundation School of Engineering and Applied Science; Graduate School of Arts and Sciences; Columbia Journalism School; Columbia Business School; Graduate School of Architecture, Planning and Preservation; School of International and Public Affairs; Columbia University Medical Center; Mailman School of Public Health; Columbia Law School.

Earth Institute

The Earth Institute brings together the people and tools needed to address some of the world's most difficult problems, from climate change and environmental degradation to poverty, disease, and the sustainable use of resources. The Institute comprises more than thirty research centers and some 850 scientists, postdoctoral fellows, staff, and students. Working across many disciplines, it studies and creates solutions for problems in public health, poverty, energy, ecosystems, climate, natural hazards, and urbanization. Examples of Earth Institute initiatives are water, climate and society, energy, urbanization, hazards, global health, poverty, food, ecology and nutrition, and ecosystems health and monitoring.

The Institute focuses on the protection of Earth's environment and the spread of social and economic opportunities for all people. It believes that dealing with issues such as extreme poverty must involve tackling issues such as environmental degradation and lack of access to health care and education. Its work reflects the fundamental belief that the world possesses the tools needed to effectively mitigate climate change, poverty, and other critical issues.

At its largest research unit, the renowned Lamont-Doherty Earth Observatory, some of the world's leading scientists study geology, oceans, freshwater systems, climate, and atmosphere. Its scientists map the ocean floor and measure the movements of ice sheets; they bore into ancient trees and pull cores of mud from the sea bottom to uncover secrets of past climate; they chart the flow of ocean and the swirl of atmosphere around the planet. Millimeter by millimeter, they measure the movements of Earth's crust as it thrusts up from far below or dives down into subduction zones. This fundamental knowledge about Earth's dynamics is key to addressing our biggest challenges.

Earth Institute experts work hand in hand with academia, corporations, government agencies, nonprofits, and individuals. They advise national governments and the United Nations on issues related to sustainable development and the Millennium Development Goals. They are educating the next generation of leaders in basic sciences and sustainable development.

European Institute

Founded in 1948, the European Institute is the oldest institution in the United States dedicated to the study of Europe. It serves as the center for European research and curriculum at the University. Its primary activities are leading major research projects; convening lectures, conferences, and other educational events; hosting meetings of European and American scholars; developing curriculum; supporting language training; and serving as a liaison to the news media and general public.

In its early years the Institute trained specialists for the Marshall Plan, contributed to U.S. security policy in the Cold War, and supported the development of the European Community. The Institute focused increasingly on Western Europe, while its partner in Russian studies, now called the Harriman Institute, supported research on the Soviet Bloc. With the fall of the Berlin Wall, the Institute turned its attention again to Europe as a whole. The end of the East-West divide meant new challenges and the return of old ones.

The European Institute now dedicates itself to the future of European studies. This paradigm shift recognizes that the old transatlantic relationship is over and that global changes have reconfigured Europe's relationship with other areas of the world. The European Institute's resources include: a faculty with deep understanding of the region; an expanded capacity to establish an on-the-ground presence through Columbia's centers in Paris and Istanbul; partnerships with institutions in Eastern and Western Europe; and energized students ready to look at the world in a new light.

Harriman Institute

Established as the Russian Institute in 1946, the Harriman Institute at Columbia University is one of the world's leading academic institutions for the study of Russia, Eurasia, and East Central Europe. The Institute was renamed in 1982 to honor an extraordinarily generous donation from the family of W. Averell Harriman. Throughout the years its faculty and alumni have made important contributions to academia and have also played leading roles in public policy, law, diplomacy, business, and the arts.

The Institute currently houses a diverse multidisciplinary faculty from Columbia's Graduate School of Arts and Sciences, Barnard College, the Schools of International and Public Affairs, Business, Law, and the Arts, and Teachers College, and the Union and Jewish Theological Seminaries. It supports teaching, research, and public events that bring together our extraordinary faculty, students, and alumni. From "brown bag" lectures, book presentations, art exhibitions, and film screenings to scholarly panels and conferences, the Institute provides a constantly evolving forum for intellectual discussion and innovation.

In addition to offering undergraduate and graduate courses, the Institute administers an M.A. program in Russian, Eurasian, and East European Studies. It is committed to training the next generation of regional specialists, who will continue to shape policy, fill leading academic positions, and challenge the accepted truths about how we study our rapidly changing world.

Institute for Human Nutrition

The organization of the Institute began in 1948, with the responsibility of laying the foundation for a graduate training center that would help meet the worldwide need to combat malnutrition. The mission of the Institute of Human Nutrition (IHN) is to provide outstanding academic, professional education and training programs in human nutrition, and conduct basic science and translational research on the role of nutrition in human health. The scope of the Institute's programs includes projects, symposia, and other initiatives for health practitioners, scientists, policy makers, educators, and individuals that advance understanding of the importance of nutrition for individuals and populations worldwide.

In keeping with its mission, the Institute of Human Nutrition conducts, coordinates, and leads nutrition research and education activities throughout Columbia University and its affiliated institutions. These activities include basic research, clinical research, public health–preventive medicine programs, and education and training at many levels. A long-standing mission of the Institute is to train individuals for scholarly activities and for positions in universities and research centers that are in the forefront of the movement to advance nutrition as a health science. In addition, the Institute seeks to augment the training of physicians and other health specialists who are interested in emphasizing nutrition in their professions. The Institute provides a key infrastructure to academic nutrition activities carried out within many faculties, departments, and centers at the University.

Institute for the Study of Human Rights (ISHR)

The Institute for the Study of Human Rights (ISHR) was established in 1978 at Columbia University as the Center for the Study of Human Rights (CSHR). In spring 2010, Columbia University elevated CSHR to the level of an institute. ISHR is committed to its three core goals of providing excellent human rights education to Columbia students, fostering innovative interdisciplinary academic research, and offering its expertise in capacity building to human rights leaders, organizations, and universities around the world.

CSHR was the first academic center in the world to be founded on an interdisciplinary commitment to the study of human rights. This remains one of ISHR's most distinctive features. It is recognized that on a fundamental level, human rights research must transcend traditional academic boundaries, departments, and disciplines, reaching out to the practitioners' world in the process, to address the ever-increasing complexities of human rights in a globalized world. ISHR's emphases on interdisciplinarity, engagement, and globalism draw from and complement the strengths that have long characterized intellectual life at Columbia.

ISHR's distinction is also earned through its active engagement with the world of human rights practitioners. This engagement informs the academic work of Columbia's faculty while simultaneously challenging activists to assess and evaluate their approaches to human rights in the light of academic findings. ISHR continues to be a leader in bridging the academic study of human rights and the worlds of advocacy and public policy. ISHR's global connections are especially strong with advocates in the Global South, predominantly through the Human Rights Advocates Program. HRAP has long been recognized as playing a unique role in capacity-
building and continues to attract the best advocates from all over the world.

Institute for Israel and Jewish Studies (IIJS)

The Center for Israel and Jewish Studies was created in 1950. It became the Institute for Israel and Jewish Studies in June 2005 as a result of the introduction of new courses on the history of the State of Israel, Israeli literature, Zionism, and culture, and the creation of a professorship in Israel and Jewish Studies. It serves as Columbia University's center for the academic study and discussion of Jewish life, history, and culture, and has long been a national and international leader in the field. Over its half-century history, IIJS has trained many of the field's leading figures. Its scholars and students have produced lasting and central works of scholarship in a field that continues to grow exponentially across the United States.

The Institute is dedicated to the academic study and discussion of Israel and Jewish Studies. Committed to blending rigorous scholarship with cutting-edge teaching and intellectual opportunities, IIJS explores the best that has been thought and said in the field and examines the length and breadth of Jewish history and culture, as well as Israel and all of its complexities.

Kavli Institute for Brain Science

The Kavli Institute for Brain Science at Columbia probes the complex network of brain cells and their connections. Established in 2004 and led by 2000 Nobel laureate Eric Kandel and co-directors Thomas Jessell and Rafael Yuste, the Institute uses advanced imaging technology to observe neurons, synapses, and neural circuits as they develop and function, and as they respond to learning. They examine the brain at the cellular, molecular, and systems level to understand how the nerve cells of neural circuits connect during development to control behavior, and how these neural circuits perform and are modified by learning and memory.

Specific areas of research include: mechanisms that specify the identity of neurons and how they form their connections to give rise to neural circuitry during the development of the nervous system; the cellular functioning of the olfactory system, which processes the activity patterns of individual sensory neurons to produce the extraordinarily precise mammalian sense of smell; the physiology of cognitive processes such as visual attention, spatial perception, and decision making; anatomical changes in the brain, such as the growth of synapses, that occur during the learning process; learning-related changes in signaling strength between synapses in the hippocampus, a region crucial to memory and one of the first parts of the brain to suffer damage with the onset of Alzheimer's disease; multicellular patterns of activity that function as microcircuits in the cerebral cortex; and functional magnetic resonance imaging (fMRI) of brain circuitry, with an eye toward clinical applications for personalized medicine.

The Kavli Institute encourages the interactions among these initiatives to achieve a set of common goals of integrated knowledge: learning not just how the myriad cells of the brain work, but how they work in concert to produce behavior and how the neural circuitry of behavior is modified in response to different forms of learning.

Institute of Latin American Studies (ILAS)

The Institute of Latin American Studies is the center for research, teaching, and discussion on Latin America at Columbia University. Its main goal is to bring together and provide resources for Columbia faculty, students, and visiting scholars, recognizing the diversity of their interests and approaches while strengthening their links with Latin America and with communities of Latin American origin in the United States.

Since its foundation in 1962, ILAS has supported scholarship and professional achievement in the field of Latin American Studies. The Institute distributes resources to support Latin American research and teaching at Columbia. Named by the Department of Education as a National Resource Center for Latin American Studies, ILAS is part of the New York City Consortium on Latin America along with the Center for Latin American and Caribbean Studies at New York University (CLACS). With financial assistance from the Tinker Foundation, the Lemann Foundation, and the Consejo Nacional de Ciencia y la Tecnología (CONACyT) in Mexico, ILAS is able to award various fellowships and grants to faculty, students, and scholars to further their research and as such enrich the academic community. The Institute also benefits from its associations with the financial, diplomatic, and corporate centers of New York City and with other research universities in the area.

ILAS provides the venue for a variety of public events featuring distinguished speakers, research reports, seminars, conferences, and a lunchtime lecture series. It assists graduate students in the social sciences to develop a program of study from the wide range of Latin American courses available throughout the

University. ILAS began hosting an M.A. program in Latin American and Caribbean Studies in the fall of 2009. ILAS also offers a Certificate in Latin American Studies to M.A. and Ph.D. students and administers the undergraduate major and concentration in Latin American studies.

Middle East Institute

The Middle East Institute of Columbia University, founded in 1954, has helped to set the national pace in developing an interdisciplinary approach to the study of the Middle East from the rise of Islam to the present, with a primary focus on the nineteenth and twentieth centuries. Fostering an interregional and multidisciplinary approach to the region, the Institute focuses on the Arab countries, Armenia, Iran, Israel, Turkey, Central Asia, and Muslim Diaspora communities.
The Institute sponsors events on topics ranging from art and literature to current events, hosts conferences, and provides a neutral atmosphere for scholarly and student exchanges of views on issues concerning the Middle East, North Africa, and Central Asia. It offers courses and outreach seminars to teachers and adult education groups, briefs journalists, and generally acts as a clearinghouse for requests for information on the region and its peoples by the media, educational professionals, and the interested public, drawing upon the expertise of its own staff and the faculty of the School of International and Public Affairs and Columbia University.

Institute for Religion, Culture, and Public Life (IRCPL)

The evolution and transformation of religion, long-standing or novel, impacts our world in key ways. From the rise of religious movements to the role of religion in politics and to the much more spirited engagement of religion in the public sphere and the public lives of adherents, we experience religion in many different ways.

The Institute for Religion, Culture, and Public Life brings together scholars and students in religion, cultural anthropology, history, political science, economics, sociology and social psychology, and other allied fields to support multidisciplinary analysis, reflection, and response to historical and contemporary issues of great significance. Founded in 2008, the Institute also engages in its programs political and economic figures and policy practitioners, as well as religious and cultural leaders. The scope of the Institute encompasses a broad range of phenomena and while seeking to understand the bases of conflict and unrest across and within religions, it also examines beliefs, practices, and historical examples that demonstrate the potential for understanding, tolerance, and ecumenical values within religious traditions, as well as patterns of social institutions that may facilitate coexistence and mutual support. By taking an expansive rather than a restricted view of religious thought and practice, the Institute recasts the traditional opposition between the secular and the religious in ways that promote innovative approaches to familiar problems.

International Research Institute for Climate and Society (IRI) in the Earth Institute

The International Research Institute for Climate and Society (IRI) was established in 1996 by the U.S. National Oceanic and Atmospheric Administration (NOAA) and Columbia University as the world's first international institute with a mission to apply climate science in the service of society. It uses a science-based approach to enhance society's capability to understand, anticipate, and manage the impacts of climate in order to improve human welfare and the environment, especially in developing countries. By providing practical advancements that reduce vulnerability to climate-related risks in the present, it is creating solutions that will increase adaptability to long-term climate change.

Building on its multidisciplinary core of scientific expertise, the IRI collaborates with organizations and stakeholders to best understand societal needs, risks, and opportunities related to climate fluctuations. It brings the best science to bear on climate risk management in agriculture, food security, water, and health. It leverages existing U.S. science investments and expertise, such as global climate models, satellites, and ocean observation systems, into practical tools for climate change adaptation, natural resource management, and disaster risk reduction, where the linkages with weather and climate information for early warning and action have emerged strongly. The IRI works with U.S. scientific institutions and federal agencies such as NOAA, the National Aeronautics and Space Administration, the National Science Foundation, and the U.S. Agency for International Development. It also partners with international organizations such as the Red Cross, Oxfam America, and the World Food Programme, as well as countries such as India and Brazil. Private sector partners include Google and Swiss Re.

Sackler Institute for Developmental Psychobiology

The Sackler Institute, established in April 2001 within the College of Physicians and Surgeons and the Department of Psychiatry, supports research on the developmental origins of vulnerability to psychiatric illness. The endowment funds innovative projects and preliminary studies that provide the basis for long-term federal support for new research directions, such as the annual Sackler awards.

In 2008, the Institute received additional funding for an interdisciplinary study of the developmental effects of serotonin transporter function, involving six different laboratories and all faculty members. This project seeks to better understand the untoward effects of selective serotonin re-uptake inhibitor-type drugs in younger patients and during the fetal period, as well as the seemingly paradoxical effects of genetic polymorphisms of the serotonin transporter gene in clinical populations, and of targeted serotonin transporter gene alterations in mice. In both of these latter populations, vulnerability to depression (or depression-like behaviors) is unexpectedly increased.

Institute for Social and Economic Research and Policy (ISERP)

The Institute for Social and Economic Research and Policy is Columbia University's research institute dedicated to the social sciences. Founded in 2001, ISERP pioneers research, shapes public policy, and integrates knowledge and methods across the social sciences. To bring ideas into the world, ISERP supports researchers, faculty, students, and social science research through research development, education and training programs, centers, workshops, and administrative support.

ISERP achieves its mission by: fostering a dynamic intellectual community for the social science community at Columbia University; strategically investing in research development; educating the next generation of researchers; and translating social science research for the broader public and policy-making worlds.

Participation in ISERP's core activities spans the Departments of Anthropology, Economics, History, Political Science, Psychology, Sociology, and Statistics, as well as of Barnard College, the Earth Institute, Teachers College, the Mailman School of Public Health, the Graduate School of Architecture, Planning and Preservation, the Graduate School of Business, the School of International and Public Affairs, the School of Law, and the School of Social Work.

South Asia Institute (SAI)

The South Asia Institute coordinates activities at Columbia University that relate to study of the countries of Afghanistan, Bangladesh, India, the Maldives, Nepal, Pakistan, and Sri Lanka. The Institute organizes conferences, seminars, exhibits, films, lecture series, and brown bag talks that bring together faculty and undergraduate and graduate students with diverse interests and backgrounds. SAI partners with departments, centers, and institutes at Columbia, and works with South Asia groups on campus and off, in order to reach new audiences and facilitate an exchange of knowledge. The Institute has ties with the United Nations, the diplomatic community, and international agencies, and is located within the largest South Asian community in North America.

The Master of Arts Program in South Asia Studies, administered by the Institute, combines a core curriculum on South Asia with a coherent set of courses from a variety of disciplines across the University. Each student selects an individualized program of study under the advice and approval of the M.A. coordinator. Students in the M.A. Program will join a larger cohort of students working on South Asia at Columbia in other degree programs. There are options to pursue undergraduate and graduate study of South Asia in a number of departments, primarily Anthropology, Comparative Literature, History, Political Science, and Religion, and in the Department of Middle Eastern, South Asian, and African Studies (see below). Master's students at the School of International and Public Affairs may pursue a Regional Concentration in Southern Asian Studies. All graduate students of the University may take a defined set of courses to qualify for a Certificate in South Asia Studies.

Taub Institute for Research on Alzheimer's Disease and the Aging Brain

The Alzheimer's Disease Research Center (ADRC) at Columbia began in the late 1980s as a set of faculty decided that their common interests in Alzheimer's disease and the different approaches—epidemiological and cell biological—to the problem could nucleate a broadly based research effort on Alzheimer's disease and related neurological degenerative disorders at Columbia. In 1995, the Taub Center for Alzheimer's Disease Research was established with a gift from the Taub Family Foundation, which supplemented the ADRC grant. This gift allowed the addition of a large new laboratory unit to the program and to support the start-up of several junior investigators. In 1999 the Taub Center was expanded and renamed the Taub Institute for Research on Alzheimer's Disease and the Aging Brain. The Institute operates as an independent department, promoting and administering projects related to Alzheimer's disease in departments and centers across campus. This effort includes investigators on Columbia's Health Sciences and Morningside campuses.

Arnold A. Saltzman Institute of War and Peace Studies

The Institute of War and Peace Studies was founded in 1951 under the sponsorship of Dwight D. Eisenhower during his tenure as President of Columbia University. Eisenhower created the Institute to promote an understanding of the "disastrous consequences of war upon man's spiritual, intellectual, and material progress." Under its first director, William T. R. Fox, the Institute became one of the foremost research centers on international relations in the country. For Fox, Institute scholarship would "narrow the gap between a preferred future after study and what we would otherwise get." In March 2003, the Institute of War and Peace Studies (IWPS) was renamed the Arnold A. Saltzman Institute of War and Peace Studies (SIWPS) in honor of Ambassador Arnold A. Saltzman.

From the beginning, the Institute has interpreted its role broadly. Over the years, researchers have probed the political, military, historical, legal, economic, moral, psychological, and philosophical dimensions of international relations. Although the Institute does not take an official position on any public policy issues, its members contribute to this discourse by authoring books and articles, discussing current issues with officials and journalists, serving as consultants to government departments and agencies, and testifying before Congressional committees.

The Institute itself has no formal teaching program; rather, its members conduct a wide variety of instructional activities through the Department of Political Science and the School of International and Public Affairs (SIPA) at Columbia University. Members of the Institute offer courses on American foreign policy, national security, international politics, political economy, environmental policy, and international organizations.

Weatherhead East Asian Institute

Since its establishment in 1949 as the East Asian Institute, the Institute has been the center for modern and contemporary East Asia research, studies, and publication at Columbia, covering China, Japan, Taiwan, Hong Kong, Korea, Mongolia (Inner Asia), Tibet, and, increasingly, the countries of Southeast Asia. In 2003, the Institute was renamed the Weatherhead East Asian Institute to honor the generosity of the Weatherhead Foundation.

The mission of the Institute is (1) to bring together faculty, research scholars, and students in an integrated program of teaching and research on East, Southeast, and Inner Asia; to train students to understand the countries, peoples, and cultures of East and Southeast Asia in order to enable them to function with knowledge of East and Southeast Asia in academic teaching and research, in government service, in business, in journalism, and in nonprofit and nongovernmental organizations; and (2) to advance the general understanding and knowledge of East and Southeast Asia, both inside and outside the University, through meetings, conferences, publications, and otherwise.

Faculty and scholars at the Institute are distinguished by their interdisciplinary and multinational focus. The faculty are members of Columbia's Schools of Business, Law, International and Public Affairs, Arts and Sciences, and Barnard College. Annually, the Institute hosts a diverse group of visiting scholars, professionals, and students from the United States and abroad. Through its research projects, conferences, and seminars, the Institute creates an international forum on economic, political, and security issues facing East Asia.

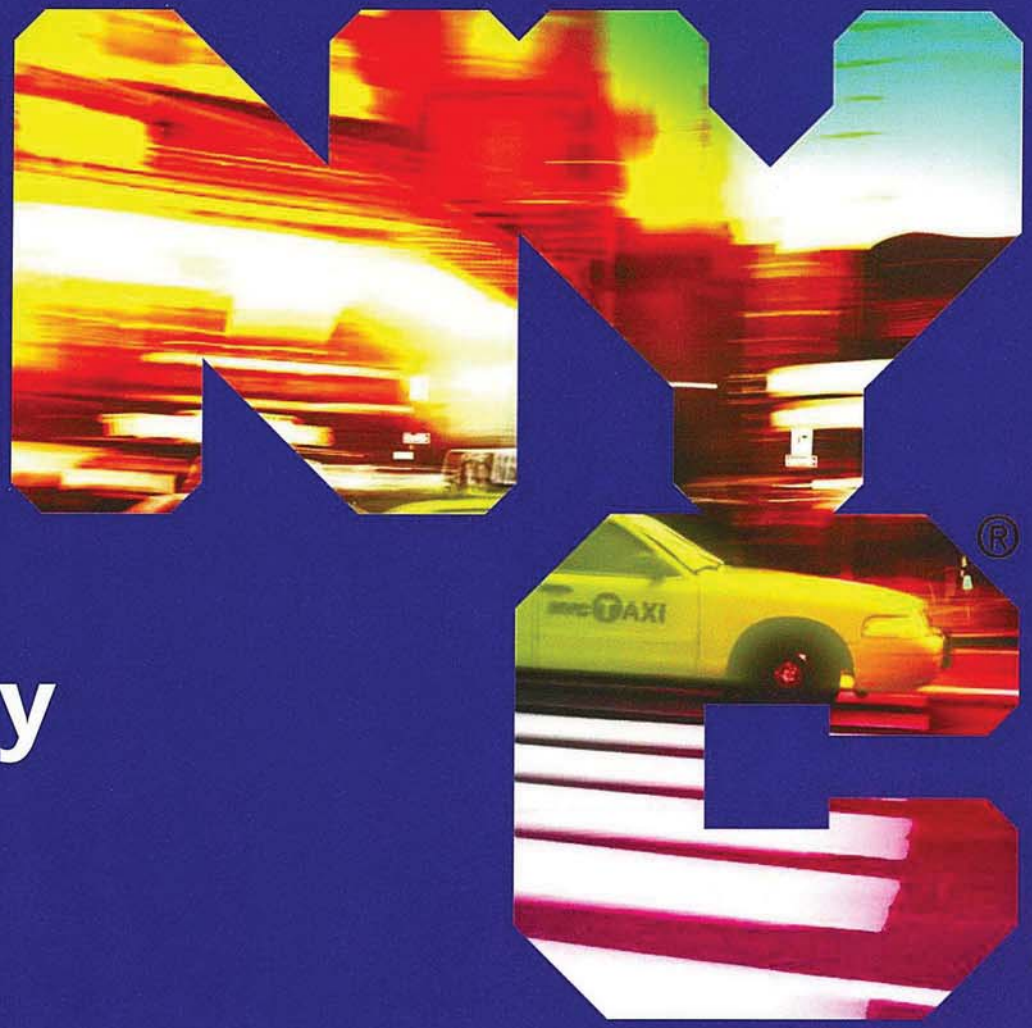
Mortimer B. Zuckerman Mind Brain Behavior Institute

Columbia University has established a comprehensive institute for the pursuit of interdisciplinary and collaborative research in brain science. Building on the University's distinguished history in the study and treatment of the brain, the Mortimer B. Zuckerman Mind Brain Behavior Institute will bring together 1,000 scientists in a single state-of-the-art engine of discovery—based at the Jerome L. Greene Science Center—now rising on the University's new Manhattanville campus. It will form the hub of an even larger collaborative network of academics stretching across all disciplines—including the arts, economics, law, and medicine—and campuses, from Columbia University Medical Center to Morningside Heights and beyond.

Research at the Zuckerman Institute will explore aspects of brain and mind at every level: from the genetic and molecular to the cellular and anatomical to observable behavior of individuals and populations. At the heart of the Institute's mission is a commitment to reach across all sectors of the University, bringing the perspective of brain science to multiple disciplines. Neuroscientific insights into decision making, for example, have crucial implications for economists. Research on perception and memory relate to law and psychology. Investigations of consciousness, emotional regulation, creativity, and language could enrich the fields of philosophy, art, sociology, and more. The sparks of innovation and discovery often ignite where multiple disciplines intersect.

APPENDIX 10

NYC & COMPANY



NYC & Company

Company Overview

November 2014

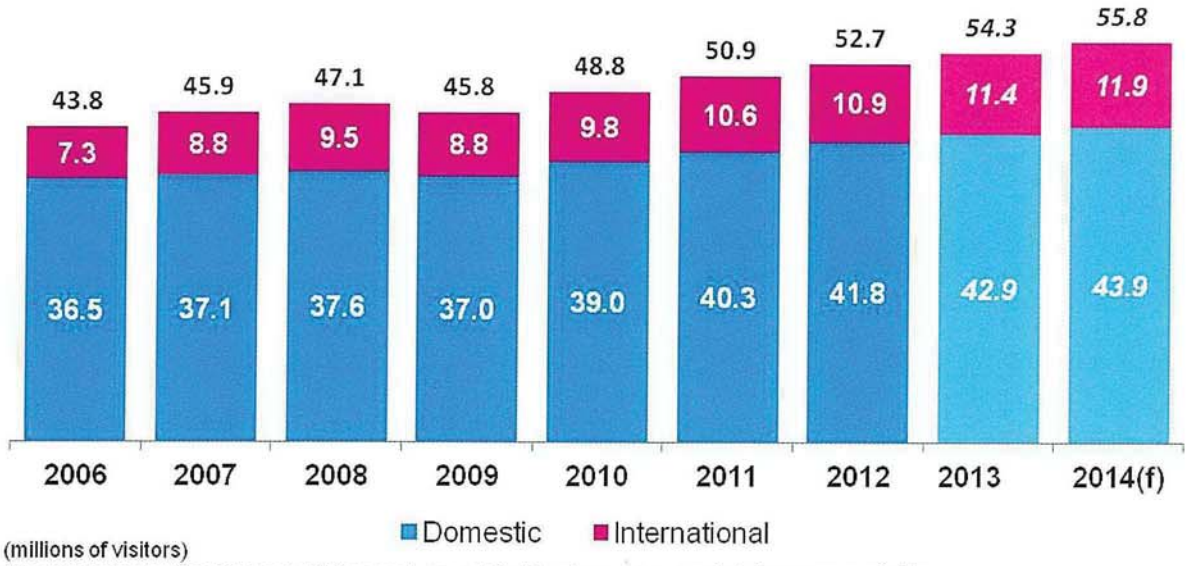
THIS IS NYC & COMPANY.

NYC & Company is the official marketing, tourism and partnership organization for the City of New York, dedicated to maximizing travel and tourism opportunities throughout the five boroughs, building economic prosperity and promoting the positive image of New York City worldwide.

NYC & Company is a public/private organization supported by the City of New York, nearly 2,000 dues-paying members from the hospitality industry, and various corporate partners. Our business units—Convention Development, Communications, Creative Services, Digital, Editorial, Licensing, Marketing, Media, Membership, Research, Sports and Tourism Development—all collaborate to drive travel to, and exploration of, New York City by both business and leisure travelers. We are represented internationally by 17 offices covering 28 top global markets.

NYC MARKET SNAPSHOT

VISITATION TO NYC

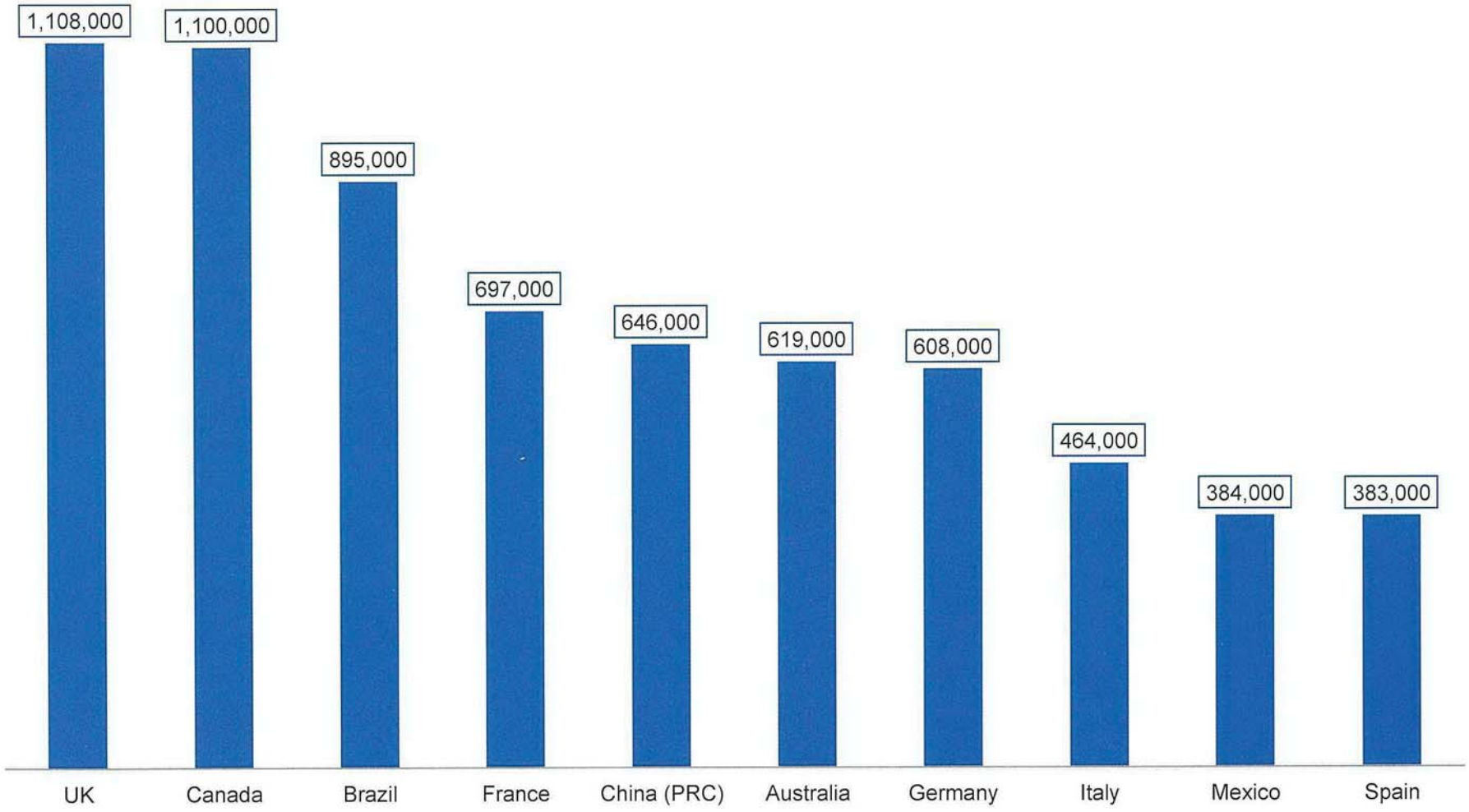


(millions of visitors)
(p) = preliminary; (f) = forecast. All forecast are subject to change as new data become available
Source: NYC & Company

Key Supporting Facts:

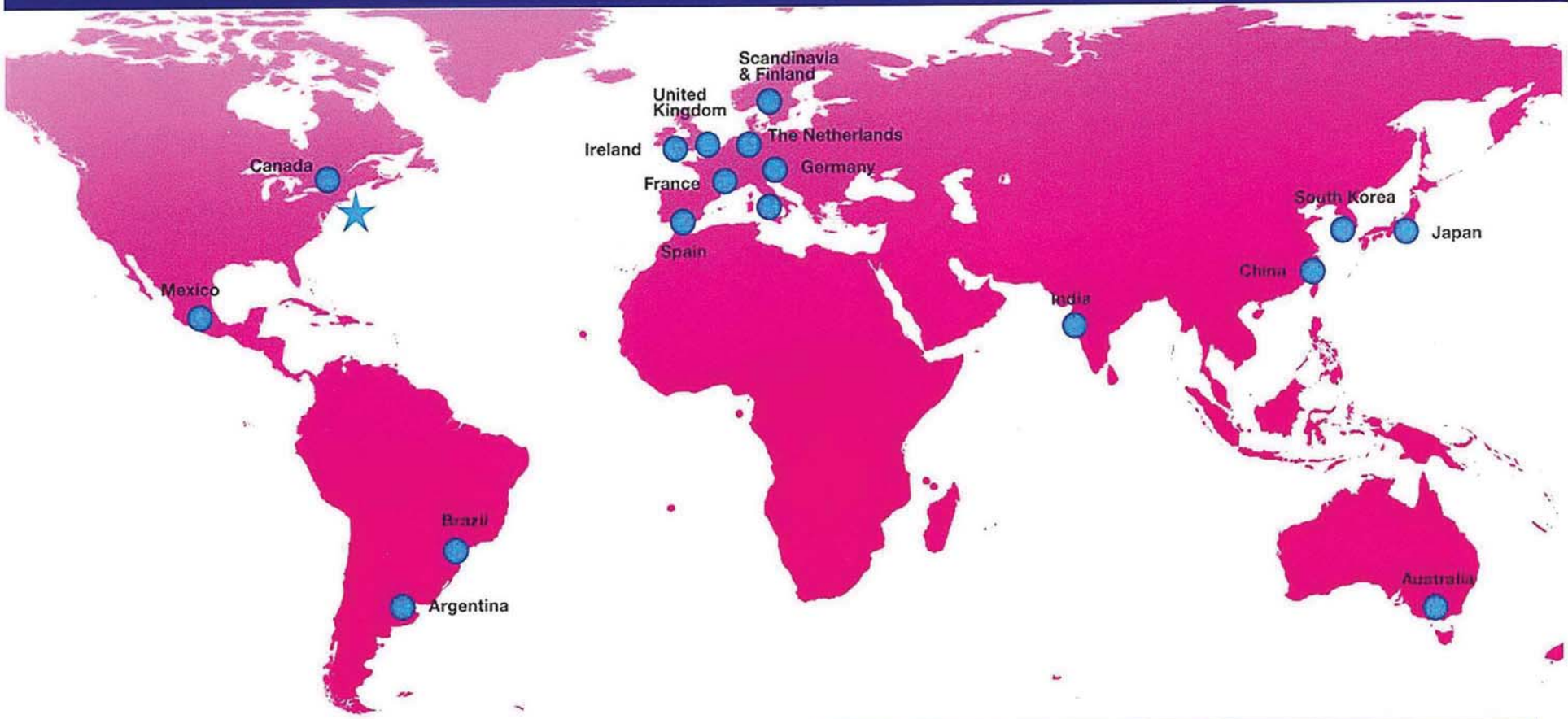
- **$57.4 billion in economic impact**
- **>348,000 jobs supported by travel and tourism**
- **> 100,000 hotel rooms citywide and 32 million room-nights sold**
- **A record 88.4% occupancy rate (highest in the nation)**
- **5.9 million convention delegates**
- **27 million cultural visitors**

TOP 10 INTERNATIONAL MARKETS



INTERNATIONAL REPRESENTATION

NYC & Company



NYC & Company has 17 international offices representing 28 markets worldwide

TOURISM DEVELOPMENT

- Engage with the global travel and tourism trade to develop travel promotions and products that span the dynamic offerings of all five boroughs and position NYC as a must-see world-class destination

- Educate the travel trade on how to sell NYC, new products/offerings, emerging trends and more

- Annually attend, organize and lead the NYC delegation at over 27 trade shows and organize 10 sales missions spanning 21 countries

- Develop in-market, consumer-direct promotions to drive immediate bookings of NYC travel packages, particularly during need periods

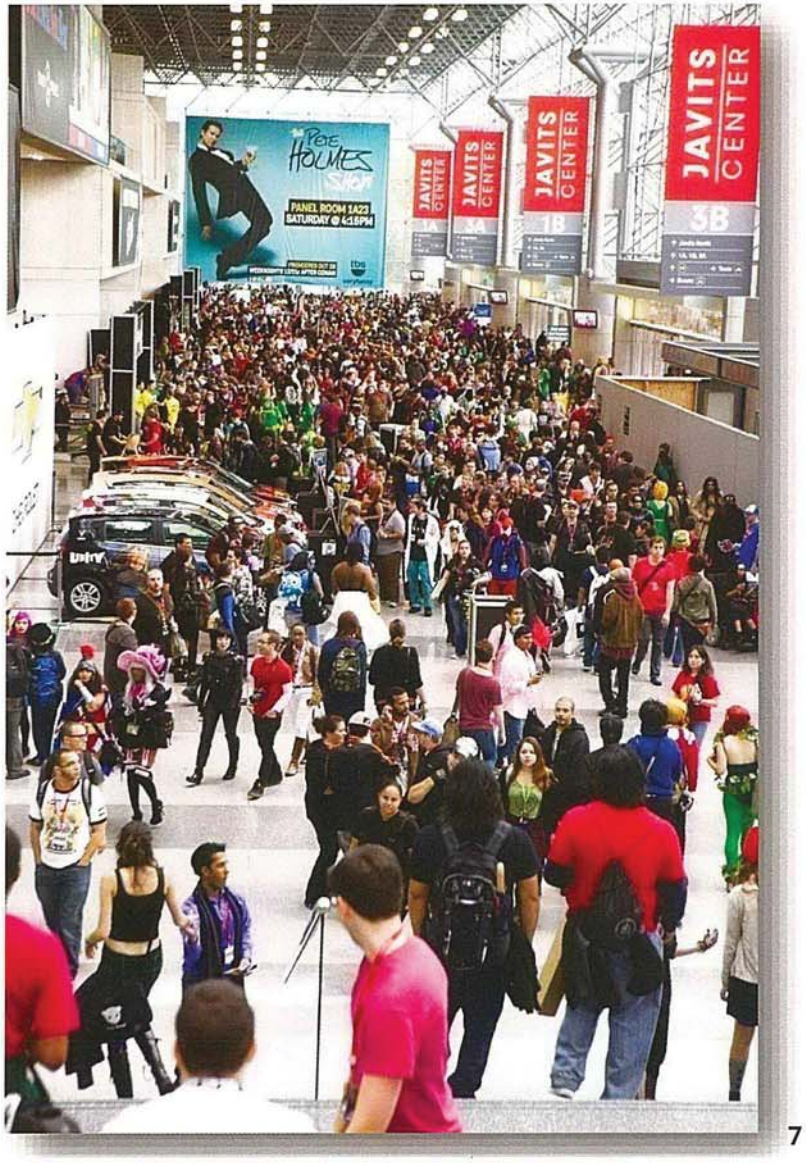




CONVENTION DEVELOPMENT

NYC & Company

- NYC hosts close to 5.9 million convention delegates annually, generating nearly $5 billion in total spending
- Regional approach: Northeast, Mid-Atlantic & Southeast, Midwest & Incentive, West Coast & Southwest, Europe (with satellite offices in DC, Minneapolis and London)
- Sales team attends trade shows globally that focus on association, corporate and incentive markets
- Familiarization trips for planners to experience member products across all five boroughs
- Regional client events providing networking opportunities to members



GLOBAL COMMUNICATIONS

NYC & Company

- Promote and protect the image of all five boroughs as tourism destinations
- Manage domestic and international PR for NYC tourism
- Oversee a network of international press representatives in 17 cities serving 28 global markets
- Pitch and develop stories on NYC for hundreds of journalists locally and from around the world—generating hundreds of millions of dollars in earned media annually
- Engage reporters domestically through @nycgo_press and in global markets through nine in-language international Twitter feeds and 12 Facebook pages



New York City sees record tourist numbers

Economic boom. The city's tourism industry continues to be a powerhouse.

Visitors continue to flock to New York City, helping to set yet another record for the city's tourism industry.

An estimated 54.3 million visitors will have visited the Big Apple by the end of this year, Mayor Michael Bloomberg announced on Tuesday.

In 2012, the city welcomed 52.7 million visitors — a record number at that time. Tourism has grown by about 54 percent since 2002, when 35 million visitors came to the city, according to NYC & Company, the city's marketing and tourism organization.

Tourists spent billions of dollars in the city this year. / GETTY IMAGES

Economic health

"Tourism plays a vital role in our city's economy, and the work that we've done to strengthen tourism over the past 12 years has helped our city weather the national economic downturn and come out in far better shape than most other cities."

Mayor Michael Bloomberg

By the numbers

55M

The mayor had set a goal of 55 million visitors by 2015, but he announced that the city is on track to achieve that milestone one year early.

$58B

Visitors to the city will have generated $58.7 billion in overall economic impact and $39.4 billion in direct spending this year, officials estimated.

370K

In addition, jobs in the leisure and hospitality sector are anticipated to reach a monthly average of more than 370,000 by the end of this year, officials said.

LAURA SHIN
letters@metro.us

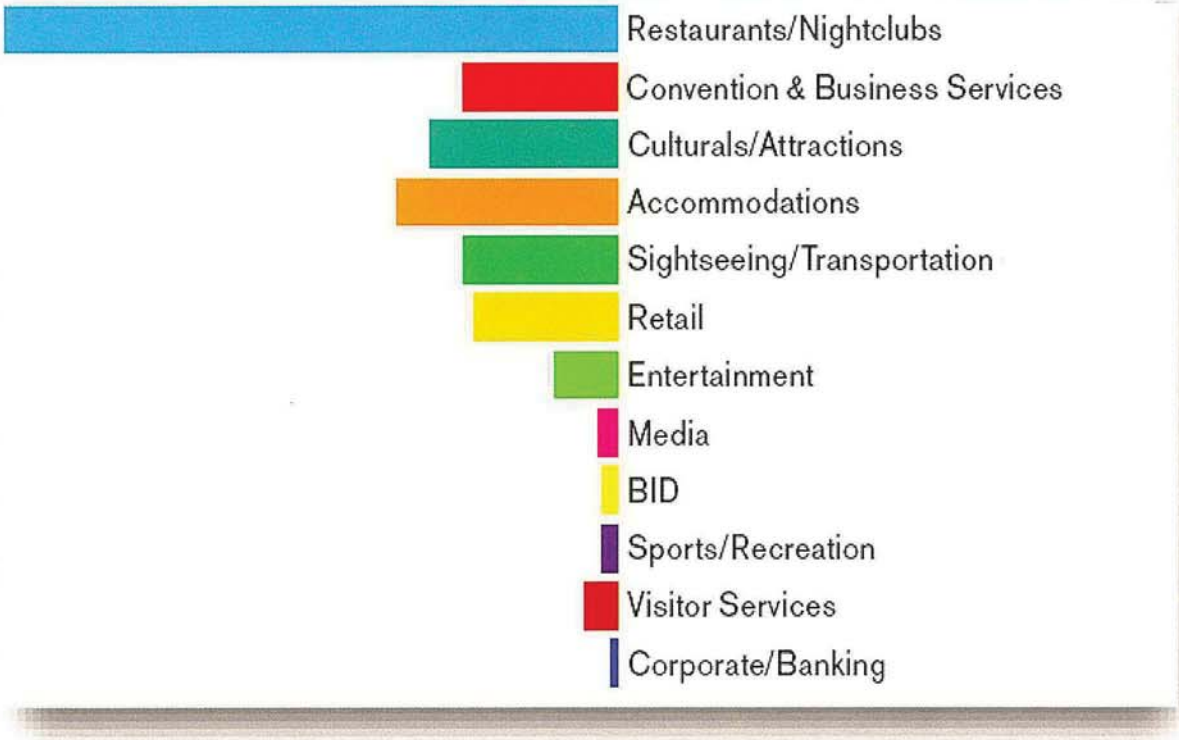
GOVERNMENT & EXTERNAL AFFAIRS

NYC & Company

- Monitor federal, state and city legislative and policy issues facing the tourism industry
- Manage relationships with elected officials, community groups and tourism stakeholders
- Advocate for NYC's tourism industry, budget support and improved processes at all levels of government
- Oversight of city-to-city partnerships, consumer protection initiatives, public policy statements



MEMBERSHIP



NYC & Company's nearly 2,000 members span the convention, tourism and hospitality industries.

They include small, midsize and large businesses, from major corporations to nonprofit organizations, operating in all five boroughs of New York City.

Cultural tourism is one of the most dynamic and important sectors for the City, representing 26.8 million cultural travelers visiting NYC in 2013

CULTURAL AUDIENCE PREFERENCES

NYC & Company

VISITOR ACTIVITIES	AVG SHARE (%)	UK	BRAZIL	FRANCE	GERMANY	AUSTRALIA	CHINA (PRC)	ITALY	SPAIN	JAPAN	SOUTH KOREA
Shopping	90%	103	102	101	100	107	100	93	103	95	79
Sightseeing	84%	106	93	97	109	117	99	86	110	101	95
Art Galleries/Museums	**52%**	88	134	123	101	129	96	113	120	84	89
Fine Dining	40%	113	68	109	82	152	136	44	118	104	69
Historical Locations	36%	105	115	78	112	161	99	77	119	71	69
Concert/Play/ Musical	34%	89	168	93	88	184	59	56	115	105	89
Guided Tours	30%	121	90	65	102	235	107	95	141	82	36
Cultural/ Ethnic Heritage Sights	22%	83	73	94	130	166	122	118	166	59	121
Nightclubbing/ Dancing	20%	84	201	66	97	160	51	93	122	53	41
Sporting Event	14%	101	83	54	80	265	63	43	111	122	76

CULTURAL AUDIENCE SURVEY

NYC & Company

- **95%** say culture is "time well spent"
- **90%** have been to the theater or a concert in the past year
- **65%** browse or shop in organization shops
- **64%** are on at least one mailing list, majority are on multiple lists
- **58%** are members of at least one organization
- **4 in 10** New York respondents made a donation to an organization



MOTIVATIONS FOR ATTENDANCE

NYC & Company

MOTIVATION	ART/ DESIGN MUSEUM	PERFORMING ARTS	ZOO GARDENS AQUARIUM	HISTORY HERITAGE MUSEUM
Educational experience/ lifelong learning	√	√		√
New exhibits	√			√
Something I can't see/do elsewhere	√	√		√
Opens up new avenues *	√	√		√
Escape or diversion from everyday life	√	√	√	
Cost of tickets/admission	√	√		
Socializing	√	√	√	
Its my passion	√	√		
Convenient location	√	√	√	
Feel like I have to do it for me	√	√		√
Experiencing nature	√		√	
Seminars and programs *	√			√
Family-friendliness			√	
Restaurants		√		
Senior-friendly *		√		
Availability of parking			√	

DESTINATION SERVICES

NYC & Company

- Work with the organizers of more than 100 events each year, including the annual trade shows at the Javits Center and large meetings and conventions at New York City hotels
- Provide meeting planners and event organizers marketing assistance and attendance-building tools
- Offer City and State support, press and social media assistance
- Qualify planners needs for reception space, business services, group tickets, transportation and much more
  - Send leads and referrals
  - Conduct site visits



MARKETING

NYC & Company

- Promote the dynamic New York City brand worldwide and position NYC as a must-see-now destination
- Create marketing campaigns that highlight the City's unparalleled dining, shopping, entertainment and cultural offerings
- Work with corporate sponsors to develop programs that promote the energy and vibrancy of the City, including American Express, AARP, Google Maps, NBC and many more
- Create custom activations, programs and events that help achieve our sponsors' goals and objectives



Marketing Programs:

- Broadway Week
- Neighborhood x Neighborhood
- NYC Comedy Week
- NYC Culture Collection
- NYC Restaurant Week
- NYCxDESIGN
- Off-Broadway Week
- Official NYC Family Ambassador Program
- The Design Collection
- The Signature Collection

MEDIA

NYC & Company controls an allocation of media assets with a total value of over $100 million ($85 million domestically and $17.5 million internationally).

New York City (Local):

Bus shelters, street-pole banners, phone kiosks, newsstands and taxi monitors located throughout the five boroughs

Domestic & International:

- **Boston:** 150 faces in a top feeder market
- **Brazil:** Assets in Rio De Janiero, Brasilia, Belo Horizonte and Salvador De Bahia
- **Spain:** Media reaches 95% of the population, generating 1 billion impressions
- **Italy:** Located in the most industrialized and affluent areas of Northern Italy, including Genoa, Bologna and Parma
- **Portugal:** Media in virtually every major market



DIGITAL

NYC & Company

- Through nycgo.com, the official online guide to NYC, and our mobile, social media channels and stand-alone kiosk channels, we reach and influence more than **12 million tourists and locals** each year—and we're growing fast
- nycgo.com experienced 18% higher visitation in 2013 compared to 2012 and is up more than 125% since our re-launch in 2009
- The growth of our mobile site was up 23% in 2013 compared to 2012 and will only become more important as the channel continues to mature. Mobile traffic is up an astounding 126% since 2011
- With an average of five page views per visit, and 10 minutes spent on nycgo.com per visitor, people are spending time engaging with our site to learn about the City, plan their visit and book their trip
- nycgo.com features 11 geo-targeted international sites
- Provide original (timely and evergreen) content that showcases all there is to see and do in New York City





Social and Email Stats:

- **Email:** 400,000 subscribers
- **Facebook:** NYC & 12 int'l accounts, +190K likes
- **Twitter:** @nycgo, 135K followers | 9 int'l accounts and @nycgo_press, 12K followers



OFFICIAL INFORMATION CENTERS

NYC & Company

- NYC & Company currently operates four Official NYC Information Centers/Kiosks located in **Chinatown**, **Macy's Herald Square**, adjacent to **City Hall**, and at **South Street Seaport**, with others in development

- Information Specialists provide tourists with custom itinerary ideas, activity suggestions and helpful hints seven days a week

- At the **Macy's Herald Square** location, tourists can obtain the highly requested 10%-off Visitor Savings Pass, and any of the more than 6 million annual visitors to the store can plan their trip and buy tickets to top attractions



SPORTS MARKETING

NYC & Company

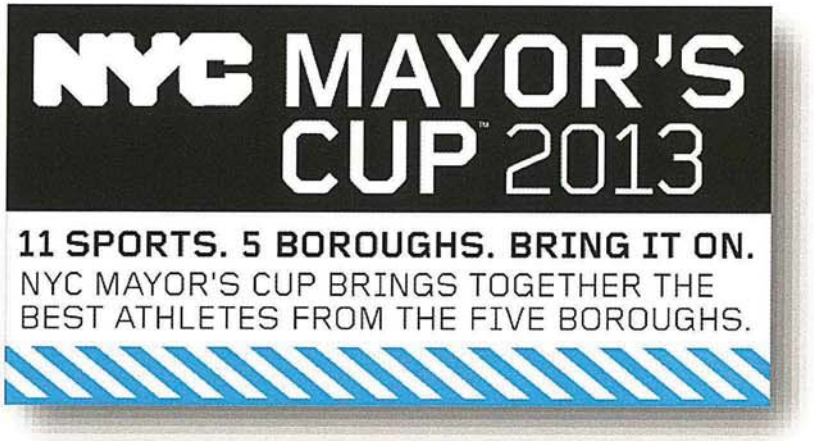
- Work to attract sporting events to the New York City area and maximize their impact on the City's hospitality industry
- Promote New York City as a top destination for sports tourism
- Maintain relationships with professional, collegiate and high school athletic organizations and teams
- Manage the NYC Mayor's Cup sports series: 10 events featuring the best high school athletes from across the five boroughs. Athletes compete for the chance to be called "Best in the City." Events: Baseball, Basketball, Chess, Cricket, Cross Country, Lacrosse, Soccer, Softball, Track & Field and Wrestling











LICENSING

NYC & Company

- Official licensing agent for New York City
- Utilizing private-sector best practices for the development, management and protection of the City's intellectual property
- Strong retail placement in Target, Aeropostale, Old Navy, Spirit Halloween, Saks Fifth Avenue and more
- Successful co-branding programs with many prominent companies, including:
  - Sesame Street
  - Marvel
  - Major League Baseball
- Twenty-eight North American licensees in major and up-and-coming merchandise categories
- Proceeds from the sale of products benefit FDNY Foundation and New York City Police Foundation



NYC & COMPANY SUPPORT

The opening of the Barack Obama Presidential Library and Museum will be highlighted and messaged throughout a multiple of NYC touch points to garner the awareness and excitement that our City is now host to this important historic institution.

As a member of NYC & Company, the new opening will be supported through the following:

Communications:

- Barack Obama Presidential Library and Museum will be highlighted as a key NYC destination, messaged and promoted within our NYC Product Highlights distributed to press outlets, trade shows, in-market tour operators and many more
- Press support via domestic and international channels working with our network of 17 offices supporting 28 countries



NYC & COMPANY SUPPORT

Tourism:

- NYC to message the new Obama Presidential Library opening globally to the travel trade at over 30 trade shows and sales missions
- NYC to provide guidance for trade show involvement to reach this important audience
- The opportunity to have the library as a featured destination on familiarization trips for the travel trade and international reporters
- Featured within educational group programming



NYC & COMPANY SUPPORT

Membership support:

- The Obama Presidential Library included within NYC publications:
  - *Official Visitor Guide*
  - *Official Meeting and Event Planner*
  - *Official Travel Planner*
- Opportunity to utilize the NYC & Company membership to help market and forge partnerships with industry leaders
- Opportunity for integration in marketing programs

nycgo.com:

- Editorial feature included on nycgo.com
- Opening highlighted with Must-See NYC and Top 5 Events, Must-See Arts and Culture
- Social media support promoting the opening
- Inclusion in NYC consumer newsletter sent to +300k users




THIS IS
NEW YORK CITY.™
THANK YOU
NYC
& Company
nycgo.com

APPENDIX 11

ZONING MASSINGS AND CONCEPTUAL ARCHITECTURAL RENDERINGS

ZONING MASSINGS AND CONCEPTUAL ARCHITECTURAL RENDERINGS

For zoning massings and conceptual architectural renderings related to the two sites proposed by Columbia for the Project, please see the separate volume labeled as such.

COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK