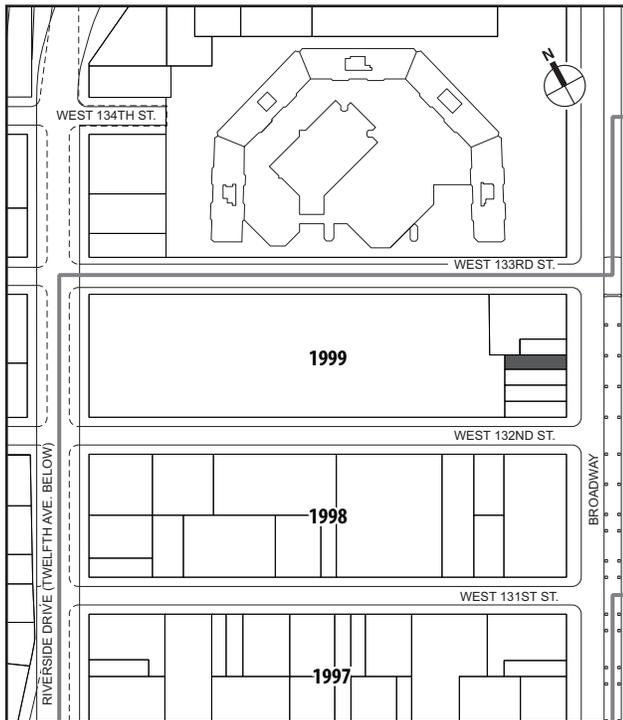


Block 1999 Lot 32

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 32 is located at 3287 Broadway, between West 132nd and West 133rd Streets, in an M1-2 zoning district. The four-story 7,650-gsf residential building (see Photograph A) was acquired by West Harlem Group Assistance circa July 2006 (the building was previously owned by the New York City Department of Housing Preservation and Development.). The building was constructed in 1901 and renovated in 1988.

PHYSICAL AND STRUCTURAL CONCERNS

The exterior of the site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to some substandard exterior conditions. Major renovations are currently underway at the property; therefore the interior of the building was not evaluated.

The building's exterior unpainted brick masonry east façade, which faces Broadway, appears to be in good condition, with no signs of structural distress observed (see Photograph A). The window openings in the brick masonry, including the lintels, were observed to be in good condition. Exterior fire escapes situated at the front and rear façades were observed to be in fair condition.

The sidewalk and sidewalk bridge in front of the property appear to be in good condition (see Photograph B).

BUILDING CODE VIOLATIONS

Lot 32 has 12 open building code violations issued by DOB between 1993 and 2005, all citing the building's boiler. No additional information is provided in the DOB Building Information System.

ENVIRONMENTAL ISSUES

A PESA identified the potential for subsurface contamination associated with the following environmental issues: a historic fuel oil tank, vent pipes and a fill port. No Phase I ESA or Phase II investigation has been performed for this lot.

Manhattanville Neighborhood Conditions Study

Block 1999 Lot 32



Photograph 1999-32-A

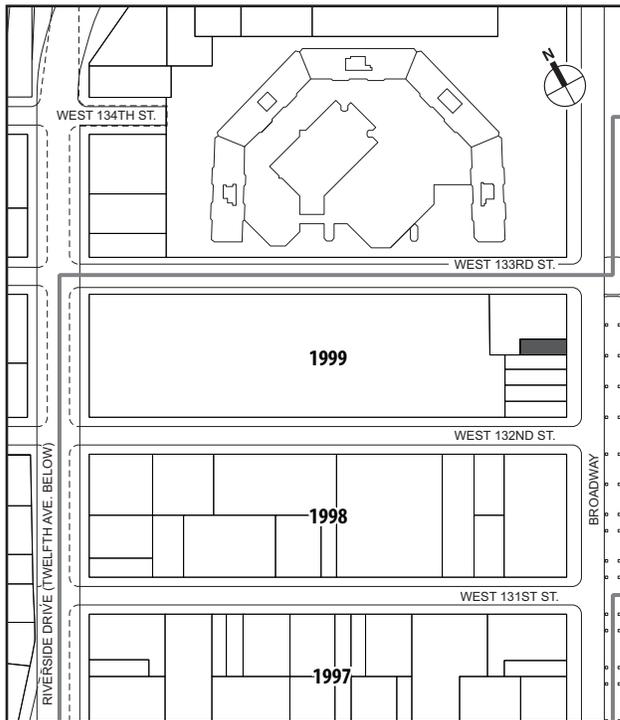
Block 1999 Lot 32



Photograph 1999-32-B

Block 1999 Lot 33

SITE CONDITION: FAIR



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 33 is located at 3289 Broadway, between West 132nd and West 133rd Streets, in an M1-2 zoning district (see Photograph A). The four-story residential building is 5,648 gsf and was acquired by the City of New York circa April 1981. The building was constructed circa 1920 and renovated in 1989.

PHYSICAL AND STRUCTURAL CONCERNS

This site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to localized structural distress, some substandard exterior and site conditions, and health safety concerns observed.

The interior of the basement generally appears to be in poor condition, with floor cracks, a

damaged ceiling, and deteriorated walls likely a result of water infiltration and lack of maintenance (see Photographs B and C). The stairway access to the basement is in poor condition, with severely corroded metal stair treads (see Photograph D), spalling concrete masonry unit blocks and brick masonry walls, and deteriorated mortar joints in the brick masonry wall likely caused by water infiltration (see Photograph E).

The roof is in poor condition, with cracks around the roof penetrations, cracked flashing, and damaged coping stones (see Photograph F).

Despite some cracking, the sidewalk, curb cut, and exterior steps are in fair condition (see Photograph G).

HEALTH AND SAFETY CONCERNS

Cable wires are haphazardly connected throughout the roof surface (see Photograph H). Debris is blocking the fire escape stair to the roof, which is a fire hazard.

BUILDING CODE VIOLATIONS

Lot 33 has 12 open building code violations issued by DOB between 1993 and 2005, all for the building's boiler. No additional information is available in the DOB Building Information System.

ENVIRONMENTAL CONCERNS

A PESA identified the potential for subsurface contamination associated with the following environmental issues: a historic fuel oil tank, vent pipes, and a fill port. No Phase I ESA or Phase II investigation has been performed for this lot.

Block 1999 Lot 33



Photograph 1999-33-A



Photograph 1999-33-B

Block 1999 Lot 33



Photograph 1999-33-D



Photograph 1999-33-C

Block 1999 Lot 33



Photograph 1999-33-E



Photograph 1999-33-F

Block 1999 Lot 33



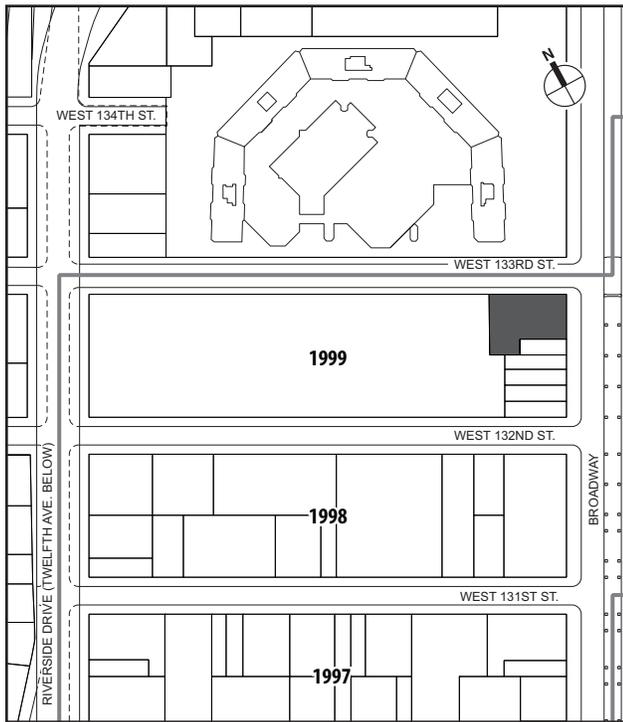
Photograph 1999-33-G



Photograph 1999-33-H

Block 1999 Lot 36

SITE CONDITION: GOOD



LOCATION, USE, ZONING, AND OWNERSHIP

Lot 36 is located at 3291 Broadway, at the corner of West 133rd Street and Broadway, in an M1-2 zoning district. The six-story 53,340-gsf residential building with ground-floor retail space (see Photographs A and B) was acquired by Grady, Inc. circa January 1985 and is under contract by the Trustees of Columbia University. The building was constructed in 1905 and renovated in 1998.

PHYSICAL AND STRUCTURAL CONCERNS

The exterior of the site was evaluated by Thornton Tomasetti, Inc. to be in good condition overall. There are signs that masonry repairs were made on the north and east facades (see Photograph C) and cracks were noted in some of the stone window sills (see

Photograph D), but no signs of structural distress were observed. No apparent signs of damage were observed on the exterior walls, doors, windows, and fire escapes. The building's interior was not available for observation.

The sidewalks and curb cuts on Broadway and West 133rd Street appear to be in good condition.

BUILDING CODE VIOLATIONS

Lot 36 has two open building code violations issued by DOB. One violation was issued in 1978 and the other in 1983; no further information is available from the DOB Building Information System.

ENVIRONMENTAL ISSUES

The Phase I ESA identified a fuel oil AST. No Phase II investigation has been performed for Lot 36.

Manhattanville Neighborhood Conditions Study

Block 1999 Lot 36



Photograph 1999-36-A



Photograph 1999-36-B

Block 1999 Lot 36



Photograph 1999-36-C



Photograph 1999-36-D