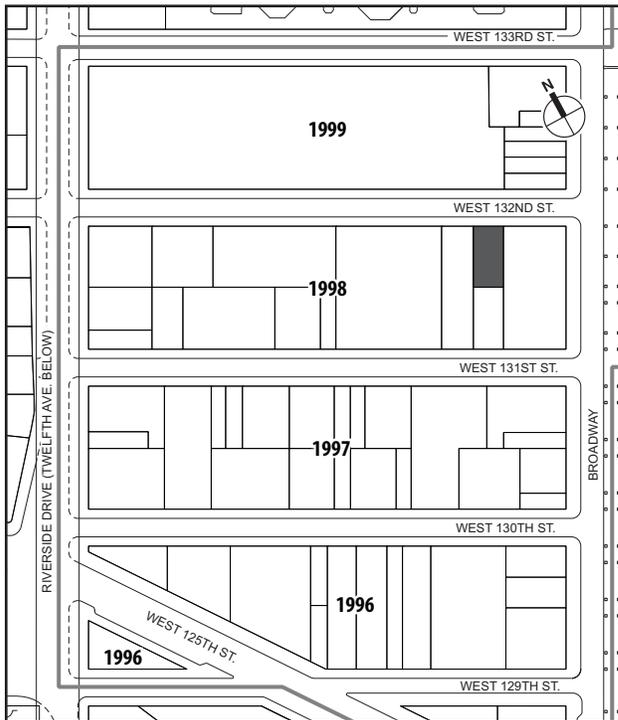


Block 1998 Lot 38

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 38 is located at 602 West 132nd Street between Twelfth Avenue and Broadway in an M1-2 zoning district (see Photograph A). The six-story, 21,786-gsf residential building was acquired by the City of New York circa May 1978. It was constructed in 1905 and renovated in 1986.

PHYSICAL AND STRUCTURAL CONCERNS

The site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to localized structural distress and some substandard exterior and site conditions. Minor spalling and cracking around the windows was observed on the exterior (see Photograph B), indicating that water infiltration may be occurring. There are minor cracks in the floor and ceiling of the

basement (see Photographs C and D, respectively), and in the floors and walls within the halls and stairwells; however, they do not indicate significant structural deterioration. The exterior steps also have minor cracks (see Photograph E).

The roof appears to be in fair condition, with cracks in the roof membrane around the mechanical ducts and piping and cracks in the stucco around the roof access door, likely causing minor water infiltration (see Photograph F). The exterior fire escape stairway is in fair condition, with minor damage observed.

The sidewalks are in poor condition, with cracks and vegetation observed (see Photograph G).

BUILDING CODE VIOLATIONS

There are no open building code violations associated with Lot 38.

ENVIRONMENTAL ISSUES

A PESA identified the following environmental issues: a fuel oil UST and severe staining at fill pipe. No Phase I ESA or Phase II investigation has been performed for this lot.

Block 1998 Lot 38

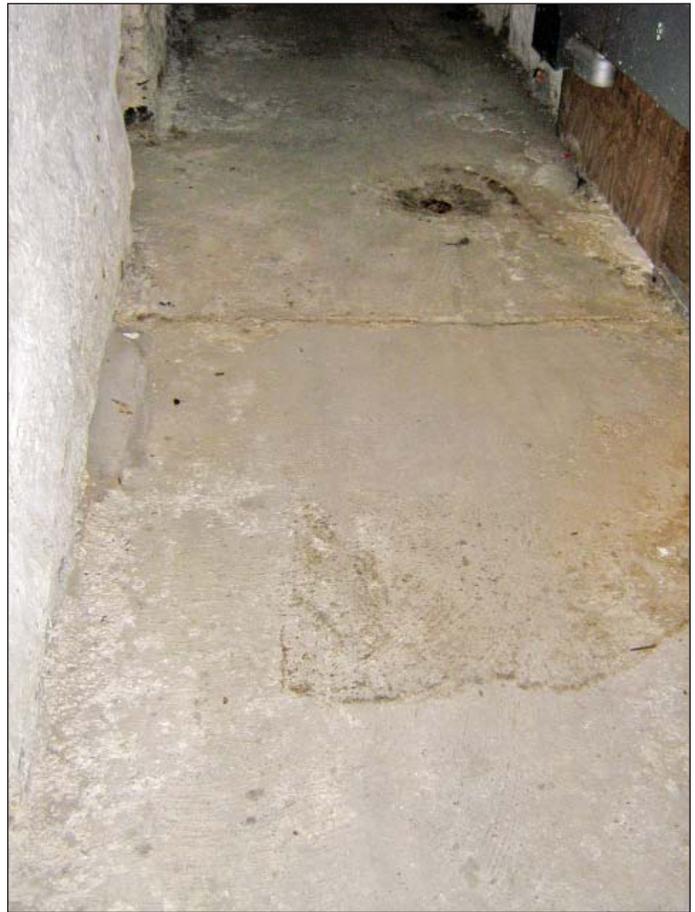


Photograph 1998-38-A



Photograph 1998-38-B

Block 1998 Lot 38



Photograph 1998-38-C



Photograph 1998-38-D

Manhattanville Neighborhood Conditions Study

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Photograph 1998-38-E



Photograph 1998-38-F

D-472

Block 1998 Lot 38



Photograph 1998-38-G