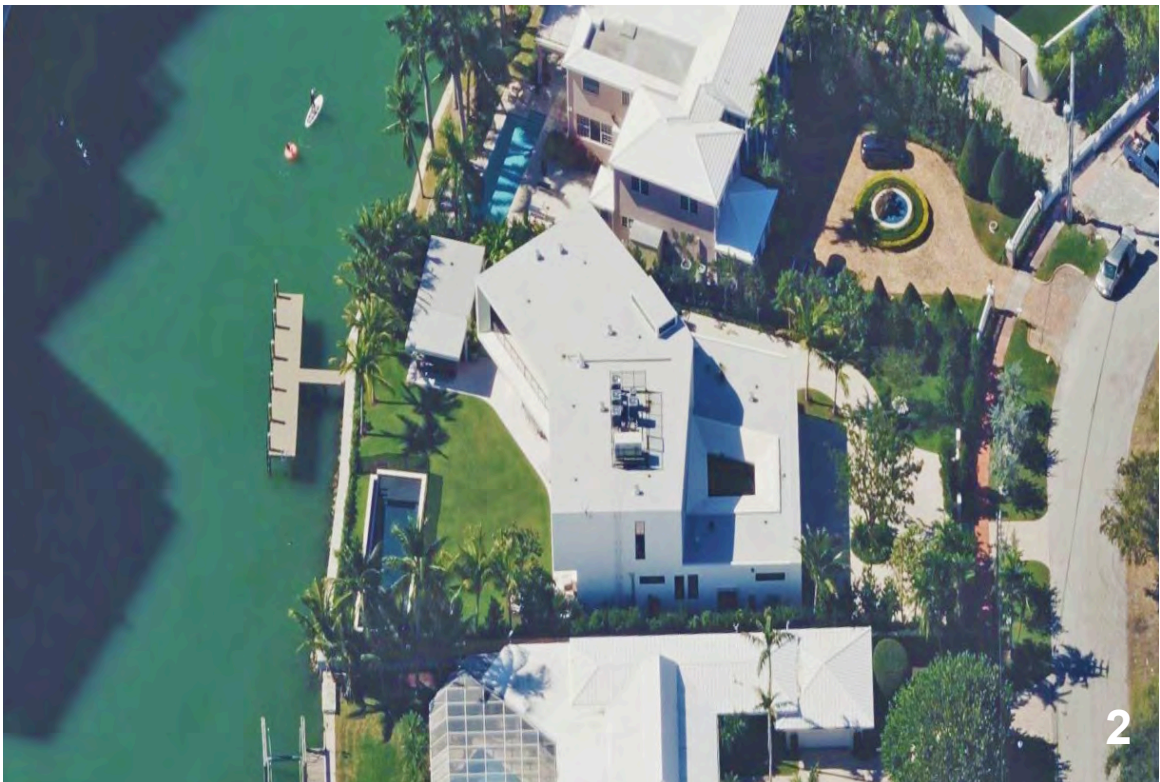
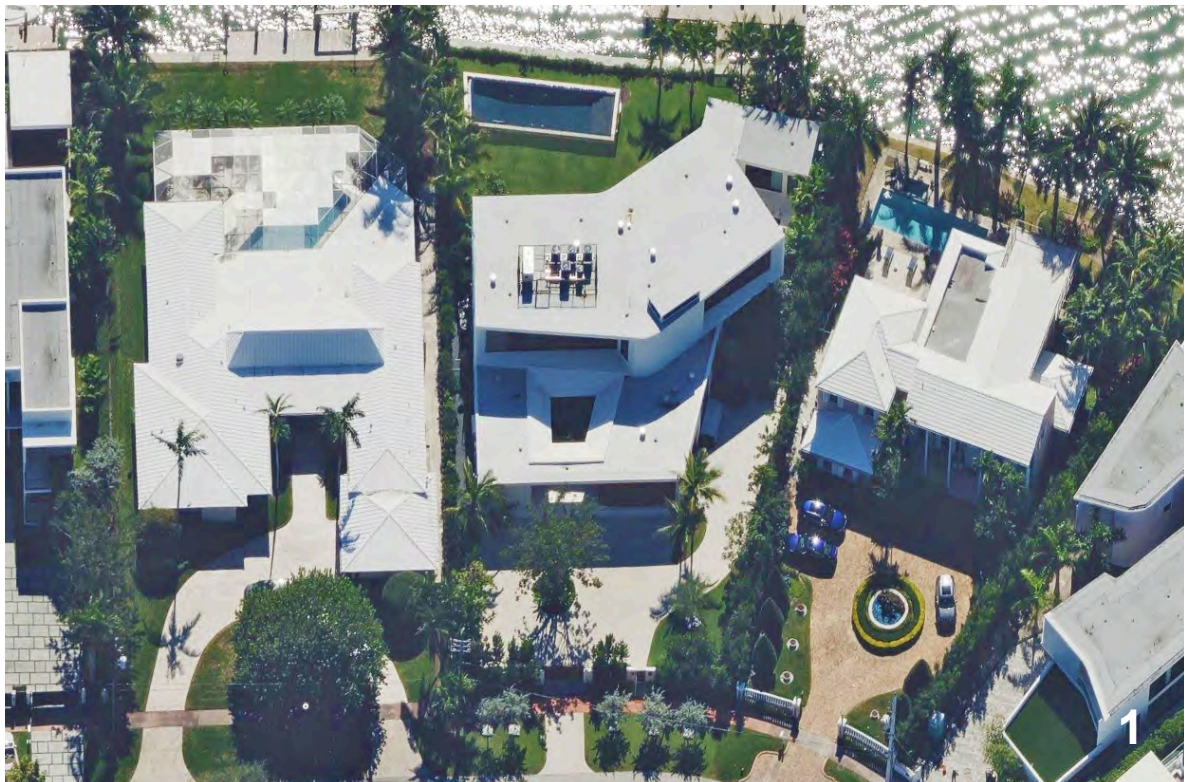


NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





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



SUBJECT  
PROPERTY



NEIGHBORHOOD ANALYSIS - CONTEXT



830 LAKEVIEW DRIVE



820 LAKEVIEW DRIVE





NEIGHBORHOOD ANALYSIS - CONTEXT



810 LAKEVIEW DRIVE



800 LAKEVIEW DRIVE





NEIGHBORHOOD ANALYSIS - CONTEXT



THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE



THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE





NEIGHBORHOOD CONTEXTUAL STREETSCAPE ELEVATIONS

