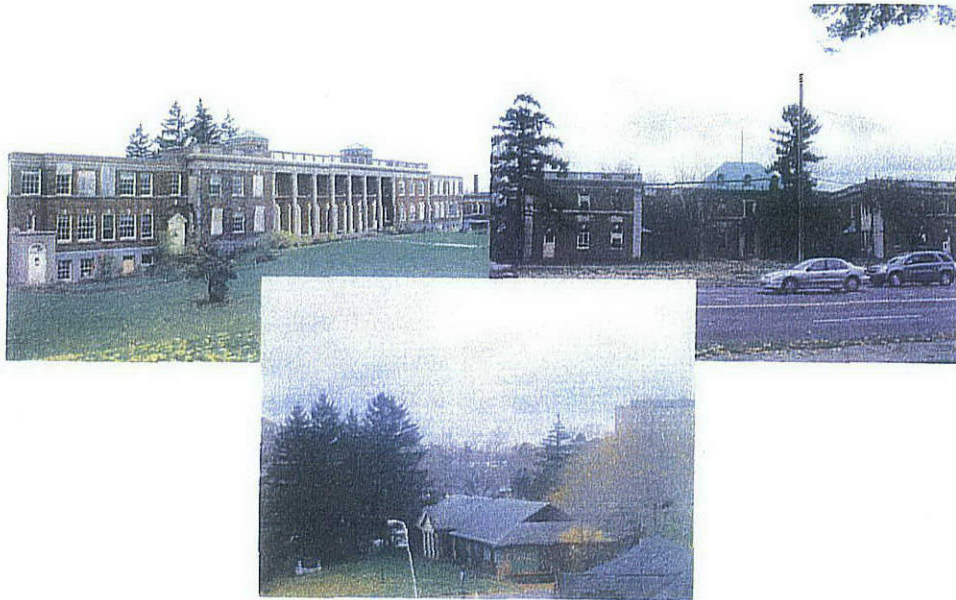


Preliminary Structural Condition Report

For
Iola Campus
Buildings 1, 2, 4, 5, 7, 8, 9 and 10



Prepared for:

Anthony J. Costello and Son, LLC
One Airport Way
Suite 300
Rochester, N.Y. 14624

Date of Inspections: November 20, 2007 & November 27, 2007
Date of Report: December 19, 2007

Prepared by:



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December 19, 2007

Anthony J. Costello and Son, LLC
One Airport Way
Suite 300
Rochester, N.Y. 14624

Re: Iola Campus
Buildings 1, 2, 4, 5, 7, 8, 9 and 10

Dear Dominick:

As per your request, we have completed the Preliminary Structural Conditions Report for the above referenced buildings. The areas addressed in the attached report include the following: Structural Conditions (including visible foundations, rafters, beams, columns, walls and other major structural components), Mechanical Systems, Electrical, General Interior Construction are not part of this report.

The purpose of this report was not to provide an exhaustive technical evaluation, but is intended only to inform you of the conditions of the buildings from a larger overview.

The scope of this inspection does not include code compliance items, toxic wastes or hazardous materials in the soil, under or around the building premises. The inspection also does not include investigation for the presence of asbestos, radon gas and lead paint.

We would like to point out that this inspection consisted of a visual examination of readily accessible areas of the structure and was limited to visual observations of apparent conditions existing at the time of inspection only.

The following report summarizes the specific items inspected for each building with a brief description and/or comments. If you have any questions or require any additional information, please call me at 585.385.7630.

Sincerely,

Carmine Torchia, P.E.

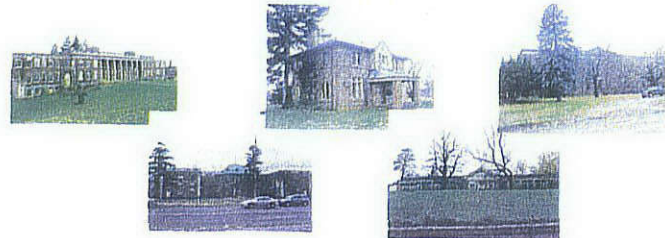
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INTRODUCTION

This section of the report addresses the structural condition of the following vacant buildings located in the Iola Campus. The campus is located in the corners of East Henrietta and Westfall Roads in Rochester, N.Y. The buildings were constructed between 1911 to 1931.

- Building 1 Nurse's Quarters
- Building 2, Dormitory
- Building 4, Dormitory
- Building 5, Children's Building/County Building
- Building 7, Staff Home
- Building 8, Supervisor's Home
- Building 9, Dormitory
- Building 10, Service Building



The current Owners have requested that a Preliminary Structural Assessment be conducted for each building in order to determine if any major structural problems or concerns currently exist. This preliminary structural assessment can be used in conjunctions with other reports to determine a course of action for the buildings .

The size and construction for the buildings on the campus vary, outlined below is a description for each building.

Building #	# of Stories (Basement not included)	Construction
1	23,800 ft. ² Three Story	Steel frame with concrete floors.
2	4,840 ft. ² One Story	Masonry exterior walls, with interior wood/brick columns that support a wood roof structure. (Some block interior walls exist).
4	4,840 ft. ² One Story	Masonry exterior walls, with interior wood/brick columns that support a wood roof structure. (Some block interior walls exist).
5	64,430 ft. ² Two Story, some portion is Three Story	Exterior masonry walls, concrete floors, steel columns and beams encased in plaster.
7	10,900 ft. ² Two Story	Combination of structural clay tile & brick exterior walls, structural steel columns and beams, concrete floor and roof slabs.
8	2,610 ft. ² Two Story	Wood frame construction w/ brick veneer (Residential style).
9	5,620 ft. ² One Story	Masonry exterior walls, heavy timber construction-wood roof structure, combination slab on grade and wood floor. (Wood floor over basement).
10	12,675 ft. ² Three Story	Brick masonry exterior walls, combination of flat solid slabs and 'T' beam concrete floor construction, supported by concrete beams and columns.

The County of Monroe abandoned their building in 1998, some of the other buildings appear to have been vacant for a much longer period.

Two visual inspections were performed by our office on November 20, 2007 and November 27, 2007. Each building during these site visits was inspected once.