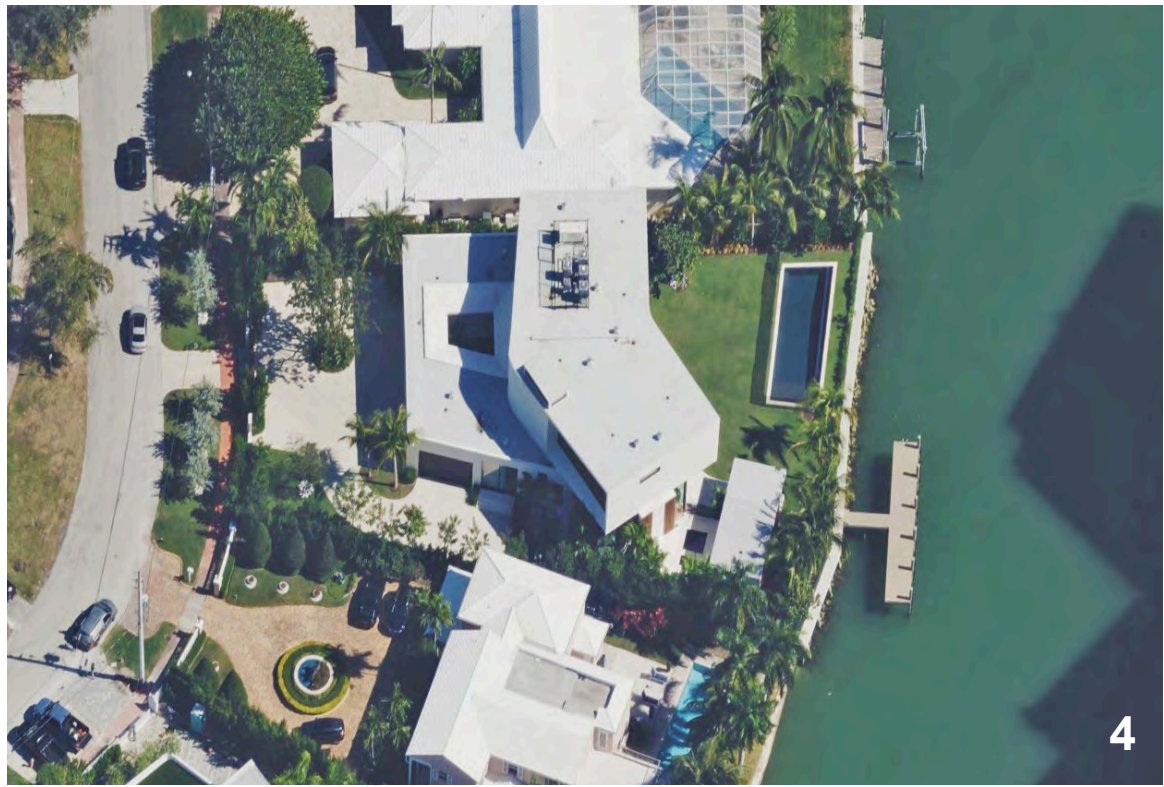
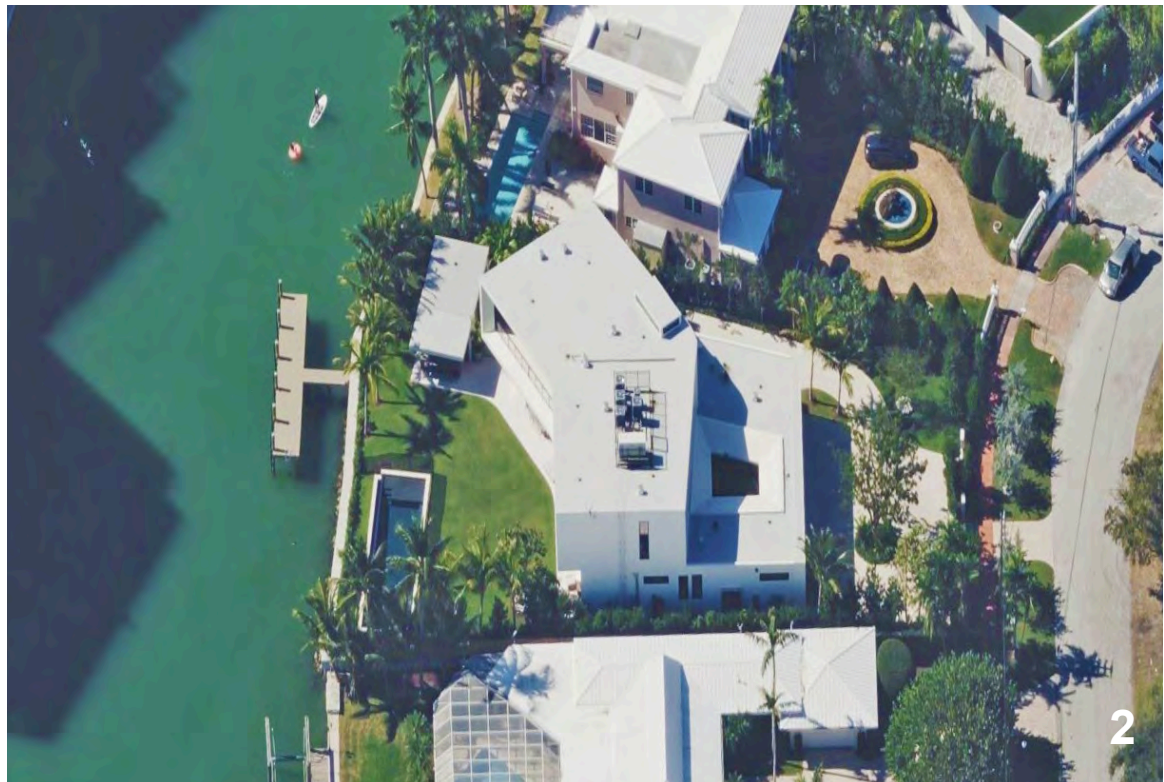
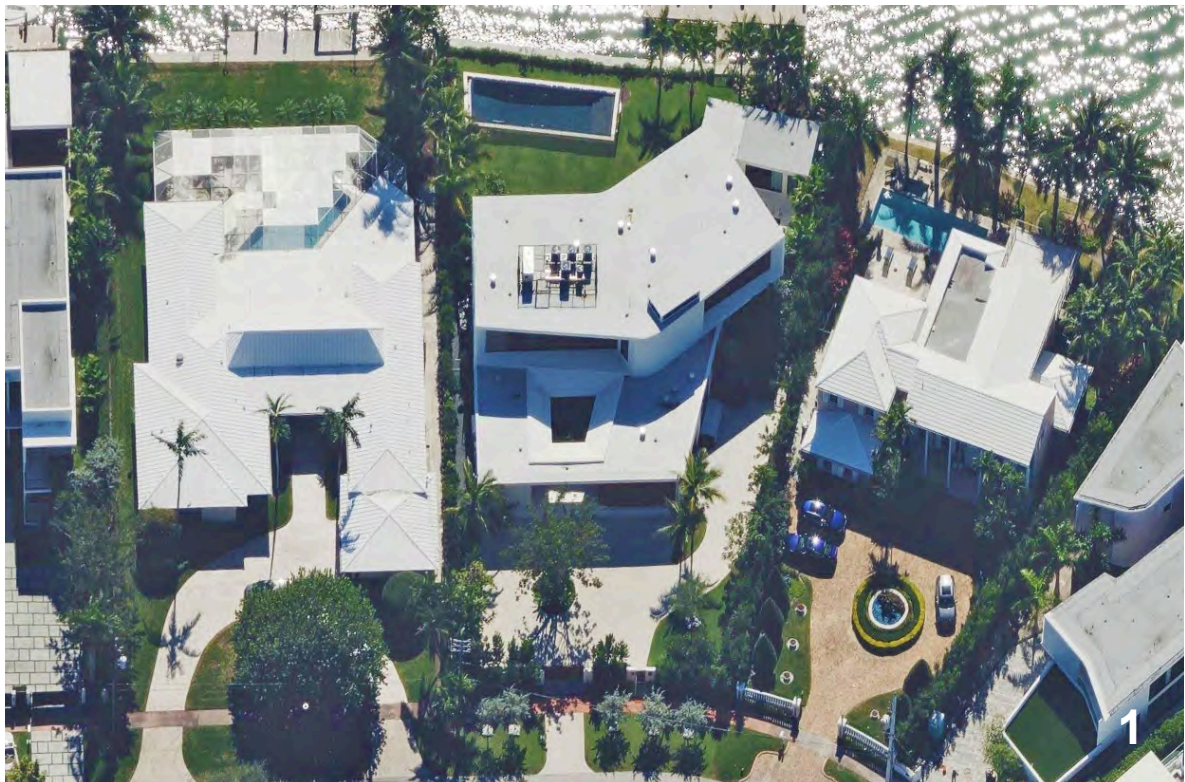


NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - CONTEXT



770 LAKEVIEW DRIVE



758 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



744 LAKEVIEW DRIVE



755 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



761 LAKEVIEW DRIVE



777 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



795 LAKEVIEW DRIVE



795 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



4825 DELAWARE STREET



790 W 49TH STREET



NEIGHBORHOOD ANALYSIS - CONTEXT



10
PARK

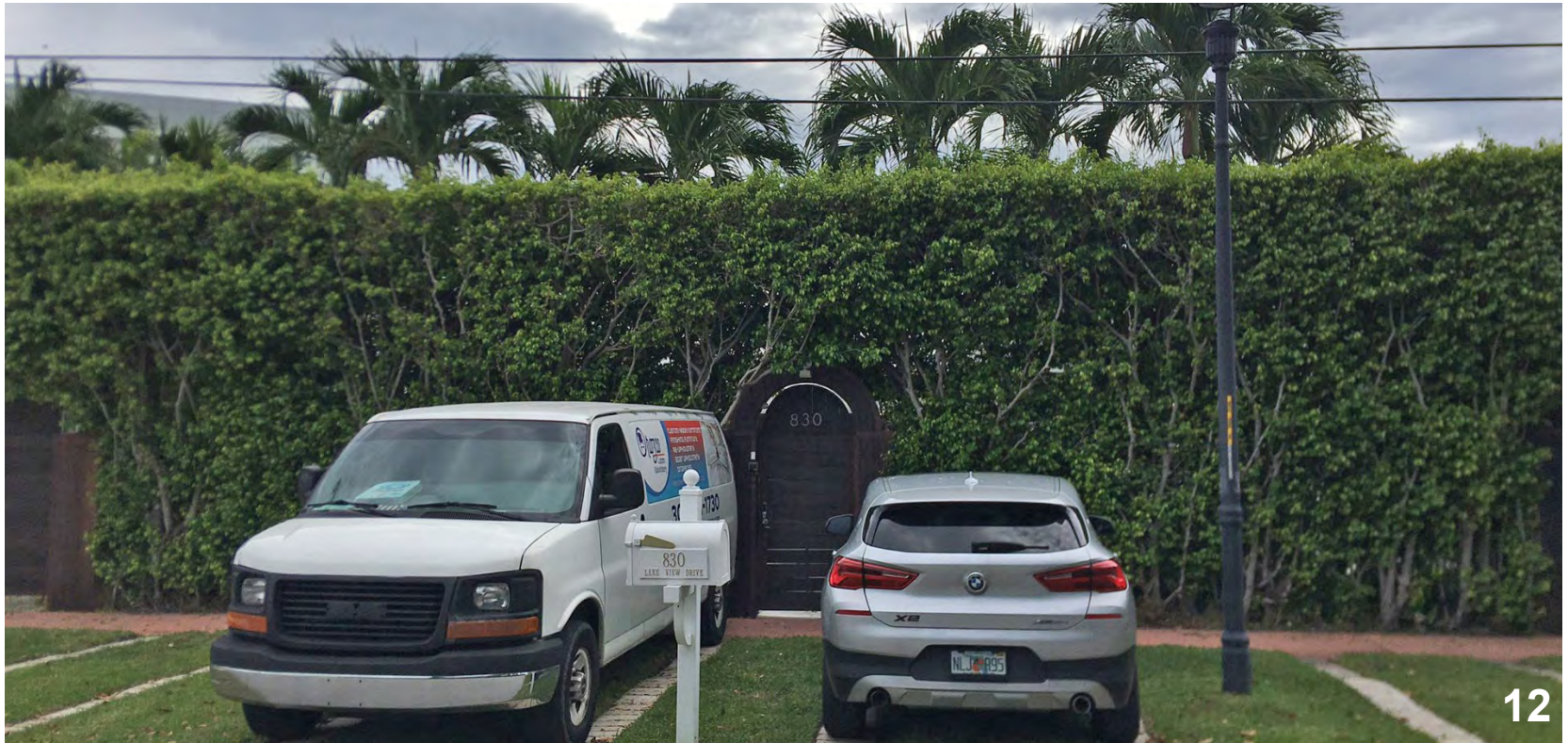


11

850 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



830 LAKEVIEW DRIVE



820 LAKEVIEW DRIVE

NEIGHBORHOOD ANALYSIS - CONTEXT



810 LAKEVIEW DRIVE



800 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



16A

THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE



16B

THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE

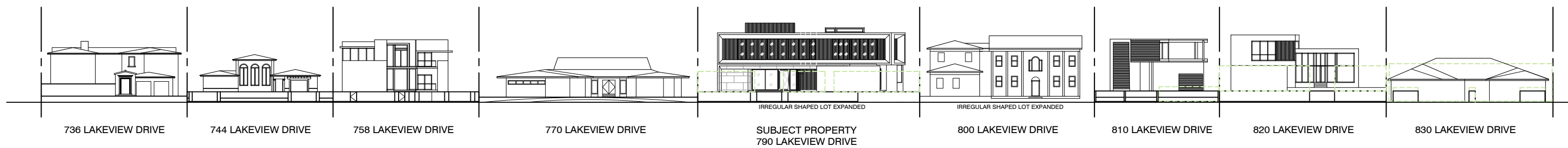


SUBJECT PROPERTY

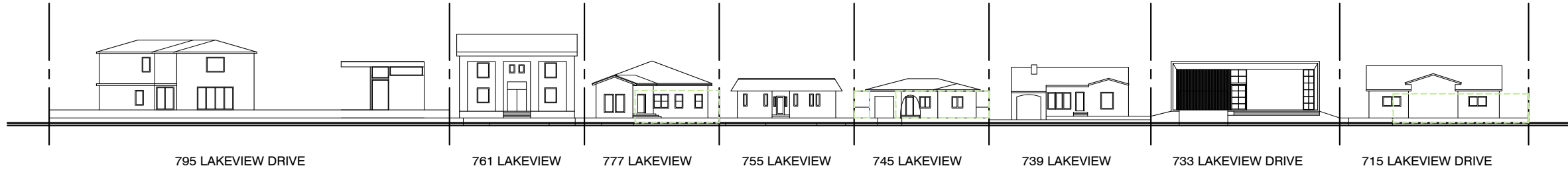
16A

16B

NEIGHBORHOOD CONTEXTUAL STREETSCAPE ELEVATIONS



SOUTH SIDE LAKEVIEW DRIVE STREETSCAPE



NORTH SIDE LAKEVIEW DRIVE STREETSCAPE