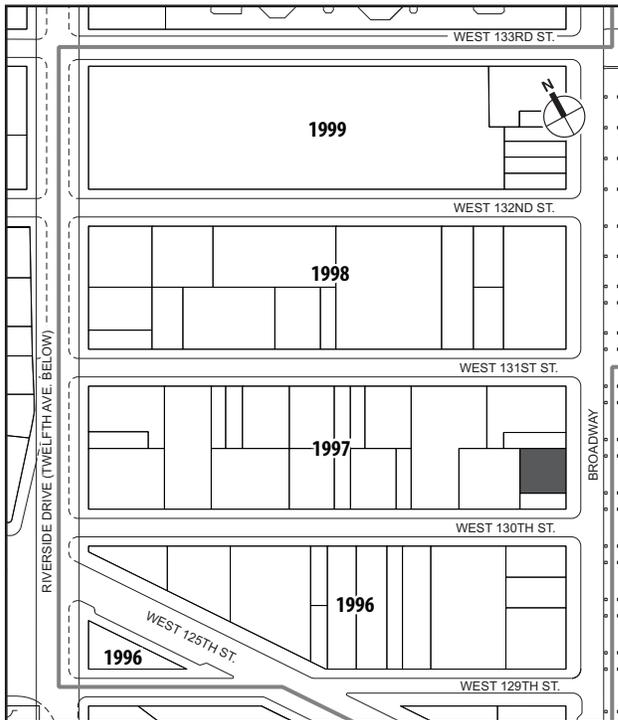


Block 1997 Lot 30

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 30, which contains a 10-story, 62,200-gsf warehouse building, is located at 3247 Broadway between West 130th and West 131st Streets in an M1-2 zoning district (see Photographs A and B). It was acquired by J.P.Z. Realty, LLC, circa December 1997 and is occupied by a moving and storage company. The structure was built circa 1930; no renovations have been recorded.

PHYSICAL AND STRUCTURAL CONCERNS

The exterior of this site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to some substandard exterior and site conditions. The building's interior was not accessible for observation. The building's walls, windows, and roll-up doors are in good

condition, with no signs of damage (see Photographs A and B). The fire escape on the building's east façade is in fair condition, with minor damage (see Photograph B). The sidewalk on Broadway is in poor condition (see Photograph C), with several cracks, and the curb cuts are in fair condition, with some local damage.

BUILDING CODE VIOLATIONS

Lot 30 has three open building code violations issued by DOB. Two violations, dated 2004, cite the building's elevator. One violation, dated 1996, cites construction. No further information is available from the DOB Building Information System.

ENVIRONMENTAL ISSUES

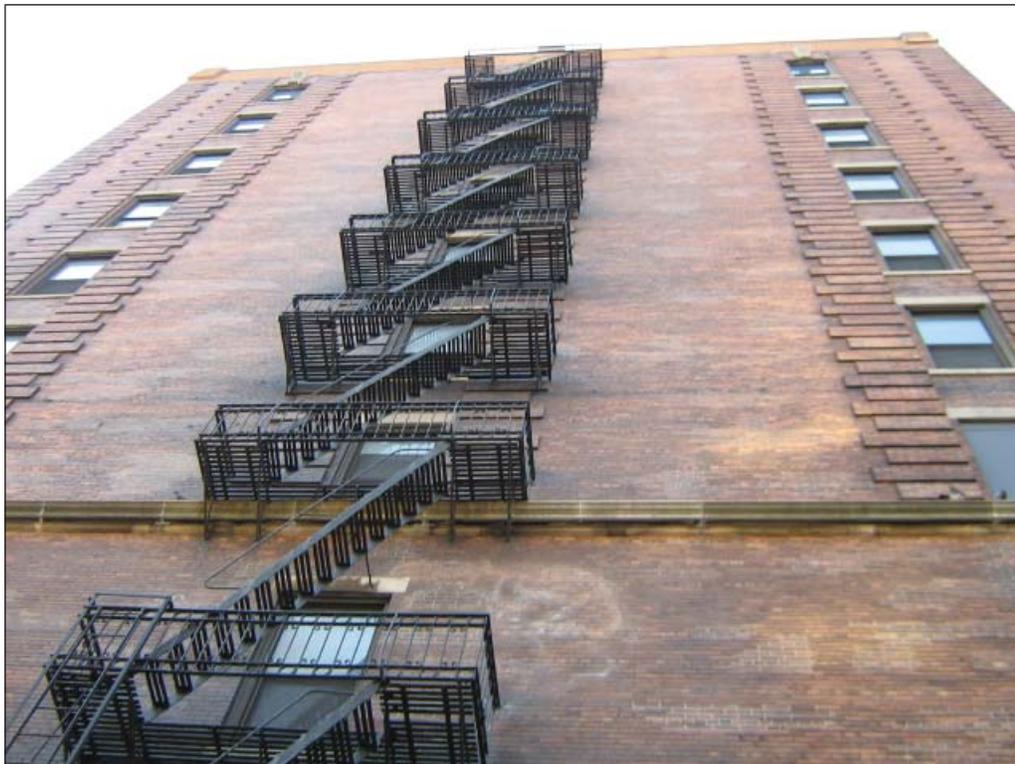
A PESA identified the following environmental issues: former use as a garage, a gasoline UST, and a fuel oil storage tank. A Phase I ESA or Phase II investigation was not performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 30



Photograph 1997-30-A



Photograph 1997-30-B

Manhattanville Neighborhood Conditions Study

Block 1997 Lot 30



Photograph 1997-30-C