
CONDOMINIUM OFFERING PLAN
FOR THE SALE OF 30 UNITS IN A CONDOMINIUM TO BE KNOWN AS
THE BAY RIDGE PROMENADE CONDOMINIUM
52 92nd Street
Brooklyn, New York 11209

TOTAL OFFERING - \$13,050,000.00

***WORKING CAPITAL FUND - \$6,000.00**

***SEE PAGE 60. THIS WILL CONSIST OF \$200.00
COLLECTED FROM EACH PURCHASER AT CLOSING.**

SPONSOR:

R & C BUILDERS CORP.
9201 4th Avenue
Brooklyn, New York 11209
Tel No. (718) 630-1111

The approximate date of first offering of this Plan is , 2001.

Unless duly amended, this Plan may not be used after , 2002.

THIS OFFERING PLAN IS THE SPONSOR'S ENTIRE OFFER TO SELL THESE CONDOMINIUM UNITS. NEW YORK LAW REQUIRES THE SPONSOR TO DISCLOSE ALL MATERIAL INFORMATION IN THIS PLAN AND TO FILE THIS PLAN WITH THE NEW YORK STATE DEPARTMENT OF LAW PRIOR TO SELLING OR OFFERING TO SELL ANY CONDOMINIUM UNIT. FILING WITH THE DEPARTMENT OF LAW DOES NOT MEAN THAT THE DEPARTMENT OR ANY OTHER GOVERNMENT AGENCY APPROVED THIS OFFERING.

THIS PLAN CONTAINS SPECIAL RISKS TO PURCHASERS. SEE PAGE I.

TABLE OF CONTENTS

	<u>PAGE</u>
SPECIAL RISKS	1
PART I	
INTRODUCTION.	1
General	1
The Condominium	1
Features of Condominium Ownership	2
Summary of Documents.	3
DEFINITIONS	5
DESCRIPTION OF PROPERTY AND IMPROVEMENTS.	8
LOCATION AND AREA INFORMATION	9
SCHEDULE A - Offering Prices and Related Information.	10
Footnotes to Schedule A	11
SCHEDULE B - Projected Budget for First Year of Operation	13
SCHEDULE B-1 - Estimated Gas and Electrical Costs For Each Unit in the Condominium.	16
COMPLIANCE WITH REAL PROPERTY LAW SECTION 339(i).	17
CHANGES IN PRICES, UNITS AND COMMON ELEMENTS.	19
Changes in Prices	19
Changes in Units.	19
Changes in Common Elements.	20
HOUSING MERCHANT IMPLIED WARRANTY	21
PROCEDURE TO PURCHASE	23
EFFECTIVE DATE.	29
CLOSING OF TITLE TO UNITS	31
CLOSING COSTS AND ADJUSTMENTS	34
RIGHTS AND OBLIGATIONS OF SPONSOR	37
CONTROL BY SPONSOR.	42
RIGHTS AND OBLIGATIONS OF BOARD OF MANAGERS/SUMMARY OF BY-LAW PROVISIONS	43
RIGHTS AND OBLIGATIONS OF UNIT OWNERS/SUMMARY OF BY-LAW PROVISIONS.	49
REAL ESTATE TAXES	55
TAX DEDUCTIONS TO UNIT OWNERS AND TAX STATUS OF CONDOMINIUM	62
OPINION OF CONDOMINIUM COUNSEL	64
RESERVE FUND.	66
WORKING CAPITAL FUND.	66
MANAGEMENT AGREEMENT.	67
IDENTITY OF PARTIES	68
REPORTS TO UNIT OWNERS.	69
DOCUMENTS ON FILE	69
SPONSOR'S STATEMENT OF BUILDING CONDITION	69
GENERAL	70

TABLE OF CONTENTS

PAGE

PART II

FORM OF PURCHASE AGREEMENT.	71
FORM OF INSPECTION STATEMENT.	85
FORM OF POWER OF ATTORNEY	88
FORM OF UNIT DEED	92
ARCHITECT'S DESCRIPTION OF PROPERTY AND SPECIFICATIONS.	99
ARTICLE 36-B OF THE GENERAL BUSINESS LAW.	128
DECLARATION OF CONDOMINIUM.	134
CONDOMINIUM BY-LAWS	149
LETTERS FROM SPONSOR'S ENERGY CONSULTANTS	176
CERTIFICATIONS.	178
Sponsor	178
Sponsor's Architect	180
Sponsor's Expert Concerning Adequacy of Budget.	182
SECTION 339-kk OF THE REAL PROPERTY LAW	185
FORM OF ESCROW AGREEMENT.	187

SPECIAL RISKS

1. As owner of Unsold Units, the Sponsor is not obligated to sell all Units and reserves the right to rent any Unit. No representation can be made as to when, whether or if all the Units hereunder will be sold, rented or occupied. See page 42.
2. In the event a purchaser fails to cure a default under his Purchase Agreement within fifteen (15) business days after receiving a notice of default, his Purchase Agreement will be cancelled and he will forfeit his down payment (not exceeding 10% of the total price) plus the actual cost incurred by the Sponsor for special work ordered by the purchaser. **TIME IS OF THE ESSENCE** which means that the purchaser is not entitled to any additional time to cure his default. See page 23.
3. As owner of Unsold Units, the Sponsor will have control of the Board of Managers of the condominium (a) until five years from the date of conveyance of title to the first Unit, or (b) until conveyance of title to fifty percent of the Units, whichever is sooner. See page 42.
4. As long as the Sponsor continues to own one or more Units in the Condominium but not exceeding five years from the date of recording the Declaration, the Sponsor's written consent shall be required before the expenses described in Schedule B can be increased by over 20% per year for capital additions or improvements, services, or additional reserves unless required in order to comply with applicable laws or regulations; or to remedy any notice of violation; or to remedy any work order by an insurer. See page 42.
5. The Plan incorporates the provisions of the Housing Merchant Implied Warranty Law with certain express limitations. See page 21.
6. All rooms designated in the Architect's report as a recreation room may not legally be used as bedrooms. See page 11.
7. Sponsor may lease a Unit to a tenant who is not a purchaser. When it is subsequently sold Sponsor is not obligated to decorate, repair or refurbish such Unit. See page 42.
8. Sponsor has applied for real estate tax benefits under Section 421-a of the Real Property Tax Law, but has not as yet obtained a Preliminary or Final Certificate of Eligibility, and Sponsor cannot guaranty that the aforementioned tax benefits will be obtained. See page 56.

9. The twenty-one parking spaces (12 outside, nine inside) will be offered on a first come - first served basis. See page 8.

10. The Plan provides that the obligation to pay New York City and New York State transfer taxes - usually paid by a seller - is the obligation of the purchaser. See page 23.

11. Sponsor has up to thirty days to decide whether to accept or reject a Purchase Agreement. See page 2.

INTRODUCTION

General

The purpose of this Plan is to set forth all of the terms of the offer. This Plan may be amended from time to time when an amendment is filed with the New York State Department of Law and served on purchasers and Unit Owners. The Condominium will be subject to Article 9-B of the New York State Real Property Law (the "Condominium Act").

The Condominium

R & C Builders Corp., a New York corporation (the "Sponsor"), offers for sale 30 Units in the building to be known as 52 92nd Street, Brooklyn, New York.

The Sponsor acquired the property May 12, 2000.

The Sponsor is building an eight-story plus cellar building on a plot of approximately 12,096 square feet.

The prices set forth in Schedule A, page 10, were set by the Sponsor alone and are not subject to review or approval by the Department of Law or any other government agency.

This Plan, including all Schedules and Parts A, B and C of the Exhibits constitute the entire offer of the Sponsor and copies of this Plan and Parts A, B and C of the Exhibits will be available for inspection by prospective purchasers at the site whenever the on-site sales office is open and at the office of the Sponsor.

To establish the Condominium, the Sponsor will record a Declaration of Condominium (the "Declaration") in the Office of the City Register in Kings County, submitting the Property to the Condominium Act. The Declaration, together with the By-Laws of the Condominium, will be recorded by Sponsor at its sole cost and expense prior to its conveyance of title to the first Unit. The form and content of the Declaration and By-Laws will be substantially similar to the copies of those documents contained in Part II of the Plan.

Features of Condominium Ownership

The term "Condominium" generally refers to a system of separate ownership of individual Units in a multi-unit building. A Unit Owner owns title to his or her Unit and is entitled to exclusive possession of it, with an interest in and right to use the Common Elements. The separation of ownership makes possible the individual financing, buying and selling, insuring, leasing and taxing of each Unit, thus establishing separate responsibility for individually incurred liabilities. Consequently, a Unit Owner may mortgage his or her Unit, and in such amount as he or she chooses. Any one Unit is not subject to mortgages on any other Units and a Unit Owner will incur no liability if his or her neighbors fail to make payments on any mortgage affecting their Units.

Each Unit Owner will have the right to vote annually for the election of members of the Board of Managers of the Condominium (hereinafter referred to as the "Condominium Board" or "Board of Managers"), which will supervise the Property and manage the affairs of the Condominium, in accordance with the Declaration, By-Laws, Rules and Regulations of the Condominium, and applicable statutes.

Under the New York State Condominium Act, a condominium Unit may be owned by an individual, a corporation, a partnership, or a fiduciary. There is no restriction under this Plan as to who may purchase, except for those considered unqualified pursuant to any applicable statute.

A Unit Owner may sell or lease his or her Unit to anyone without restriction or limitation, subject to a right of first refusal by the Board of Managers of the Condominium. Sponsor will not be subject to this restriction when it sells "Unsold Units" (as hereafter defined).

A Unit Owner is obligated to comply with the Condominium Declaration, By-Laws and Rules and Regulations and other requirements of the Condominium Board of Managers.

A Unit Owner will be solely responsible for the maintenance and repair of the Unit and he or she may decorate the interior as he or she desires. The cost of insurance for occurrences and personal property within a Unit shall be borne by the owner thereof. The Board of Managers will maintain insurance covering the Common Elements of the Condominium. Each Unit will be assessed as a separate tax lot for real estate tax purposes, just as a private home, and a Unit Owner will incur no liability if his or her neighbors fail to pay their taxes. Under present income tax laws, if a Unit Owner itemizes income tax deductions, he or she may deduct from income for income tax purposes real estate taxes and any interest paid on the mortgage on his or her Unit.

In addition to ownership of title to his or her Unit, a Unit Owner also owns, in common with the owners of all other Units, an undivided interest in all parts of the Property other than the Units themselves (the "Common Elements"). The Common Elements generally are for the common use and enjoyment of all Unit Owners. A Unit Owner's undivided interest in the Common Elements is referred to as the Unit Owner's "percentage of interest in the Common Elements" or "Common Interest."

In accordance with Section 339-i.1(iv) of the Condominium Act, the percentage of interest in the Common Elements allocated to each Unit has been determined, on the basis of floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the Unit.

A Unit Owner's Common Interest is the basis of determining, among other things, a Unit Owner's (i) voting power in certain instances, (ii) liability for a share of the Common Expenses (as hereafter defined) and (iii) share of any distributions upon termination of the Condominium.

The costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Common Elements or the Building as a whole are known as Common Expenses. Assessments billed by and payable to the Condominium Board by Unit Owners for the purpose of meeting Common Expenses are known as Common Charges as provided under Section 339(i) and (m) of the New York Condominium Act. They are determined by a Unit Owner's Common Interest. Electricity and gas for each Unit is separately metered and Unit Owners will be billed by and pay all charges incurred in connection with the same. Purchasers are referred to the projected budget for the first year of condominium operation in Schedule B for more specific information regarding Common Charges, and to Schedule B-1 regarding energy and utility costs.

Summary of Documents

This Plan is divided into two parts. In Part I is a schedule of prices and estimated Common Charges ("Schedule A"), the projected budget for the first year of condominium operation ("Schedule B"), estimated annual Unit energy costs ("Schedule B-1"), a statement of rights and obligations of Sponsor, summaries of certain documents and other terms of the offer. In Part II is the form of Purchase Agreement, the Declaration of Condominium, the By-Laws, and Sponsor's architect's

detailed description of the building and improvements to be constructed, as well as other relevant information. Parts I and II together constitute the entire Plan. All of the documents referred to in this Plan are important.

The Plan, including all schedules and parts A, B and C of certain "Exhibits" filed with the New York State Department of Law, constitutes the entire offer of the Sponsor. Copies of the Plan and parts A, B and C of the Exhibits will be available for inspection by prospective purchasers without charge at the on-site sales office.

The prices set forth on Schedule A have been set by the Sponsor alone and are not subject to approval by any governmental agency.

THE PURCHASE OF A CONDOMINIUM UNIT HAS SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES AND MAY BE ONE OF THE MOST IMPORTANT FINANCIAL TRANSACTIONS OF YOUR LIFE. THE ATTORNEY GENERAL STRONGLY URGES YOU TO CONSULT WITH AN ATTORNEY BEFORE SIGNING AN AGREEMENT TO PURCHASE A CONDOMINIUM UNIT.

DEFINITIONS

The following terms used in this Plan and in Article 9-B of the Real Property Law (the "Condominium Act"), have the following meanings:

Architect's Plans: Floor plans to be prepared by Bricolage Designs, showing the division of the Property into the Units and Common Elements and to be filed with the Condominium Declaration.

Board of Managers (also "Condominium Board"): The governing body of the Condominium, initially comprised of three (3) managers appointed by Sponsor but from and after the first meeting of Unit Owners comprised of five (5) managers elected by the Unit Owners.

Building: The structure containing the Units and the Common Elements of the Condominium (other than the land under the Building).

By-Laws: One of the documents governing the operation of the Condominium, the form of which is set forth in Part II of the Plan.

City Register's Office: The Kings County office of the Register of The City of New York.

Common Charges: Assessments payable to the Board of Managers by each Unit Owner for the purpose of meeting Common Expenses.

Common Expenses: The costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Common Elements, including any reserve established in anticipation of the aforesaid costs and expenses.

Common Elements: The Land (as hereafter defined), all parts of the Building other than the Units, including the foundation, roof and supports of the Building, and all areas or facilities for the common use of the Units and the Unit Owners.

Common Interest (also "Percentage of Interest in Common Elements"): The proportionate, undivided interest in fee simple absolute in the Common Elements appertaining to each Unit, set forth in the Declaration. Such interest is expressed as a numerical percentage. The total of all Common Interest percentages appertaining to all Units equals 100%. The Common Interest of the Unit is the basis for determining, among other things, a Unit Owner's (a) proportionate share of the Common Expenses and (b) proportionate share of any distributions upon termination of the Condominium.

Condominium: The Units and Common Elements comprising the Property. The words "Property" and "Condominium" are used interchangeably in this Plan.

Condominium Act: Article 9-B of the New York State Real Property Law.

Declaration: The recorded instrument by which the Property is submitted to the provisions of the Condominium Act, as such instrument may be amended from time to time, consistent with law and the By-Laws. The By-Laws, which govern the operation of the Condominium, are part of the Declaration.

Land: The parcel of land on which the Building will be situated, as more as more particularly described in the Declaration.

Limited Common Elements: Those Common Elements for which a Unit Owner will have the exclusive right to use. In this Plan, balconies parking spaces and storage spaces are Limited Common Elements.

Permitted Encumbrances: Encumbrances to the title to a Unit which a purchaser agrees to take title subject to, as more particularly itemized on Schedule A annexed to the form of Purchase Agreement contained in Part II of the Plan.

Permitted Mortgage: A mortgage of a Unit or Units permitted to be placed thereon pursuant to the provisions of the By-Laws.

Plans and Specifications: The plans and specifications for the Building which (to the extent required by law) are filed with, and approved by, the Department of Buildings and which plans and specifications may, from time to time, have been amended or changed, or may hereafter be amended or changed in accordance with the provisions of this Plan.

Property: The Land, the Building and other improvements thereon, and all easements, rights and appurtenances belonging thereto.

Purchase Agreement: The agreement to purchase a Unit pursuant to the Plan, the form of which is set forth in Part II of the Plan.

Purchaser: A purchaser of a Unit pursuant to a Purchase Agreement.

Rules and Regulations: The rules and regulations of the Condominium made in accordance with the By-Laws. The rules and regulations which will apply unless and until amended by the Board of Managers are set forth as an addendum to the By-Laws in Part II.

Sponsor or its designee: Sponsor or any affiliate of Sponsor. An affiliate shall be deemed to be any person or entity designated by Sponsor to acquire title to one or more Units. Designees of Sponsor shall have the right to designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights and any such person or entity shall also be deemed a designee of Sponsor.

Unit: The space to be exclusively owned and occupied by a purchaser.

Unit Deed: A bargain and sale deed with covenant against grantor's acts, from Sponsor to a purchaser, conveying title to the Unit and its appurtenant Common Interest.

Unit Owner: An owner of any Unit. Two or more of such owners are collectively referred to as "Unit Owners".

Unsold Units: Any Units owned by Sponsor or its designee, other than any Unit purchased by and for the use of Sponsor or its designee, until such time as the same have been sold.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Condominium will consist of 30 Units in one eight-story building, built on approximately 12,096 square feet of land.

The Condominium will not have any recreational facilities.

The number and types of rooms in each Unit will be as provided in Schedule A and in the description of the property by Sponsor's architect in Part II.

Floor plans are shown in Part II, pages 119-127.

All Units will contain a range, but will not contain a washer or dryer, refrigerator or air conditioners. There are nine parking spaces in the cellar, and twelve outside spaces which will be offered on a first come-first served basis.

The Building will be provided with a system wiring for cable television service after construction is completed. All charges for such service (including installation and subscription charges) will be paid by each Unit Owner who subscribes for cable service.

The building plans have been filed with the Building Department of the City of New York and are available for inspection at the Sponsor's office. The Sponsor anticipates completion of construction and the obtaining of a temporary Certificate of Occupancy by February, 2001.

The Units and the Building of which they are a part and all other improvements will comply with all applicable rules, regulations, laws, and other requirements of all governmental authorities having jurisdiction thereof including those governing zoning and construction, and the Sponsor and all other persons engaged by the Sponsor in connection with this Plan have complied and will comply with all applicable laws, rules and regulations and other governmental requirements pertaining thereto. Construction of the Condominium will comply with the Building Code of the City of New York. Before the closing of title to a Unit, a Certificate of Occupancy will be issued permitting occupancy of that Unit.

A detailed description of the Units and facilities is set forth in Part II of this Plan on pages 99-127.

(Pg 134 for Lawyer)

LOCATION AND AREA INFORMATION

The Condominium is located in the Bay Ridge section of Brooklyn, between Shore Road and Marine Avenue.

The area is zoned R7-1 which permits construction of residential dwellings.

The nearest shopping area is on Third Avenue, two blocks away.

Local public schools include P.S. 170 located at 72nd Street and 6th Avenue, and Bay Ridge High School is located at Senator Street and 4th Avenue. Although these are probably the schools that children living in the Condominium will attend, no representation can be made to that effect.

There are also numerous private schools in the area.

The Bay Ridge branch of the Brooklyn Public Library is located one mile away.

Maimonides Hospital is located on Fort Hamilton Parkway and 50th Street, two miles from the Condominium. Many doctors and dentists also maintain offices in the surrounding neighborhood.

Houses of worship of most denominations and faiths are located in the vicinity of the Condominium.

The Condominium is located within the 68th Precinct of the New York City Police Department, and the New York City Fire Department, Engine Company No. 243, is located a half-mile from the Condominium.

The Condominium is five blocks from the 95th Street subway station, and the B-37 bus stops within two blocks of the Condominium.

Water and sanitation services are furnished by the City of New York. Snow removal from the public streets is furnished by the City of New York.

The nearest public recreational facility is Shore Road Park, located one block away from the Condominium.

SCHEDULE A

THE BAY RIDGE PROMENADE CONDOMINIUM
PRICES, PERCENTAGES OF COMMON INTEREST AND ESTIMATED MONTHLY CHARGES AS OF MAY 15, 2001

UNIT NO.	NUMBER OF ROOMS AND BATHS (1)	AREA SQUARE FEET	SALES PRICE (2)	PERCENTAGE OF COMMON INTEREST (3)	ESTIMATED MONTHLY COMMON CHARGES (4)	MONTHLY CHARGES FOR REAL ESTATE TAXES WITH SECTION 421-a TAX EXEMPTION BENEFITS (5)	MONTHLY COMMON CHARGES AND REAL ESTATE TAXES WITH SECTION 421-a TAX EXEMPTION BENEFITS	ESTIMATED MONTHLY CHARGES FOR REAL ESTATE TAXES WITHOUT SECTION 421-a TAX EXEMPTION BENEFITS (6)
1A	3/1	746	\$279,000.00	2.13%	\$125.54	\$7.58	\$133.12	\$108.95
1B	3/2	1,199	\$329,000.00	2.52%	\$148.52	\$8.97	\$157.49	\$128.90
1C	3/2	1,178	\$329,000.00	2.52%	\$148.52	\$8.97	\$157.49	\$128.90
1D	3/2	1,056	\$329,000.00	2.52%	\$148.52	\$8.97	\$157.49	\$128.90
2A	4/2	1,152	\$389,000.00	2.98%	\$175.64	\$10.60	\$186.24	\$152.43
2B	3/2	1,193	\$369,000.00	2.82%	\$166.21	\$10.04	*\$176.25	\$144.24
2C	3/2	1,202	\$369,000.00	2.82%	\$166.21	\$10.04	\$176.25	\$144.24
2D	3/2	1,194	\$369,000.00	2.82%	\$166.21	\$10.04	\$176.25	\$144.24
3A	4/2	1,152	\$439,000.00	3.36%	\$198.03	\$11.96	\$209.99	\$171.86
3B	3/2	1,193	\$409,000.00	3.13%	\$184.48	\$11.14	\$195.62	\$160.10
3C	3/2	1,202	\$409,000.00	3.13%	\$184.48	\$11.14	\$195.62	\$160.10
3D	3/2	1,194	\$409,000.00	3.13%	\$184.48	\$11.14	\$195.62	\$160.10
4A	4/2	1,152	\$449,000.00	3.44%	\$202.75	\$12.25	\$215.00	\$175.96
4B	3/2	1,193	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
4C	3/2	1,202	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
4D	3/2	1,194	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
5A	4/2	1,152	\$449,000.00	3.44%	\$202.75	\$12.25	\$215.00	\$175.96
5B	3/2	1,193	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
5C	3/2	1,202	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
5D	3/2	1,194	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
6A	4/2	1,152	\$459,000.00	3.51%	\$206.88	\$12.50	\$219.38	\$179.54
6B	3/2	1,193	\$439,000.00	3.36%	\$198.04	\$11.96	\$210.00	\$171.86

SCHEDULE A

THE BAY RIDGE PROMENADE CONDOMINIUM
PRICES, PERCENTAGES OF COMMON INTEREST AND ESTIMATED MONTHLY CHARGES AS OF MAY 15, 2001

UNIT NO.	NUMBER OF ROOMS AND BATHS (1)	AREA SQUARE FEET	SALES PRICE (2)	PERCENTAGE OF COMMON INTEREST (3)	ESTIMATED MONTHLY COMMON CHARGES (4)	MONTHLY CHARGES FOR REAL ESTATE TAXES WITH SECTION 421-a TAX EXEMPTION BENEFITS (5)	MONTHLY COMMON CHARGES AND REAL ESTATE TAXES WITH SECTION 421-a TAX EXEMPTION BENEFITS	ESTIMATED MONTHLY CHARGES FOR REAL ESTATE TAXES WITHOUT SECTION 421-a TAX EXEMPTION BENEFITS (6)
5C	3/2	1,202	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
5D	3/2	1,194	\$419,000.00	3.21%	\$189.20	\$11.43	\$200.63	\$164.19
6A	4/2	1,152	\$459,000.00	3.51%	\$206.88	\$12.50	\$219.38	\$179.54
6B	3/2	1,193	\$439,000.00	3.36%	\$198.04	\$11.96	\$210.00	\$171.86
6C	3/2	1,202	\$439,000.00	3.36%	\$198.04	\$11.96	\$210.00	\$171.86
6D	3/2	1,194	\$439,000.00	3.36%	\$198.04	\$11.96	\$210.00	\$171.86
7A	4/2	1,152	\$539,000.00	4.13%	\$243.42	\$14.70	\$258.12	\$211.25
7B	3/2	1,193	\$499,000.00	3.82%	\$225.15	\$13.60	\$238.75	\$195.39
7C	3/2	1,202	\$499,000.00	3.82%	\$225.15	\$13.60	\$238.75	\$195.39
7D	3/2	1,194	\$499,000.00	3.82%	\$225.15	\$13.60	\$238.75	\$195.39
Penth. A	4/2	1,342	\$699,000.00	5.40%	\$318.28	\$19.22	\$337.50	\$276.21
Penth. B	4/2	1,342	\$699,000.00	5.40%	\$318.28	\$19.22	\$337.50	\$276.21
TOTAL			\$13,050,000.00	100%	\$5,894.00	\$356.00		\$5,115.00

* All Units have a balcony with the exception of Units 1A, 1B, 1C and 1D. Units 2A, 3A, 4A, 5A, 6A and 7A each have two balconies. Penthouse A and Penthouse B have roof decks.

FOOTNOTES TO SCHEDULE A

1. See pages 99 to 127 for a description of the Units. The room count is based upon the Zoning Resolution. Note that all Units, with the exception of Unit 1A and Penthouse A and B contain recreation rooms which may not legally be used as bedrooms.
2. See page 19 for a discussion of the Sponsor's right to increase or decrease the price of the Units. See also pages 34 and 3 for the estimated closing costs which a purchaser must pay in addition to the selling price.
3. Percentage of common interest is based on value, pursuant to Real Property Law Section 339-i.1(i). See page .
4. Common Charges have been estimated by the Sponsor, based upon the estimated operating budget annexed to this Plan as Schedule B. Estimates of individually metered gas and electricity for each Unit are set forth in Schedule B-1. Projected charges are for the twelve-month period from May 15, 2001 to May 14, 2002. If purchaser obtains financing, purchaser's debt service will be an additional expense. Note that the projected Common Charges do not include certain costs for which the Unit Owner is responsible such as repairs to the interior of the Unit, and gas and electric costs shown in Schedule B-1. See page 56 for discussion of deductibility of Common Charges for income tax purposes, and the fact that they may vary in subsequent years.
5. Based on the current tax rate of \$10.851 per hundred dollars of assessed valuation applied to the 1999-2000 assessed value of \$39,380.00.

After the Condominium is divided into individual tax lots, each Unit will be taxed as a separate tax lot for real estate tax purposes and the Unit Owner will not be responsible for the payment of, nor will the Unit be subject to, any lien arising from the non-payment of taxes on other Units.

6. Based upon an assessed value after construction of \$565,650.00. Construction is scheduled to be completed by the end of February, 2001. See section of Plan entitled "Real Estate Taxes" page 55. In the event tax benefits are not obtained or if obtained after the closing of one or more Units, the payment of taxes will be purchasers' obligation.

Under Section 164 of the Internal Revenue Code a Unit Owner may deduct real estate taxes paid or accrued during the taxable year. Under Section 163 of the Code a taxpayer may deduct all interest paid or accrued on the mortgage financing for his unit. This deduction may vary in future years due to changes in the allocation of debt service payments to interest and principal. This deduction may vary with the expiration of real estate tax benefits, changes in assessed value, the tax rate or method of assessment.

The projected assessed valuation after completion of construction (which Sponsor believes will occur no later than March 31, 2001) is \$565,650.00.

The Sponsor anticipates that reassessment of the property will take place prior to the commencement of the 2000/2001 tax year, July 1, 2000.

The current tax rate of \$10.851 per \$100.00 of assessed value is assumed to remain unchanged.

Sponsor has not as yet obtained a Preliminary Certificate of Eligibility for tax abatement under Section 421-a of the Real Property Tax Law.

See page 56 for an explanation of the Section 421-a real estate tax exemption program and anticipated real estate taxes during and after the first year.

SCHEDULE B

**PROJECTED BUDGET FOR FIRST YEAR OF OPERATION
OF THE BAY RIDGE PROMENADE CONDOMINIUM
BEGINNING MAY 15, 2001***

INCOME

Common Charges (1) \$70,725.00

EXPENSES

Salaries, Wages, Payroll Taxes and Benefits (2) \$ 15,000.00

Common Electric and Heating (3) \$ 15,000.00

Water and Sewer (4) \$ 10,000.00

Telephone, Postage & Office Supplies (5) \$ 200.00

Repairs and Maintenance (6) \$ 13,500.00

Insurance (7) \$ 6,500.00

Management Fees (8) \$ 5,400.00

Legal and Audit Fees (9) \$ 3,000.00

Reserve (10) \$ 1,500.00

Franchise and Corporate Tax \$ 625.00

TOTAL \$ 70,725.00

* In the event the estimated first year differs from the actual commencement of the budget year by six (6) months or more, the Sponsor will amend the Plan to include a revised budget. If the total of the amended budget exceeds the total of the above budget by 25% or more, or if the Condominium does not commence operation by April 1, 2002, the Sponsor will offer all purchasers the right to rescind their purchase agreements and have their deposits returned, with interest, if any, earned thereon.

FOOTNOTES TO SCHEDULE B

1. These estimates of operating expenses and income have been made by the Sponsor based upon the operation of comparable developments in the area. It cannot be construed as an assurance of the final expenses, and is merely based upon information available at this time. Costs include sales tax, where applicable, but do not include any inflation factor except with respect to gas and electricity which contain ten percent for future increases. Purchasers may anticipate that future expenses will increase based upon the inflationary trend of the economy.

2. The Condominium will not employ any workers other than a visiting super, but will hire contractors to perform required services in compliance with all applicable housing and labor laws. The Sponsor believes that during the first year of Condominium operation, the amount budgeted for salaries and management will be adequate to insure the performance of building services, and that no services will be performed by Unit Owners themselves. The services to be provided by outside contractors are landscaping, elevator servicing, exterminating and servicing of boilers. All other services will be performed by building staff.

3. Includes cost of electricity for heating of common areas; electricity for elevator, lighting hallways, stairways, basement, and all other common interior area electric use, based on an estimated annual usage of approximately 35,000 kwh at an average annual cost of \$.18 per kwh which includes an inflation factor of five percent. See opinion of Basile Builders Group, an affiliate of Sponsor, 9201 4th Avenue, Brooklyn, NY 11209, on page 176, based upon consumption and Unit cost projections obtained from Con Edison.

4. Based upon projected annual consumption of 2,500 ccf at a combined rate of \$3.50 per ccf, with a 10% inflation factor. See letter of Sponsor's affiliate, Basile Builders Group, 9201 4th Avenue, Brooklyn, NY 11209. The preceding is based upon guidelines as to both consumption and cost issued by the New York City Department of Environmental Protection.

5. Includes expenses incurred by the Board of Managers in sending notices to Unit Owners, arranging meetings, etc.

6. Provides for materials, supplies and personnel necessary for repairs and maintenance of common areas. The Condominium is responsible for the maintenance, painting and repairs of the exterior of the Units, the hallways, and the pipes, wires, conduits and utility lines located in the Common Elements. Snow removal will not be pursuant to contract but will be done by building staff. The following is a break-down of the projected repairs and maintenance costs:

Elevator Contract	-	\$2,400.00
Landscaping Contract	-	\$2,400.00
Exterminator Contract	-	\$1,200.00
Boiler Service Contract	-	\$1,500.00
Supplies	-	\$3,000.00
Repairs	-	\$3,000.00

The boilers and elevator warranties are for one year.

7. Includes an all risk replacement cost policy (including fire, extended coverage, vandalism and malicious mischief) in the agreed amount of \$3,800,000.00,

Directors' and Officers' liability of \$1,000,000.00, with comprehensive Liability, Public Liability and Bodily Injury and Property Damage of \$1,000,000 per occurrence. The replacement cost policy contains a \$1,000.00 deductible. There is no deductible for either the Directors and Officers policy or the liability policy. With respect to the latter, there is a limit of \$1,000,000 per occurrence and \$2,000,000 aggregate per year. The Sponsor believes that the agreed amount replacement cost used is adequate to avoid having the Condominium be deemed a co-insurer. The fire and casualty insurance policy will not provide for a waiver of co-insurance. Fire, casualty and general liability insurance will be on terms that provide:

- (1) that there will be no cancellation without notice to the Board of Managers and managing agent;
- (2) that each Unit Owner is an additional insured party;
- (3) a waiver of subrogation;
- (4) a waiver of invalidity because of the acts of the insured and Unit Owners; and
- (5) a waiver of pro-rata reduction if Unit Owners obtain additional coverage.

The insurance to be provided does not provide coverage for excess liability, which can be obtained with an umbrella liability policy costing approximately \$200.00 per year. Also no fidelity bond is provided other than what is covered under the Directors and Officers liability insurance.

The insurance costs have been estimated based upon the projections made by Sharon Crescitelli Agency, Inc., 7211 18th Avenue, Brooklyn, N.Y. 11204. Purchasers should consider the desirability of obtaining additional insurance at their own cost to cover such risks as fire and casualty losses to Unit contents, replacements, additions, fixtures and improvements, and liability coverage for occurrences within the Unit or, where applicable within limited Common Elements.

As the Sponsor is not providing purchasers with mortgage financing, it is unaware of any insurance requirements of individual lenders that will or may exceed those described in the Plan.

8. The Board of Managers of the Condominium will sign a management contract with D&D Management Services Corp., 1435 71st Street, Brooklyn, NY 11228. The projected management fee is based on prevailing rates and on Unit Owners performing no management duties.

9. Includes \$1,000.00 as the cost of an annual certified financial statement and tax return filing, and the balance for services of an attorney to advise the Board of Managers on legal matters, review contracts, and file liens for non-payment of Common Charges. In the event the Condominium should become involved in litigation, additional assessments may be required.

10. This is a reserve for capital repairs which Sponsor believes to be sufficient to pay for major capital repairs or replacement items during the first five years of condominium operation. It does not reflect the initial one-time working capital contribution of two months' Common Charges that each Purchaser of a Unit from the Sponsor will make to the Condominium as initial working capital.

SCHEDULE B-1**ESTIMATED ANNUAL GAS AND ELECTRIC COSTS
FOR EACH UNIT IN THE CONDOMINIUM**

Gas (Cooking, Heating And Hot Water)	-	\$1,300.00 (1)
Electricity	-	\$1,000.00 (2)

(1) See letter of Sponsor's consultant, Basile Builders Group, 9201 4th Avenue, Brooklyn, NY 11209.

(2) For air conditioning and appliances, see letter of Basile Builders Group, 9201 4th Avenue, Brooklyn, NY 11209.

In view of the fact that these averages may include the use of energy by persons of varying needs, occupying dissimilar types of dwelling units, constructed of different materials at different times, with different standards of comfort, or with families of different sizes, the amount of energy used by the purchaser may vary substantially from the average estimates herein provided. In addition, the effect of inflation and other factors may raise the cost of electricity substantially higher than the current or projected rate.

Although the Sponsor is under an obligation to provide accurate information to prospective purchasers, factors beyond its control may substantially affect the cost of electricity after the purchase of a Unit or in subsequent years.

COMPLIANCE WITH REAL PROPERTY LAW SECTION 339-I.1.(iv)

The percentage of common interest for each Unit has been calculated by the Sponsor based upon their relative value as compared to all other Units, taking into account the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit as of the intended date of the filing of the Condominium Declaration.

Included herein is a statement of D & D Management Services, confirming the Sponsor's compliance with the aforementioned provision of the Real Property Law.

D & D MANAGEMENT SERVICES CORP.

1435 71ST Street
Brooklyn, NY 11228

March 16, 2001

Re: The Bay Ridge Promenade Condominium, Brooklyn, New York

Gentlemen:

I have been a real estate professional for the past five years, and am familiar with the above-referenced property.

I have reviewed the allocation of common interest for the units in the proposed Condominium Offering Plan, and in my opinion, such allocation is in the approximate proportion that the fair value of the units will bear (as of the date of the Declaration) to the then aggregate fair value of all the units. Therefor, the allocation complies with Section 339-i(1)(iv) of the New York Real Property Law.

I have no beneficial interest in the Sponsor or in the profitability of the project.

Very truly yours,

D & D MANAGEMENT SERVICES CORP.

By: _____
Dorina Miletic

CHANGES IN PRICES, UNITS AND COMMON ELEMENTS

Changes in Prices

The offering prices set forth in Schedule A must be changed by a duly filed amendment to the Plan when the change in price is an across-the-board increase or decrease affecting one or more lines of Units or unit models, or is to be advertised, or is a price increase for an individual purchaser. Prices and terms of sale are negotiable and the Sponsor may enter into an agreement with an individual purchaser to sell one or more Units at prices lower than those set forth in Schedule A without filing an amendment.

Changes in Units

In order to meet the possible varying demand for number and type of Units, or to meet particular requirements of prospective purchasers, or for any other reason, Sponsor reserves the right at any time, both before and after recording the Declaration, to (i) change the layout of, or number of rooms in any Unit; (ii) change the size and/or number of Units by subdividing one or more such Units into two or more separate Units, combining separate Units into one or more Units, altering boundary walls between one or more Units; and (iii) if appropriate, reapportion Common Interests among the Units affected by such change. Notwithstanding the foregoing, no such change which would affect the percentage of Common Interests or adversely affect the value of any Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect shall be made unless such affected Unit Owner's consent in writing to such change and all affected contract purchasers are given the right to rescind their Purchase Agreements and receive a refund of their down payments, except that an individual who has defaulted under his or her Purchase Agreement and has failed to cure said default after notice thereof, as provided in the Purchase Agreement, need not be offered the right of rescission, nor need the Sponsor acquire the consent of such individual to any of the aforesaid changes.

In the event Sponsor changes the size and/or number of Units, Sponsor shall increase or decrease the Common Interests appurtenant to such affected Units accordingly; however, the aggregate amount of the Common Interests of all of the Units shall remain at 100%. As a result of such a reapportionment of Common Interests of affected Units, the amount of the Common Charges and the real estate taxes and assessments payable by the Owners of such affected Units will be increased or decreased proportionately, but the amount of the Common Charges and real estate taxes and assessments payable by the Owners of Units unaffected will not be varied.

This Plan will be amended to reflect any change in the size, number or Common Interests of Units, or in the Common Elements. However, the layout and number of rooms within a Unit may be changed without prior notice or amendment to the Plan, except as hereafter set forth.

Once the Declaration is recorded, no change may be made in the number of Units or number of rooms within a Unit, nor may the size of any Unit be changed by subdivision or combination or alteration of boundary walls as aforesaid, nor may the Common Interest of any Unit be changed, unless the Declaration is amended and such amendment is duly recorded. As more particularly set forth in the Declaration, Sponsor or its designee shall have the right to amend the Declaration to effectuate such changes in Unsold Units without the Condominium Board, the other Unit Owners, or any mortgagees consenting to, or executing, such amendment.

The provisions of the Declaration concerning combination and/or partitioning of any Unit by the Sponsor or its designee may not be modified or deleted by amendment without the written consent of the same. Neither the consent nor the signature of the Unit Owners nor of the Board of Managers or the mortgagees of Units not involved in any such change shall be required in connection with any amendment to the Declaration or By-Laws permitted or required above or to any application or other documents required in connection with any such amendment by any administrative agencies asserting jurisdiction thereover, including, without limitation, any application or documents required by the Building Department and/or the Real Estate Assessment Bureau in connection with designations of separate tax lots for the affected Units or otherwise. Nonetheless, the Unit Owners not involved in any such change and the Board of Managers shall execute promptly and without charge therefor any such documents or applications necessary or convenient in connection with the effectuation of the provisions hereof, and by accepting the deed for his or her Unit a Unit Owner grants to the Sponsor and its designees an irrevocable power of attorney coupled with an interest to execute, deliver and/or record any amendment to the Declaration and the By-Laws and any and all documents and applications necessary or convenient to effectuate the foregoing. The form of said Power of Attorney is on pages 88 to 91.

Changes in Common Elements

No material change will be made in the size and no material adverse change will be made in the quality of the Common Elements without an amendment to the Plan and, where applicable, to an amendment to the Declaration, and unless all purchasers shall have consented.

HOUSING MERCHANT IMPLIED WARRANTY

The following is a brief summary of the applicable provisions of the Housing Merchant Implied Warranty Law.

The full text of the law appears at page .

1. Housing affected: Newly constructed or substantially renovated single-family homes and cooperative and condominium units in buildings of five stories or less.

2. Coverage:

(a) For one year, the home must be free from defects caused by workmanship or materials that do not meet the standards of the applicable building code; for items not covered by code, the construction must be in accordance with locally accepted building practices.

(b) For two years, the plumbing, electrical, heating, cooling and ventilation systems must be free from defects caused by unskillful installation.

changed X (c) For six years, the home must be free from physical defects in the structural elements (foundation, floors, walls, roof framing) which make it unsafe or unlivable.

3. Not covered:

(a) A defect not caused by defective workmanship, materials or design.

(b) A patent defect which was obvious or would have been obvious upon inspection.

(c) Defects in items sold with the home, such as stoves, refrigerators, air conditioners, etc. There are implied warranties from the manufacturers of such goods which are described in other laws.

4. Notice: Buyers must give notice of defects in their home in writing no later than thirty days after the end of the warranty period.

5. Limitation of the Warranty: The Housing Merchant Implied Warranty can be limited. However, the limited warranty cannot permit construction which is below code or below locally accepted building practices, and the limited warranty time periods cannot be shorter than those described

above. In this Offering Plan the Housing Merchant Implied Warranty is limited as follows:

(i) The warranty shall not be transferable to a subsequent purchaser of a unit.

PROCEDURE TO PURCHASE

A person desiring to purchase a Unit will be required to execute, in triplicate, a Purchase Agreement in the form set forth in Part II of this Plan, as well as an application which will be used by Sponsor to determine the qualifications and creditworthiness of the prospective purchaser. Purchasers will be afforded at least three (3) days to review the Plan and all filed amendments thereto prior to executing a Purchase Agreement. In the event a purchaser has not had at least three (3) days to review the Plan and all filed amendments prior to signing and delivering a Purchase Agreement, the purchaser may rescind the same within seven (7) days of execution thereof by giving the Sponsor written notice of such rescission by personal delivery or certified mail, return receipt requested, within the aforesaid period. There will be a \$50.00 deposit required for each copy of the Plan. The \$50.00 will be refunded to a prospective purchaser if the Plan is returned within seven days after receipt to the Sponsor at the on-site sales office in good condition or applied to the down payment if a Purchase Agreement is submitted. The Purchase Agreement contains the terms and conditions upon which the Unit will be sold and should be read carefully by the prospective purchaser and his or her legal or financial representative before being executed.

Upon signing all three copies of the Purchase Agreement and application, the purchaser should deliver the same, together with his or her personal unendorsed check payable to "Bay Ridge Promenade - Special Account" for 10% of the total price of the Unit, to the Sponsor at the on-site sales office.

Purchasers shall be entitled to one ten day adjournment of the closing date set by Sponsor.

If Sponsor elects to accept the Purchase Agreement, one counterpart thereof, signed by the Sponsor, will be returned to the purchaser within thirty (30) days of delivery of the same to the Sponsor. If Sponsor takes no action during this period, the Agreement will be deemed accepted. Sponsor may reject any Purchase Agreement, without cause or explanation, so long as such rejection is not based upon race, creed, color, sex, national origin, ancestry, or any other ground proscribed by law. In the event of such rejection, the purchaser's down payment will be promptly refunded. The Purchase Agreement will not be binding upon Sponsor until a copy executed by or on behalf of the Sponsor is delivered to the purchaser.

In accordance with Section 352-e(2-b) of the General Business Law and Section 71-a(3) of the Lien Law of the State of New York, Sponsor will hold all down payments received from purchasers, directly or through its agents or employees, in a special segregated escrow account, until the closing of title to the Unit or earlier termination of the Purchase Agreement. Included in Part II on page

187 is the Attorney General Model Form of Escrow Agreement which will be utilized in connection with all purchase deposits.

The escrow account need not be interest-bearing. Alternatively, in its discretion, Sponsor will secure a bond or indemnity contract from a licensed surety company in favor of the purchaser in an amount equal to the down payment received, insuring protection of said down payment, which bond or contract will be delivered to purchaser. The use of such bond will be pursuant to the regulations of the New York State Department of Law. If Sponsor elects to post a bond in accordance with the foregoing, Sponsor will amend the Plan accordingly. If no bond is posted, or until a bond is posted, such funds will be held as trust funds pursuant to Sections 352-h and 352-e(2-b) of said General Business Law and Section 71-a(3) of said Lien Law, in a segregated account entitled "Bay Ridge Promenade Escrow Account" at North Fork Bank, 7401 13th Avenue, Brooklyn, N.Y. 11228. No fees of any kind may be deducted from the account principal or any interest earned thereon. Sponsor shall bear any administrative cost for maintenance of the account. Down payments shall remain the property of the purchaser until closing or earlier termination of the Purchase Agreement, except as otherwise provided herein or by law. The signature of Edward Lukashok, Esq., 122 East 42nd Street, New York, N.Y. 10168, (tel. 212-867-4488), attorney for Sponsor, shall be required to release any of such funds. All funds received from purchasers shall be made payable to or endorsed by the purchaser to the order of Edward Lukashok, Esq., attorney for Sponsor. The down payment will be payable to Sponsor upon (i) the closing of title to the Unit covered by the Purchase Agreement or (ii) upon an event of default by the purchaser under such Purchase Agreement, which default continues for ten days after written notice from Sponsor of such default. Upon authorized rescission or termination of the Purchase Agreement by a purchaser or upon abandonment of this Plan, the down payment shall be released to the purchaser.

The following are additional provisions of the Escrow Agreement, the full text of which is contained in Part II:

1. Any provision of any contract or agreement, whether oral or in writing, by which a purchaser or subscriber purports to waive or indemnify any obligation of the escrow agent holding trust funds is absolutely void.
2. The provisions of the Attorney General's regulations concerning escrow/trust funds shall prevail over any conflicting or inconsistent provision in the Offering Plan or in a purchase or subscription agreement.
3. Purchasers shall not be obligated to pay any legal or other expense of the Sponsor in connection with the establishment, maintenance or

defense of obligations arising from the handling or disposition of trust funds.

4. All deposits, downpayments, or advances made by purchasers prior to closing of each individual transaction, whether received before or after the date of consummation of the Plan, will be placed, within five business days after the agreement is signed by all necessary parties, in a segregated special escrow account referred to above.
5. Within ten business days after tender of the deposit submitted with the purchase or subscription agreement, the escrow agent will notify the purchaser or subscriber that such funds have been deposited into the escrow account and will provide the account number and the initial interest rate. If the purchaser or subscriber does not receive notice of such deposit within fifteen business days after tender of the deposit, the purchaser or subscriber may cancel the purchase and rescind so long as the right to rescind is exercised within ninety days after tender of the deposit. Rescission may not be afforded where proof satisfactory to the Attorney General is submitted establishing that the escrowed funds were timely deposited and requisite notice was timely mailed to the purchaser or subscriber in conformity with the Attorney General's regulations.
6. The escrow agent will hold funds in escrow until otherwise directed in:
 - (a) a writing signed by both Sponsor and purchaser or subscriber; or
 - (b) a determination of the Attorney General pursuant to the dispute resolution procedures contained in the Attorney General's regulations; or
 - (c) a judgment or order of a court of competent jurisdiction.
7. If there is no written agreement between the parties to release the escrowed funds, the escrow agent will not pay the funds to the Sponsor until the escrow agent has given the purchaser written notice of not fewer than ten business days. Thereafter, the funds may be paid to the Sponsor unless the purchaser or subscriber has already made application to the Department of Law pursuant to the dispute resolution provisions of the Attorney General regulations and has so notified the escrow agent in accordance with such provisions.
8. The Sponsor will not object to the release of the escrowed funds to:

- (i) a purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan;
 - (ii) all purchasers after an Amendment abandoning the Plan is accepted for filing by the Department of Law.
- 9. The escrow agent will maintain all records concerning the escrow account for seven years after the release of funds.
- 10. The Sponsor hereby incorporates the following dispute-resolution provisions as provided by the regulations of the Department of Law:
 - (a) In the event of a dispute, the Sponsor shall apply and the purchaser or the escrow agent holding the downpayments in escrow may apply to the Attorney General for a determination on the disposition of the downpayment and any interest earned thereon. Forms for this purpose will be available from the Department of Law. The party applying shall contemporaneously send to all other parties a copy of such application.
 - (b) Pending the determination of the Attorney General to grant or deny the application, the Sponsor, the purchaser and the escrow agent shall abide by any interim directive issued by the Attorney General.
 - (c) If the application permitting release of funds is granted, the deposit and any interest earned thereon shall be disposed of in accordance with the determination of the Attorney General, subject to any court action in which preliminary relief is granted.
 - (d) The Attorney General shall act upon the application within thirty (30) days after its submission to the Department of Law, by either making a determination or notifying the parties that an extension of time in which to do so is necessary for stated reasons.
 - (e) If the application seeking release of funds is denied, the escrow agent shall continue to hold the deposit and any interest earned thereon until:
 - (1) both the Sponsor and purchaser direct payment to a specified party in accordance with a written direction signed by both the Sponsor and purchaser; or

- (2) a judgment or order of a court of competent jurisdiction is served on the escrow agent; or
 - (3) the escrow agent deposits the disputed amount into court.
- (f) In no event shall the escrow agent release funds in dispute, other than a payment of such funds into court, until such dispute is finally resolved either by determination of the Attorney General or by order of judgment of a court of competent jurisdiction or by written agreement of the Sponsor and the purchaser.

Once a purchaser signs a Purchase Agreement, he or she must meet all obligations thereunder, including the obligation to pay the balance of the purchase price when due. Prospective purchasers should also be aware that a loan commitment, if obtained, may be for a fixed term which could expire or contain provisions which could change prior to the date the purchaser is to close title. Such expiration or change of terms would not affect the purchaser's obligation to pay the balance of the purchase price when due. Failure to pay the balance when due is a default. In the event of any uncured default by the purchaser, the down payment may be retained by Sponsor as liquidated damages. In addition to the foregoing, the actual cost incurred or to be incurred by Sponsor in reliance on purchaser's work order for any special work in the Unit may also be retained as liquidated damages. Alternatively, Sponsor may, at its option, seek specific performance of the Purchase Agreement, that is, Sponsor may commence a court proceeding seeking to have the court order the purchaser to complete the purchase of the Unit in accordance with his or her Purchase Agreement.

In the event the Sponsor cannot convey title to the Unit by reason other than the default of the purchaser, all monies deposited by the purchaser shall be returned to the purchaser.

The first closing of title hereunder will be held on at least thirty (30) days' prior written notice of closing to purchaser, provided that an amendment reflecting that the Plan has been declared effective has been accepted for filing by

the Department of Law. Such notice will remind purchasers that the balance of the purchase price is due at closing and will provide information as to payment and/or adjustment of Common Charges and other expenses. At the closing, adjustments will be made between the Sponsor and the purchaser for real estate taxes and Common Charges for the month in which title closes, except as otherwise provided herein with respect to adjournments of closing.

At the time of closing each purchaser will be required to pay the New York City RPT tax and the New York State Real Estate transfer tax with respect to his or her Unit. (See the Section entitled "Closing Costs and Adjustments" for details.) The balance of the purchase price is also payable on closing. This amount shall be paid by a bank or cashier's check or purchaser's unendorsed certified check (unless purchaser is an individual, in which case purchaser's personal certified check may be payable to purchaser and endorsed to Sponsor at closing, in the presence of Sponsor or Sponsor's attorney), drawn on or issued by a New York bank, trust company or other New York lending institution which is a member of the New York Clearing House Association, payable to Sponsor (or to any one Sponsor designates or directs in writing).

Risk of loss from fire and other casualty shall remain with Sponsor until the earlier of conveyance of title to the Unit to the purchaser or actual possession of the Unit by the purchaser, but without any obligation or liability by Sponsor to repair or restore any Unit. If Sponsor does not elect to repair the damage, the Purchase Agreement will be cancelled and of no further force or effect. Thereafter, the purchaser will be refunded his or her down payment unless purchaser is then in default thereunder beyond the applicable grace period, if any, in which event the down payment will be retained by Sponsor as liquidated damages. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect, purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price, and Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement. If a purchaser takes possession of a Unit prior to closing title, he or she will assume the risk of loss and the obligation to repair the damage; therefore it is advisable that purchaser obtain casualty insurance at such time.

The Purchase Agreement is contingent upon effectiveness of the Plan. If the Plan is abandoned, Purchase Agreements will be cancelled, and all monies held by Sponsor shall be returned to purchasers.

The Sponsor expects the closing of the first Unit to occur by May 15, 2001. If such closing is delayed by twelve months or more, purchasers will be given the right to rescind their Purchase Agreement and have their deposit refunded.

Purchase Agreements are not assignable without Sponsor's written consent, which need not be given.

Any conflict between the Plan and the Purchase Agreement will be resolved in favor of the Plan.

EFFECTIVE DATE

Sponsor's offer to sell the Units is contingent upon the Plan being declared effective and compliance with the relevant conditions and time periods hereinafter set forth (and also discussed under "Rights and Obligations of Sponsor").

Closing of title to Units will not begin before the effectiveness amendment has been accepted for filing by the Department of Law.

The Plan may not be declared effective until executed Purchase Agreements have been accepted by Sponsor for at least two Units. After acceptance of such Purchase Agreements, the Plan may be declared effective by Sponsor.

The Plan must be declared effective when executed Purchase Agreements are accepted for the sale of five Units.

The Plan may be abandoned by Sponsor, at its sole option, at any time before it is declared effective or before five Units have been purchased. Within ten (10) days after abandonment, all monies paid by purchasers shall be refunded to them in full with interest, if any is earned thereon, and Sponsor shall promptly submit for filing to the Department of Law a Notice of Abandonment on Form RS-3, or such other form as may then be required by the Department of Law setting forth the reason for abandonment and disposition of all funds received.

Once the Plan has been declared effective or executed Purchase Agreements for five Units have been accepted by Sponsor, the Plan may not be abandoned unless there is a title defect which cannot be cured without litigation or cannot be cured for less than a stated amount which shall not be less than one-half (1/2) of one percent (1%) of the total offering; or substantial damage or destruction of the building by fire or other casualty which cannot be cured for less than that amount; or the taking of any material portion of the property by condemnation or eminent domain.

The Plan will be declared effective by written notice to all purchasers. Within five (5) business days after service of such notice to purchasers, Sponsor will submit for filing an amendment incorporating the notice of effectiveness, together with an affidavit of service of such notice on all purchasers. Sponsor shall also submit to the Department of Law, if requested, copies of all Purchase Agreements, within five (5) business days after the request is made.

The Plan will not be declared effective based on purchase agreements:

(i) signed by purchasers who have been granted a right of rescission that has not expired or been waived;

(ii) signed by an affiliate of the Sponsor.

CLOSING OF TITLE TO UNITS

The term "closing of title" or "closing" as used herein means the transfer of ownership of a Condominium Unit from Sponsor to the purchaser(s) thereof.

Once the Plan has been declared effective, the Sponsor will fix the dates for closing title to all Units for which Purchase Agreements have been executed by serving notice on each purchaser stating the date of the first closing and setting such purchaser's closing date. Such notice will be served no less than thirty (30) days before the date set for the closing of the Units.

Purchasers shall be given an opportunity to inspect the Unit prior to closing. Any work remaining to be done in the Unit pursuant to the Plan and/or the Purchase Agreement, shall be itemized on an "Inspection Statement," a form of which is contained in Part II of the Plan, signed by both Sponsor and purchaser. Sponsor shall be obligated to complete the items on the Inspection Statement within a reasonable time after closing. However, if Sponsor agrees in writing to complete any items on the Inspection Statement prior to closing, purchaser must re-inspect the Unit on that day prior to closing stipulated by the Sponsor or Sponsor to inspect and sign off on all items Sponsor was to complete. No open items of work will be discussed at the closing itself.

The closing of title to the first Unit is expected to occur on or about May 15, 2001. However, such closing will only take place concurrently with or after the occurrence of the following events:

1. Issuance of a temporary or permanent Certificate of Occupancy for the entire Buildings or, alternatively, issuance of a partial temporary or permanent Certificate of Occupancy for the Unit to be closed or for the portion of the particular building where the Unit is located.
2. Compliance by Sponsor with pertinent terms of any construction financing affecting the Property.
3. Recording or filing, as required by law, of the Declaration, and By-Laws in accordance with the Condominium Act.
4. Preparation of discharge or partial release of all liens affecting the Unit to be closed and its undivided Common Interest, to be recorded immediately prior to recording of the deed, pursuant to the Condominium Act.

5. Service upon purchaser of a written notice of the closing date at least ten (10) days in advance of closing and the offer to purchaser of an opportunity to inspect the Unit and the Building prior to closing.

6. Amendment of the Plan by Sponsor to disclose that it has been declared effective.

7. Execution of an instrument by Purchaser in the form provided in Part II of the Offering Plan (and delivery of said instrument to the Sponsor or purchaser's title Company for recording), designating the Board of Managers as his or her attorney in fact, coupled with an interest for, but not limited to, the purpose of managing, selling, mortgaging, leasing, voting or otherwise dealing with any Unit acquired by the Board of Managers in accordance with any of the provisions of the By-Laws and for purposes consistent with the implementation of the Offering Plan.

8. Delivery and assignment by Sponsor to purchaser of any manufacturers' warranties (to the extent available and assignable) with respect to any equipment and appliances installed by Sponsor in the Unit and the receipt by purchaser of any subcontractors' warranty certificates for heating and plumbing relating to the Unit, if any, to the extent made by such subcontractors and to the extent such warranties are available.

9. The assignment by Sponsor to the Board of Managers of any warranties available and assignable with respect to all equipment and appliances and heating, plumbing and roofing installed in the Common Elements.

10. Execution of and delivery by Sponsor of a bargain and sale deed with covenant against grantor's acts substantially in the form set forth in Part II and in proper form for recording for the Unit and its appurtenant Common Interest, free and clear of all liens and encumbrances except as set forth herein.

11. If ordered by purchaser, the issuance at closing of a commitment by Title Resource Agency ("TRA") as agent for Fidelity National Title Insurance Company of New York ("Fidelity") or by another title insurance company licensed to do business in the State of New York, to insure that the Condominium was validly formed pursuant to the Condominium Act and that the purchaser has good and insurable fee title in the Unit, free and clear of all liens and encumbrances, except as set forth herein and except for any mortgage that a purchaser obtains to purchase the Unit, and subject to the provisions of the Declaration and By-Laws. See the next section of this Plan for the estimated cost of such title insurance.

If the anticipated date of the first closing is delayed twelve (12) months or more, purchasers will be offered the right of rescission.

Title to each Unit will be subject to the following exceptions:

- (a) Any state of facts an accurate survey of the Property or personal inspection of the Unit and/or Property would show provided such state of facts does not render title unmarketable;
- (b) All of the terms, covenants and conditions of the Declaration, the By-Laws, the building plans as they are subsequently filed or recorded, the rules and regulations of the Condominium and the Offering Plan and amendments thereto;
- (c) Power of Attorney from the Unit Owner to the Board of Managers of the Condominium;
- (d) All easements set forth in the Declaration and By-Laws (as the same may be amended from time to time), and the deed, as subsequently recorded;
- (e) Any other declaration or instrument affecting the Property which Sponsor must file to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, New York City Planning Commission, Board of Standards and Appeals, or of any other public agency or authority, applicable to the construction, alteration, repair, demolition or restoration of the Building and creation of the Condominium;
- (f) Zoning and other resolutions, regulations and ordinances (and amendments thereto) now or hereafter adopted;
- (g) Consents by Sponsor or any former Owner of the Property for the erection of structure(s) under or above any street on which the Property abuts;
- (h) Standard exceptions contained in the form of title insurance policy then issued by Fidelity (or by any other title company insuring purchaser's title to the Unit);
- (i) Any encumbrance as to which Fidelity (or other title company insuring purchaser's title) would be willing, in a fee policy, to insure (a) will not be collected out of the Unit if it is a lien or (b) will not be enforced against the Unit if it is not a lien; and
- (j) Any other Permitted Encumbrances. Permitted Encumbrances are set forth on Schedule A to the Purchase Agreement set forth in Part II.

CLOSING COSTS AND ADJUSTMENTS

At closing, each purchaser shall be required to pay certain costs and expenses. The following is a list of the types and amounts of costs and expenses purchasers should expect to pay. Estimates for title expenses are provided by Title Resource Agency, Inc. ("TRA"), as agent for Fidelity National Title Insurance Company of New York and are based (as are all of the following items), on current rates and charges which are subject to change without prior notice:

(a) If a purchaser elects to obtain fee title insurance, the purchaser will pay the premium therefor which will vary depending upon the purchase price and whether or not a mortgage title policy is obtained simultaneously with the fee title policy. Title insurance rates are set by the New York Board of Title Underwriters and filed with the New York State Insurance Department. The current rate for fee title insurance alone on a purchase price of \$250,000.00 is approximately \$1,319.50. Where a mortgage title policy is simultaneously issued, the fee title rates will be lower than those set forth above. Sponsor makes no representation regarding insurance available from insurers other than TRA.

(b) Fees for recording the Unit Deed, the Power of Attorney in favor of the Board of Managers, and any mortgage the Purchaser obtains to finance the purchase of his or her Unit. The current recording fees are \$15.00 per document plus \$5.00 per page and a \$25.00 service charge for each instrument recorded.

(c) The New York State Real Estate Transfer Tax, which is currently .4% of the purchase price, but when paid by the purchaser, is increased to approximately .4016% since the shifting of the tax obligation from the Sponsor as a seller to purchaser is deemed additional consideration from the Sponsor.

(d) The New York City Real Property Transfer Tax, which is currently 1% of the purchase price, but when paid by the purchaser, is increased to approximately 1.01% since shifting of the tax obligation from the Sponsor as a seller is deemed additional consideration to the Sponsor.

(e) Any purchaser who obtains a mortgage loan to finance the purchase of his or her Unit shall reimburse Sponsor in the amount of any credit against the mortgage tax which the purchaser receives pursuant to Section 339-ee(2) of the Real Property Law as a consequence of Sponsor's payment of mortgage tax on the construction mortgage for the Condominium. In accordance with said statute, the credit shall be the amount resulting from the product of the Unit's percentage of interest in the Common Elements and the mortgage tax already paid on mortgages affecting the Property. The

mortgage tax is currently 2.0% of any mortgage obtained by the purchaser. Of this amount the purchaser pays 1.75% of the mortgage amount (less \$25.00 representing a credit for the purchase of a "single-family home") and the mortgage lender pays .25%. The Condominium Act credit described above is against the 1.75% mortgage tax payable by purchaser.

Purchasers obtaining mortgage loans are also advised that they will be responsible for the payment of all closing costs and expenses in connection therewith in amounts determined by the lender. These costs customarily include, among others, origination fees (or "points"), commitment fees, fees for credit checks, mortgage title insurance, lender's attorneys' fees and appraisal fees. Also, a purchaser obtaining a mortgage may be required by the lending institution to deposit monthly with the lending institution, commencing with the closing date, an escrow for the payment of annual real estate taxes and insurance premiums. The amount of such escrow deposit to be made at closing will depend on the number of months remaining between the closing of title and the date these amounts are next due to be paid and the estimated amounts then payable, as well as the custom and practice of the particular lender involved.

(f) If a Unit has not been separately assessed for the then current tax year by the closing date, the adjustment will be based on an estimated "assessment" obtained by multiplying the total Property assessment by the Unit's percentage of interest in the Common Elements and multiplying that "assessment" by the then current tax rate. If separate assessments have not been made prior to the closing of title to a Unit, the Board of Managers will collect from each purchaser at closing and will place in escrow an amount equal to the Unit Owner's estimated proportionate share of the real estate taxes, if any, projected to be due for the entire Property for the half of the tax year next commencing after the closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes). If the tax assessor indicates that more than one half of a tax year may elapse before the Units are individually assessed, the Board of Managers shall collect monthly escrows from Unit Owners with their Common Charges, based upon the estimated tax bill for the entire Property, the Unit Owner's percentage of interest in the Common Elements and the then current tax rate (or, at the Board of Managers' discretion, a higher tax rate to provide against a possible increase in rate at the beginning of a new tax year). The Board of Managers will pay all taxes due from the escrow account. If the actual taxes due for any period for which the Board of Managers collected escrows are higher than the amount collected and held in escrow, the Board of Managers shall pay the difference and shall bill purchasers for their proportionate share of any necessary reimbursement. If the actual taxes due are lower than the amount collected and held in escrow by the Board, the Board shall pay the tax bill and return to purchasers their proportionate share of any excess. At such time as

the Unit is separately assessed, the Unit Owner will pay taxes directly to the taxing authority.

(g) Legal fee of Sponsor's Condominium Counsel in the amount of \$500.00 per Unit must be paid by all purchasers.

(h) Purchaser shall have sole responsibility for payment of all professionals, including attorney(s), employed or retained by purchaser.

(i) Purchasers shall also be required to pay at closing a sum equal to two months Common Charges as a contribution to the Working Capital Fund. This fund shall be used to pay for items in the budget which will be payable prior to the time that sufficient monthly Common Charges have accrued to pay these items.

(j) If a purchaser elects to obtain title insurance from a company other than Regal Title Agency, Sponsor may charge purchaser an additional \$500.00

The entire contents of this section "Closing Costs and Adjustments", as the same may be revised or amended, shall be deemed incorporated in the Purchase Agreement for each Unit.

RIGHTS AND OBLIGATIONS OF SPONSOR

Before the closing of title to the first Unit, all liens and mortgages affecting the Unit shall be paid or satisfied or the Unit being conveyed and its appurtenant Common Interest shall be released therefrom by a release instrument to be recorded prior to recordation of the deed to the Unit.

Sponsor shall be obligated to build and complete the Condominium in substantial accordance with the Building Plans and specifications identified in the Plan, subject to Sponsor's right to substitute equipment or materials of equal or better quality for construction and design and make modifications in layout or design. Sponsor may not materially change the size, number or location of Units, their respective percentage of interest in the Common Elements, or the amount or quality of Common Elements, except as more specifically provided in the section of this Plan entitled "Changes in Prices and Units".

Prior to the closing of title to the first Unit, Sponsor shall have obtained a temporary or permanent Certificate of Occupancy for the entire Buildings or, alternatively, a partial temporary or permanent Certificate of Occupancy covering the Unit to be closed. Sponsor shall obtain a permanent Certificate of Occupancy and all necessary permits for all elements of the Condominium within two (2) years of closing of title to the first Unit, and, in any event, before expiration of applicable partial or temporary certificates of occupancy, as the same may be renewed, replaced or extended.

In the event any closing of title occurs before the issuance of a permanent Certificate of Occupancy covering the Unit, Sponsor shall maintain all deposits and funds received from the purchaser of said Unit in a special escrow account as required by Section 352-e(2-b) of the General Business Law, unless Sponsor's engineer or architect certifies that a lesser amount will be necessary to complete the work needed to obtain a permanent Certificate of Occupancy, in which case the sum exceeding the amount so certified by such engineer or architect may be released to Sponsor from the special escrow account. Alternatively, Sponsor may deposit with an escrow agent an unconditional, irrevocable letter of credit or post a surety bond in the amount so certified. In the event Sponsor desires to post a bond pursuant to this paragraph, prior to posting such bond Sponsor will file an amendment to the Plan disclosing same.

Sponsor will pay all contractors, subcontractors and materialmen and all others involved in the construction of the Condominium for authorized work performed and authorized fixtures, material and equipment supplied to or installed in the Condominium and will cause all mechanics' liens arising out of the construction of the Condominium or the furnishing or installation of fixtures or equipment, to be

discharged or bonded promptly after the liens are filed.

Sponsor has no obligation to defend any suits or proceedings, or to indemnify the Board of Managers or Unit Owners, except with respect to claims arising out of the acts, omissions or representations of Sponsor, as limited herein.

All representations under the Plan, all obligations of Sponsor pursuant to the General Business Law, and such additional obligations of Sponsor set forth in the Plan which are to be performed subsequent to closing shall survive delivery of the deed.

Sponsor shall deliver a set of as-built drawings to the Board of Managers following completion of construction.

Except as specifically set forth herein, no bond or other security has been furnished to secure Sponsor's obligations hereunder, including, but not limited to, Sponsor's obligations to complete construction after closing title to the first Unit and to obtain a permanent Certificate of Occupancy. All obligations of Sponsor pertaining to the Common Elements shall be enforceable only by the Board of Managers on behalf of the Unit Owners and not by the individual Unit Owners. However, nothing herein shall prevent an individual Unit Owner from bringing an action in the nature of a derivative action against the Board of Managers. During the time the principals of Sponsor control the Board, it is within their sole power to enforce the obligations of Sponsor pertaining to the Common Elements. Therefore, Sponsor agrees that during such period it will in its capacity as the Board of Managers enforce such obligations when required to do so by a resolution duly passed by a majority of the Unit Owners, excluding Sponsor, at a special meeting of the Unit Owners called for such purpose.

Sponsor agrees to pay all Common Charges and special assessments, and real estate taxes with respect to Units it owns which have not been sold to purchasers. Sponsor represents that it currently has the financial resources to meet the foregoing obligations. No bond or other security has been posted to secure such obligations. If Sponsor should cease having such financial resources, all selling activity shall cease, the Plan will be amended and all purchasers offered the right to rescind their purchases.

Sponsor shall procure fire and casualty insurance, as set forth in Schedule B, pursuant to an agreed amount replacement value policy or in an amount sufficient to avoid co-insurance. Such insurance will provide that each Unit Owner is an additional insured and that there will be no cancellation without notice to the Board of Managers and Unit Owner. The insurance policies will also contain waivers of subrogation, waivers of invalidity due to acts of insured and Unit Owners and waivers of pro rata reduction of liability of the insurer due to other insurance.

carried by individual Unit Owners. Sponsor shall be reimbursed for the cost of such insurance premium(s) by the Condominium.

Sponsor agrees to keep copies of the Plan, exhibits and documents referred to in the Plan on file at its office or at another designated place for six years from the date the Declaration is recorded.

In the event of the dissolution or liquidation of the Sponsor or the transfer of twenty percent or more of the total number of Units in the Condominium, the principals of the Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor for those Units under the Offering Plan, applicable laws or regulations.

Sponsor reserves to itself, its successors, assigns, designees, invitees, contractors, agents, employees and tenants, any and all easements and rights of access, in and to Units and Common Elements, to complete construction in a manner consistent with the purposes of this Plan and to ensure Sponsor's rights and obligations hereunder. Sponsor is obligated to repair any damages caused as the result of the foregoing work, if notified during the warranty period described below. Sponsor will not interfere with a Unit Owner's reasonable use of his or her Unit during any work period. However, there may be a temporary limitation as to use of the public areas. Sponsor's reservation and rights shall include, but not be limited to:

(i) The right to maintain general and sales and leasing office(s) and personnel on the premises, to post signs, and to conduct other activities connected with promotion, sales or leasing, such as inspection and display of vacant or leased Units, as well as all Common Elements, to prospective purchasers or lessees; and

(ii) Right of access in and to Units and Common Elements for purposes of construction, repair, refurbishment, correction, alterations, finishing, servicing and similar work.

Representatives of Sponsor will make periodic visits to the Property at reasonable intervals to correct any defects in the construction of a Unit or the Common Elements, or in the installation or operation of any mechanical equipment therein, due to improper workmanship or material substantially at variance with this Offering Plan, provided and on condition that (a) in the case of a Unit, Sponsor is notified in writing by the Unit Owner (or lessee) of such defect(s) within one year from the closing of title to or first leasing of such Unit or (b) in the case of Common Elements, Sponsor is notified in writing by the Board of Managers of such defect(s) within twelve months from the date the permanent Certificate of Occupancy is obtained for the Building. The quality of construction shall be comparable to construction standards customary in the particular trade and in accordance with the Plans and

On the other hand, it is also true that the United States has been successful in its efforts to bring about a more stable and peaceful world. This success can be attributed to many factors, including the leadership of President John F. Kennedy, the strength of the American economy, and the moral authority of the United States. The United States has been able to stand up to Soviet aggression, to support freedom-loving peoples around the world, and to promote peace and stability through diplomatic means.

In conclusion, the United States has played a vital role in shaping the modern world. It has been a leader in the fight against communism, a champion of human rights, and a promoter of international cooperation. As we look to the future, we must continue to uphold the values and principles that have made the United States a great nation. We must remain committed to democracy, to freedom, and to the pursuit of peace and justice for all people.

1. *Phragmites australis* (Cav.) Trin. ex Steud.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

1. *Journal of the American Medical Association*, 1997; 278: 1019-1021.

[illegible][illegible]

1. The first step in the process is to identify the problem. This involves gathering information about the situation and understanding the needs of the stakeholders involved.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

specifications. Notwithstanding the foregoing, Sponsor will not be responsible for correcting any defects in construction or defects in the installation or operation of any appliances, equipment or fixtures with respect to which assignable warranties or other undertakings are assigned to the Board of Managers or Unit Owners. In addition, in no event shall Sponsor be responsible for any condition resulting from normal wear and tear or natural shifting or settling of the Building, or for any defects of insubstantial nature, including but not limited to nail pops, ridging on sheet rock walls, lumber shrinkage, any consequential damage resulting from settlement or normal plumbing and heating noises. Subsequent to the conveyance of title to a Unit, Sponsor shall not be responsible for paint touch-ups, repair of dented appliances, porcelain or formica chips and scratches in tubs, vanities or countertops. Sponsor has no obligation to make any repair to the Units or the Common Elements, except as expressly set forth in this Offering Plan.

Sponsor will deliver to the purchaser upon the closing of title and assign or deliver to the Board of Managers upon the recording of the Declaration as applicable, warranties, if any, of manufacturers and subcontractors relating to heating, electrical work, plumbing, and appliances, as well as bonds relating to the Unit or the Common Elements respectively, if any. Sponsor undertakes to do the above only to the extent that warranties are actually made by such manufacturers and subcontractors and only to the extent such warranties and bonds are available and/or assignable.

Sponsor will pay all expenses incurred prior to the establishment of the Condominium in connection with establishment of the Condominium, and will bear and pay all costs and expenses incurred in connection with the creation of the Condominium, whenever such costs or expenses are incurred, or in connection with the sale of all Units held or owned by Sponsor (except for costs specifically made payable by purchasers under this Plan), and will pay all selling expenses including, but not limited to, advertising and printing costs, architect and engineering fees, and costs of filing this Plan and amendments thereto.

Except for Sponsor's obligations to pay Common Charges and to perform other duties as a Unit Owner with respect to Units not sold to purchasers (for so long as Sponsor owns the same), and for its obligations with respect to relinquishing control of the Board of Managers, as hereafter set forth, the foregoing section sets forth the entire extent of the obligations of Sponsor hereunder and none other shall be implied, except that nothing contained herein shall be deemed to limit the rights of purchasers under their respective Purchase Agreements.

Leasing and Use of Unsold Units

Sponsor reserves the right, following the recording of the Declaration of Condominium, and prior to the closing of title to any Unit, to lease such Unit to a prospective purchaser who has executed a Purchase Agreement and paid the

requisite down payment, for such rent and on such conditions as may be agreed to between Sponsor and purchaser. Any such lease will provide that an uncured default by the purchaser under the Purchase Agreement with respect to the Unit which is the subject of the lease will constitute a default under the lease entitling Sponsor, at its sole option, to immediately terminate the lease. In addition, each Purchase Agreement may provide that an uncured default by the purchaser under any lease with respect to the Unit which is the subject of the Purchase Agreement will constitute a default under the Purchase Agreement entitling Sponsor, at its sole option, to immediately terminate such Purchase Agreement and exercise any remedies provided therein.

Sponsor or its designee reserves the additional right to use or occupy for itself or its agents, or (after the Declaration is recorded) to rent or lease to a tenant who is not a purchaser (for such rent and upon such terms as are agreed to between the parties), any Unit not conveyed or with respect to which a Purchase Agreement is not then outstanding. Sponsor will notify purchasers of Units that have been previously occupied or that are then occupied, of such occupancy, prior to the execution of a Purchase Agreement. Such Unit will be delivered at the closing, free and clear of any occupants and leases, unless the tenant or occupant is the purchaser or unless the Purchase Agreement indicates that the Unit shall be sold subject to a lease, a copy of which shall be annexed to the Purchase Agreement. There shall be no obligation of Sponsor or its designee to decorate, refurbish or in any way repair such Unit.

CONTROL BY SPONSOR

Until Sponsor and any Sponsor designee have closed title under this Offering Plan to fifty (50%) percent in aggregate Common Interest of the Units, or five years from the date of conveyance of title to the first Unit, whichever is sooner, the Sponsor, as Owner of Unsold Units, will have voting control of the Board of Managers. The Sponsor, during this period, will thus have control of maintenance, facilities and services to be provided and will determine the Common Charges to be paid by all Unit Owners, and the enforcement of the Sponsor's obligations. However, during such control period, Sponsor will not increase or decrease the services set forth in the Projected Budget for first Year of Operation (Schedule B) of this Offering Plan without the consent of a majority in aggregate Common Interest of all Unit Owners (other than Sponsor voting as a Unit Owner) present at a duly called meeting of the Unit Owners.

The first Board of Managers of the Condominium will be individuals who are designated by Sponsor and who may be officers or employees of the Sponsor. The Sponsor shall retain the right to substitute other persons in the place of any such designated individuals until the resignation of the first Board of Managers as set forth below. Within sixty (60) days of the closing of title to the first Unit, one Unit Owner who is independent of Sponsor will be elected to the Board of Managers by the members of the first Board appointed Sponsor, until the first Board of Managers resigns. The representatives of Sponsor will call for a special meeting of the Unit Owners to elect a new Board one year after the closing of title to the first Unit. In the event Sponsor has not sold at least 50% in aggregate Common Interest of all Units at the first annual meeting or at annual meetings thereafter, until the fifth annual meeting, it may appoint a majority of the Board. At the fifth annual meeting of the Board of Managers and at all subsequent annual meetings, the Sponsor may not elect and/or appoint a majority of the Board.

Furthermore, so long as Sponsor or its designee shall own one or more Units or for a period of five (5) years after closing of title to the first Unit, whichever is sooner, the Board of Managers may not, without the prior written consent of the Sponsor, (i) make any addition, alteration or improvement to the Common Elements or to any Unit or (ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund (however, Sponsor will not unreasonably withhold consent to additions to the contingency fund provided for in Schedule B to the extent assessments are necessary to make expenditures required by law), or (iii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient), or (iv) provide for new or additional services other than those provided for in Schedule B hereof. Sponsor shall have the right to withhold its consent to any of the foregoing actions. Notwithstanding the above, Sponsor's

consent shall not be withheld for expenses required to comply with applicable law or regulation or to remedy any notice of violation, or to remedy any work order by an insurer. While Sponsor has voting control of the Board of Managers, Sponsor will not reduce or eliminate the services to be provided to the Condominium as set forth in Schedule B of this Plan.

At any regular or special meeting of Unit Owners, any one or more of the members of the Board of Managers, may be removed with or without cause by a majority of the Unit Owners and a successor may then and there or thereafter be elected to fill the vacancy thus created, provided notice of such proposed removal was given to the Board member and was specified in the notice of the meeting. Any member of the Board appointed by Sponsor or its designee may be removed by Sponsor or its designee (with the consent of the Sponsor) for any reason. Any member of the Board of Managers whose removal has been proposed shall be given an opportunity to be heard at the meeting. Officers may be removed at any meeting of the Board. Regardless of whether a Sponsor-appointee to the Board is removed by Sponsor, its designee or the Unit Owners, only the Sponsor or its designee (with the consent of the Sponsor) shall have the right to designate a replacement for such Sponsor-appointee.

No members of the Board of Managers will receive any compensation from the Condominium for acting as such.

The Sponsor will cause the Board of Managers to file a lien on Units for which the Sponsor is more than thirty (30) days in arrears of Common Charges while it is in control of the Board of Managers.

**RIGHTS AND OBLIGATIONS OF THE BOARD OF
MANAGERS/SUMMARY OF BY-LAW PROVISIONS**

Responsibility for operating the Condominium will rest with a Board of Managers composed of not less than three and not more than six Unit Owners elected by the Unit Owners commencing with the first Annual Unit Owner's meeting. Each Unit Owner will have one vote for each Unit owned by him. After the initial one-year period, one-third of the Managers will be elected annually for three-year terms.

The anticipated first members of the Board of Managers will be Carmela Basile, principal of the Sponsor; Edward Lukashok and Sylvester Sichenze, attorneys for Sponsor. Mrs. Basile and Mr. Sichenze will be President and Secretary respectively of the Condominium.

A manager may be removed for cause by a majority vote of the Unit Owners. Every manager shall be fully indemnified for all official acts except those committed in bad faith.

The powers of the Board of Managers are set forth in Article III of the By-Laws (page 155). Among those powers, which generally include everything in connection with the property and business of the Condominium other than that specifically directed or required to be done by the Unit Owners personally, are the following:

To determine the amount of, collect and disburse the Common Charges, including a reserve for capital replacements.

To make reasonable rules and regulations in addition to those set forth in Article III of the By-Laws and to enforce them.

To employ others including a management agent and to delegate powers.

To maintain, make repairs to and replacements of the Common Elements and Limited Common Elements including exterior walls, roofs, pipes, wire conduit and public utility lines, any of which is located in one Unit and services another Unit, painting of exterior surfaces of doors and windows which open from a Unit. However, a Unit Owner shall be responsible for the maintenance of his Unit including electric repairs, plumbing stoppage, window cleaning, painting and decorating in the Unit, all glass breakage, pipes, wires and conduits in and servicing the same Unit and repairs and replacements to the Unit.

To choose officers of the Condominium who must be members of the Board of Managers or Unit Owners and shall include: a President who shall be the chief executive officer of the Condominium, shall preside at all meetings of the Unit Owners and Board of Managers and be an ex-officio member of all committees; a Vice President who shall substitute for the President in his absence; a Secretary who shall record all votes and minutes of all meetings of the Unit Owner and Board of Managers; and a Treasurer who shall have custody of the condominium funds and securities and keep full and accurate accounts of receipts and disbursements.

To maintain Condominium bank accounts.

To bring and defend actions on behalf of the Condominium including foreclosure of liens for unpaid Common Charges.

To acquire title to any abandoned Unit or Units under foreclosure.

To make repairs, restore or alter any Unit or the Common Elements after damage by fire or other casualty or condemnation.

To enter a Unit when necessary for the maintenance, care and preservation of the Property.

To furnish annually, at the end of each fiscal year, copies of an annual report of the Condominium including a balance sheet and profit and loss statement certified by an independent public accountant, a statement regarding any taxable income attributable to the Unit Owners and a notice of the holding of the annual Unit Owners meeting. A Unit Owner, his representatives and mortgagee may examine the Condominium books and records upon reasonable notice.

To act as an agent of those Unit Owners, if any, who give their written authorization to apply to the New York City real estate tax assessment agency by filing a single protest or complaint on behalf of all such Unit Owners pursuant to the applicable sections of the Real Property Tax Law. The Board of Managers may retain legal counsel on behalf of all Unit Owners for whom it is acting as agent and charge those Unit Owners a pro-rata share of expenses, disbursements and legal fees.

To obtain and maintain, to the extent obtainable, fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements covering the building, including all of the Units (but not including furniture, furnishings or other personal property supplied or installed by Unit Owners), insuring the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as such interest may appear, in an amount equal to 90% of the replacement value of the buildings. Each of such policies shall contain a New York Standard Mortgagee clause in favor of each mortgagee of a Unit which shall provide

that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine.

In order to limit the liability of the Unit Owners, any contract, agreement or commitment made by the Board of Managers shall state that it is made by the Board of Managers as agent for the Unit Owners as a group only and that no member of the Board of Managers nor individual Unit Owner shall be liable for such contract, agreement or commitment except that every Unit Owner shall be liable to the extent that his proportionate interest in the Common Elements bears to the total liability under such commitment. The Board of Managers shall have no liability to the Unit Owners in the management of the Condominium except for wilful misconduct or bad faith and the Unit Owners shall severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a member of the Board of Managers in accordance with his duties, except acts of wilful misconduct or acts made in bad faith. Such several liability of a Unit Owner shall, however, be limited to the extent that his proportionate interest in the Common Elements bears to the total liability of the member of the Board of Managers.

The amount of fire insurance to be maintained on the Building upon the transfer of title to all Units and until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners will be in the amount of at least \$827,000.00. The Board of Managers shall review the amount of fire insurance annually. Although there is no requirement for annual appraisals to ascertain whether the insurance coverage is adequate, such appraisals are required prior to renewal of any fire policy.

The Board will arrange for repair of the Units in the event of casualty loss. In the event the insurance proceeds are not sufficient to cover the cost of repairs to the Units, the balance of the cost of such repairs will be assessed against all Unit Owners. For further provisions regarding repair or reconstruction of Units after fire, casualty or condemnation see Article Seven of the By-Laws which provide, among other things, for Unit Owners' approval to reconstruct in the event 75% or more of the Units are destroyed or substantially damaged. In the event of a casualty loss, the Unit Owner will continue to pay the Common Charges on his Unit.

The proceeds of all policies of physical damage insurance carried by the Board shall be payable to the Board of Managers in the event of a loss amounting to \$60,000 or less, and to the Insurance Trustee if the loss shall amount to more than \$60,000 to be applied for the purpose of repairing, restoring or rebuilding the building unless otherwise determined by the Unit Owners, as hereinafter set forth. The Insurance Trustee shall be designated by the Board of Managers. In the event that the Insurance Trustee shall resign or not qualify, the new Insurance Trustee shall hold all proceeds of insurance policies in accordance

with Section 254.4 of the Real Property Law.

The public liability insurance policy to be maintained until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners, will be a limit of \$1,000,000, covering all claims for bodily injury arising out of any one occurrence in the Common Elements and a limit of \$1,000,000 covering all claims for property damage arising out of one occurrence in the Common Elements. The public liability insurance shall also cover cross liability claims of one insured against another.

The cost of all such insurance and the fees and expenses of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a Common Expense. The Board of Managers may also obtain and maintain, to the extent obtainable: (1) fidelity insurance covering all officers and employees of the Condominium who handle Condominium funds; (2) workmen's compensation insurance; and (3) in order to limit the liability of Unit Owners for personal injury and tort, public liability insurance covering each Member of the Board of Managers and each Unit Owner for such amounts as the Board of Managers may deem proper. The Board of Managers shall review such limits once each year. See Schedule B for the estimated cost of insurance for the Condominium.

Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided such policies contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance.

All policies of physical damage insurance shall contain waivers of subrogation and of any reduction of pro-rata liability of the insurer as a result of any insurance carried by Unit Owners or the invalidity arising from any acts of the insured or any Unit Owners and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days prior written notice to all of the insureds, including all mortgagees of the Units. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of then current policies.

The Board of Managers may also require that all officers and employees of the Condominium handling or responsible for Condominium funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be a Common Expense.

The By-Laws may be amended at any Unit Owners' meeting provided (a) the notice of meeting contains a full statement of the proposed amendment, (b) the amendment is approved by 80% of the Unit Owners and (c) the amendment is

duly recorded as an amendment to the Declaration. No amendment may affect a Unit Owner's interest or the interest of a mortgage holder in a Unit or adversely affect the Sponsor's rights.

The Condominium may not be terminated unless at least 80% of the Unit Owners in number and in common interest and the first mortgagees, if any, of the same Units agree to the withdrawal of the Property from the provisions of Article 9-B of the Real Property Law. The Sponsor or its nominee will not cast any of its votes for withdrawal unless 80% or more of the Unit Owners other than the Sponsor so vote, in which event the Sponsor will be free to cast its votes either for or against withdrawal.

The Common Elements, including the Limited Common Elements shall remain undivided and may not be partitioned.

THE FOREGOING SUMMARY IS NOT INTENDED TO BE A COMPLETE DISCUSSION OF THE BY-LAWS OR DECLARATION. PROSPECTIVE PURCHASERS OR THEIR ATTORNEYS OR ADVISORS SHOULD REVIEW THE BY-LAWS, DECLARATION AND OTHER IMPORTANT DOCUMENTS SET FORTH IN PART II.

**RIGHTS AND OBLIGATIONS OF UNIT OWNERS/
SUMMARY OF BY-LAW PROVISIONS**

Sale or Lease of Units by Unit Owners

Each Unit Owner will have the right to sell his or her Unit without restriction as to price (so that he or she may retain the entire proceeds from the sale), if prior to or simultaneously with the closing he or she satisfies any arrears in the payment of Common Charges and provided that he or she shall first give to the Board of Managers, on behalf of all other Unit Owners, an opportunity either to (a) purchase such Unit, at the same price and on the same terms as were offered by the proposed purchaser, or (b) produce a purchaser who will purchase the Unit at the same price and on the same terms offered by the proposed purchaser. The Board of Managers, however, may not purchase a Unit without the approval of a majority of the Unit Owners (as defined in the By-Laws). In the event the Board of Managers does not have sufficient funds for a purchase which has been approved by a majority of the Unit Owners, the Board of Managers may either borrow such funds or may assess the Unit Owners for the purchase price and include such assessment as a Common Expense in the Common Charges. If the Board of Managers does not either produce a purchaser for the Unit or indicate its intent to purchase the Unit on behalf of all Unit Owners within thirty (30) days after receipt of a written notice of the terms of a bona fide offer to purchase, the Unit Owner shall have the right to consummate the sale on the terms submitted to the Board of Managers, as more specifically set forth in the Declaration and By-Laws.

Each Unit Owner will have the right to lease his or her Unit for a term of at least twelve (12) months provided that the Unit Owner shall first give to the Board of Managers, on behalf of all other Unit Owners, notice and an opportunity either to (a) lease such Unit upon the same terms, conditions and rental offered by the proposed lessee or (b) produce a lessee who will lease the Unit on the same terms, conditions and rental offered by the proposed lessee. Leases of less than twelve months duration are prohibited. The Board of Managers, however, may not lease a Unit without the approval of a majority of the Unit Owners (as defined in the By-Laws). If the Board of Managers does not either lease such Unit or produce a lessee within thirty (30) days after receipt of written notice from the Unit Owner of the terms of a bona fide offer to lease, the Unit Owner shall have the right to lease the Unit on the terms submitted to the Board of Managers.

The restrictions upon the sale and lease of Units set forth in this section shall not apply to Units owned by Sponsor or its designee or to a mortgagee acquiring title in foreclosure or by deed in lieu of foreclosure. Sponsor or its designee or a mortgagee shall be free to sell or lease a Unit without first offering to sell or lease said Unit to the Board of Managers.

Mortgaging of Units by Unit Owners

Each Unit Owner has the right to mortgage his or her Unit, provided that (i) the mortgage shall be substantially in the form of the New York statutory form of mortgage, (ii) the Board of Managers is notified in writing of the making of the mortgage and receives a conformed copy of the mortgage and note, (iii) the mortgage states that if consent by the mortgagee is required to any amendment to the Condominium Declaration and By-Laws such consent will not be unreasonably withheld or delayed, and (iv) the Unit Owner making such mortgage first pays all assessments and Common Charges previously assessed by the Board of Managers against the Unit, and satisfies all unpaid liens against the Unit, except for the lien of a permitted mortgage. Notwithstanding the foregoing, the Sponsor, and Sponsor's designee shall have the right to mortgage their Units without restriction or limitation, but any such mortgage shall contain the representations in clauses (iii) and (iv) of this paragraph (if applicable).

Liens for Nonpayment of Common Charges

Under the provisions of Section 339-z of the Condominium Act, the Board of Managers, on behalf of the Unit Owners, will have a lien on each Unit for unpaid Common Charges assessed by the Board of Managers. Pursuant to Section 339-aa of the Condominium Act, this lien will be subordinate only to liens for real estate taxes and to sums unpaid on a first mortgage of record on the Unit. Any lien for unpaid Common Charges against a Unit shall be effective from and after the filing of a notice thereof in the office of the County Clerk in Kings County, and until all sums secured thereby, with the interest accrued thereon, shall have been fully paid or until six years from the date of filing (unless foreclosure of such lien is started within such six year period), whichever is earlier. The lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners, similar to a foreclosure of a mortgage on real property, or an action may be brought by the Board of Managers to recover the unpaid Common Charges, without necessarily filing the lien.

Assessment and Termination of Liability of Unit Owners for Common Charges

The Board of Managers will prepare and furnish its budget to the Unit Owners from time to time and at least once a year. Based upon such budget and any modifications thereof approved by the Board of Managers, the Unit Owners will be charged for the cost of the operation of the Condominium in accordance with their percentage of interest in the Common Elements.

The Common Charges assessed by the Board of Managers, in addition to the cost of repairing and maintaining the Common Elements, fire and liability insurance covering the Condominium, electricity for the Common Elements, water, audit and legal expenses, may include, in the discretion of the Board of Managers, reserves, working capital and other sums necessary to carry on the affairs of the Condominium:

The Common Charges will not include maintenance, repairs or decoration of any Units or portions thereof (except for structural repairs) payments required pursuant to the terms of any Unit Owner's mortgage, or real estate taxes covering the individual Units, nor will it include the cost of maintaining those portions of the Development to be maintained by the Association.

The Board of Managers may commence the collection of Common Charges upon the closing of title to the first Unit or thereafter in such amount as will be necessary to carry out the duties of the Board of Managers, as set forth in this Offering Plan. Such Common Charges shall be paid by the Unit Owners and by Sponsor as Owner of Units which have not been sold to bona fide purchasers. Each Unit Owner will be responsible to pay the Common Charges allocable to his or her Unit monthly in advance on the first day of each month, commencing with the closing of title to his or her Unit. Common Charges assessed during the month in which title closes shall be adjusted between the purchaser and the Sponsor as of the closing date, if collection of Common Charges has commenced on or before said date.

The liability of each Unit Owner for the payment of the Common Charges thereafter assessed or becoming due against his or her other Unit, shall terminate upon a permissible sale, transfer or other conveyance of such Unit together with the appurtenant interest in the Common Elements made by him or her in accordance with the applicable provisions of the By-Laws. In addition, any Unit Owner may, subject to the terms and conditions specified in the By-Laws, convey his or her Unit together with the appurtenant interest to the Board of Managers or its nominee on behalf of all other Unit Owners, without any compensation, and in such event shall be exempt from Common Charges thereafter assessed. A purchaser of a Unit shall be required by the Board of Managers to pay unpaid Common Charges assessed against the Unit prior to his or her acquisition, except that a mortgagee acquiring title to the mortgaged Unit or a purchaser at a foreclosure sale shall not be liable for such charges and the Unit shall not be subject to a lien for the payment of the Common Charges assessed prior to the acquisition of title thereto by a mortgagee or purchaser at a foreclosure sale. However, such mortgagee or purchaser at a foreclosure sale shall be liable for payment of all Common Charges after the acquisition of title. After filing of a lien for unpaid Common Charges and in the event the lien is foreclosed by the Board of Managers, if the proceeds of the foreclosure sale shall not be sufficient for the payment of such unpaid Common Charges or if a Unit is acquired by a mortgagee or purchaser in foreclosure, the unpaid balance shall be charged to all Unit Owners as a Common Expense. If there

is any surplus remaining from the proceeds of a foreclosure sale after payment of the indebtedness and all the expenses of the sale, the surplus shall be paid to the Unit Owner.

Repairs, Replacement and Maintenance of Units and Common Elements

Generally, all painting, decorating, maintenance, repairs and replacements, whether structural or nonstructural, ordinary or extraordinary, (a) in or to any Unit (other than to the Common Elements contained therein), will be made by the Unit Owner at the Unit Owner's sole cost and expense; and (b) in or to the Common Elements will be made by the Board of Managers and the cost thereof will be a Common Expense.

The interior glass surfaces of all windows located in the Units are to be cleaned at the Unit Owner's expense. The exterior surfaces of all Unit windows shall be cleaned by the Board of Managers and the cost shall be a Common Expense. Broken window glass in a Unit shall be replaced by the Unit Owner at the Unit Owner's sole cost and expense, unless such breakage was caused by the Board of Managers or its agents, in which case replacement shall be made by the Board at its sole cost and expense. Entrance doors to Units, and the roof of the Building shall be maintained and repaired by the Board of Managers unless the damage thereto was caused by a Unit Owner in which case the Board shall make the repair and charge the Unit Owner accordingly.

The Board of Managers and/or any agent of the Board shall have the right of access (which right shall be an easement) to inspect any Unit for the purpose of making any repairs or replacements to any of the Common Elements contained in such Unit or appurtenant to such Unit, or elsewhere in the Building, or to remedy any condition which would result in damage to any other Unit or to the Common Elements, or which would violate the provisions of any mortgage covering another Unit, or for the purpose of removing violations or curing defaults by Unit Owners, or for the purpose of complying with any laws, orders, rules or regulations of any governmental body having jurisdiction thereof. Such right of access shall be exercised in such manner as will not unreasonably interfere with the use for which the Unit was intended. No prior notice shall be required if the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Property or its residents or to avoid the suspension of any necessary service.

Insurance on Individual Units

Unit Owners are permitted and encouraged to carry liability and casualty insurance covering occurrences in their Unit for their own benefit at their

own expense, provided such policies contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's insurance.

**Additions, Alterations and
Improvements by Unit Owners**

No Unit Owner may make any addition, alteration or improvement to the Common Elements unless provided otherwise in the By-Laws. No Unit Owner shall make any structural addition, alteration, repair or improvement in his or her Unit or to the Common Elements appurtenant to his or her Unit, without the prior written approval of the Board of Managers. In addition, no such additions, alterations or Unit Owner's improvements may be made unless the consent of the Unit mortgagee (if any) is obtained, if such consent is required under the terms of the Unit Owner's mortgage. Except as otherwise provided with respect to alterations by the Sponsor or Sponsor's designee, no application shall be filed with the New York City Buildings Department or with any other governmental authority for a permit covering an addition, alteration or improvement to be made in a Unit unless approved and executed by the Board of Managers. Such execution shall not subject the Board or any of its members to any liability to any contractor, subcontractor, materialman, architect or engineer, by reason of such addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom. If requested by the Board, a Unit Owner shall indemnify the Board for loss, damage or liability resulting in any way from execution of any such documents.

Prior to and as a condition of granting consent to the making of a structural alteration, addition, repair or improvement to a Unit, the Board of Managers may require the Unit Owner to deliver plans and specifications to the Board of Managers and to execute an agreement in the form required by the Board of Managers, setting forth the terms and conditions under which the proposed work is to be done, including, without limitation the days and hours during which the work is to be done.

Notwithstanding anything to the contrary heretofore set forth, Sponsor or its designee shall, with respect to all Units owned by it, have the right, without the consent of the Board of Managers, other Unit Owners or the holders of Unit mortgages, to (a) make alterations, additions or improvements, structural and nonstructural, ordinary and extraordinary, interior and exterior, in, to and upon any Unit; (b) change the layout or number of rooms in any Unit; (c) change the size and/or number of such Units by subdividing a Unit, combining separate Units (including those resulting from such subdivision or otherwise) into one or more Units, altering the boundary walls between any Units or otherwise; and (d) reapportion among the Units affected by such change their appurtenant interests in the Common Elements, provided, however, that in each instance Sponsor or its designee shall

comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction and shall cause the Declaration to be amended, if necessary.

The Board of Managers shall sign any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any such structural addition, alteration or improvement made by Sponsor or its designee to any Unit, provided, however, that neither the Board of Managers nor the Unit Owners shall be subjected to any expense or liability by virtue of the signing of the application or such other document. A copy of any such application or other document will be furnished to the Board of Managers.

Meetings of Unit Owners

A meeting of Unit Owners shall be held at least once annually for the purpose of electing the Board of Managers. Voting shall be based on each Unit Owner's percentage interest in the Common Elements.

The first meeting of Unit Owners will take place no later than ninety (90) days after the closing of title to the first unit.

Special meetings shall be called by the President as directed by the Board of Managers or by Unit Owners representing a majority in interest in the Common Elements.

Compliance with By-Laws and Rules and Regulations

Rules and regulations concerning the use of the Property and Units may be promulgated and amended from time to time by the Board of Managers, provided that copies of such rules and regulations are furnished to each Unit Owner prior to the time that they become effective. The initial rules and regulations of the Condominium are contained in Part II of the Plan.

Each Unit Owner must comply strictly with the By-Laws and the rules, regulations, resolutions and decisions adopted pursuant thereto. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief, or both, by the Board of Managers or in a proper case, an aggrieved Unit Owner. In the case of flagrant or repeated violation the Board may ask the offending Unit Owner for sufficient surety for future compliance.

Obligation of Non-Occupying Unit Owner Under Section 339-kk of the Real Property Law

The aforementioned statute provides the means by which the Board of Managers may collect Common Charges, assessments and late fees directly from the tenant of a non-occupying Unit Owner where the latter is in default with respect to such payments. See Part II, page 185 for a copy of the statute.

REAL ESTATE TAXES

Each Unit will be assessed and taxed as a separate tax lot by the City of New York. A Unit Owner will not be responsible for unpaid taxes on other Units, nor will his or her Unit be subject to any lien arising from the non-payment of taxes on other Units.

Until Units are separately assessed, real estate taxes and thus the tax exemption will be allocated among the Units based on their respective percentages of common interest. There is no assurance that the New York City taxing authority will allocate taxes, and thus the tax exemption, among the Units in accordance with their percentages of interest in the Common Elements.

After the recording of the Declaration and establishment of the Condominium, and for the duration of the tax benefits, the Sponsor will make all documents related to the 421-a partial tax exemption available to the Board of Managers for inspection and copying. It will continue to file all applications and timely comply with all procedures required to properly process and maintain the tax benefits.

The New York City Department of Housing Preservation and Development ("HPD") routinely conducts audits under 421-a, the result of which can be either the reduction or revocation of benefits if proper documentation is not provided. The Sponsor represents that it will keep all records required by HPD and will make them available to HPD whenever requested to do so.

It is intended that Units shall be separately assessed on the closing date for the then current tax year, but this may not have been done due to the closing date of the Unit. In the event that Units have not been separately assessed for real estate tax purposes prior to the first closing of title to a Unit, the Sponsor will place in escrow in the name of the Board of Managers an amount equal to the unpaid real estate taxes which will be levied against the Property for the six (6) month period following the first closing of title or until the Units are separately assessed, whichever is shorter. The Board of Managers shall pay the real estate taxes from this escrow account when they become due and payable, and shall receive reimbursement from Unit Owners at closing of title, until the Units are separately assessed. Such reimbursement shall include the amount remaining in the escrow fund which is allocable to the particular Unit's percentage interest in the Common Elements.

To provide for the possibility that Units may still not be separately assessed for real estate tax purposes at the end of the six (6) month period hereinabove referred to, Purchasers shall be required at closing to enter into an agreement with the Sponsor whereby they will agree to deliver to Sponsor within ten (10) days after request therefor, a check payable to the appropriate taxing authority in the amount necessary to cover the Purchaser's percentage of taxes due after the six (6) month period and prior to separate assessment. Sponsor's request shall contain a copy of the relevant tax bill, and the calculation of the Purchaser's portion.

In the event the Purchaser is obtaining a mortgage loan to finance the purchase of his Unit and the mortgage provides for an escrow to cover real estate taxes, then the Purchaser must execute at closing an authorization to the mortgagee, and the mortgagee must enter into an agreement with the Sponsor at closing, obligating such mortgagee to make the tax payments described above, if necessary, until Units are separately assessed.

The Sponsor has applied to the New York City Department of Housing Preservation and Development ("HPD") for a preliminary certificate of eligibility tax abatement pursuant to Section 421-a of the Real Property Tax Law, and will use its best efforts to obtain these benefits. The Plan will not be declared effective unless and until the preliminary certificate of eligibility is obtained. The Sponsor and its tax consultant, Moseson & Associates believe that the property will be eligible for the benefits provided under the aforementioned program and that these benefits will be available pro rata to each Unit Owner based upon each Owner's respective percentage of Common Interest. The Sponsor will comply with all procedures required to properly process and maintain the aforementioned tax benefits.

Under the 421-a program real estate taxes for the first ten years after completion of construction will be based solely on the property's assessed valuation of \$39,380.00 in the year prior to the start of construction (1998-99). Thereafter, the increased assessment based on the new construction will be phased from 20% to 100% over the ensuing five years, as follows:

<u>Year</u>	<u>Percentage of Exclusion of Increased Assessed Valuation</u>
11	80%
12	60%
13	40%
14	20%
15	0%

The value of the Property for real estate tax purposes is determined annually by the Property Division of the Department of Finance of The City of New York. Each year the Property Division fixes the "actual" assessment of a property based upon its market value. Changes in the Property's actual assessed value from one year to another due to changes in its market value (other than by reason of physical changes to the Property) are phased in over five years in equal annual increments or decrements of 20 percent per year. These changes are reflected in a "transitional" assessment for the property which is also determined each year. For any given year, taxes are based on the lower of the "actual" or "transitional" assessed value. The actual and transitional assessed valuations for the Property for the current tax year, 1999/00, are \$39,380.00. No tax certiorari proceedings are pending with respect to the Property.

The Sponsor estimates that upon the completion of construction (assumed to be no later than April 30, 2001), the assessed valuation will be approximately \$565,650.00.

Schedule A contains estimates of real estate taxes payable by Unit Owners, based on the Unit's percentage of interest in the Common Elements. However, it is possible that the tax assessor of the City of New York may allocate assessments on a basis that differs from the allocation of interests in the Common Elements.

The Condominium By-Laws (Article III, Section 5(a)(15) on page 135) empower the Board of Managers to represent individual Unit Owners in connection with the assessment of their Units.

The following is Sponsor's tax consultant's letter regarding the 421-a tax abatement program.

MOSESON & ASSOCIATES

789 Emplre Avenue
Far Rockaway, NY 11691

Telephone (718) 327-5779
Fax (718) 327-5737

September 11, 2000

R & C Builders
c/o Rocco Basile
9201 4th Avenue
Brooklyn, New York

RE: thirty units at 52 92nd Street, Brooklyn
Block: 6099 Lot: 42

Dear Sir:

You have requested me to advise you with respect to the applicability of The City of New York's program for partial real estate tax exemption under Section 421-A of the Real Property Tax Law and the procedure therefore.

You and your architect have represented to us that:

1. You will commence construction on the site of the building based on approved new building permits issued by the Department of Buildings of the City of New York before January 1, 2001.
2. Upon completion of construction, the Building will be classified as multiple dwellings pursuant to the Multiple Dwelling Law.
3. The Site was unimproved 36 months prior to the commencement of construction (as defined in the site requirements of section 2.5(1) (a) of the Regulations).
4. The building will be substantially used for dwelling purposes for a period of at least fifteen years following its completion.
5. Construction of the building will be completed on or before Dec. 31, 2003.
6. An application for Preliminary Certificate of Eligibility will be filed with HPD upon start of construction.
7. Upon completion, the project will consist of a condominium consisting of thirty residential units.

CONCLUSION

Based solely on these representations, and if (i) the building is constructed substantially in accordance with the plans and specifications approved by the New York City Department of Buildings and comply with the requirements of section 421-A, the Regulations and HPD, and HPD is notified of any modifications to the plans for the building or the "sell-out" price; (ii) HPD determines that the property was "underutilized" (pursuant to the provisions of Section 421-A) 36 months prior to commencement of construction; (iii) a preliminary Certificate of Eligibility is issued by HPD after commencement of construction and prior to the issuance of a temporary Certificate of Occupancy; (iv) temporary Certificates of Occupancy for all of the residential areas of the building or permanent Certificates of Occupancy for the building is issued and filed with HPD no later than six months after an application for a Final Certificate of Eligibility is filed with HPD, or prior to December 31, 2002 which ever is earlier; (v) a copy of such Final Certification and of the temporary or permanent Certificate of Occupancy for the residential units is filed with the New York City Department of Finance succeeding the issuance of such Final Certificate of Eligibility; and (vi) there is no change in Section 421-A, the Regulations and decisional law, the Building would appear to be eligible for the partial real estate tax exemption prided under Section 421-A.

The units of the condominium should be entitled to Section 421-A tax benefits under present law. Generally, for predominantly residential buildings, under section 421-A, 100% of the increased assessed value of the property resulting from the improvement thereon (i.e., the assessed value above the pre-construction assessed value) is exempt from taxation during construction and during the ten (10) years following the first taxable status date immediately following completion of construction. The exemption declines to 80% of the increased assessed value for the eleventh (11) year and is further reduced by an additional 20% for each of the succeeding years. Following the 15-year period, the Unit Owners will pay real state taxes based on the full assessed valuation of their Units and the tax rate then in effect, without the benefit of any exemption.

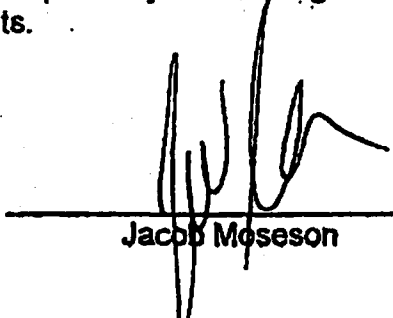
The total assessed value of the property (i.e., the aggregate assessment of all units) following completion of construction is estimated to be approximately 565,650. Using the foregoing estimate of assessed value upon completion, assuming completion to be on or before December 31, 2003 and assuming the tax rate remains the same as the current rate (i.e., \$10.851 per \$100 of assessed value) during the 15 year abatement period and upon completion of construction, and using a pre-construction assessed value of the property of 39,380.00 then upon completion of the 15 year tax abatement the real estate taxes will be approximately \$61,379.00. You are advised that this projection is an estimate as it is unlikely that

the post-construction assessed value or tax rate will remain constant for the 15- year Section 421-A exemption period. Thus, the actual assessment and real estate tax for each Unit may be more or less than the Unit's proportionate share of the total assessment and tax amount shown. If any of the foregoing requirements or conditions, however, should not be met to the satisfaction of HPD, or if any of the foregoing representations should prove to be inaccurate, then, unless the Regulations are modified to remove or change any requirement or condition that is not met, the building would not qualify for the partial real estate tax exemption provided under Section 421-A.

We have been retained by you to undertake the procedures outlined in this letter and consent to the inclusion of this letter in any offering plan with respect to the project. We make no representations and express no opinion as to whether or not any or all of the requirements and conditions set forth herein will be fulfilled.

Although the estimate of the 2000/2001 Actual Assessed Valuation is a good faith estimate, it is not possible to estimate it with any degree of certainty, and thus such assessed valuation when actually made, may be lesser or greater than as estimated. In no event will my firm, the Sponsor, the Sponsors' counsel, the Condominium Board or any other person be liable if the assessed valuation when actually made, is lesser or greater than predicted or if the Administrative Code and the applicable rules and regulations of the City of New York are in the future changed or if the facts as represented to my firm prove to be untrue.

As president of Moseson & Associates a real estate tax consulting firm, I have represented homeowners, real estate developers, attorneys, and corporations since 1983 in dealings with the NYC Department of Housing Preservation and Development. I specialize primarily in obtaining Section 421a, 421b, ICIP, & J51 tax abatements for my clients.



Jacob Moseson

**TAX DEDUCTIONS TO UNIT
OWNERS AND TAX STATUS OF CONDOMINIUM**

**Deductibility of Mortgage
Interest and Real Estate Taxes**

A Unit Owner will own his or her Unit in fee and each Unit will be a separate tax lot for real estate tax purposes. Therefore, each Unit Owner may mortgage his or her Unit and will be liable for payment of mortgage interest and principal and any real estate taxes assessed against the Unit.

Sponsor has been advised that Unit Owners who occupy a Unit for residential use and itemize deductions on their Federal and New York State income tax returns, and Unit Owners who use a Unit for professional or business use or for the production of income, will be entitled, under present law, to a deduction for Federal and New York State income tax purposes for the real estate taxes they pay on their Unit and for the interest they pay on any mortgage covering their Unit. See the Opinion of Condominium Counsel, page 64.

Tax Status of Condominium

The Condominium will be managed by the Board of Managers which shall collect the Common Charges on behalf of the Condominium. Although it is not clear whether the Condominium would be treated as an association taxable as a corporation for Federal tax purposes, Sponsor has been advised by counsel that there is substantial authority for such treatment. Assuming that it is a taxable entity, the Condominium will file tax returns and be subject to the regular corporate income tax on its taxable income. The Condominium's taxable income would be computed as the excess of its gross income over its deductible expenses. However, any portion of the Common Charges which is segregated and used to finance specified capital expenditures should not be includible in gross income.

Notwithstanding the foregoing, the Condominium will qualify under Section 528 of the Internal Revenue Code to be exempt from tax on certain income. If the Condominium meets all applicable requirements and properly makes the election, it may be exempt from tax on membership fees, dues and assessments from the Condominium Unit Owners. The excess of other income over deductions connected with the production of such income would nevertheless be subject to tax at a flat 30% tax rate. See Opinion of Condominium Counsel, page 64.

No warranty is or can be made by Sponsor or any other person that the United States Treasury Department or the New York State Department of Taxation

will allow the aforementioned deductions and no representation or warranty is or can be made that the tax law or the regulations or rulings issued thereunder, or any judicial interpretation thereof, may not change so as to disallow the deductions in whole or in part. Neither Sponsor nor its counsel shall be liable if it is held that the Unit Owners are not entitled to such income tax deductions or to special exemptions as aforesaid due to changes in applicable law, regulation or decisional law. Counsel shall have no liability should Unit Owners not be entitled to deductions if facts represented by Sponsor are not true.

EDWARD LUKASHOK, ESQ.
122 East 42nd Street
New York, NY 10168
Tel: 212-867-4488

CONDOMINIUM COUNSEL OPINION

January 2, 2001

R & C Builders Corp.
9201 4th Avenue, Suite 711
Brooklyn, N.Y. 11209

Re: **The Bay Ridge Promenade Condominium**

Gentlemen:

We express our opinion that real estate taxes assessed against a Condominium Unit and interest payments upon any mortgage on a Condominium Unit are proper deductions against Federal, New York State and local income taxes payable by the owner of that Unit. (See Revenue Ruling 64-31, 1964-1 C.B. 300, New York Tax Law Section 615).

It is our opinion also that the above Condominium will be eligible to elect to be treated, and will qualify as a tax exempt organization under Section 528 of the Internal Revenue Code. In order to qualify, 60% or more of the Condominium's gross income must be received from its Unit Owners as dues, fees or assessments and at least 90% thereof must be spent for the Condominium property including both the Units and the Common Elements. Such an election may require the filing of income tax returns by the Condominium but will exempt from Federal, New York State and local income tax, all amounts received by the Condominium from the Unit Owners as common charges and assessments. The Condominium will be taxed, however, on any excess of income over expenses from unrelated sources. Examples of unrelated source income include interest earned on reserve and other invested funds, income from concessions and income from dues or fees received from persons other than the Unit Owners. In the event the Condominium fails to qualify for and elect Section 528 taxation status for any year, it may, to the extent it has any income pending in any taxable year, including accumulated revenues received by virtue of common charges and assessments from

Unit Owners, be subject to Federal, New York State and local income taxation (see Revenue Ruling 74-99, 1974-1 C.B. 131).

We express no views as to any tax consequences other than those explicitly discussed in this opinion. We strongly advise each person contemplating the purchase of a Unit to consult his own tax advisor as to all tax matters, including those discussed in this opinion.

We have not passed upon the accuracy of any figures or estimates contained in the Plan and do not warrant the amount deductible for any period, assuming such tax deductions are allowed, of the amount that Unit Owners may save in Federal, New York State or New York City income taxes, if any, as a result of such deductions. We do, however, support Sponsor's representations with respect to projected tax benefits under Section 421-A of the Real Property Tax Law

We have reviewed the letter dated November , 2000 from D & D Management Services Corp. regarding the allocation of the Common Interest under Section 339-(i) of the New York Real Property Law. We have also reviewed the proposed Condominium Declaration and the sales prices in Schedule A of the Plan, and we confirm the opinion of Akris Real Estate Co. that the Common Interest among the respective Units has been properly allocated based upon floor space subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit.

We hereby consent to the inclusion of this opinion letter in the Offering Plan.

Very truly yours,

EL/mw

Edward Lukashok

RESERVE FUND

No reserve fund will be established under the terms of the Plan.

WORKING CAPITAL FUND

Purchasers of Units shall be required to pay two months' Common Charges at closing of title as working capital to the Working Capital Fund. The Working Capital Fund will be used to pay for items in the budget which will be payable prior to the time that sufficient monthly Common Charges and assessments have accrued to pay these items. Although the Working Capital Fund may be reduced by the aforementioned expenditures, it is not anticipated that the fund will be depleted by such expenditures. The Working Capital Fund shall be turned over to the Board of Managers on transfer of control to the Unit Owners.

Sponsor will not contribute to the Working Capital Fund for the Units held as Unsold Units. However, at the time Sponsor turns over control of the Board of Managers to the Unit Owners in accordance with the Plan and By-Laws, Sponsor shall contribute to the Working Capital Fund an amount equal to \$200.00 multiplied by the number of Unsold Units Sponsor then owns. Purchasers who close after that date, shall reimburse Sponsor for the Working Capital contribution rather than paying it to the Condominium. While the Sponsor is in control of the Board of Managers of the Condominium, the Working Capital Fund will not be used to reduce the Common Charges.

There will be no reserve fund. No representation is made that the Working Capital Fund will be sufficient to accomplish the purpose set forth above, or other purposes as determined by the Board of Managers in its discretion. If additional funds are required, it may be necessary to increase Common Charges or make special assessments against Unit Owners.

NEITHER THE DEPARTMENT OF LAW NOR ANY GOVERNMENT AGENCY HAS PASSED UPON THE ADEQUACY OF THE WORKING CAPITAL FUND.

MANAGEMENT AGREEMENT

The Board of Managers will enter into a two-year management agreement with D & D Management Services Corp., 1435 71st Street, Brooklyn, NY 11228 as of the date of the first closing of title to a Unit, at the annual charge specified in Schedule B.

The services to be rendered by the managing agent will include, but not be limited to: (i) billing and collecting Common Charges and assessments; (ii) hiring and discharging employees; (iii) supervising maintenance and repair of the Common Elements; (iv) preparing an operating budget for the Condominium; (v) maintaining payroll records and filing withholding tax statements for employees; (vi) maintaining account and minute books; (vii) arranging and attending meetings of the Unit Owners and Condominium Board; and (viii) offering for sale of lease Units acquired or reacquired by the Condominium Board when requested to do so. The expense to be incurred by the managing agent for any item of repair without first obtaining the consent of the Condominium Board shall not exceed \$750.00, except in the case of emergency.

The managing agent's fee shall be payable in equal monthly installments, which such fee will be a Common Expense paid from the Common Charges.

As provided in Schedule B, the managing agent will arrange for an annual audit of the books of account and a financial statement of the operations of the Condominium for the year then ended to be prepared by a certified public accountant hired by the Condominium Board so that the same shall be received by Unit Owners no later than four months after the end of each fiscal year. The managing agent shall send a copy of such annual financial statement to each Unit Owner.

The management agreement may be terminated by the Board of Managers at any time upon thirty (30) days' written notice.

IDENTITY OF PARTIES

Sponsor:

The Sponsor is R & C Builders Corp., a New York corporation formed in February, 1999. Its offices are located at 9201 Fourth Avenue, Brooklyn, New York 11209. The sole shareholder of the Sponsor is Carmela Basile, 9201 Fourth Avenue, Brooklyn, New York 11209. In addition to Mrs. Basile, her husband Gabriele Basile and her sons Rocco Basile and Jack Basile have been employees of the Sponsor. Mrs. Basile and the aforementioned members of her family have been involved in the acquisition and sale of real estate for over five years. The principals of the Sponsor currently manage the following properties:

1433 73rd Street, Brooklyn, New York	-	2 Units
1444 73rd Street, Brooklyn, New York	-	3 Units
185 Bay 11th Street, Brooklyn, N.Y.	-	3 Units
150 Bay 8th Street, Brooklyn, N.Y.	-	3 Units

R & C Builders Corp. is the Sponsor of the Condominium Plans for 1707 70th Street, 135 Bay 26th Street, 201-3 Bay 22nd Street, and 231-7 Bay 35th Street, all in Brooklyn, New York. Units have been sold in these buildings, and the Sponsor is not holding any unsold Units.

Attorney for Sponsor:

Edward Lukashok, Esq., 122 East 42nd Street, New York, New York 10168, prepared the Plan and represents Sponsor in connection with all matters pertaining to this Plan, except for the tax benefits application.

Architect:

The architectural firm retained by Sponsor to prepare the plans and specifications for the Condominium and to supervise construction is Bricolage Designs with offices at 1333 60th Street, Brooklyn, New York 11219. This firm has been in operation for over fifteen years, and has designed and supervised the construction of many multi-family projects during that period.

Real Estate Tax Consultant:

Sponsor has retained the office of Moseson & Associates, 769 Empire Avenue, Far Rockaway, New York 11691 to represent Sponsor and the Condominium in connection with all aspects of the tax benefits application.

Managing Agent:

The Managing Agent will be D & D Management Services, 1435 71st

Street, Brooklyn, NY 11228. During the past five years the Managing Agent and its principals have managed the following properties, all of which are located in Brooklyn: 1332 67th Street (12 units), 1707 70th Street (6 units), 201-3 Bay 22nd Street (6 units), 135 Bay 26th Street (6 units), 225 Park Place (49 units), and 4308 41st Street (52 units).

REPORTS TO UNIT OWNERS

It is the obligation of the Board of Managers to provide all Unit Owners with the following annually:

1. A certified Financial Statement of the Condominium prepared by a certified public accountant, which Statement must be certified while the Sponsor is in control of the Board of Managers;
2. Prior notice of the annual Unit Owners' meeting;
3. A copy of the proposed annual budget of the Condominium, a specified number of days prior to its adoption by the Board of Managers. While the Sponsor is in control of the Board such budget shall be certified.



DOCUMENTS ON FILE

The Sponsor shall keep copies of the Plan, all documents referred to in the Plan and all exhibits submitted to the Department of Law in connection with the filing of the Plan, on file and available for inspection without charge and copying at a reasonable charge at a specified location for six years from the date of the first closing. The Sponsor shall deliver to the Board of Managers a copy of all documents filed with the appropriate recording office at the time of the closing of the first Unit.

SPONSOR'S STATEMENT OF BUILDING CONDITION

The Sponsor adopts the Description of Property and Building Condition of Bricolage Design in Part II to the Plan. Sponsor has no knowledge of any material defects or need for major repairs to the property.

GENERAL

There are no lawsuits or administrative or other proceedings now pending the outcome of which would materially affect this offering, the Property, the Condominium, the operation of the Condominium or Sponsor's capacity to perform its obligations under the Plan, which have not been disclosed herein.

The Property has not been the subject of any prior public offering.

In accordance with the provisions of the laws of the United States and the State of New York, Sponsor represents that Sponsor will not discriminate against any person because of marital status, disability, race, creed, color, age, national origin, sex, sexual preference, or ancestry in the sale of Units offered by the Plan or in the leasing of any Unit.

In the event of any material adverse amendment to the Plan, purchasers shall have at least fifteen (15) days notice in which to rescind their Purchase Agreement and have their deposit returned.

R & C BUILDERS CORP., Sponsor

Brooklyn, New York

FORM OF PURCHASE AGREEMENT

**THE BAY RIDGE PROMENADE CONDOMINIUM
52 92nd STREET
BROOKLYN, NEW YORK**

AGREEMENT, dated _____, 2001, between R & C BUILDERS CORP., a New York corporation having an office at 9201 Fourth Avenue, Brooklyn, New York 11209 (hereinafter "Sponsor"), and _____, (hereinafter "Purchaser").
residing at _____

Purchaser's Telephone No.: _____ (business)

_____ (home)

Purchaser's Social Security No. or Federal I.D. No.: _____

UNIT NO.: _____

1. Total Purchase Price . . . \$ _____
2. Down Payment (10%) . . . \$ _____
3. Amount to be Financed. . . \$ _____
4. Balance Due at Closing . . \$ _____ (Inclusive of Mortgage)

Names(s) and manner in which title will be taken: _____

1. **Receipt of Documents:** I represent that I received and read a copy of the Offering Plan for The Bay Ridge Promenade Condominium, 52 92nd Street, Brooklyn, New York (the "Condominium") and any and all filed amendments thereto (the "Plan" or "Offering Plan") at least 3 days prior to signing this Agreement. I understand that the entire content of the Plan and any filed amendments thereto are deemed included in this Agreement.

2. **Agreement to Purchase:**

(a) As Purchaser, I agree to purchase Unit ____ together with a ____% undivided interest in the Common Elements of the Condominium (the "Unit"), for the Total

Purchase Price shown above. I am delivering my check drawn on a New York City Bank for the down payment shown above, made payable to "The Bay Ridge Promenade Escrow Account," and when you sign this Agreement, you will be acknowledging receipt of my check although you will not then have cashed it. If such check fails of collection you will have the right to cancel this Agreement and/or pursue any other remedies you may have under law or equity.

(b) (DELETED)

(c) All sums paid on account of this Agreement and the reasonable expense of the examination of the title to the Unit will become liens thereon, but such liens shall not continue after an uncured default by me under this Agreement.

(d) When I am given a deed for my Unit, I will give you, or anyone you designate, my unendorsed personal certified check or official bank check for the Balance Due at Closing as shown above, drawn on a bank which is a member of the New York Clearing House Association, to the order of The Bay Ridge Promenade Escrow Account.

3. My Agreement to be Bound by the Condominium Documents: I agree to be bound by the Offering Plan of the Condominium and the proposed Declaration (and the Schedules, Plans and Exhibits attached thereto or otherwise a part thereof), By-Laws and Rules and Regulations, as the same may be amended from time to time, all of which are incorporated by reference and made a part of this Agreement with the same force and effect as if set forth in full herein.

4. Your Representations, Obligations and Rights:

(a) You represent that prior to the conveyance of title to the first Unit you shall record or cause to be recorded the Declaration of Condominium, the By-Laws and all instruments affecting the Property, which will be substantially in the form and substance of such documents contained in the Plan. You agree that any changes to such documents will not substantially adversely affect me as Purchaser without my having a right to rescind this Agreement.

(b) You will also file or cause to be filed simultaneously with the recording of the Declaration a set of floor plans bearing the necessary verified statement of a registered architect or licensed professional engineer. If such floor plans do not contain the designation and certification by the local taxing authorities, prior to conveying title to my Unit you will file or cause to be filed a floor plan containing such designation and certification.

(c) You agree, at your own cost and expense, to erect and complete the aforementioned Unit in accordance with the requirements, as to materials and workmanship, of local law and in substantial accordance with the plans as filed and specifications set forth in the Plan. In the event the Unit is substantially completed and a temporary or permanent

Certificate of Occupancy is issued, I agree to accept an executed agreement by you wherein you shall agree to complete all unfinished items as specified on an Inspection Statement (the form of which is contained in Part II of the Plan), within a reasonable period of time following the closing of title to my Unit, weather permitting. The agreement contained in the Inspection Statement which you and I will sign if necessary, shall be sufficient to comply with the foregoing.

(d) You agree that all articles of personal property, fixtures, and equipment as set forth in the Offering Plan for the Unit referred to above are included in this sale, and same will be delivered free and clear of all liens and encumbrances. I recognize that any furniture, furnishings, decorative fixtures, paint, wallpaper, mirrors, built-ins, decorator carpeting and under-padding, shelves, or electrical fixtures shown in the model apartments are for display purposes only and are not included in the sale of the Unit, unless otherwise specified.

(e) I understand you reserve the right to make changes or substitutions of materials or construction for items as set forth in the Offering Plan or Building Plans, provided any such changes are in accordance with local law and are of comparable value and quality.

5. Closing of Title:

(a) You will Notify me in writing at least 10 days in advance of closing to tell me the exact time and place of the closing. The written notice will not state a time sooner than 10 days after amendment to the Plan incorporating the declaration of effectiveness has been accepted for filing. You will be entitled to a reasonable adjournment or adjournments in the closing of title. If I am not ready to close title at the date and time stated in the notice of closing, any adjournment exceeding fifteen (15) business days granted at my request will be upon the condition that all adjustments shall be made as of the date originally fixed for the closing of title. Nothing herein shall be construed to require you to grant any adjournment. If you grant my request for an adjournment and said adjournment is more than fifteen (15) business days after the originally scheduled closing date or if you grant, at my request, more than one adjournment of the closing date (provided the adjourned period is more than fifteen (15) business days in the aggregate), you shall be entitled to receive from me, at your option, an additional down payment in the amount of 5% of the Total Purchase Price which you shall hold in escrow in accordance with Paragraph 9 of this Agreement. At closing I will pay your attorney, _____, a legal fee of \$750.00 for preparation of closing documents and attendance at the closing. If I do not close at the offices of said attorneys, I shall pay your attorneys an additional legal fee of \$100.00, plus an additional fee of \$500.00 if you select a title insurance agency different from that designated in the Plan.

(b) At the closing you will deliver any certificates and warranties delivered to you and transferable to me where appropriate. Title will not close until a temporary or permanent Certificate of Occupancy has been issued covering the Unit. Your liability pursuant to manufacturers' warranties covering heating, appliances, electric, plumbing and roofing are

limited solely to the extent that such warranties are delivered to you, transferable to me or to the Condominium Board of Managers and then only against such manufacturer. In addition, however, you will promptly correct or cause to be corrected any defects in the construction of the Condominium Unit or the Building containing such Unit or in the installation or operation of any mechanical equipment therein due to faulty materials or improper workmanship substantially at variance with the building plans or the specifications, provided you are notified of such defects in writing within one year from the date of closing title to the Unit in which the alleged defects exists or within one year from the date of the first closing of title to any Unit in the Condominium with respect to a defect in a Common Element. The provisions of this paragraph shall survive the closing of title and the delivery of the deed.

(c) The existence of unpaid taxes of any kind at the time of title closing shall not constitute an objection to title, provided you shall deposit a sufficient amount with a title company so that the title company is willing to insure against collection of unpaid taxes from my Unit. You and I agree that you will discharge any liens upon the Unit prior to or simultaneously with the closing and that you may pay and discharge any such liens upon the Unit, out of the monies to be paid by me at the time of closing.

6. **Delivery of Deed; Payment of Taxes and Fees:** On the closing date you will deliver or cause to be delivered a deed in proper statutory form for recording known as a bargain and sale deed with covenant against grantor's acts which shall be duly executed and acknowledged by you as grantor and by me as grantee. The deed shall contain a description of the Unit and shall be acceptable and/or approved so as to validly convey title under the Condominium Act. I shall pay the New York City Transfer Tax and the New York State Real Estate Transfer Tax upon conveyance of said deed. I shall also pay all recording fees in connection with this transaction, including but not limited to any fees necessary to record releases or satisfactions of liens affecting the Unit which you are obligated to discharge at or prior to closing.

I agree to accept a good and insurable title (subject to the terms of the Declaration and By-Laws as filed and of the Offering Plan), free and clear of all liens and encumbrances, except the "Permitted Encumbrances" in accordance with the Offering Plan (a schedule of which Permitted Encumbrances is annexed hereto as Exhibit II), as a title company licensed to do business in New York State will approve and insure for mortgage and/or fee title insurance. Fee title insurance, if ordered by me, shall be purchased at my own cost and expense. When you give me the deed to my Unit, I will deliver it to the title company's closer or to you (if I do not obtain title insurance), so that the deed can be recorded in the Office of the City Register, Kings County. Simultaneously with delivery of the deed, I will sign the Power of Attorney to the Board of Managers of the Condominium in the form contained in Part II of this Plan, giving the Board the right to take certain actions on my behalf, and will give said Power of Attorney to the title closer or to you for recording. At the closing hereunder I shall pay my Working Capital Fund contribution (equal to two months Common Charges) to the 52 92nd Street Condominium Association.

7. Your Liability to Convey Title:

(a) I specifically understand and agree that if you are unable to deliver or cause to be delivered to me a deed to the Unit in accordance with this Agreement because of your inability to complete the filing of the premises as part of a condominium plan in accordance with the Offering Plan and any amendments thereto, then you shall immediately notify me and this Agreement shall be immediately terminated and the sole liability between us shall be the return by you of my down payment, with interest if any is earned, under this Agreement.

(b) I agree that you may cancel this Agreement by forwarding your check in the full amount paid by me, together with a written notice, in the event that (i) any governmental bureau, department or subdivision thereto imposes restrictions on the manufacture, sale, distribution and/or use of materials necessary in the construction of residential housing and such restrictions prevent you from obtaining such materials from your regular suppliers or from using them in the construction and/or completion of the Units; or (ii) that you are unable to obtain materials from your usual sources due to strikes, lockouts, war, military operations and requirements, national emergencies, or the installation of public utilities is restricted or curtailed.

(c) In the event you are unable to convey title to the Unit on or before nine months after I have signed this Agreement except for delays due to circumstances and conditions beyond your control, in which case the period shall be extended to twelve months, unless I default, I shall have the option to cancel this Agreement and to have the down payment made by me returned with interest, if any is earned thereon. You will have the option to abandon the Plan and not to close title to the Unit mentioned above, if fewer than 80% of all the Units constructed or to be constructed are sold within two years after the date of initial filing of the Offering Plan, so long as title to any Unit has not been conveyed and the Declaration has not been filed at that time. If you exercise your option, you shall immediately return all payments made by me with interest, if any is earned thereon.

(d) Your liability under this Agreement for failure to complete and/or deliver title for any reason, other than your willful default, shall be limited to the return of my money paid hereunder. Upon the return of my money, this Agreement shall be null and void and we will be released from any and all liability to each other. In any event, you shall not be required to bring any action or proceeding or otherwise incur any expense to render the title to the Unit marketable or to cure any objection to title.

8. Closing Apportionments: When you give me the deed to the Unit, you and I will apportion between us the real estate taxes and Common Charges for the Unit so that you pay those real estate taxes and Common Charges attributable to any time period prior to the midnight before you give me the deed and I will pay the rest.

9. **My Deposit to be Held in Trust:** All monies received from me, by you or through your agents or employees, will be deposited with North Fork Bank (the "Escrow Agent") at its office located at 7401 13th Avenue, Brooklyn, New York, in a special segregated escrow account under the name "The Bay Ridge Promenade Escrow Account". Alternatively, at your discretion, you may secure a bond or indemnity contract from a licensed surety company in the amount of my down payment hereunder, in my favor, which you will deliver to me. If you elect to post such a bond or obtain an indemnity contract, you will amend the Plan accordingly. The signature of Edward Lukashok, Esq., attorney for Sponsor, shall be required to withdraw funds from any escrow account you establish for contract deposits pursuant to the Plan. If no bond or indemnity contract is obtained you will hold all monies received from me by you through your agents or employees, in trust in accordance with the provisions of Sections 352(h) and 352-e(2-b) of the General Business Law until actually employed in connection with the consummation of the Plan and my purchase or until this Agreement is otherwise terminated or rescinded in accordance with the Plan.

10. **Your Rights If I Fail to Keep my Promises and Agreements:** You may keep my down payment and any amounts paid for extras or special work, if any, to the extent of any expenditure you have or will have incurred in reliance on my written request for such extras or special work, if (a) I do not pay the purchase price for the Unit when due or (b) if when you offer to give me the deed to the Unit, I do not then sign any of the documents referred to in the Plan which I am required to sign or (c) if I violate, repudiate or fail to perform any of the terms of this Agreement or fail to keep any other promise contained in this Agreement. However, before you may keep my down payment and any amounts paid for extras or special work, if any, you must first send me a notice by registered or certified mail, return receipt requested, stating that you intend to cancel this Agreement and describing each promise which you think I did not keep under this Agreement. If I do not cause each of these promises to be kept within ten (10) days after the date your notice is postmarked, you can keep my down payment provided you return any amount paid as a down payment in excess of 15% of the Purchase Price. You may also keep any portion of monies I deposited with you for extras or special work to the extent of expenditures you have or will have incurred in reliance on my written request for any such extras or special work. After that, neither you nor I will have any further obligations under this Agreement, it shall be considered cancelled without any further action by either of us, and you will have the right to sell the Unit to any other person.

11. **Agreement Contingent on Financing:**

(a) If I do not choose to pay all cash this Agreement will be contingent upon my obtaining a "satisfactory mortgage commitment" (as defined below) to finance the purchase of my Unit, within 30 days after acceptance of this Agreement by you. I will make my application for a mortgage loan within five (5) days of the date you accept this Agreement. I will provide you with a copy of my mortgage application(s) within two (2) days of the date the application(s) is (are) submitted to the lender(s). If I do not obtain a satisfactory mortgage commitment within the 30-day period, I will notify you by registered or certified mail, return receipt requested, within three (3) days after expiration of the 30-day period. If I do not so

notify you, this Agreement will remain in full force and effect and I will be bound hereto and I will be expected to close hereunder. Failure to close may result in forfeiture of my down payment as liquidated damages.

(b) Upon your receipt of my written notification that I have been unable to obtain a satisfactory mortgage commitment (or that my original commitment expired and I have been unable to extend it) you shall, at your option, have 60 days to obtain a satisfactory mortgage commitment on my behalf from another lender or to direct me to submit an application to a lender of your choosing. I agree to cooperate with you in this effort by providing you or the lender with all necessary information and signatures promptly upon request therefor. If you are unable, or choose not to obtain a satisfactory mortgage commitment for me during the 60-day period, you agree to notify me promptly in writing accordingly. Upon receipt of such notice from you, I may terminate this Agreement or I may confirm this Agreement as an "all-cash" transaction (and thereby waive my mortgage contingency clause) by explicitly notifying you in writing of my election to terminate or confirm this Agreement, sent within three (3) days of my receipt of your notice. If I receive notice of rejection or disapproval of an application for a satisfactory mortgage commitment made by you on my behalf or by me at your direction, I shall so notify you in writing within three (3) days of my receipt thereof, together with proof of rejection. I shall exercise explicitly my right to terminate this Agreement in said notice to you if I desire to exercise such right, or I shall affirm the Agreement on an all-cash basis (and thereby waive my mortgage contingency clause) in said notice. If I terminate this Agreement in accordance with the foregoing, I shall receive back my down payment under this Agreement (together with any deposit made for extras or special work ordered, less any amount of such deposit required to cover expenses you incurred or will incur in reliance on my request for such special work or extras) within 20 business days of your receipt of my notice of termination.

(c) If I obtain a satisfactory mortgage commitment and such commitment expires prior to closing, I will use due diligence to obtain an extension of the commitment. If I use due diligence and am not able to obtain an extension of the commitment within 15 days after the original commitment expires, I will notify you in writing of such inability, together with proof thereof, within 3 days after expiration of the aforementioned 15-day period at which time you will have 60 days to obtain a new satisfactory mortgage commitment on my behalf in accordance with the procedure outlined in subparagraph (b) of this Paragraph 11. If I fail to give you such notice, I will be bound to this Agreement notwithstanding the lapsed mortgage commitment and will be expected to close hereunder.

(d) If I choose to finance the purchase of the Unit mentioned herein, I agree to furnish, deliver and/or execute all applications, affidavits, statements or other documents in connection with my application for such loan and to furnish promptly all information required by the lender and/or by you, and give a truthful and accurate statement on all documents. If the application is approved and I receive a satisfactory mortgage commitment I will execute at closing all papers, statements or documents necessary to close the mortgage loan (and if this Agreement is executed by one party on behalf of more than one purchaser, the one party agrees

that the other party or parties) will join in the application for and closing of the mortgage loan). My failure to comply with this paragraph shall be deemed a material breach of this Agreement. The documents given by me are hereby made part of this Agreement.

(c) A "satisfactory mortgage commitment" shall be a commitment by a lender for a first mortgage loan (either conventional, variable, renegotiable or adjustable) to be evidenced by my personal note and secured by my Unit, in at least the following amount:

\$ calculated upon a term of at least five years, at the prevailing rate of interest, plus points, and upon such other terms and conditions as are usual and customary for the issuer of such commitments. I agree that if I (or you on my behalf) made an application for a mortgage loan in the amount specified above, and a commitment is issued for a mortgage loan which is less than the specified amount, such commitment shall nevertheless be a satisfactory mortgage commitment provided the commitment is for a loan which is not more than \$10,000 less than the satisfactory mortgage amount specified above.

12. **Agreement Subject to Plan Becoming Effective:** This Agreement is contingent upon the Plan being declared effective. You have the right to abandon the Plan at any time before it is declared effective or before purchase agreements have been signed for 80% of the Units. The Plan shall be deemed abandoned if it has not been declared effective within twenty-four (24) months from the date of presentation of the Plan. If the Plan is abandoned for any reason, I will, within forty-five (45) days thereafter, receive a refund in full of my down payment and the interest earned thereon, if any. After I receive such refund, neither you nor I will have any claim against the other nor will either of us have any further obligation under this Agreement.

13. **Notices:** Any notice (including a letter, request, consent or other communication) which one of us wants to give to the other concerning items relating to the purchase and closing of title to the Unit, must be in writing and must be sent by registered or certified mail, return receipt requested, to me at the address shown on page one of this Agreement or to you. I will send a copy of any notice I give you to Edward Lukashok, Esq. You and I can specify a different address for ourselves by giving notice of it to the other. A notice shall be considered given five (5) days after the date it is mailed, except that a notice of an address change shall be considered given when it is received.

14. **Inspection and Acceptance of the Unit:**

(a) My signing of this Agreement shall constitute my Agreement to accept my Unit in the condition it is in on the closing date, including the then existing kitchen, bathroom and other appliances, fixtures, equipment and installations, subject to the conditions set forth on the Inspection Statement contained in Part II of the Plan. I shall make the inspection of my Unit required by this Agreement.

(b) I agree to accept the deed to my Unit without any abatement of the Purchase Price or provision for escrow, notwithstanding incomplete construction of (i) minor

details in the Unit or the Building, or (ii) other Units, or (iii) the Common Elements of the Building customarily left incomplete until after occupancy of the Unit or full occupancy of the Building, provided you agree to complete the work to be done in my Unit within 60 days after closing as discussed above.

(c) At least ten (10) days before closing, you will notify me that the Unit is ready for inspection. Upon receipt of such notice, I shall promptly within the 10-day period arrange an appointment to inspect the Unit before closing. I or my duly authorized agent shall attend such inspection and shall complete, date and sign the Inspection Statement in the form contained in the Plan and shall deliver same to you at the conclusion of the inspection. If I include items on the Inspection Statement that you must attend to before the closing, and you agree in writing to do so, I will reinspect the Unit on the day preceding closing and will sign off on completed items. I agree that no discussion of incomplete items is to take place at the closing itself.

(d) My failure to arrange an inspection appointment within the 10-day period set forth above, to inspect the apartment prior to closing, and to reinspect, if necessary, on the day preceding closing, or to sign and deliver the completed Inspection Statement, shall not excuse me from paying the Balance Due at closing and shall constitute my full and unconditional acceptance of the Unit.

(e) Your agreement to complete items on the Inspection Statement shall obligate you to perform your work in accordance with the standards set forth therefor in the Plan.

15. Possession and Risk of Loss:

(a) I understand and agree that I will in no event take possession of the Unit prior to closing and delivery of the deed unless you and I expressly agree in writing that I may lease the Unit from you. Should I violate this provision, I agree that you have the right to remove me from the Unit as a squatter and intruder by summary proceedings. Upon my unauthorized possession of the Unit, I shall be deemed in default under this Agreement at your option, and upon exercise of the option, the amount paid under this Agreement shall be retained by you as liquidated damages. However, you will not keep any down payment in excess of 15% of the Purchase Price as liquidated damages. Notwithstanding the foregoing, in addition to my 15% down payment, you may keep any portion of monies I deposited with you for extras or special work to the extent of costs you have or will have incurred in reliance on my written request for such extras or special work. I further understand and agree that you will not be responsible for damage or loss to any property belonging to me whether such property is delivered to the Unit on or after the closing of title.

(b) The risk of loss or damage to the Unit by fire or any other casualty remains with you until the delivery of the deed to me or possession by me, at which time I shall assume the risk of loss and the obligation to repair the damages. I understand that this

provision does not obligate you to repair or restore the Unit in the event of any such loss. In the event there is damage to the Unit by fire or other casualty prior to closing hereunder and you elect to repair said damage, this Agreement shall remain in full force and effect, I shall not be entitled to reject title or receive a credit against the Purchase Price, and you shall be entitled to a reasonable amount of time within which to complete the repairs or restoration. Any insurance proceeds received in connection with such loss shall belong to you, subject to the rights of the Board of Managers and other Unit Owners. If the Unit is damaged by fire or other casualty prior to closing hereunder, and you notify me that you do not intend to repair the Unit, or if the Unit Owners do not elect to restore or repair the damage pursuant to the By-Laws, this Agreement shall be deemed cancelled, neither of us shall have any further liability to the other, and you shall return to me all sums deposited hereunder on account of the Purchase Price, together with interest if any has been earned thereon. However, if I am in default hereunder and have not cured said default, you shall be entitled to retain my down payment as liquidated damages.

16. Conditions for Binding Agreement:

(a) This Agreement shall not be binding until I have been approved as a purchaser as set forth in the Plan, such approval to be indicated by execution of this Agreement by you and delivery of a fully executed counterpart of this Agreement to me. If this executed Agreement or notice of rejection is not signed and delivered within thirty (30) days of the date hereof I may cancel this Agreement and receive back my down payment with interest earned thereon, if any.

(b) I agree that all terms and provisions of this Agreement are and shall be subject and subordinate to the lien of any building loan mortgage on the Property made before or after this Agreement is signed and any payments or expenses already made or incurred or which may later be made or incurred, to their full extent without the execution of any further legal documents by me. This subordination shall apply whether such advances are voluntary or involuntary and whether made in accordance with the building loan schedule of payments or accelerated by virtue of the lender's right to make advances before they become due in accordance with the schedule or payments, if any. You shall satisfy all such mortgages or obtain a release of the Unit from the lien of such mortgages at or prior to the closing date, except for the individual mortgage I may obtain to purchase the Unit thereon.

17. Definitions: The term "I" shall read as "we" if more than one person is a purchaser, in which case our obligations shall be considered joint and several. All the terms used in this Agreement shall have the same meanings as they do in the Plan.

18. Broker: I am warranting to you that I did not negotiate for the Unit with any broker (other than).

19. Jury Waiver: I waive my right to trial by jury in any action, proceeding or counterclaim in any way connected with this Agreement or the Plan.

20. **Survival of Sponsor's Obligations:** You will have no obligations under this Agreement or the Plan after you give me the deed to the Unit, unless this Agreement or the Plan specifically gives you an obligation after that time. However, all representations required by Article 23-A of the General Business Law shall survive delivery of the deed.

21. **Captions:** The captions in this Agreement are for convenience only and are not part of the meaning of this Agreement.

22. **No Representations:** I have not relied on any statements made by you, or any other person, except those which are contained in this Agreement or in the Plan. I agree that you will have no liability to me if there is a minor error or inaccuracy in the layout or dimensions of the Unit or of the Common Elements of the Condominium as shown on the floor plans certified by Bricolage Designs, Architects, available for review at the office of the Sponsor and to be filed in the Office of the Register of the City of New York, County of Kings, so long as the layout and dimensions conform substantially to the Unit which I have been given the opportunity to examine.

23. **Entire Agreement:** I understand that this Agreement and the Plan constitute the entire agreement between us and contain the only representations made to me. I have not relied on any other representations, statements or warranties, and acknowledge that no one has authority to make any representation or warranty not set forth in the Plan. I have had full opportunity to examine all documents and investigate all facts referred to in the Plan and will not bind you to any oral representations and/or agreements. Further, I understand that this Agreement is binding upon me and my heirs, executors, administrators and/or assigns. I agree that I will not record or assign this Agreement or any of my rights under this Agreement without your written consent. In no event will this Agreement be amended to abrogate your responsibilities or my rights under Article 23-A of the General Business Law.

24. **Conflicts With the Plan:** Conflicts between any provisions of this Agreement and the Plan shall be resolved in favor of the Plan.

DATED: _____, 2001

Purchaser _____

Purchaser _____

ACCEPTED:
R & C BUILDERS CORP.

By: _____

Date: _____, 2001

**EXHIBIT I TO PURCHASE AGREEMENT
OPTIONAL EXTRAS**

**Re: The Bay Ridge Promenade Condominium
52 92nd Street, Brooklyn, New York**

Unit # _____ Date: _____, 2001

I request that you supply and install the following optional extras at the following specified cost(s):

\$ _____

\$ _____

Purchaser's Signature

Purchaser's Signature

ACCEPTED:

R & C BUILDERS CORP.

By: _____

Date: _____, 2001

EXHIBIT II TO PURCHASE AGREEMENT**SCHEDULE A
PERMITTED ENCUMBRANCES**

1. Zoning and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted.
2. Any state of facts an accurate survey of the Property or personal inspection of the Unit and/or Property would show, provided such facts would not prevent the use of the Unit for dwelling purposes.
3. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the By-Laws and the Rules and Regulations, the Power of Attorney from Purchaser to the Board of Managers and the Architect's Plans, all as may be amended from time to time.
4. Consents by Seller or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Property may abut.
5. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles and other equipment and facilities on, under and across the Property.
6. Revocability of licenses for vault space, if any, under the sidewalks and streets.
7. Encroachments of stops, areas, cellar steps or doors, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings and similar projections, if any, on, over or under the Property or the streets or sidewalks abutting the Property, and the rights of governmental authorities to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any.
8. Leases and service, maintenance and license agreements, if any, of other Units or portions of the Common Elements.
9. The lien of any unpaid Common Charge or real estate tax, provided the same are adjusted at the closing of title.

10. The lien of any unpaid assessment payable in installments (other than assessments levied by the Board of Managers), except that Seller shall pay all such assessments due prior to the Closing Date and Purchaser shall pay all assessments due from and after such date.

11. Declaration of Zoning Lot Restrictions, made by Seller as Declarant, dated _____ and recorded in Reel _____, page _____.

12. Waiver of Declaration of Zoning Lot Restrictions made by _____, dated _____ and recorded in reel _____, page _____.

13. Any other declaration or instrument affecting the Property which Seller must file to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Building and/or creation of the Condominium.

14. Standard exceptions contained in the form of title insurance policy then issued by Lawyers Title Insurance Corporation.

15. Any encumbrances as to which Lawyers Title Insurance Corporation would be willing, in a fee policy issued by it to Purchaser, to insure Purchaser that such encumbrances will not be enforced against the Unit or is not a blanket lien encumbering the Common Elements.

16. Any other encumbrance against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for dwelling purposes.

17. The lien of any unpaid franchise taxes or corporation taxes with respect to any corporation in the chain of title, provided that a title company which is a member of the New York Board of Title Underwriters agrees to insure that such taxes will not be collected out of the Unit.

18. Variation between tax lot and lines of record title.

19. Encroachment of Building(s) on adjoining properties upon the Common Elements and encroachments of Common Elements herein described on adjoining streets and properties.

FORM OF INSPECTION STATEMENT**THE BAY RIDGE PROMENADE CONDOMINIUM**

**52 92nd Street
Brooklyn, New York**

DATE: _____

**R & C Builders Corp.
9201 Fourth Avenue
Brooklyn, N.Y. 11209**

Re: 52 92nd Street, Brooklyn, New York

UNIT NO. _____

Gentlemen:

As a result of my/our final inspection, please be advised that except as otherwise noted I/we found the following items in good condition:

<u>Number</u>	<u>Item</u>	<u>Initials</u>	<u>Exceptions</u>
1.	Window Sash		
2.	Electric Fixtures		
3.	Interior Painted Surfaces . .		
4.	Plumbing Fixtures & Faucets . .		
5.	Kitchen Cabinets & Counter Tops		
6.	Vanity Tops & Base.		
7.	Medicine Cabinets		
8.	Hardware.		
9.	Flooring.		

<u>Number</u>	<u>Item</u>	<u>Initials</u>	<u>Exceptions</u>
10.	Intercom.		
11.	Doors.		
12.	Terrace, balcony and yard (if applicable)		
13.	Additional Exceptions - see attached sheet		

I/we understand that to prevent pilferage, certain items such as shower head, toilet seats and shower curtain poles, will be installed just prior to my/our date of moving. I/we agree that I/we will sign off on each item requiring adjustment or repairs as it is completed.

Unless you have expressly agreed to complete any of the exception items listed on the attached sheet prior to closing of title to my Unit, you agree to complete all exception items within a reasonable period of time following closing of title to my Unit, weather permitting. YOUR REPRESENTATION THAT YOU WILL COMPLETE ALL EXCEPTION ITEMS WITHIN A REASONABLE PERIOD OF TIME FOLLOWING CLOSING SHALL SURVIVE CLOSING OF TITLE TO MY UNIT.

If you have agreed to complete any exception items prior to closing, I agree to reinspect the Unit the day prior to closing to see that the work has been completed, in accordance with Paragraph 14 of the Purchase Agreement.

R & C BUILDERS CORP., Sponsor

By: _____
Sponsor's Representative

Purchaser's Signature

Purchaser's Signature

EXCEPTION SHEET AND CERTIFICATION OF COMPLETION, ADJUSTMENT AND/OR REPAIRS

Re: **The Bay Ridge Promenade Condominium**
52 92nd Street
Brooklyn, New York

Purchaser: _____

Date: _____

Unit No.: _____

Time: _____

Item "13": (Exceptions to Items #1 - #12 inclusive, and/or additional items.)

A. _____

B. _____

C. _____

D. _____

E. _____

F. _____

G. _____

H. _____

I. _____

Sponsor's Representative

Purchaser's Signature

100% Sign Off on All Items:

Reinspection and Sign Off Date

Sponsor's Representative

Purchaser's Signature

POWER OF ATTORNEY

**THE BAY RIDGE PROMENADE CONDOMINIUM
52 92nd STREET
Brooklyn, New York**

UNIT NO.: _____

SECTION:

BLOCK: 6099

LOT:

COUNTY: Kings

RETURN BY MAIL TO:

**Edward Lukashok, Esq.
122 East 42nd Street
New York, N.Y. 10168**

FORM OF POWER OF ATTORNEY

THE BAY RIDGE PROMENADE CONDOMINIUM

**52 92nd Street
Brooklyn, New York**

The undersigned, _____, the Owner of Unit _____ in the building complex known as The Bay Ridge Promenade Condominium, 52 92nd Street, Brooklyn, New York, as designated and described in the Declaration establishing The Bay Ridge Promenade Condominium, dated _____, 2001 and recorded in the Office of the Register of the City of New York, Kings County on _____, 2001, in Reel _____, page _____, and on the floor plans filed in the Real Property Assessment Department of the City of New York as Condominium Plan No. _____ (the "Condominium") do hereby irrevocably nominate, constitute and appoint the Board of Managers of the Condominium, and their successors, jointly, true and lawful attorneys-in-fact of the undersigned, with a power coupled with an interest, with power of substitution (1) to acquire, in their own names as members of the Board of Managers or in the name of their designee, corporate or otherwise by deed, on behalf of all owners of Condominium Units in said Condominium property, in accordance with their respective Common Interests, (a) any Unit whose owner desires to sell the same, the undivided interest in the Common Elements appurtenant thereto, the interest of such Unit theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or in the proceeds of sale or lease thereof, if any, and the interest of such Unit Owner in all other assets of the Condominium (hereinafter collectively called the "Appurtenant Interests"), or (b) any Unit which shall be the subject of a foreclosure or other judicial sale or whose owner desires to surrender or abandon same in accordance with the By-Laws, or (2) to lease any Unit whose Owner desires to rent the same, at such prices or at such rental, as the case may be, and on such other terms, and conditions as said attorneys-in-fact shall, in their sole discretion deem proper, and (3) thereafter to convey, sell, lease, sublease, mortgage, vote, or otherwise deal with any such Unit so acquired by them, on such terms and conditions as said attorneys-in-fact in their sole discretion determine, granting to said attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present, and (4) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium which the Board of Managers of the Condominium deems necessary or appropriate to comply with the Declaration of Condominium, or any law, ordinance or regulation, zoning resolution, or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to maintenance, demolition, construction, alteration, repair or

This Power of Attorney is irrevocable and shall not be affected by the subsequent disability or incompetence of the undersigned.

Unit Owner

Unit Owner

:SS:

COUNTY OF

On the day of , 2001 before me personally came , to me known, and known to me to be the individual(s) described in, and who executed the foregoing instrument, and duly acknowledged to me that he(they) executed the same.

Notary Public

COUNTY OF _____ :SS.:
)

Notary Public

COUNTY OF _____ :SS.:
)

Notary Public

WITNESSETH:

The Condominium Unit known as Unit No. ____ (hereinafter called "the Unit") in the building known as The Bay Ridge Promenade Condominium, 52 92nd Street, Borough of Brooklyn, County of Kings and State of New York (the "Building") designated and described in the Declaration establishing a plan for condominium ownership of the Building and the land upon which the Building is situated (said Building and land referred to collectively herein as the "Property" or the "Condominium"), dated _____, 2001, made by the Grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), recorded in the Office of the Register of the City of New York, in the County of Kings, on the _____ day of _____, 2001, in Reel _____, at Page _____ (hereinafter called the "Declaration"). The Unit is also designated as Tax Lot No. _____ in Block 6099 of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of the City of New York and on the floor plans of the Building, certified by Bricolage Designs, licensed professional architects, on _____, 2001, filed with the Real Property Assessment Department of the City of New York on _____, 2001 as Condominium Plan No. _____, and filed in the Register's Office of Kings County on _____, 2001.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings, Borough of Brooklyn, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of 92nd Street distant 156 feet 10 inches northwesterly from the corner formed by the southwesterly side of 92nd Street and the westerly side of Marine Avenue;

THENCE southerly forming an exterior angle of 61 degrees 30 minutes 45 seconds with the southwesterly side of 92nd Street and parallel with and distant 220 feet easterly from the easterly side of a former right of way that ran at right angles to and southerly from 92nd Street, 123 feet 7-½ inches to the land now or formerly of Mary V. Oliver;

THENCE westerly along the land now or formerly of Mary V. Oliver, 33 feet 1-½ inches;

THENCE continuing westerly along said last mentioned land, 26 feet 11-7/8 inches;

THENCE continuing westerly along said last mentioned land, 32 feet 10-3/4 inches;

THENCE westerly along the centerline of First Avenue (now closed) as shown on the Oliver Map and along the land now or formerly of Kings Oliver Company 106 feet 4 inches;

THENCE northerly at right angles to the last mentioned course, 26 feet 1-½ inches to the land now or formerly of Henry E. Bonnis;

THENCE easterly along the land now or formerly of Henry E. Bonnis, 82 feet 4-3/8 inches;

THENCE northerly forming an interior angle of 90 degrees 16 minutes 44 seconds with the last mentioned course, 61 feet 8-3/8 inches;

THENCE easterly at right angles to the last mentioned course, 59 feet 11-3/4 inches;

THENCE northerly on a line forming an interior angle of 61 degrees 30 minutes 45 seconds with the southwesterly side of 92nd Street and parallel with and distant 160 feet easterly from the easterly side of the aforementioned former right of way, 99 feet 10 inches to the southwesterly side of 92nd Street;

THENCE easterly along the southwesterly side of 92nd Street, 68 feet 3 inches to the point or place of **BEGINNING**.

SAID PREMISES BEING KNOWN AS THE THE BAY RIDGE PROMENADE CONDO-MINIUM, 52 92nd STREET, BROOKLYN, NEW YORK.

TOGETHER with an undivided % interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Unit, (hereinafter called the "Common Elements");

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, By-Laws and easements all as set forth in the Declaration;

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

TOGETHER with an easement for support and for the continuance of all encroachments by the Unit on any other Units, or Common Elements, now or hereafter existing as a result of construction of the Building, or the settling or shifting of the Building, or the repair or restoration of the Building (or any portion thereof) or of the Unit after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings; or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers of the Condominium (hereinafter called the "Condominium Board") in accordance with the Declaration and the By-Laws appended thereto, so that any such encroachment may remain so long as the Building shall stand;

TOGETHER with an easement in common with the owners of other Units to use, install, operate, maintain, alter, repair, rebuild, restore and replace any pipes, wires, ducts, vents, cables, conduits, flues, public utility lines, and other Common Elements located in any of the other Units or elsewhere on the Property and serving the Unit;

TOGETHER with and **SUBJECT** to a right of way through the Common Elements to the public streets;

TOGETHER with and **SUBJECT** to the easements created by the Declaration, which are incorporated herein by reference as though fully set forth herein;

TOGETHER with and **SUBJECT** to all easements of necessity in favor of the Unit or in favor of other Units or the Common Elements;

TOGETHER with the right, if any, to the use of the Common Elements as set forth in the Declaration; and

SUBJECT to the rights of other Unit Owners to use the Common Elements appurtenant to their Units, if any, as set forth in the Declaration;

SUBJECT to an easement in common with all other Unit Owners to use, install, operate, maintain, repair, alter, rebuild, restore and replace the Common Elements, and any pipes, wires, ducts, vents, cables, conduits, or other lines, equipment or facilities forming a part of or related to such Common Elements, located in, over, through, under or upon the Unit, other Units, the Common Elements, or other parts of the Property, provided that access to any Unit or the Common Elements in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the use thereof for dwelling, home occupation, or other lawful purposes;

SUBJECT to the rights, obligations, easements, restrictions and all other terms, covenants, conditions and provisions of the Declaration and By-Laws and Floor Plans filed therewith, as the same may be amended from time to time by instruments recorded or filed in the Office of the Register of the City of New York, in the County of Kings, State of New York, all of which, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

SUBJECT also to any other declaration or instrument affecting the Property which Grantor has filed to comply with any law, ordinance, regulation, zoning resolution or requirement of any public agency or authority, applicable to construction, alteration, repair or restoration of the Building or creation of the Condominium.

SUBJECT also to easements in favor of other Units and in favor of the Common Elements for the continuance of all encroachments of such other Units or Common Elements on the Unit, now or hereafter existing as a result of construction of the Building, or the settling or shifting of the Building, or the repair or restoration of the Building (or any portion thereof) or of any other Unit or of the Common Elements, after damage or destruction by fire or casualty or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Condominium Board or by the Grantor, or its designee and its respective successors, and assigns, or any Unit Owner in accordance with the Declaration and the By-Laws so that any such encroachments may remain so long as the Building shall stand;

SUBJECT also to an easement in favor of other Units to use, install, operate, maintain, repair, alter, rebuild, restore and replace such other Units and any pipes,

wires, ducts, vents, cables, conduits, flues, or other lines, equipment or facilities forming a part of or related to such other Units located in, over, through, under or upon the Unit, other Units, the Common Elements or other parts of the Property, provided that access to any Unit or the Common Elements in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the use thereof for dwelling, home occupation, or other lawful purposes;

SUBJECT also to a right of access to the Common Elements, the Unit and other Units by the Grantor or its designee, and its respective successors and assigns, their contractors, subcontractors, agents and employees, for the purposes of completing construction of the Building in accordance with the plans and specifications therefor and to fulfill Grantor's obligations as set forth in the Offering Plan covering the Condominium, provided that access thereto is exercised in such a manner as will not unreasonably interfere with the use of the Units for dwelling, home occupation, or other lawful purposes;

SUBJECT also to existing easements and the right reserved in the Declaration to establish, grant and create additional utility easements, in favor of any utility company for construction, use, maintenance, repair and replacements of all utility lines, wires, terminal boxes, mains, pipes, cables, conduits and other equipment and facilities in, under, over and across the Property;

SUBJECT also to such other liens, agreement, covenants, easements, restrictions and other matters of record as pertain to the Unit and/or the Property;

SUBJECT to any state of facts and accurate survey and inspection of the Unit would show;

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

The use for which the Unit is intended is that of a residence as permitted by the Declaration, By-Laws and applicable law.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purpose.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions thereof, as the same may be amended from time to time by instruments recorded in the Office of the New York City Register, County of Kings, and to comply with the rules and regulations of the Condominium.

This conveyance is made in the ordinary course of business actually conducted by the Grantor herein.

The terms "Grantor" and "Grantee" shall be read as "Grantors" and "Grantees" whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this deed the day and year first above written.

Grantor:

R & C BUILDERS CORP.

By: _____

Grantee:

STATE OF NEW YORK)

:ss.:

COUNTY OF)

On this day of , 2001, before me personally came
to me known, who being by me duly sworn,
did depose and say that he resides at No.
; that he is the of
the corporation described in, and which executed the above instrument; and that he
signed his name thereto by like order.

Notary Public

STATE OF)

:ss.:

COUNTY OF)

On this day of , 2001, before me personally appeared
, personally known to me or proved to me on the basis
of satisfactory evidence to be the individual whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his capacity, and
that by his signature on the instrument, the individual, or the person upon behalf of
which the individual acted, executed the instrument.

Notary Public

ARCHITECT'S REPORTPREMISES KNOWN AS THE 52 92ND STREET CONDOMINIUM

52 92nd Street
Brooklyn, New York

Tax Block Number 6099
Tax Lot Number F/K/A 142

Prepared By:

Bricolage Designs, A.I.A.
1333 60th Street
Brooklyn, New York 11219
718-435-9000
September 5th, 2000

This "Report" describes the structure know as The 52 92nd Street Condominium, located in the Borough of Brooklyn, County of Kings, City and State of New York; in the Bay Ridge Section of Brooklyn. The site is located on the Southerly side of 92nd Street, distance 156'-10" Westerly of Marine Avenue, in Tax Block 6099 and designated as Tax Lot 142.

ZONING AND PERMISSIBLE USE

The site is located in an R7 Zone in the (Special Bay Ridge District) as designated on Map 22b of the 1961 Zoning Resolution (ZR). This zone permits residential use as-of-right.

STATUS OF CONSTRUCTION

The building will be erected according to plans, which have been filed with, and approved by, the Brooklyn Office of the New York City, Department of Buildings. The building has been assigned application #300957980.

The Class of Construction is I C, non-combustible construction as described by "Table 3-4" of the N.Y. City, 1968 Administrative Building Code.

The building is proposed construction and a Certificate of Occupancy will be issued when the work is completed to the satisfaction of the Department of Buildings.

SITE

The site is located 156'-10" Westerly from the corner formed by the intersection of the Southerly side of 92nd Street and the Westerly side of Marine Avenue. It is more particularly described as follows:

BEGINNING at a point, distance 156'-10" Westerly from the corner formed by the intersection of the Westerly side of Marine Avenue and the Southerly side of 92nd Street;

RUNNING thence Southerly, 123'-7 1/2";

RUNNING thence Westerly to the previous course, 33'-1 1/2";

RUNNING thence again Westerly to the previous course at an angle (179 deg, 27 min, 47 sec), 26'-11 7/8";

RUNNING thence again Westerly to the previous course at an angle (179 deg, 58 min, 62.3 sec), 32'-10 3/4";

RUNNING thence again Westerly to the previous course at an angle, 27'-1 1/2";

RUNNING thence Northerly to the previous course, 61'-8 3/8";

RUNNING thence Easterly and perpendicular to the previous course, 59'-11 3/4";

RUNNING thence Northerly and again perpendicular to the previous course, 99'-10";

RUNNING thence Easterly and along the Southerly side of 92nd Street, 68'-3", to the point or place of BEGINNING.

SAID SITE has an area of 12,095.75 square feet.

SAID PREMISES BEING KNOWN AS THE 52 92ND STREET CONDOMINIUM:
52 92ND STREET, BROOKLYN, NEW YORK.

STREETS

92nd Street is a 60'-0" wide, one way street, with an existing 15'-0" wide concrete sidewalk.

There are existing N.Y. City, concrete sidewalks, curb and asphalt paved roadway fronting the property. The existing sidewalks, curbs and roadway, fronting the property will be replaced as directed and approved by the New York City, Department of Transportation.

A catch basin is located in the roadway to drain the storm water run-off, into the existing New York City Sewer System. It is located on 92nd Street.

Street lighting is provided by the City of New York, and consists of vertical stanchions surmounted with mercury arc lamps.

UTILITIES

Water will be provided by the City of New York, and will be billed as a common charge.

Natural Gas, will be provided by the Keyspan Energy Delivery Company, for cooking and heating, and each unit will be separately metered and billed directly.

Electricity will be provided by the Consolidated Edison Company, and each unit will be separately metered and billed directly.

Telephone service will be provided by the Verizon Company, and each unit will be billed directly.

Storm water as well as the sanitary waste will be carried from each building into the New York Sewer System.

SUB-SOIL CONDITIONS

No unusual water conditions such as flooding, ponding, or wetness were observed in the area, and no water was apparent on the surface.

BUILDING SIZE

There will be one (1) building each with a cellar, seven (7) stories and penthouse. The building will be a total height of approximately 79'-0", measured from the adjoining grade to the roof above the penthouse floor. The lowest level will be the cellar with an approximate floor to ceiling height of 8'-2". There will be eight (8) floors above the cellar. The first floor will have a height of approximately 9'-8", the second floor will have a height of approximately 8'-8" and third through seventh floors & also the penthouse floor will each have a height of approximately 8'-2". The approximate gross square footage of the building are as follows:

Cellar	approximately	= 5,267 sq. ft.
First Floor	approximately	= 5,267 sq. ft.
Second Floor	approximately	= 5,460 sq. ft.
Third Floor	approximately	= 5,460 sq. ft.
Fourth Floor	approximately	= 5,460 sq. ft.
Fifth Floor	approximately	= 5,460 sq. ft.
Sixth Floor	approximately	= 5,460 sq. ft.
Seventh Floor	approximately	= 5,460 sq. ft.
Penthouse Floor	approximately	= 3,288 sq. ft.

STRUCTURAL SYSTEM

The structural system for the building will be a combination of interior and exterior masonry bearing walls and intermediate, steel columns, girders and beams on all floors.

The foundations will consist of spread footings of concrete on earth for the masonry bearing walls, and reinforced concrete spread footings on earth for the columns. The foundation walls will be of poured concrete. The exterior walls, will be of load bearing masonry and of load bearing brick bonded to masonry blocks.

The interior floor at the cellar will be a concrete slab on grade. The floor assembly at the first through seventh floors and at the penthouse, will be a reinforced concrete slab on corrugated metal decking, supported by metal channel joists which in turn will be supported by the interior steel girders and columns and by the masonry bearing walls at the ends.

The flat roof above the seventh and penthouse floors will also be a concrete slab on corrugated metal decking, supported by metal channel joists and the steel columns and girders and the masonry bearing walls.

The Class of Construction is I C, non-combustible construction as described by "Table 3-4" of the N.Y. City, 1968 Administrative Building Code.

EXTERIOR OF BUILDING

The exterior walls of building shall be of poured concrete at the cellar levels and of brick bonded to load-bearing masonry at the upper levels. The interior surface of the masonry walls shall be finished with insulation and gypsum wallboards. The exterior wall composition shall have a maximum thermal performance value (U_o) of 0.20 to comply with Table 4-1 of the New York State Energy Conservation Construction Code.

WINDOWS

Windows shall be double glazed, vinyl clad and of the casement type, as manufactured by Andersen. Windows shall have a maximum infiltration loss rate of 0.37 cfm in compliance with Table 4-3 of the New York State Energy Conservation Construction Code. The manufacturer guarantees, one-year, parts and hardware and five years glazing.

Windowsills shall be constructed of masonry. Lintels above window openings shall be of steel fabrication.

The sponsor reserves the right to provide windows by different manufacturers which are equal or better than those listed above.

BALCONIES

There will be exterior balconies, at the residential units located at the second through seventh floors. There will be at least one balcony accessible from each unit located at these levels.

Balconies shall be constructed of concrete slab on metal decking supported with metal channels and beams. The soffits shall be finished with wire lath and stucco. The open sides of balconies shall be protected with metal railings to a minimum height of 3'-6", above the finished balcony level.* The vertical mullions of the protective railings shall be a maximum of four inches on center, in compliance with the N.Y. City Building Code.

AREAWAYS

There will be one (1) areaway located to the front of the building with stairs to allow access to the cellar level. The areaway will be approximately three feet in width, measured perpendicular to the face of the building and thirteen feet in length measured parallel to the face of the building. The depth of the areaway at the lowest point will be approximately 6'-5" below the adjacent finished grade.

The areaway will be constructed of poured concrete retaining walls and will be drained at the lowest point. The walls around the perimeter of the areaway opening will be protected with metal railings which shall be to a minimum height of 3'-6" above the adjacent finished grade. The vertical mullions of the protective railings shall be a maximum of four inches on center, in compliance with the N.Y. City Building Code.

EXTERIOR ENTRANCES

There will be four (4) exterior entrances to the building; three (3) to the front and one to the rear.

The main entrance will be located centrally on the front facade of the building, at the first floor level. This common entrance will provide access to the first through penthouse floors levels as well as to the cellar floor. There will be two (2) other entrances to the front of the building; located at the cellar floor level. One entrance, located to the westerly side of the facade, will provide vehicular access to the cellar floor via a driveway ramp and overhead door. The other entrance to the easterly side of the front facade, will provide pedestrian access to the cellar level, via exterior steps and a regular door. There will also be an overhead door, located to the westerly side of the rear facade of the building, which will provide vehicular access between the cellar and rear yard areas.

Metal guard railing, at a minimum height of 3'-6" above the finished grade level, will be provided around the open ramp areaway to the cellar.

MAILBOXES

U.S. Approved type mailboxes will be provided for each unit.

ROOF AND ROOF STRUCTURES

The roof areas, located above the seventh and penthouse floors of the building, shall be flat. The roof covering material shall be a 4-ply rubberoid roof, as manufactured by GAF and which has a New York City M.E.A. approval # 50-70-M., on rigid insulation and concrete on corrugated metal decking. The roof assembly; will be supported by metal channel joists, supported by load bearing masonry walls and steel columns and girders. Penetration of ducts, pipes, skylights, etc. shall be properly flashed and waterproofed. Batt insulation shall be provided between the joists.

The expected life span of the roof is ten (10) to fifteen (15) years. No bond or guarantee other than the one (1) year warranty on all construction materials and workmanship will be furnished.

ROOF DRAINAGE

The roof areas shall be pitched at a minimum slope of 1/4" per foot from the central area around the stair bulkhead and drained to controlled flow drains and vertical cast iron leaders. The vertical leaders will be connected to, below grade, horizontal storm drainpipes, which will carry the roof runoff, to the existing combined sewer servicing the site.

SKYLIGHTS

There will be six (6) skylights in the building. There will be two (2) skylights, located above the exit stair bulkhead and four (4) skylights above bedrooms located above the penthouse floor level.

The skylights above the stair bulkhead shall be of plain glass with wire mesh above and below and with metal framing. Each skylight shall be a minimum of 20 square feet and shall be equipped with ridge ventilators with a minimum area of 144 square inches as required by the N.Y. City Building Code. Skylights above bedrooms, may be of a minimum 1/8" thick, slow burning plastic and shall be a minimum 50% openable.

INTERIOR STAIRS

All interior stairs shall be of metal pan type construction with concrete treads and metal handrails.

INTERIOR DOORS AND FRAMES

All interior doors to exit stairs and residential unit entrance doors are to be fireproof self-closing metal doors with metal frames. All other doors inside the units may be hollow or solid core wood doors. The exterior entrance doors at the first floor level may be glass doors with metal frames, and need not be fire-rated. Exit doors at the cellar floor level also need not be fire-rated.

EXTERIOR STAIRS

There will be two (2) exterior stair in the building. There will be one stair located to the easterly side of he front of the building and will provide access to the cellar area. The other stair located centrally on the front facade will provide entrance to the common entrance vestibule. Exterior stairs shall be of concrete. The area around the open stairwell shall be protected with a metal railing, to a minimum height of 3'-6" above the adjacent grade.

ELEVATORS

There will be one elevator in the building, which will provide access to all floors.

The elevator shall be as manufactured by The Hollister-Whitney Elevator Corp. and shall be an electric, geared, traction type elevator. The elevator shall have a capacity of approximately 2000 lbs. The interior dimensions of the cab shall be approximately 6'-0" x 5'-0" and it shall be finished with plastic laminate. The cab shall be capable of accommodating approximately six persons.

A separate application shall be filed with an approved by the Elevator Division of the N.Y. City Department of Buildings, by the elevator installer, prior to the installation of the elevator and related equipment.

The Sponsor reserves the right to provide elevator equipment by different manufacturers, which are equal to or better than those above.

YARDS AND COURTS

The building will have two yard areas, one to the front and one to the rear.

The front yard area, located to the northerly side of building and accessible from 92nd Street, will be approximately 8'-6" in depth, at its narrowest point measured perpendicularly from the street line to the face of the building. The front yard area shall have steps providing access to the cellar and first floor levels as well as a driveway ramp to the cellar and also a handicap ramp to the first floor level.

The yard area to the rear of the building shall be approximately 33'-10" at its narrowest point and will have twelve (12) exterior parking spaces.

Yard areas will be mostly paved with concrete. A chain link or cyclone type fence will be provided at the property lines at the rear yard area, to separate the property from adjacent properties.

COMMON AREAS

The main common areas in the building will be; the entrance vestibule and stairway, the cellar area and parts of the front & rear yard areas.

The common hallways and stairways, the entrance to which is located at the first floor, to the center of the front facade, will provide access to all the units.

The cellar area of the building will have meter rooms, a refuse room and janitor's closet. The front and parts of the rear yard areas shall also be common areas.

LIMITED COMMON AREAS

The main limited common areas are the balconies located outside the units at the second through penthouse floors and also the parking spaces located in parts of the rear yard and parts of the cellar area.

LAUNDRY AREAS

OK Each residential unit will be provided with a laundry closet and hookups for domestic type washers and dryers. The washing machines and dryers, will be supplied by the individual unit owners.

All equipment to be installed shall be approved for use in N.Y. City.

PLUMBING AND DRAINAGE

Water will be supplied to the units through connections from the building to the New York City Water Distribution System. There will be a minimum 2" copper water main conveying the water into the building. Each unit will be supplied with cold water from 1" copper piping. Each unit will have its own hot water heating unit. Each building relies on normal New York City water pressure for raising the water to the penthouse floor so that no water tanks are required.

DOMESTIC HOT WATER

Heat energy, for the domestic hot water for each residential unit, will be provided by separate gas fired domestic hot water heaters, located in a mechanical closet, located within each unit. The piping, distributing the hot water to each unit, shall be copper. The heater for each residential unit, shall be Model # FS 640, (M.E.A. # 180-77-E) as manufactured by A.O. Smith; with an input rating of 44,000 BTU/HR and an efficiency rating of approximately eighty (80) percent, which will be adequate to provide hot water for each unit.

The Sponsor reserves the right to provide heaters of different manufacturers which are equal or better than those listed above.

HEATING

Heating of the units shall be achieved by a hot water heating system. Heat energy will be generated by separate gas fired boilers, located within a mechanical closet within each unit. Heat energy will be distributed to the units via baseboard radiators. Radiators shall be located below or adjacent to windowsills where possible. There shall be at least one radiator in each habitable room, bathroom or kitchen supplying heat to the space.

The boilers for each residential unit will be Model # BG-3, (M.E.A. # 483-92-E) as manufactured by EnerJet, with an input rating of 50,000 B.T.U. /HR. and an efficiency rating of approximately eighty (80) percent, which will be adequate to provide heating for each unit.

The Sponsor reserves the right to provide boilers by different manufacturers which are equal or better than those listed above.

COOLING

Cooling for each unit will be achieved by a central, mechanical air conditioning system. Cool air will be provided throughout each unit via metal ducts and ceiling registers, which will be located within the habitable spaces and also the kitchen and bathroom areas.

Separate mechanical plans shall be filed with and approved by the N.Y. City Department of Buildings, by a N.Y. State licensed mechanical engineer, prior to the installation of mechanical air conditioning equipment.

All equipment to be installed shall be New York City M.E.A. or B.S. and A. approved.

VENTILATION

The spaces requiring mechanical ventilation will be the interior bathrooms, kitchenettes and mechanical and laundry closets located within the units. The parking areas, located at the cellar level shall also be mechanically ventilated.

The spaces within the residential units requiring such ventilation, shall be provided with vent ducts equipped with fans, which will terminate to outside air as required by the N.Y. City Building Code.

The area for the parking units located in the cellar shall also be mechanically ventilated. Separate mechanical plans shall be filed with and approved by the N.Y. City Department of Buildings, by a N.Y. State licensed mechanical engineer, prior to the installation of ventilation for the cellar area.

Supply and exhaust ventilation for all the spaces shall comply with the minimum requirements of the N.Y. City Building Code.

SANITARY SEWAGE SYSTEM

The sanitary waste will be conveyed to the New York City sewer system via extra heavy cast iron sewer pipes in the structure, leading to a house trap of extra heavy cast iron, in its own concrete pit located at the cellar level of each building. From this trap, there will be an extra heavy cast iron pipe, conveying the sanitary waste to the existing 12" combined sewer, located in the roadway beneath 92nd Street.

STORM DRAINAGE SYSTEM

The storm drainage system for each building will consist of the controlled flow roof drains, vertical leaders and horizontal drains. The run-off from the roof area of each building, as well as from the exterior paved areas, will be conveyed to a house trap of extra heavy cast iron in its own concrete pit, located in the cellar area of each building. From this trap there will be an extra heavy cast iron pipe, conveying the storm water to an existing 12" combined sewer servicing the site; and which is located in the roadway beneath 92nd Street.

REFUSE DISPOSAL

Refuse disposal will be the responsibility of each individual unit occupant. They will collect their own garbage and carry it to the refuse chute, located in the common stair hallway on each floor. The garbage will be transported via the chute to the refuse room, located at the cellar floor, from where it will be taken outside, to be collected by the New York City Sanitation Department.

GAS SUPPLY

Gas service will be provided by the Keyspan Energy Delivery Company. This gas will be used for domestic cooking, and for the heating system. All gas piping shall be of black iron.

ELECTRICAL SYSTEM

The electrical service to the building will be brought in from the terminal point of the Consolidated Edison Co., and shall be a single phase 208V, 600 Amps. service. The main feed will bring the service to a minimum of thirty one (31) separate meters: one (1) each, for service to the residential units and one (1) for the common areas.

The service will provide approximately 60 Amps. for each residential unit. Circuits provided for the residential units will include air conditioning, dishwasher, kitchen appliances, lights and outlets. The service will be adequate for the usage of modern equipment.

INTERCOM

The building will be equipped with an intercom system at the entrance connected to unit panels, which will permit voice contact between the units and the common residential entrance. An electric door release in the common entry door, which will be activated by the unit occupant, will release the door for entrance into the building.

TELEVISION RECEPTION FACILITIES

There will be no central television antenna in the building. Each unit owner will be responsible for providing their own antenna.

PUBLIC AREA LIGHTING

Lighting shall be provided throughout the building, to illuminate the common hallways, stairways and common areas in the cellar. Light fixtures in these hallways and stairways shall provide incandescent illumination of sixty (60) watts or its equivalent per fixture. Lighting fixtures are also to be provided adjacent to each entrance of the building with an aggregate incandescent illumination of 100 watts or its equivalent. The main entrance located centrally on the 92nd Street facade shall be equipped with at least two light fixtures, one on each side of each entrance, and shall provide an aggregate incandescent illumination of 150 watts or its equivalent.

Entrance to the cellar area on the rear facade of the building shall also be provided with at least one light fixture at about the first floor level. The fixture shall provide a minimum aggregate incandescent illumination of 40 watts or its equivalent. Illumination levels are to comply with New York City Multiple Dwelling Laws and the Housing Maintenance Code.

GARAGES AND PARKING AREA

There will be nine (9) enclosed parking spaces, located at the cellar floor level and twelve (12) exterior open parking spaces, located in the rear yard area.

The enclosed parking spaces shall be located at the cellar area and will be accessible via a driveway ramp located in the front yard area. The exterior parking spaces will be at grade level and will be accessible from the cellar floor level via a ramp to the rear yard area.

Parking spaces will be offered as limited common elements as per negotiation with the sponsor. Parking spaces shall be concrete slab on grade and parking areas shall be drained.

RESIDENTIAL UNITS

The building will have thirty (30) residential units.

There will be four (4) residential units located at each of the first thru seventh floors and two (2) residential units located at the penthouse level.

Unit 1A will consist of:

One (1) bedroom, one (1) bathroom, living/ dining room, kitchenette, laundry closet and mechanical closet.

Units 1B and 1C will each consist of:

One (1) bedroom, two (2) bathrooms, living/ dining room, kitchenette, storage room, laundry closet and mechanical closet.

Unit 1D will consist of:

One (1) bedroom, two (2) bathrooms, living/ dining room, kitchenette, storage room and laundry closet/ mechanical closet.

Unit 2A, 3A, 4A, 5A, 6A and 7A will each consist of:

Two (2) bedrooms, two (2) bathrooms, living/ dining room, kitchenette, storage room and laundry closet and mechanical closet.

Units 2B, 2C, 3B, 3C, 4B, 4C, 5B, 5C, 6B, 6C, 7B and 7C will each consist of:

One (1) bedroom, two (2) bathrooms, living/ dining room, kitchenette, storage room and laundry/ mechanical closet.

Unit 2D, 3D, 4D, 5D, 6D and 7D will each consist of:

One (1) bedroom, two (2) bathrooms, living/ dining room, kitchenette, storage room, laundry closet and mechanical closet.

Units 8A and 8B will each consist of:

Three (3) bedrooms, two (2) bathrooms, living/ dining room, kitchenette and laundry/ mechanical closet.

UNIT SIZES

The net square footage for each unit measures as follows:

<u>Unit 1A</u>	First Floor	=	746 s.f.
<u>Unit 1B</u>	First Floor	=	1,199 s.f.
<u>Unit 1C</u>	First Floor	=	1,178 s.f.
<u>Unit 1D</u>	First Floor	=	1,056 s.f.
<u>Unit 2A</u>	Second Floor	=	1,152 s.f.
<u>Unit 2B</u>	Second Floor	=	1,193 s.f.
<u>Unit 2C</u>	Second Floor	=	1,202 s.f.
<u>Unit 2D</u>	Second Floor	=	1,194 s.f.
<u>Unit 3A</u>	Third Floor	=	1,152 s.f.
<u>Unit 3B</u>	Third Floor	=	1,193 s.f.
<u>Unit 3C</u>	Third Floor	=	1,202 s.f.
<u>Unit 3D</u>	Third Floor	=	1,194 s.f.
<u>Unit 4A</u>	Fourth Floor	=	1,152 s.f.
<u>Unit 4B</u>	Fourth Floor	=	1,193 s.f.
<u>Unit 4C</u>	Fourth Floor	=	1,202 s.f.
<u>Unit 4D</u>	Fourth Floor	=	1,194 s.f.
<u>Unit 5A</u>	Fifth Floor	=	1,152 s.f.
<u>Unit 5B</u>	Fifth Floor	=	1,193 s.f.
<u>Unit 5C</u>	Fifth Floor	=	1,202 s.f.
<u>Unit 5D</u>	Fifth Floor	=	1,194 s.f.
<u>Unit 6A</u>	Sixth Floor	=	1,152 s.f.
<u>Unit 6B</u>	Sixth Floor	=	1,193 s.f.
<u>Unit 6C</u>	Sixth Floor	=	1,202 s.f.
<u>Unit 6D</u>	Sixth Floor	=	1,194 s.f.
<u>Unit 7A</u>	Seventh Floor	=	1,152 s.f.
<u>Unit 7B</u>	Seventh Floor	=	1,193 s.f.

<u>Unit 7C</u>	Seventh Floor	=	1,202 s.f.
<u>Unit 7D</u>	Seventh Floor	=	1,194 s.f.
<u>Unit 8A</u>	Penthouse	=	1,342 s.f.
<u>Unit 8B</u>	Penthouse	=	1,342 s.f.

UNIT INFORMATION

The units will be finished as described herein.

The finished floor of the living, dining and bedroom areas shall be finished with concrete. Thereafter the unit owners may finish with carpeting, etc. at their own expense.

The walls and ceilings shall be gypsum wallboard. When finished the walls and ceilings shall be primed, and painted. Thereafter the unit owners may decorate by finishing with wallpaper, panelling, mirrors, etc. of their own choice..

Kitchens will have ceramic tile covering the floors, and sheetrock walls and ceilings. When finished the walls and ceilings will be primed and painted.

Bathrooms will be equipped with a washbasin, medicine cabinet, water closet and a combination bathtub and shower. The master bathroms will have a shower instead of the combination bathtub/shower. Bathrooms shall have ceramic tile floors and a tile base around bathtubs and the showers which shall extend to the ceiling. All other bathroom partitions shall have a three (3) inch tile base and the upper portion shall be of moisture resistant gypsum wallboard.

Interior and exterior parking spaces at the cellar level and at grade, shall be a concrete slab on grade.

UNIT INTERIORS

When completed, the following interior finishes will be installed.

	<u>Room</u>	<u>Floors</u>	<u>Base</u>	<u>Walls</u>	<u>Ceilings</u>
1.	Living Room	Concrete	Wood	G.W.B. Painted	G.W.B. Painted
2.	Bedroom	Concrete	Wood	G.W.B. Painted	G.W.B. Painted
3.	Dining Area	Concrete	Wood	G.W.B. Painted	G.W.B. Painted
4.	Kitchen	Ceramic Tile	Wood	G.W.B. Painted	G.W.B. Painted
5.	Bathroom	Ceramic Tile	Tile	G.W.B. Painted	G.W.B. Painted
6.	Laundry Closet	Ceramic Tile	Tile	G.W.B. Painted	G.W.B. Painted
7.	Mechanical Closet	Ceramic Tile	Masonry	Masonry	Concrete
8.	Parking Areas	Concrete	Masonry	Masonry	Concrete

Note:

G.W.B.= Gypsum Wallboard

1. All appliances not specified within this report are to be supplied by the unit occupant.

FIXTURE SCHEDULE

- A. Water Closets: shall be manufactured by Crane White, model # C-4241 and shall be of vitrous china, floor mounted and with syphon flushing action. Water closets are also to be equipped with vacuum breakers and shall meet water saving performance standards as per New York City Local Law 29/89.
- B. Countertop lavatory: shall be manufactured by Crane, model # I-315 and shall be of enameled steel with Moen model # 4696, center set faucet, set in plastic laminate finished, particle board, vanity countertop.
- C. Bathtubs: shall be manufactured by Kohler, model # K715 and shall be enamelled exterior, with flow outlet and Kohler showerhead and trim.

The Sponsor reserves the right to provide fixtures of different manufacturers which are equal to or better than those listed above.

KITCHEN EQUIPMENT

The kitchen will generally be provided with the following fixtures, appliances and equipment:

1. Laminated wood countertops and cabinets.
2. Stainless steel sinks manufactured by Kohler or equal.
3. One, Four burner gas range manufactured by Amana, Model #AGS 740, or equal.

✓ Note: Dishwashers and additional kitchen appliances and fixtures including additional gas ranges will be the responsibility of the unit owners.

HANDICAPPED ACCESS

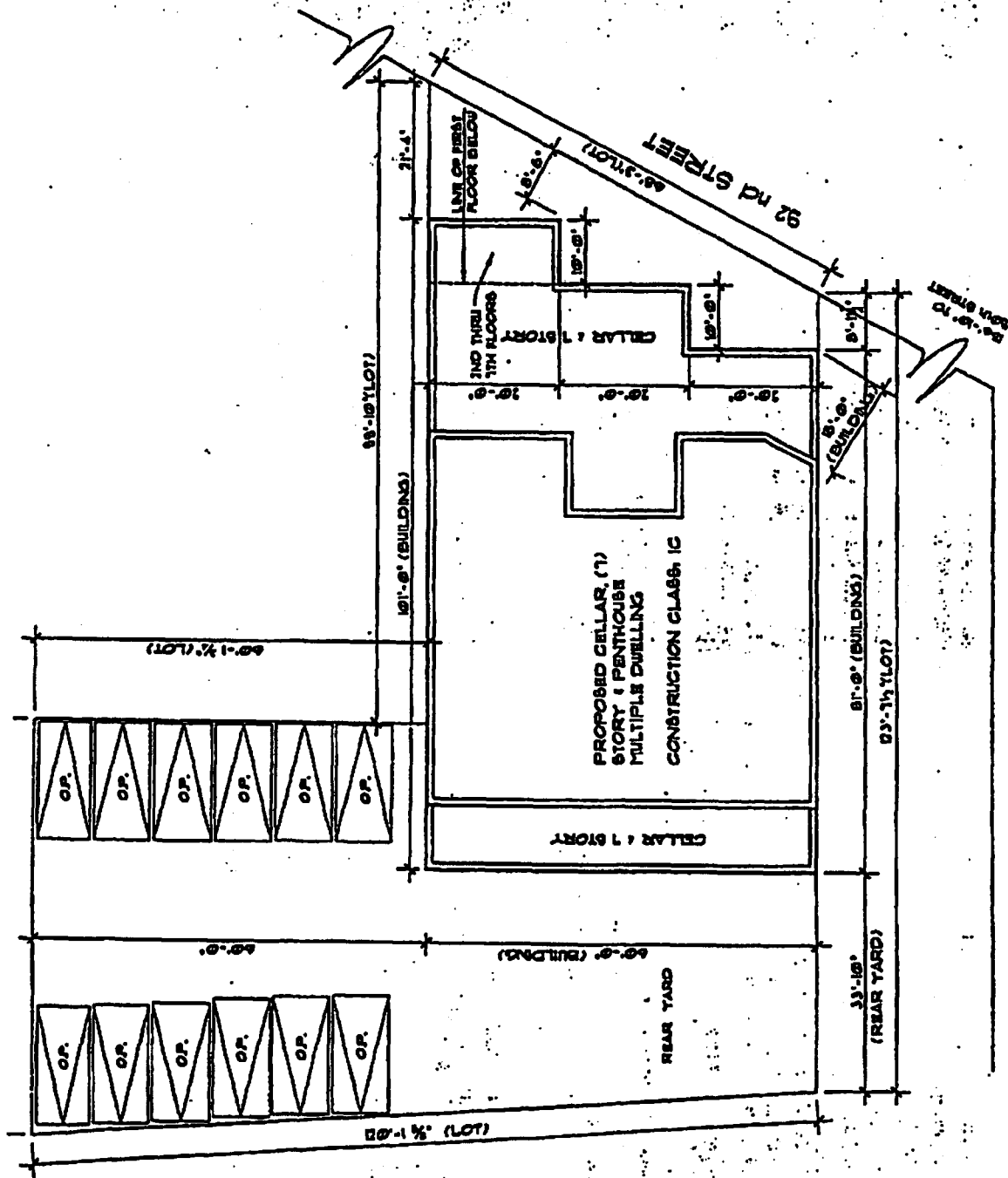
This structure provides access for the handicapped in that the first floor level is made accessible via a ramp, located in the front yard area from grade level. The elevator, which provides access to the other floors, shall be accessible from the first floor level. Doors and accessible paths within the unit shall comply with N.Y. City Local Law 58/87 and A.N.S.I. A117.1-1986.

VIOLATIONS AND PERMITS

There are no current violations on the proposed building. All required permits and sign-offs, including a Certificate of Occupancy, are to be obtained by the Sponsor prior to closing.

LANDSCAPE

The current plans do not provide for any landscaping.



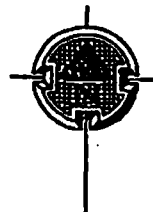
MARINE AVENUE

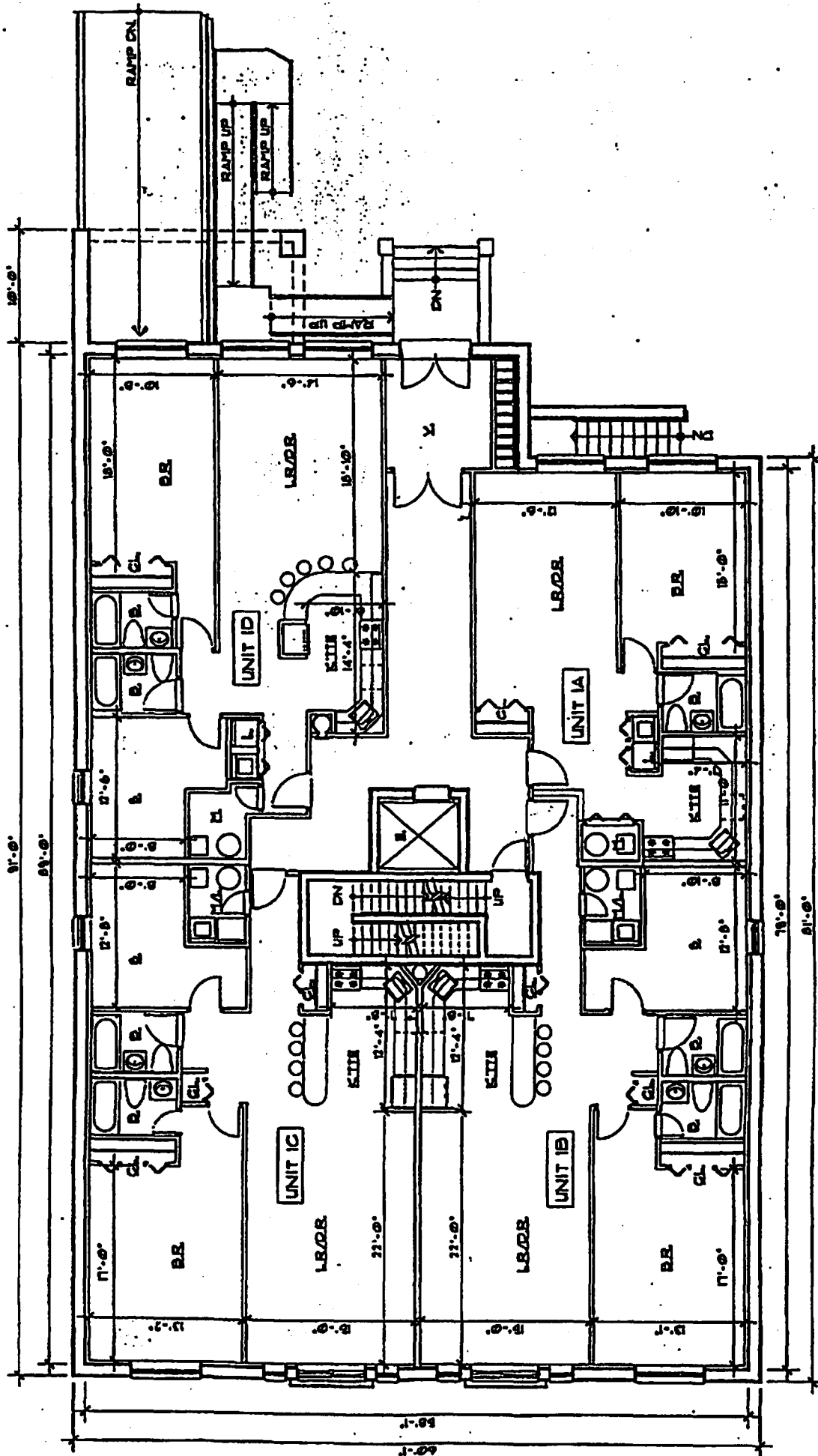
PLOT PLAN

N.T.S.

BLOCK 6099
LOT : FKA 142

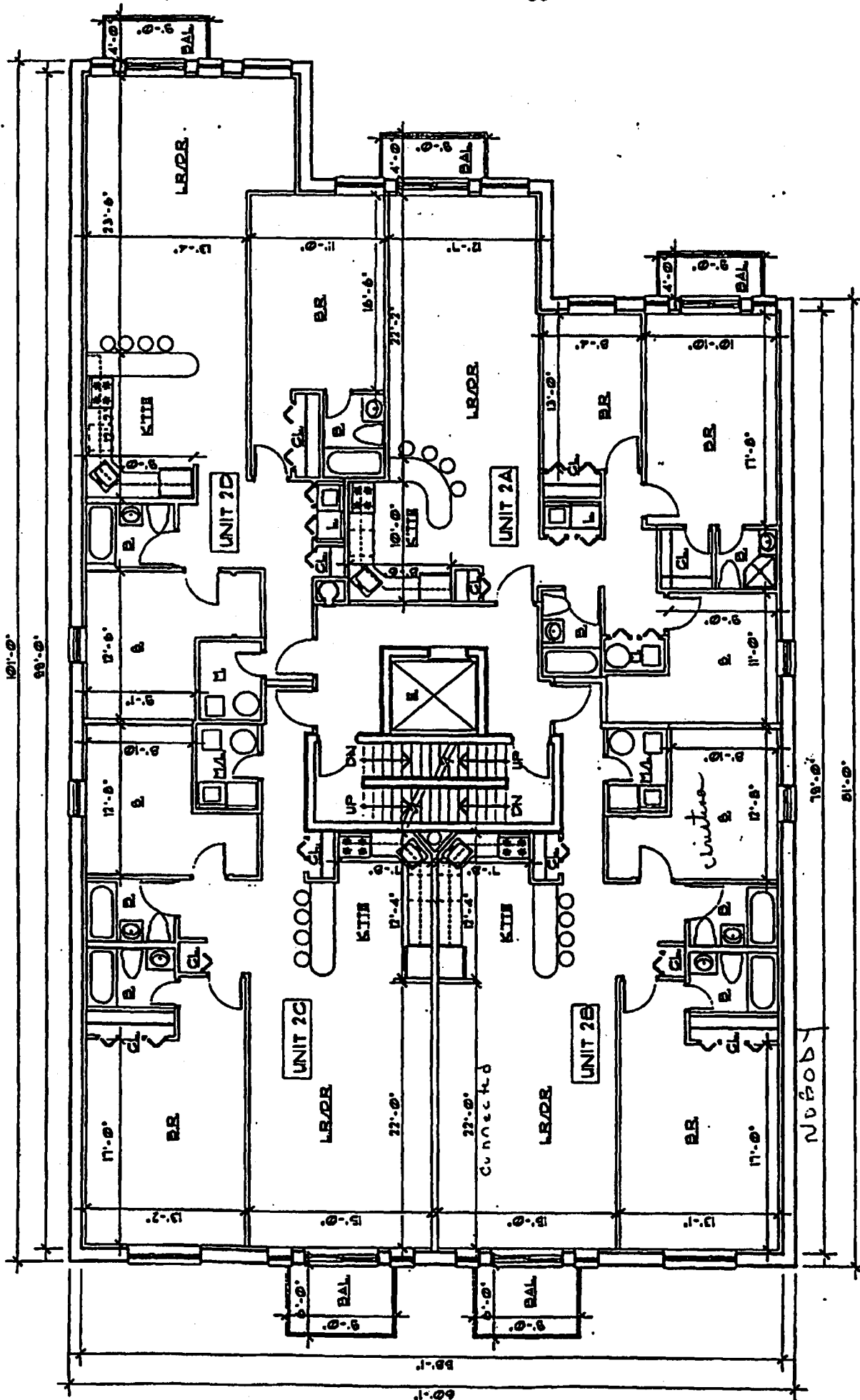
O.P. : DENOTES OPEN PARKING SPACE





FIRST FLOOR PLAN

N.T.S.

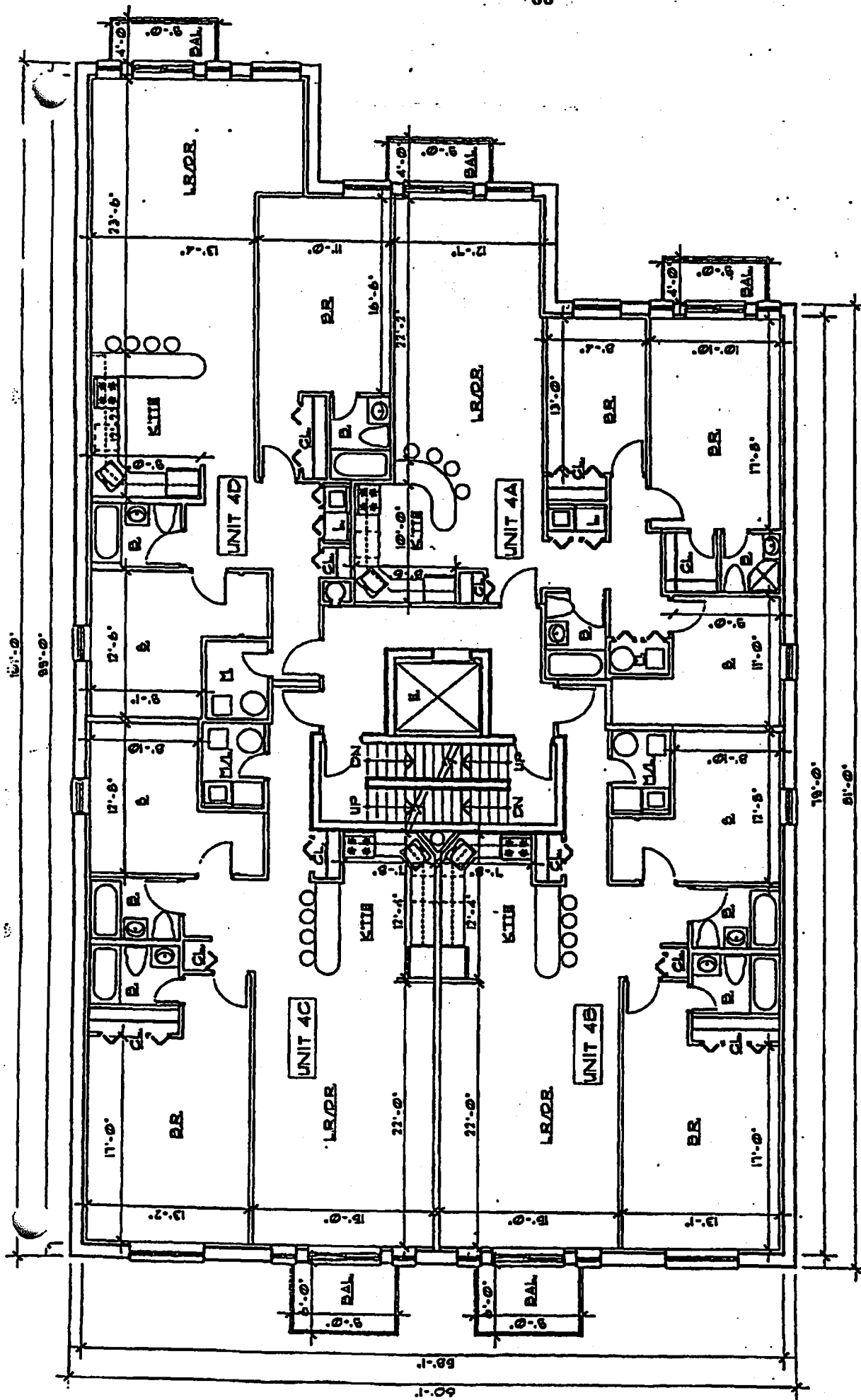


SECOND FLOOR PLAN

NTS

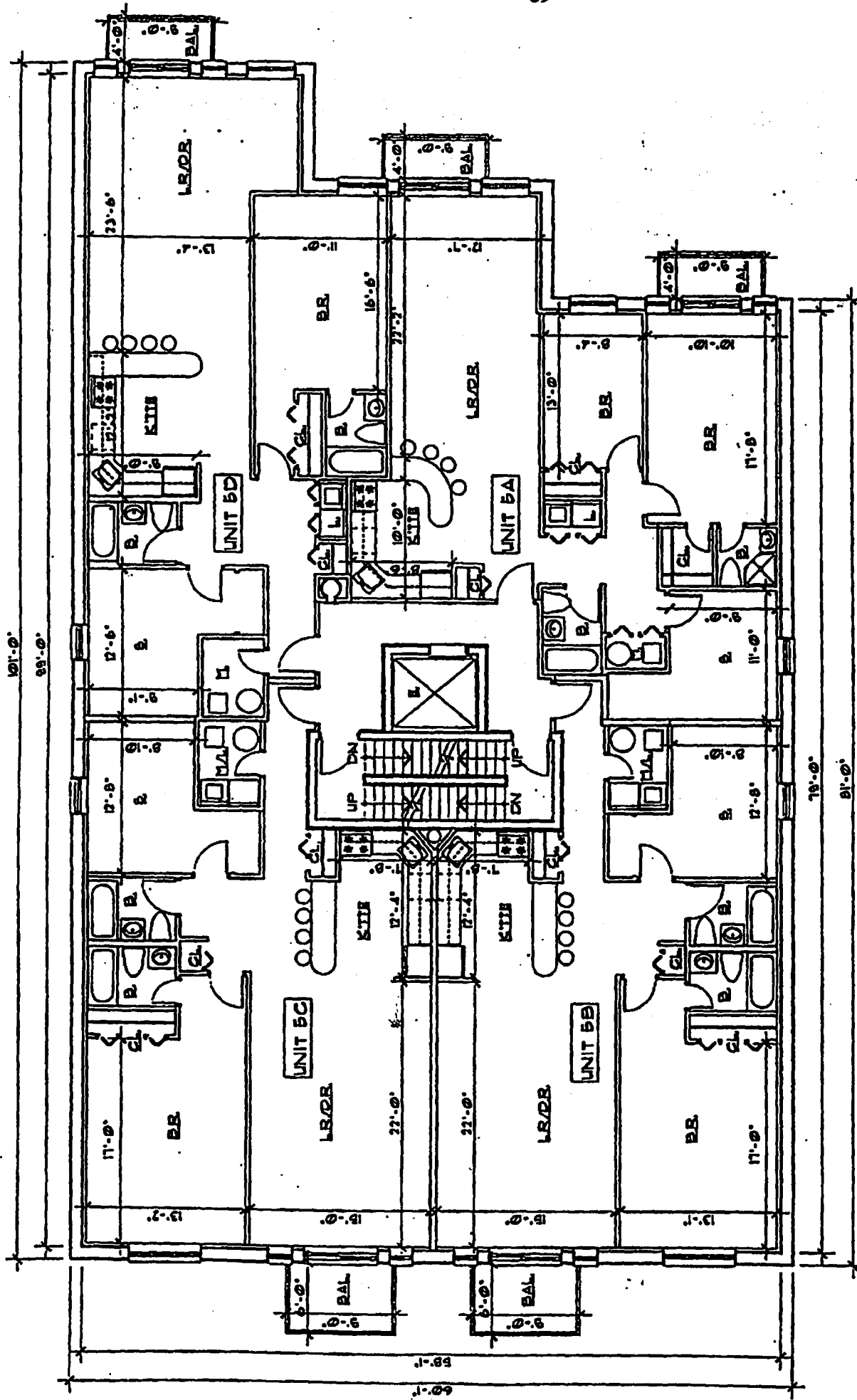
THIRD FLOOR PLAN

N.T.S



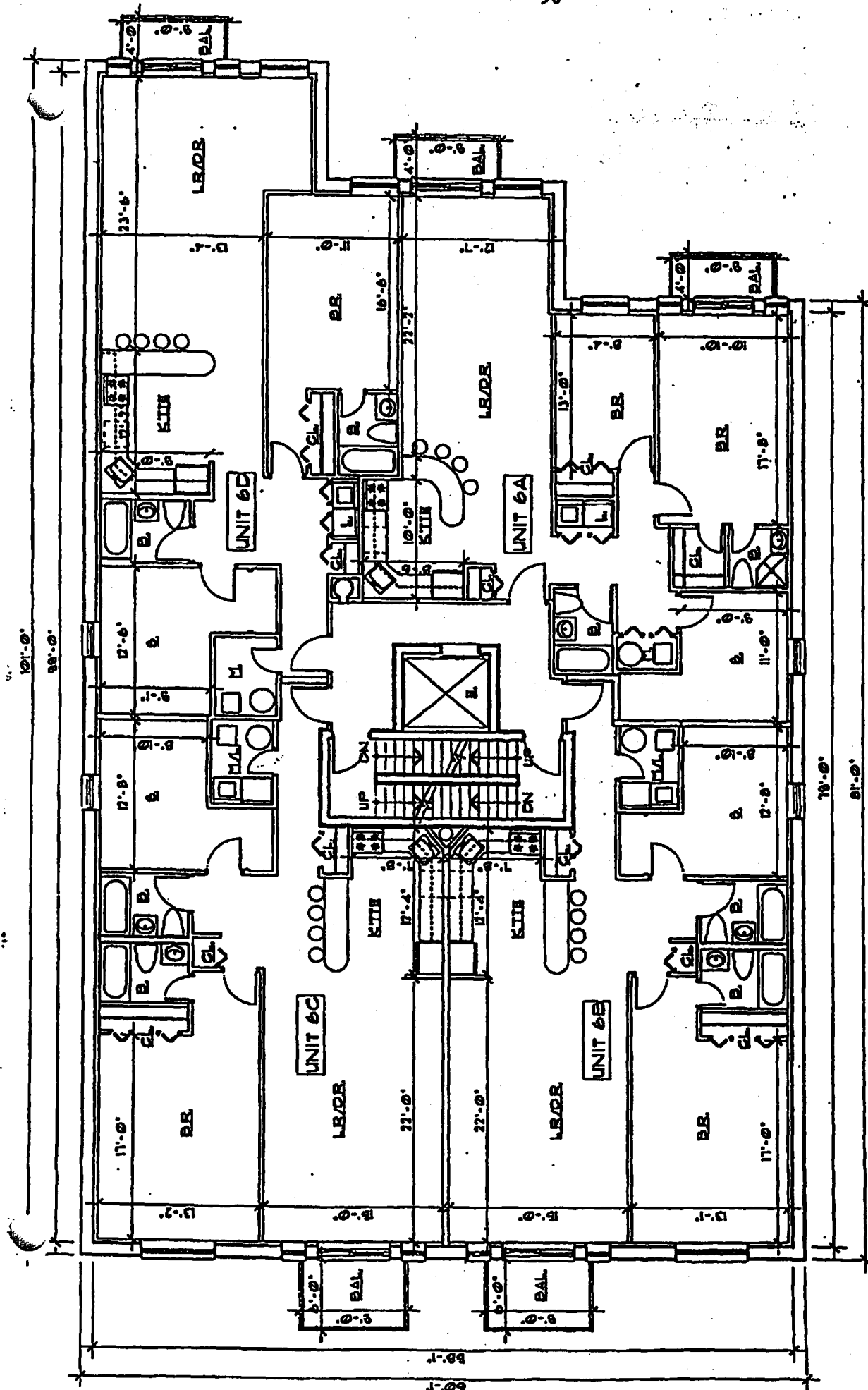
FOURTH FLOOR PLAN

N.T.S.



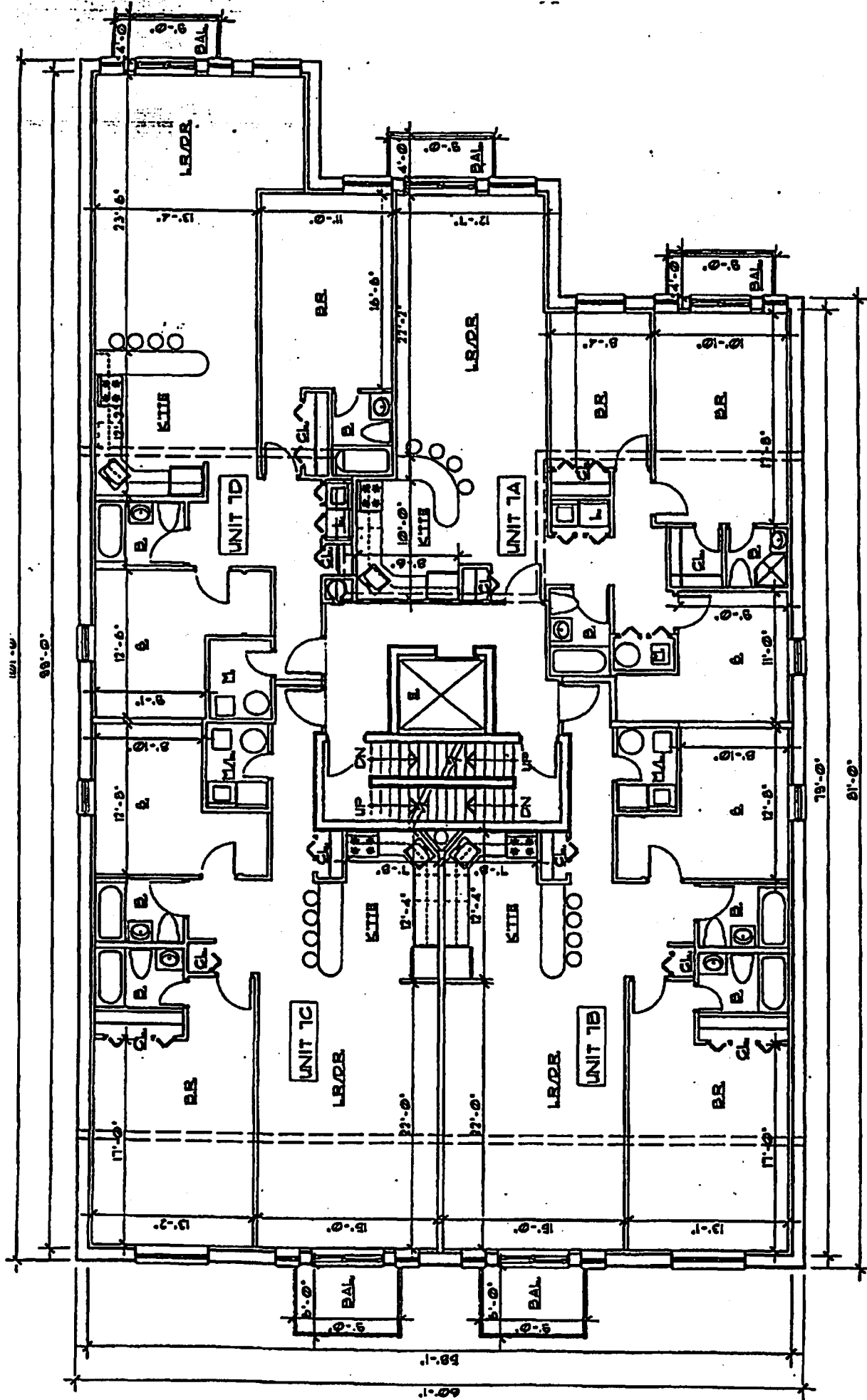
FIFTH FLOOR PLAN

N.T.S.



SIXTH FLOOR PLAN

N.T.S.

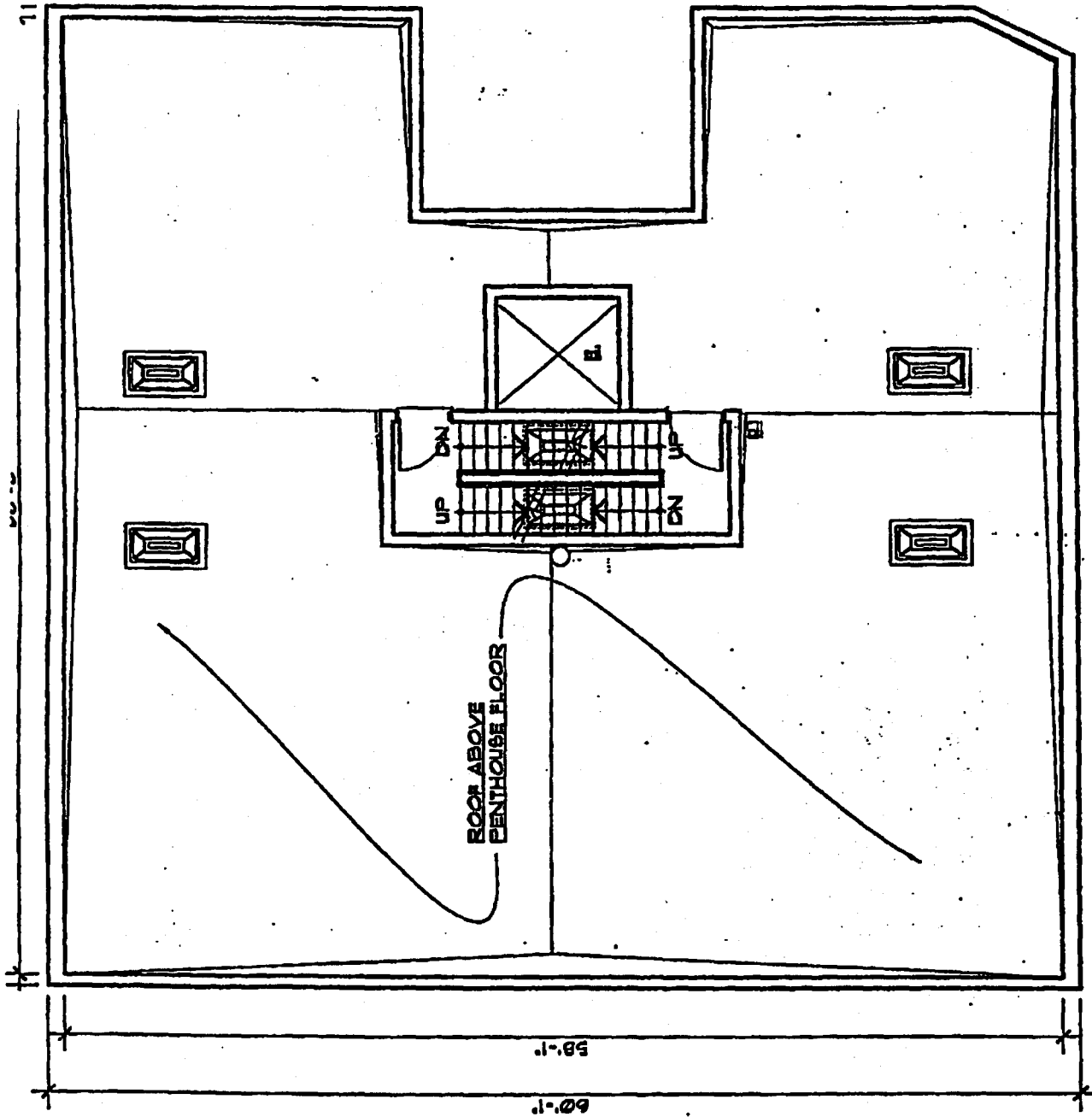


SEVENTH FLOOR PLAN

N.T.S.



NTS.



PENTHOUSE ROOF PLAN

N.T.S.

ARTICLE 36-B—WARRANTIES ON SALE OF NEW HOMES

Section

777. Definitions.
 777-a. Housing merchant implied warranty.
 777-b. Exclusion or modification of warranties.

§ 777. Definitions

As used in this article, the following terms shall have the following meanings:

1. "Builder" means any person, corporation, partnership or other entity contracting with an owner for the construction or sale of a new home.
2. "Building code" means the uniform fire prevention and building code promulgated under section three hundred seventy-seven of the executive law, local building code standards approved by the uniform fire prevention and building code council under section three hundred seventy-nine of the executive law, and the building code of the city of New York, as defined in title twenty-seven of the administrative code of the city of New York.
3. "Constructed in a skillful manner" means that workmanship and materials meet or exceed the specific standards of the applicable building code. When the applicable building code does not provide a relevant specific standard, such term means that workmanship and materials meet or exceed the standards of locally accepted building practices.
4. "Material defect" means actual physical damage to the following load-bearing portions of the home caused by failure of such load-bearing portions which affects their load-bearing functions to the extent that the home becomes unsafe, unsanitary or otherwise unlivable: foundation systems and footings, beams, girders, lintels, columns, walls and partitions, floor systems, and roof framing systems.
5. "New home" or "home" means any single family house or for-sale unit in a multi-unit residential structure of five stories or less in which title to the individual units is transferred to owners under a condominium or cooperative regime. Such terms do not include dwellings constructed solely for lease, mobile homes as defined in section seven hundred twenty-one of this chapter, or any house or unit in which the builder has resided or leased continuously for three years or more following the date of completion of construction, as evidenced by a certificate of occupancy.

6. "Owner" means the first person to whom the home is sold and, during the unexpired portion of the warranty period, each successor in title to the home and any mortgagee in possession. Owner does not include the builder of the home or any firm under common control of the builder.

7. "Plumbing, electrical, heating, cooling and ventilation systems" shall mean:

a. in the case of plumbing systems: gas supply lines and fittings; water supply, waste and vent pipes and their fittings; septic tanks and their drain fields; water, gas and sewer service piping, and their extensions to the tie-in of a public utility connection, or on-site well and sewage disposal system;

b. in the case of electrical systems: all wiring, electrical boxes, switches, outlets and connections up to the public utility connection; and

c. in the case of heating, cooling and ventilation systems: all duct work, steam, water and refrigerant lines, registers, convectors, radiation elements and dampers.

8. "Warranty date" means the date of the passing of title to the first owner for occupancy by such owner or such owner's family as a residence, or the date of first occupancy of the home as a residence, whichever first occurs.

§ 777-a. Housing merchant implied warranty

1. Notwithstanding the provisions of section two hundred fifty-one of the real property law, a housing merchant implied warranty is implied in the contract or agreement for the sale of a new home and shall survive the passing of title. A housing merchant implied warranty shall mean that:

a. one year from and after the warranty date the home will be free from defects due to a failure to have been constructed in a skillful manner;

b. two years from and after the warranty date the plumbing, electrical, heating, cooling and ventilation systems of the home will be free from defects due to a failure by the builder to have installed such systems in a skillful manner; and

c. six years from and after the warranty date the home will be free from material defects.

2. Unless the contract or agreement by its terms clearly evidences a different intention of the seller, a housing merchant implied warranty does not extend to:

a. any defect that does not constitute (i) defective workmanship by the builder or by an agent, employee or subcontractor of the builder, (ii) defective materials supplied by the builder or by an agent, employee or subcontractor of the builder, or (iii) defective design provided by a design professional retained exclusively by the builder; or

b. any patent defect which an examination ought in the circumstances to have revealed, when the buyer before taking title or accepting construction as complete has examined the home as fully as the buyer desired, or has refused to examine the home.

3. In the case of goods sold incidentally with or included in the sale of the new home, such as stoves, refrigerators, freezers, room air conditioners, dishwashers, clothes washers and dryers, a housing merchant implied warranty shall mean that such goods shall be free from defects due to failure by the builder or any agent, employee or subcontractor of the builder to have installed such systems in a skillful manner. Merchantability, fitness and all other implied warranties with respect to goods shall be governed by part three of article two of the uniform commercial code and other applicable statutes.

4. a. Written notice of a warranty claim for breach of a housing merchant implied warranty must be received by the builder prior to the commencement of any action under paragraph b of this subdivision and no later than thirty days after the expiration of the applicable warranty period, as described in subdivision one of this section. The owner and occupant of the home shall afford the builder reasonable opportunity to inspect, test and repair the portion of the home to which the warranty claim relates.

b. An action for damages or other relief caused by the breach of a housing merchant implied warranty may be commenced prior to the expiration of one year after the applicable warranty period, as described in subdivision one of this section, or within four years after the warranty date, whichever is later. In addition to the foregoing, if the builder makes repairs in response to a warranty claim under paragraph a of this subdivision, an action with respect to such claim may be commenced within one year after the last date on which such repairs are performed. The measure of damages shall be the reasonable cost of repair or replacement and property damage to the home proximately caused by the breach of warranty, not to exceed the replacement cost of the home exclusive of the value of the land, unless the court finds that, under the circumstances, the diminution in value of the home caused by the defect is a more equitable measure of damages.

c. In addition to any other period for the commencement of an action permitted by law, an action for contribution or indemnification may be commenced at any time prior to the expiration of one year after the entry of judgment in an action for damages under paragraph b of this subdivision.

5. Except as otherwise provided in section seven hundred seventy-seven-b of this article, any provision of a contract or agreement for the sale of a new home which excludes or modifies a housing merchant implied warranty shall be void as contrary to public policy.

6. Except as otherwise provided in section seven hundred seventy-seven-b of this article, other implied warranties may arise from the terms of the contract or agreement or from course of dealing or usage of trade.

§ 777-b. Exclusion or modification of warranties

1. Except in the case of a housing merchant implied warranty, the builder or seller of a new home may exclude or modify all warranties by any clear and conspicuous terms contained in the written contract or agreement of sale which call the buyer's attention to the exclusion or modification of warranties and make the exclusion or modification plain.

2. Except in the case of a housing merchant implied warranty, the builder or seller of a new home may exclude or modify warranties with respect to particular defects by any clear and conspicuous terms contained in the written contract or agreement of sale which identify such defects, call the buyer's attention to the exclusion or modification of warranties and make the exclusion or modification plain.

3. A housing merchant implied warranty may be excluded or modified by the builder or seller of a new home only if the buyer is offered a limited warranty in accordance with the provisions of this subdivision.

a. A copy of the express terms of the limited warranty shall be provided in writing to the buyer for examination prior to the time of the buyer's execution of the contract or agreement to purchase the home.

b. A copy of the express terms of the limited warranty shall be included in, or annexed to and incorporated in, the contract or agreement.

c. The language of the contract or agreement for sale of the home must conspicuously mention the housing merchant implied warranty and provide that the limited warranty excludes or modifies the implied warranty. Language to exclude all implied warranties is sufficient if it states, for example, that "There are no warranties which extend beyond the face hereof."

d. The limited warranty shall meet or exceed the standards provided in subdivisions four and five of this section.

4. A limited warranty sufficient to exclude or modify a housing merchant implied warranty must be written in plain English and must clearly disclose:

a. that the warranty is a limited warranty which limits implied warranties on the sale of the home; the words "limited warranty" must be clearly and conspicuously captioned at the beginning of the warranty document;

b. the identification of the names and addresses of all warrantors;

c. the identification of the party or parties to whom the warranty is extended and whether it is extended to subsequent owners; the limited warranty must be extended to the first owner of the home and survive the passing of title but may exclude any or all subsequent owners;

d. a statement of the products or parts covered by the limited warranty;

e. the clear and conspicuous identification of any parts or portions of the home or premises that are excepted or excluded from warranty coverage, and the standards that will be used to determine whether a defect has occurred; provided, however, that:

i. any exception, exclusion or standard which does not meet or exceed a relevant specific standard of the applicable building code or in the absence of such relevant specific standard a locally accepted building practice, shall be void as contrary to public policy and shall be deemed to establish the applicable building code standard or locally accepted building practice as the warranty standard; and

ii. any exception, exclusion or standard that fails to ensure that the home is habitable, by permitting conditions to exist which render the home unsafe, shall be void as contrary to public policy.

f. what the builder and any other warrantor will do when a defect covered by the warranty does arise, and the time within which the builder and any other warrantor will act;

g. the term of the warranty coverage and when the term begins, provided, however, that such term shall be equal to or exceed the warranty periods of a housing merchant implied warranty, as defined in subdivision one of section seven hundred seventy-seven-a of this article;

h. step-by-step claims procedures required to be undertaken by the owner, if any, including directions for notification of the builder and any other warrantor; an owner shall not be required to submit to binding arbitration or to pay any fee or charge for participation in nonbinding arbitration or any mediation process;

i. any limitations on or exclusions of consequential or incidental damages, and any limitations on the builder's and other warrantor's total liability, conspicuously expressed on the first page of the warranty. Notwithstanding the foregoing, a limited warranty shall not

be construed to permit any limitation on or exclusion of property damage to the home proximately caused by a breach of the limited warranty, where the court finds that such limitation or exclusion would cause the limited warranty to fail of its essential purpose, except that such property damage may be limited by an express limitation on the builder's or other warrantor's total liability in accordance with the provisions of this paragraph.

5. a. This article shall not be construed to authorize or validate any covenant, promise, agreement or understanding which is void and unenforceable under section 5-322.1 of the general obligations law.

b. This article shall preempt any local law inconsistent with the provisions of this article. This article shall not preempt any builder subject to its provisions from complying with any local law with respect to the regulation of home builders except as expressly provided herein.

c. Nothing in this article shall be construed to repeal, invalidate, supersede or restrict any right, liability or remedy provided by any other statute of the state, except where such construction would, as a matter of law, be unreasonable.

DECLARATION

**ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP OF
PREMISES LOCATED AT 52 92nd STREET, IN THE BOROUGH
OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW
YORK, PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY
LAW OF THE STATE OF NEW YORK**

NAME: THE BAY RIDGE PROMENADE CONDOMINIUM

**SPONSOR: R & C BUILDERS CORP.
9201 Fourth Avenue
Brooklyn, N.Y. 11209**

**DATE OF
DECLARATION: , 2001**

**The Land affected by the within instrument lies in Section 19,
Block 6411 formerly known as Lots 42, 100 and parts of Lots
39, 41 and 141, now known as Lots 1001 through 1030 on the
Tax Map of the Borough of Brooklyn, County of Kings, State of
New York.**

EDWARD LUKASHOK, ESQ.
Attorney for Sponsor
122 East 42nd Street
New York, N.Y. 10168

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE FIRST:	Submission of Property 1
ARTICLE SECOND:	Definitions 1
ARTICLE THIRD:	Description of Property and Improvements 2
ARTICLE FOURTH:	Common Elements 3
ARTICLE FIFTH:	Irrevocably Restricted Areas 4
ARTICLE SIXTH:	Easements 4
ARTICLE SEVENTH:	Service of Process and Building Code Violations 5
ARTICLE EIGHTH:	Common Interest 5
ARTICLE NINTH:	Administration 5
ARTICLE TENTH:	Amendment and Withdrawal 5
ARTICLE ELEVENTH:	Subject to Declaration, By-Laws, etc. 6
ARTICLE TWELFTH:	Common Charges 7
ARTICLE THIRTEENTH:	Units Acquired by the Board 7
ARTICLE FOURTEENTH:	Encroachments 8
ARTICLE FIFTEENTH:	Unit Ownership 8
ARTICLE SIXTEENTH:	Conveyance of a Unit 8
ARTICLE SEVENTEENTH:	Covenants and Restrictions 9
ARTICLE EIGHTEENTH:	Utilities 10
ARTICLE NINETEENTH:	Invalidity 10
SCHEDULE A:	Metes and Bounds Description of Condominium.
SCHEDULE B:	Unit Schedule.
SCHEDULE C:	By-Laws.

PLAN OF CONDOMINIUM HOME OWNERSHIP

**DECLARATION OF R & C BUILDERS CORP. PURSUANT TO
ARTICLE 9-B OF THE REAL PROPERTY LAW
OF THE STATE OF NEW YORK**

In the Borough of Brooklyn, County of Kings, and City and State of New York on this day of , 2001, R & C Builders Corp., a corporation existing under the laws of the State of New York, whose office is situated at 9201 Fourth Avenue, Brooklyn, New York 11209, hereinafter referred to as the "Owner" or the Sponsor, represented in this Declaration by Carmela Basile, a shareholder who is fully empowered to and qualified to execute this Declaration on behalf of the said corporation does hereby state:

FIRST: Submission of Property. By this Declaration, the Owner submits all property owned by it consisting of all that certain plot, piece or parcel of land, with the building and improvements thereon erected, lying and being in the Borough of Brooklyn, County of Kings and City and State of New York, being more particularly bounded and described on Schedule A which is annexed to and made a part of this Declaration (hereinafter referred to as the "Property") to the provisions of Article 9-B of the Real Property Law of the State of New York.

SECOND: Definitions.

- (a) The Owner of each Unit is hereinafter referred to as the "Unit Owner." Every Unit Owner shall be treated for all purposes as a single owner, irrespective of whether such ownership is joint, in common, or tenancy by the entirety, and a Unit Owner's single vote referred to in paragraph EIGHTH of this Declaration.
- (b) A Unit shall consist of the area measured horizontally from the exterior of the plaster walls or drywalls of each Unit, including the thickness of such plaster walls or drywalls, to the exterior surface of the plaster walls or dry-walls, separating the Unit from stairways, halls, mechanical equipment spaces or other Units. Vertically, each Unit consists of the space between the underside of the finished or carpeted floor, including the thickness of such finished or carpeted

floor and the unexposed side of the sheetrock or plaster ceiling. Each Unit also includes doors and windows which open from or into a Unit and all fixtures and appliances used in or in conjunction with a Unit.

- (c) "Common Elements" means and refers to those areas intended to be devoted to the common use and enjoyment of Unit Owners, including the external walls and roof of the building, land walks and driveways.
- (d) "Limited Common Elements" means those Common Elements which a Unit Owner will have exclusive right to use. Balconies and parking spaces are Limited Common Elements in this Declaration.
- (e) The "Building" as hereinafter referred to shall be defined as the eight-story and cellar building to be known as The Bay Ridge Promenade Condominium.
- (f) "Party Wall" as hereinafter referred to shall be defined as a wall which is common to and separates two Units.
- (g) "Condominium" as hereinafter referred to shall mean The Bay Ridge Promenade Condominium which is composed of the Units and the Common Elements, as shown in Schedule B.
- (h) The term "Unit" and "Unit Owner" as used herein shall be construed to mean Unit and Unit owner as defined in Section 339-e of Article 9-B of the Real Property Law of the State of New York.

THIRD: Description of Property and Improvements. The Owner is constructing on the parcel of land described above, a Condominium known as The Bay Ridge Promenade Condominium according to the floor plans filed simultaneously with the recording of this Declaration in the Kings County Clerk's Office, which plans set forth a description of the Building, stating the number of stories, the number of Units and the principal materials of which they are or will be renovated/constructed.

The Condominium will consist of 30 Units located in one eight-story building, all as set forth on the floor plans filed as part of this Declaration. Each of the Units have access to each other Unit or to any other portion of the Condominium by means of hallways and stairways which forms a part of the Common Elements of the Condominium. For the purposes of describing the location of the Buildings,

approximate area, type and number of rooms of each Unit and the Common Elements to which each Unit has immediate access, the Units are described on the filed floor plans and on Schedule B as Unit Numbers 1A-Penthouse B. Each Unit will be sold to one or more Owners, each Owner obtaining fee ownership in, and

exclusive right of occupancy and possession of the Unit, together with an undivided interest in the Common Elements of the Condominium, as hereinafter set forth in this Declaration, and referred to as the "Common Elements," all in accordance with Article 9-B of the Real Property Law of the State of New York. The designation of the number of rooms, interior partitions and kitchen and bathroom facilities may be changed by mutual consent of the Owner and the Unit Owner at the time of renovation/construction of the Unit.

The Condominium has a total land area of 12,096 square feet, of which 2,380 square feet lies under the Building.

FOURTH: Common Elements. The Common Elements of the Condominium will consist of all of the Condominium, except the Units, including without limitation, exterior walls, common walls, exterior doors, windows, flooring and ceiling excluding interior finish and the roof of the building and improvements (other than the Units) comprising the Condominium, including the land, the land under the Building, all utility and other pipes and material located outside of the Units.

The Common Elements shall remain undivided and no Unit Owner shall bring any action for partition or division unless otherwise provided by law. Each Unit Owner shall have the right to use the Common Elements, other than such portion, if any, which are by the terms of this Declaration or the annexed By-Laws irrevocably restricted in use to other Unit Owners, in accordance with the purpose for which such elements are intended, without hindering the exercise of or encroaching upon the rights or other Unit Owners.

The undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed conveyed or encumbered with that Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

All parking spaces and balconies are Limited Common Elements to which individual Unit Owners have exclusive right to use.

FIFTH: Irrevocably Restricted Areas. With the exception of the parking spaces, no portions of the Common Elements are irrevocably restricted in use to specified Unit Owners.

SIXTH: Easements. All pipes, wires, conduits and public utility lines located within each Unit shall be owned by such Unit Owner. Any portion of such pipes, wires, conduits and public utility lines located in the Common Elements will be owned in common by the Unit Owners. Every Unit Owner shall have an easement in common with the Owners of other Units to maintain and use all pipes, wires, conduits and public utility lines located in other Units and servicing such Owners's Unit. Each Unit shall be subject to an easement in favor of the Unit Owners of other Units to maintain and use the pipes, wires, conduits and public utility lines servicing such other Units and located in such Unit. The Board of Managers shall have a right of access to each Unit for maintenance, repair or improvement to any pipes, wires, conduits and public utility lines located in any home and servicing any other Unit. The cost of such repair shall be a Common Expense. The Board of Managers shall have a right to access to all Common Elements for maintenance, repair or improvement whether such Common Elements are restricted or not.

The Sponsor, on behalf of itself and its successors and assigns who may take title to portions of the Condominium for purposes of development and sale, reserves the easements, licenses, rights and privileges of right-of-way in, through, over, under and across the Common Elements of the Condominium. For the purpose of completing the construction and sale of Units and facilities in the Condominium and, towards this end, Sponsor reserves the right to grant and reserve easements and rights-of-ways, in, through, under, over and across the Common Elements for the installation maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television and other utilities and for any other materials or services necessary for the completion of the work. The Sponsor, on behalf of itself and said successors and assigns, also reserves the right to connect with and make use of the utility lines, wires, pipe, conduits, cable televisions, sewers and drainage lines which may from time-to-time be in or along the streets and roads or other areas of the Common Elements. The Sponsor, on behalf of itself and said successors and assigns, also reserves the right to continue to use the Common Elements and any facilities, sales offices, model units, signs and parking spaces located on the Common Elements, in its efforts to market Units constructed in the Condominium and on the balance of the overall development. This paragraph shall not be amended without the written consent of the Sponsor.

Service of Process and Building Code Violations.

Unit Owners in any action with relation to the Common Elements of the Unit and with regard to any violation of local building and other related building and zoning laws by the Common Elements of the Units shall be made upon the Board of Managers of the Condominium, 52 92nd Street, Brooklyn, New York. They have the principal responsibility for curing any violations of laws and service upon the Board of Managers shall be the Owner or Owners of the Condominium Unit or Units in existence. The provisions of this Article shall not be amended by the Department of Buildings or any City agency successor

thereto.

EIGHTH: Common Interest. Each Unit Owner shall have such percentage interest in the Common Elements as is set forth on Schedule B attached hereto and shall bear such percentage of the Common Expenses of the Condominium. Each Unit Owner shall have one vote for all voting purposes at any meeting of the Unit Owners unless otherwise mandated by law or expressly provided for herein.

NINTH: Administration. The administration of the Condominium shall be in accordance with the provisions of this Declaration and with the provisions of the By-Laws which are made a part of this Declaration and are attached hereto as Schedule C.

TENTH: Amendment and Withdrawal. The Property shall not be withdrawn from Condominium ownership unless at least 80% of the Unit Owners in number and in Common Interest and the first mortgagees, if any, of each of those same Units agree to such removal by duly recorded instruments. Such withdrawal of the property from Condominium ownership shall not take effect until it is duly recorded in the Office of the Clerk of the County of Kings. The provisions of this Declaration may be modified or amended by an instrument executed by the Board of Managers upon a vote of 80% of the Unit Owners in number and in Common Interest held at a duly called meeting of the Unit Owners, provided however, that:

(i) No amendment shall alter the percentage in the Common Elements appurtenant to any Unit without the consent of the affected Unit Owners and the first mortgagees, if any, of such Units, which consent shall be expressed on the instrument of amendment.

(ii) No amendment shall add any parcel of land to or divest any parcel of land from the Condominium properties unless 80% of the Unit Owners in number and common interest and the first mortgagees, if any, of the same Units agree to such change on the instrument of amendment.

(iii) No amendment shall be passed which shall impair or prejudice the rights and priorities of mortgages.

There shall be a presumption for a period of sixty (60) days subsequent to the recording of an amendment that the vote of the Unit Owners was made at a duly called meeting and that the requisite voting percentage was obtained. After the sixty (60) day period, such presumption will be deemed conclusive. Any amendment to this Declaration shall not take effect until it is recorded in the Office of the Clerk of the County of Kings.

Anything herein to the contrary notwithstanding, for a maximum of three (3) years from the date of the recording of this Declaration in the Kings County Clerk's Office, as long as the Sponsor continues to hold (%) percent or more in number of the Units, the Sponsor's prior written consent shall be required in order to amend either this Declaration or the By-Laws and, if the resulting cumulative financial cost to the Condominium for the year, inclusive of any resulting deficiency or liability, would exceed (%) percent of the Condominium's prior year operating budget, to take any action to (a) make capital additions or improvements; (b) increase or decrease the level of services (without regard to the cost of said services) over those provided for in the prior year's operating budget; (c) establish additional reserve fund; or (d) borrow money. Notwithstanding the foregoing, the Board of Managers may act to spend monies in excess of these limitations without the consent of the Sponsor if compelled to do so by local laws or regulations.

ELEVENTH: Subject to Declaration, By-Laws, etc. All present or future Unit Owners, tenant, future tenants, or any other person that might use the facilities of the Condominium in any manner, are subject to the provisions of this Declaration, the By-Laws and Rules and Regulations of the Condominium and the mere acquisition or rental of any of the Units shall signify that the provisions of the Declaration and the By-Laws and Rules and Regulations of the Condominium are accepted and ratified and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

TWELFTH: Common Charges. All sums assessed as Common Charges by the Board of Managers of the Condominium but unpaid, together with 12% interest thereon, chargeable to any Unit Owner shall constitute a lien on his Unit prior to all other liens except: (a) tax or assessment liens on the Unit by any governmental taxing authority, including but not limited to, State, County, and City taxing agencies, if any, and; (b) all sums unpaid on any first mortgage of record encumbering any Unit. Such lien may be foreclosed when past due in accordance with the laws of the State of New York by the Condominium in like manner as a mortgage on real property, and incurred including reasonable attorney's fees (but such right shall not be a lien against the Unit). In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid Common Charges, the unpaid balance shall be charged to all Unit Owners as a Common Expense. However, the holder of an institutional mortgage of record or other purchaser of a Unit at a foreclosure sale, his successors or assigns, shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges chargeable to such Unit which were assessed and became due prior to the acquisition of title to such Unit by such acquirer. In such event, the Unpaid balance of Common Charges shall be charges to all other Unit Owners as a Common Expense. The term "institutional mortgage" used herein shall mean a first mortgage granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, agency of the United States Government or of the City or State of New York, or other similar institutional lender or a purchase money mortgage granted by the Seller.

Every Unit Owner shall pay the Common Charges assessed against his Unit when due and no Unit Owner may exempt himself from liability for the payment of his Common Charges by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of his Unit. However, no Unit Owner shall be liable for the payment of any Common Charges accruing subsequent to a sale, transfer or other conveyance by him of such Unit made in accordance with Section 339-x of the Real Property law or in accordance with the provisions of this Declaration and the By-laws.

THIRTEENTH: Units Acquired by the Board. In the event any Unit Owner shall convey his Unit to the Board of Managers in accordance with Section 339-x of the Real Property Law or in the event the Board of Managers shall purchase any Unit at a foreclosure sale in accordance with Article IX of the By-laws, title to such Unit or the rights to the lease of such Unit shall be held by the Board of Managers or its designee on behalf of all of the other Unit Owners.

In order to carry out the provisions of this paragraph, each Unit Owner shall, upon taking title to his Unit, grant an irrevocable power of attorney coupled with an interest, to the Board of Managers and their successors to acquire title or lease any such Unit under whatever terms the Board may, in its sole discretion, deem proper and to sell, lease, sublease, mortgage, vote or otherwise deal with such Unit under such terms as the Board, in its sole discretion, shall deem proper.

FOURTEENTH: Encroachments. The Unit Owners agree that if any portion of a Unit or the Common Elements (whether restricted in use to an individual Unit Owner or not) encroaches upon another or shall hereafter encroach upon another as a result of original construction or settling of the Building, a valid easement for the encroachment and the maintenance of the same, so long as it stands, shall and does exist. In the event the Building is partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings and is rebuilt, the Unit Owners agree that encroachments of any portion of the Unit or the Common Elements as aforescribed due to construction shall be permitted and that a valid easement for said encroachment and the maintenance thereof shall exist as long as the Building or reconstructed building shall stand.

FIFTEENTH: Unit Ownership. Upon the closing of title to a Unit, a purchaser shall automatically become a Unit Owner in the Condominium and shall remain a Unit Owner until such time as he ceases to own the Unit for any reason.

SIXTEENTH: Conveyance of a Unit. Upon any conveyance of a Unit, either by voluntary instrument, operation of law or judicial proceedings in accordance with this Declaration or the By-Laws, the Grantee of the Unit shall be jointly and severally liable with the Grantor for any unpaid Common Charges against the later assessed and due up to the time of the grant or conveyance without prejudice to the Grantee's right to recover from the Grantor the amounts paid by the Grantee therefor. Any such Grantee shall be entitled to a statement from the Board of Managers setting forth the amount of the unpaid Common Charge against the Grantor and such grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien, for any unpaid Common Charge against the Grantor in excess of the amount set forth in such statement. Grantee as used herein shall not include either the holder of an institutional mortgage of record or other purchaser of a Unit at a foreclosure sale of an institutional mortgage.

by the Unit
provisions of
of Managers

the use of the Unit
regulations, and
ons of the Board

- (a) use shall be
- (b) I f the Common
E the Board of
N uld impair the
sl
cc made without the written
cc managers. Consent may be requested by
mailing a letter, certified mail, return receipt requested to the managing
agent, if any, or to the President of the Board of Managers, who shall
have the obligation to answer within thirty days and failure to do so
within the stipulated time shall mean that there is no objection to the
proposed modification or alteration.
- (c) Any Unit Owner who mortgages or sells his Unit shall notify the Board
of Managers and provide the name and address of his mortgagee or
purchaser.
- (d) The Board of Managers shall, at the request of the mortgagee of the
Unit, report any unpaid Common Charges due from the Unit Owner of
such Unit.
- (e) No nuisances shall be allowed upon the Property and no use or
practice shall be allowed which is a source of annoyance to residents
or which interferes with the peaceful possession and proper use of the
Property by its residents.
- (f) No immoral, improper, offensive or unlawful use shall be made of the
property or any part thereof and all valid laws, zoning ordinances and
regulations of all governmental bodies having jurisdiction thereof shall
be observed.
- (g) Regulations promulgated by the Board of Managers concerning the
use of the property shall be observed by the Unit Owners provided,
however, that copies of such regulations are furnished to each Unit
Owner prior to the time the said regulations become effective.

- (h) The Common Charges shall be paid when due.
- (i) The use for which the Building and the Units are intended are residential occupancy, and, subject to all applicable governmental laws and regulations, any Unit may be used as a professional office if the Owner thereof resides therein.

EIGHTEENTH: Utilities. Electricity consumed in or on the Common Elements and water consumed in the Units and the Common Elements shall be paid for by the Board of Managers as items of Common Expense. Each Unit shall be individually metered for electricity and gas and the expense of such utility consumed within the Unit shall be paid for by the Owner of said Unit.

NINETEENTH: Invalidity. Invalidity of any of the covenants, limitations or provisions of the Declaration by judgment or court order shall in no way affect any remaining part or parts hereof, and the same shall continue in full force and effect.

R & C BUILDERS CORP.

By: _____

ATTEST:

SCHEDULE "A" TO THE DECLARATION OF CONDOMINIUM

PREMISES KNOWN AS THE BAY RIDGE PROMENADE CONDOMINIUM

52 92nd Street
Brooklyn, New York

BEGINNING at a point on the southwesterly side of 92nd Street distant 156 feet 10 inches northwesterly from the corner formed by the southwesterly side of 92nd Street and the westerly side of Marine Avenue;

THENCE southerly forming an exterior angle of 61 degrees 30 minutes 45 seconds with the southwesterly side of 92nd Street and parallel with and distant 220 feet easterly from the easterly side of a former right of way that ran at right angles to and southerly from 92nd Street, 123 feet 7- $\frac{1}{2}$ inches to the land now or formerly of Mary V. Oliver;

THENCE westerly along the land now or formerly of Mary V. Oliver, 33 feet 1- $\frac{1}{2}$ inches;

THENCE continuing westerly along said last mentioned land, 26 feet 11- $\frac{7}{8}$ inches;

THENCE continuing westerly along said last mentioned land, 32 feet 10- $\frac{3}{4}$ inches;

THENCE westerly along the centerline of First Avenue (now closed) as shown on the Oliver Map and along the land now or formerly of Kings Oliver Company 106 feet 4 inches;

THENCE northerly at right angles to the last mentioned course, 26 feet 1- $\frac{1}{2}$ inches to the land now or formerly of Henry E. Bonnis;

THENCE easterly along the land now or formerly of Henry E. Bonnis, 82 feet 4- $\frac{3}{8}$ inches;

THENCE northerly forming an interior angle of 90 degrees 16 minutes 44 seconds with the last mentioned course, 61 feet 8- $\frac{3}{8}$ inches;

THENCE easterly at right angles to the last mentioned course, 59 feet 11-3/4 inches;

THENCE northerly on a line forming an interior angle of 61 feet 30 minutes 45 seconds with the southwesterly side of 92nd Street and parallel with and distant 160 feet easterly from the easterly side of the aforementioned former right of way, 99 feet 10 inches to the southwesterly side of 92nd Street;

THENCE easterly along the southwesterly side of 92nd Street, 68 feet 3 inches to the point or place of **BEGINNING**.

SAID SITE has an area of 12,095.75 square feet.

SAID PREMISES BEING KNOWN AS THE THE BAY RIDGE PROMENADE CONDO-MINIUM, 52 92nd STREET, BROOKLYN, NEW YORK.

SCHEDULE "B" TO THE DECLARATION OF CONDOMINIUM**PREMISES KNOWN AS THE 52 92ND STREET CONDOMINIUM****52 92ND Street
Brooklyn, New York****Tax Block Number 6099
Tax Lot Number F/K/A 142**

UNIT	TAX LOT	LOCATION	PERCENTAGE OF COMMON INTEREST	SQ. FT.	ROOMS/BATHS	LIMITED COMMON AREAS: SQ. FT.
1A		First		746	3/1	
1B		First		1,199	3/2	
1C		First		1,178	3/2	
1D		First		1,056	3/2	
2A		Second		1,152	4/2	
2B		Second		1,193	3/2	
2C		Second		1,202	3/2	
2D		Second		1,194	3/2	
3A		Third		1,152	4/2	
3B		Third		1,193	3/2	
3C		Third		1,202	3/2	
3D		Third		1,194	3/2	
4A		Fourth		1,152	4/2	
4B		Fourth		1,193	3/2	
4C		Fourth		1,202	3/2	
4D		Fourth		1,194	3/2	
5A		Fifth		1,152	4/2	
5B		Fifth		1,193	3/2	
5C		Fifth		1,202	3/2	
5D		Fifth		1,194	3/2	
6A		Sixth		1,152	4/2	
6B		Sixth		1,193	3/2	
6C		Sixth		1,202	3/2	
6D		Sixth		1,194	3/2	
7A		Seventh		1,152	4/2	
7B		Seventh		1,193	3/2	
7C		Seventh		1,202	3/2	
7D		Seventh		1,194	3/2	
8A		Penthouse		1,342	4/2	
8B		Penthouse		1,342	4/2	

NOTE:

b : DENOTES BALCONY AREA.

p : DENOTES PARKING AREA.

BY-LAWS

OF

THE BAY RIDGE PROMENADE CONDOMINIUM

(To be Recorded with the Declaration)

EDWARD LUKASHOK, ESQ.
Attorney for Sponsor
122 East 42nd Street
New York, NY 10168

TABLE OF CONTENTS.

	<u>Page</u>
I General	1
Sec. 1 - Condominium Home Ownership	1
Sec. 2 - By-Laws Applicability	1
Sec. 3 - Personal Application	1
II Condominium, Voting, Quorum, Proxies and Waivers	2
Sec. 1 - Condominium	2
Sec. 2 - Voting	2
Sec. 3 - Quorum	2
Sec. 4 - Vote Required to Transact Business	2
Sec. 5 - Right to Vote	2
Sec. 6 - Proxies	3
Sec. 7 - Waiver and Consent	3
Sec. 8 - Place of Meetings	3
Sec. 9 - Annual Meetings	3
Sec. 10 - Special Meetings	3
Sec. 11 - Notice of Meetings	3
Sec. 12 - Order of Business	3
III Board of Managers	4
Sec. 1 - Number of Term	4
Sec. 2 - Vacancy and Replacement	5
Sec. 3 - Removal	5
Sec. 4 - First Board of Managers	5
Sec. 5 - Powers	5
Sec. 6 - Repairs and Maintenance	8
Sec. 7 - Compensation	9
Sec. 8 - Meetings	9
Sec. 9 - Annual Statement	10
Sec. 10 - Fidelity Bonds	10
Sec. 11 - Management Agent	11
Sec. 12 - Liability of the Board of Managers and Unit Owners	11
IV Officers	11
Sec. 1 - Elective Officers	11
Sec. 2 - Election	11
Sec. 3 - Appointive Officers	12
Sec. 4 - Term	12
Sec. 5 - The President	12
Sec. 6 - The Vice President	12
Sec. 7 - The Secretary	12
Sec. 8 - The Treasurer	12
Sec. 9 - Agreements, etc	13
V Notices	13
Sec. 1 - Definition	13
Sec. 2 - Service of Notice-Waiver	13

TABLE OF CONTENTS

	<u>Page</u>
VI Finances.	13
Sec. 1 - Checks	13
Sec. 2 - Assessments.	14
Sec. 3 - Foreclosure of Liens for Unpaid Common Charges	15
Sec. 4 - Statement of Common Charges.	15
Sec. 5 - Liability for Water, Sewage, Gas and Electricity.	15
Sec. 6 - Operating Account.	15
Sec. 7 - Other Accounts	15
VII Insurance and Insurance Trustee	15
Sec. 1 - Insurance to be Carried by the Board	15
Sec. 2 - The Insurance Trustee.	17
Sec. 3 - Restoration or Reconstruction After Fire or Other Casualty	17
VIII House Rules	18
IX Default	20
X Amendments.	21
XI Selling, Mortgaging and Leasing Units	21
Sec. 1 - Selling and Leasing of Units	21
Sec. 2 - Waiver of Partition Rights	22
Sec. 3 - Mortgaging of Units.	22
Sec. 4 - Gifts, Inc..	22
XII Condemnation.	22
XIII Miscellaneous	23
Sec. 1 - Insurance.	23
Sec. 2 - Severability	23
Sec. 3 - Notice to Condominium.	23
Sec. 4 - Notice of Unpaid Assessments	23
Sec. 5 - Examination of Books and Records	24
Sec. 6 - Construction	24
Sec. 7 - Compliance with Article 9-B.	24
Sec. 8 - Condominium Plan	24

BY-LAWS
OF
THE BAY RIDGE PROMENADE CONDOMINIUM

ARTICLE I

PLAN OF CONDOMINIUM OWNERSHIP

Section 1. Condominium Home Ownership. The Property located at 52 92nd Street, Brooklyn, New York, in the Borough of Brooklyn, County of Kings, City and State of New York, as specifically set forth in the Declaration and more commonly known as **THE BAY RIDGE PROMENADE CONDOMINIUM** has been submitted to the provisions of Article 9-B of the Real Property Laws of the State of New York.

Section 2. By-Laws Applicability. The provisions of these By-Laws are applicable to the Condominium. The term "Condominium" as used herein shall include the land and the building and improvements thereon including the Condominium Units (hereinafter referred to as "Units"), and the Common Elements and the use and occupancy thereof. The term "Building" as hereinafter used shall be defined as the exterior walls and roof of a Unit or number of Units, all of which are constructed under a continuous roof or the entire interior and exterior of any Building or structure which shall form a portion of the Condominium but which does not contain any of the Units.

Section 3. Personal Application. All present and future Unit Owners, mortgagees, lessees, or their employees, guests or any other person that might use the facilities of the Condominium in any manner are subject to these By-Laws, the Declaration and the Rules and Regulations established by the Board of Managers. The mere acquisition or rental of any of the Units or the mere act of occupancy of any of said Units will signify that these By-Laws, the Declaration and the Rules and Regulations are accepted, ratified, and will be complied with.

ARTICLE II**CONDOMINIUM, VOTING, QUORUM, PROXIES AND WAIVERS**

Section 1. Condominium. The Condominium shall be limited to Unit Owners. "Unit Owner" as referred to herein shall mean all of the owners of each Unit.

Section 2. Voting. Each Unit Owner (including the Sponsor and the Board of Managers, if the Sponsor or the Board of Managers shall then own or hold title to one of more Units), shall be entitled to cast one vote at all Unit Owners' meetings for each Unit or Units owned by such Unit Owner, but the Board of Managers shall not cast any of its votes for the election of any member to the Board.

Section 3. Quorum. So many Unit Owners as shall represent at least fifty-one (51%) percent of the total authorized votes of all Unit Owners present in person or represented by written proxy shall constitute a quorum at all meetings of the Unit Owners for the transaction of business, except as otherwise provided by Statute, by the Declaration, or by these By-Laws. If, however, such quorum shall not be present or represented at any meeting of the Unit Owners, the Unit Owners entitled to vote thereat, present in person or represented by written proxy, shall have power to adjourn the meeting from time-to-time, without notice, other than announcement at the meeting until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting originally called.

Section 4. Vote Required to Transact Business. When a quorum is present at any meeting, the vote of a majority of the Unit Owners present in person or represented by written proxy shall decide any question brought before such meeting and such vote shall be binding upon all Unit Owners, unless the question is one upon which, by express provisions of the Declaration, Statute, or of these By-Laws, a different vote is required, in which case such express provisions shall govern and control the decision of such question.

Section 5. Right to Vote. At any meeting of Unit Owners, every Unit Owner having the right to vote shall be entitled to vote in person, or by proxy. Such proxy shall only be valid for such meeting or subsequent adjourned meetings thereof.

Section 6. Proxies. All proxies shall be in writing and shall be filed with the Secretary prior to the meeting at which the same are to be used. A notation of such proxies shall be made in the Minutes of the meeting.

Section 7. Waiver and Consent. Whenever the vote of Unit Owners at a meeting is required or permitted by any provision of the Declaration, Statutes or of these By-Laws to be taken in connection with any action of the Condominium, the meeting and vote of Unit Owners may be dispensed with if all Unit Owners who would have been entitled to vote upon the action if such meeting were held, shall consent in writing to such action being taken.

Section 8. Place of Meetings. Meetings shall be held at such suitable place convenient to the Unit Owners as may be designated by the Board of Managers.

Section 9. Annual Meetings. Within thirty (30) days after title to the last Unit is conveyed by the Sponsor but in any event no later than two years after the closing of title to the first Unit, or thirty (30) days after the closing of title to fifty-one (51%) percent of the Units, whichever is sooner, the Sponsor shall call the first Annual Unit Owners' Meeting. At such Meeting, a new Board of Managers shall be elected by the Unit Owners and the former members of the Board shall thereupon resign. Thereafter, annual meetings shall be held on the anniversary of such date each succeeding year. At such meetings, there shall be elected by ballot of the Unit Owners, a Board of Managers in accordance with the requirements of Article III of the By-Laws. The Unit Owners may also transact such other business of the Condominium as may properly come before them.

Section 10. Special Meetings. It shall be the duty of the President to call a special meeting of the Unit Owners as directed by the Board of Managers or upon a petition signed by Unit Owners representing a majority in interest of the Common Elements having been presented to the Secretary.

Section 11. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Unit Owner of record, at least ten, but not more than twenty days prior to such meeting. The mailing of a notice in the manner provided in these By-Laws shall be considered notice served.

Section 12. Order of Business. The order of business at all meetings shall be as follows:

- (a) Roll call;
- (b) Proof of notice of meeting or waiver of notice;
- (c) Reading of Minutes of preceding meeting;
- (d) Report of Officers;
- (e) Report of Committee;
- (f) Election of Inspectors of Election (in the event there is an election);
- (g) Election of Managers (in the event there is an election);
- (h) Unfinished business;
- (i) New business.

ARTICLE III

BOARD OF MANAGERS

Section 1. Number and Term. The number of Managers which shall constitute the whole Board shall not be less than three (3) and not more than nine (9). Until succeeded by the Managers elected at the first Annual Meeting of Unit Owners, Managers need not be Unit Owners; thereafter, all Managers shall be Unit Owners or their designees. Within the limits above specified, the number of Managers shall be determined by the Unit Owners at the Annual Meeting. The Managers shall be elected at the Annual Meeting of Unit Owners, the term of Unit Owners, the term of office of one-third of the Managers shall be fixed for three (3) years, the term of office of one-third of the Managers shall be fixed at two (2) years, and term of office of one-third of the Managers shall be fixed at one (1) year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three (3) years. The Managers shall hold office until their successors have been elected and hold their first meeting. But, in any event, at least one-third of the terms of the members of the Board of Managers shall expire annually.

Notwithstanding the foregoing, to insure that the Sponsor has at least some minimum representation on the Board of Managers during its development and marketing program, the Sponsor shall at all times have the right, in the event such minimum representation is not obtained pursuant to the election criteria set forth above, to designate at least two (2) members of the Board of Managers as long as it owns more than three (3) Units; at least one (1) member of the Board as long as it owns one Unit. Members of the Board of Managers designated by the Sponsor need not be Unit Owners.

Section 2. Vacancy and Replacement. If the office of any Manager or Managers becomes vacant by reason of death, resignation, retirement, disqualification, removal from office or otherwise, a majority of the remaining Managers, though less than a quorum, at a special meeting of Managers duly called for this purpose, shall choose a successor or successors, who shall hold office for the unexpired term in respect to which such vacancy occurred. If the vacancy occurs with respect to any member of the First Board of Managers (see Section 4 of this Article III) who has been designated by the Sponsor, the Sponsor shall have the sole right to choose such Manager's successor to fill the unexpired portion of his term.

Section 3. Removal. Managers may be removed for cause by an affirmative vote of a majority of the Unit Owners. No Manager, other than a member of the First Board of Managers or a Manager elected or designated by the Sponsor, shall continue to serve on the Board if, during his term of office, he shall cease to be a Unit Owner.

Section 4. First Board of Managers. The First Board of Managers shall consist of who shall hold office and exercise all powers of the Board of Managers until the first annual meeting of the Unit Owners. A Unit Owner, who is independent of the Sponsor, shall be elected by a majority of the Unit Owners other than Sponsor to the First Board at a Board meeting held within sixty (60) days of the closing of title to the first Unit. If no such election has been made, then the Sponsor may designate such member. Any or all of said Managers shall be subject to replacement in the event of resignation or death in the manner set forth in Section 2 of this Article III.

Section 5. Powers.

- (a) The property and business of the Condominium shall be managed by its Board of Managers, which may exercise all such powers of the Condominium and do all such lawful acts and things as are not by Statute or by the Declaration or by these By-Laws, directed or required to be exercised or done by the Unit Owners personally. These powers shall specifically include, but not be limited to, the following items:
 - (1) To determine and levy monthly assessments ("Common Charges") to cover the cost of common expenses, payable in advance. The Board of Managers may increase the monthly assessments or vote a special assessment in excess of that amount, if required, to meet

any additional necessary expenses, but said increase can only be assessed among the Unit Owners pro rata according to their respective common interests;

(2) To collect, use and expend the assessments collected, to maintain, care for and preserve the Units, Buildings, and other Common Elements;

(3) To make repairs, restore or alter any Units or the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

- (4) To enter into and upon the Units when necessary and with as little inconvenience to the Unit Owner as possible in connection with the maintenance, care and preservation of the property, including emergency repairs at all times whether or not the Unit Owner is present;

(5) To open bank accounts on behalf of the Condominium and to designate the signatories to such bank accounts;

(6) To insure and keep insured the Common Elements and Units in accordance with Article VII of these By-Laws;

(7) To collect delinquent assessments by suit or otherwise, to abate nuisances and to enjoin or seek damages from the Unit Owners of the property for violations of the house rules and regulations herein referred to;

(8) To purchasing any Unit at a foreclosure sale on behalf of all Unit Owners;

(9) To make reasonable rules and regulations and to amend the same from time to time, and such rules and regulations and amendments shall be binding upon the Unit Owners when the Board has approved them in writing. A copy of such rules and all amendments shall be delivered to each Unit;

(10) To employ and terminate the employment of employees and independent contractors and to purchase supplies and equipment, to enter into contracts, and generally to have the powers of manager

in connection with the matters hereinabove set forth;

(11) To bring and defend actions by or against more than one Unit Owner and pertinent to the operation of the Condominium. The Board may, in its discretion, fund the cost of any such litigation out of the common charge assessments. The Board shall also have the right to engage in any litigation it deems necessary to carry out the provisions of the Declaration of Condominium and these By-Laws and may fund the cost of any such litigation out of the common charge assessments. Without limiting the foregoing, the Board may engage in litigation pertaining to the enforcement of the Sponsor's obligations, as such obligations are set forth in the Offering Plan for the Condominium, and to the maintenance and operation of the Common Elements;

(12) To acquire Units in foreclosure or as a result of abandonment and to take any and all steps necessary to repair or renovate any Unit so acquired and to vote as Unit Owner, offer such Unit for sale or lease or take any other steps regarding such Unit as shall be deemed proper by the Board of Managers;

(13) To grant utility or other easements as may, at any time, be required for the benefit of the Condominium and Unit Owners without the necessity of the consent thereto, or joinder therein, by the Unit Owners or any mortgagee;

(14) To borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the Common Elements, provided, however, that (i) the consent of at least sixty-six and two-thirds (66-2/3%) in number of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of Five Thousand (\$5,000.00) Dollars and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Owner of said Unit;

(15) To act as an agent of each Unit Owner who has given his written authorization to complain or apply to the local and county Real Estate Tax Assessment Agency Board of Review by filing a single

complaint on behalf of all such Unit Owners pursuant to the applicable sections of the Real Property Tax Law. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and charge all such Unit Owners a pro rata share of expenses, disbursements and legal fees for which charges the Board of Managers shall have a lien pursuant to Article VI of these By-Laws.

- (b) Delegation of Powers. The Board of Managers may, by resolution or resolutions passed by a majority of the whole Board, designate one or more committees, each of such committees to consist of at least three (3) Managers or Unit Owners, one of whom shall be a Manager, which, to the extent provided in said resolution or resolutions, shall have and may exercise the powers of the Board of Managers in the management of the business and affairs of the Condominium and may have the power to sign all papers which may be required, provided the resolution or resolutions shall specifically so provide. Such committee or committees shall have such name or names as may be determined from time to time by resolution adopted by the Board of Managers. Committees established by resolution of the Board of Managers shall keep regular Minutes of their proceedings and shall report the same to the Board as required.

Section 6. Repairs and Maintenance. All maintenance, repairs and replacement of the Common Elements of the property, including, but not limited to, exterior walls, roof and roof members as well as all maintenance, repairs and replacements to any pipes, wires, conduits and public utility lines, any portion of which is located in one Unit and services another Unit or more than one Unit or so much of any pipes, wires, conduits and public utility lines as are located in the Common Elements but serve one or more Units shall be made by the Board of Managers and the cost thereof shall be a common expense. Except as is otherwise specifically provided, all maintenance to the Units, including electrical repairs, plumbing stoppages, window cleaning, painting and decorating in the Units, except for painting of the exterior surfaces of doors and windows which open from a Unit, which painting is performed by the Board of Managers, repairs and replacement to the Units including windows and doors (including all glass breakage), and repairs to pipes, wires and conduits located in and servicing the same Unit other than as set forth above, shall be made by the respective Unit Owners at their own expense. All irrevocably restricted Unit elements shall be maintained and repaired by the Unit Owner to whom such common element is restricted in use. However, the Board of Managers shall repair and replace any pipes, wires, conduits and public utility lines

located underground or overhead of any irrevocably restricted common element and shall make all necessary structural repairs to any irrevocably restricted common element and the cost thereof shall be a common expense, except where such repair or replacement is necessitated by the negligence, misuse or neglect of a Unit Owner to whom the common element is restricted in use, in which even such cost and expense shall be assessed to and paid for by such Unit Owner. The Board of Managers shall repair all plumbing stoppages and electrical problems occurring in the Common Elements. The Board of Managers and its agents, employees and contractors shall have a right to access to any Unit and to all portions of the Common Elements for the purpose of carrying out any of its obligations under these By-Laws or the Declaration of the Condominium. All repairs, painting or maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows, or the exterior surface of any Building, including roofs, or to any generally visible portion of the Common Elements, shall be carried out in such a manner so as to conform to the materials, style and color initially provided by the Sponsor. In the event that a Unit owner fails to make any maintenance or repair, which maintenance or repair is necessary to protect any of the Common Elements, any other Unit, or, in the event of service of a Building Department violation notice covering the Unit upon the Board of Managers, the Board of Managers shall have the right to make such maintenance or repair (after the failure of the Unit Owner to do so after ten (10) days' written notice, or written or oral notice of a shorter duration in the event of an emergency situation) and to charge the Unit Owner for the cost of all such repairs and/or maintenance. In the event that the Board of Managers charges a Unit Owner for repairs or maintenance to his Unit or for repairs to any Common Elements restricted to use to such Unit Owner, and the Unit Owner fails to make prompt payment, such charges shall be considered as additional Common Charges due from said Unit Owner, and the Board of Managers shall be entitled to bring suit thereon. In the event the Board brings such a suit, the Unit Owner shall be liable for the reasonable Attorneys' fees and cost of such suit or proceeding together with interest on all sums due.

Section 7. Compensation. Managers and officers, as such, shall receive no compensation for their services.

Section 8. Meetings.

- (a) The first meeting of each Board newly elected by the Unit Owners shall be held immediately upon adjournment of the meeting at which they were elected, provided a quorum shall then be present, or as soon thereafter as may be practicable. The Annual Meeting of the Board of Managers shall be held at the same place as the Unit Owners' meetings, and immediately after the adjournment of same, at which

time the date, places and times of regularly scheduled meetings of the Board shall be set.

- (b) Regularly scheduled meetings of the Board may be held without special notice.
- (c) Special meetings of the Board may be called by the President on two (2) days notice to each Manager either personally or by mail or telegram. Special meetings shall be called by the President or Secretary in like manner and on like notice on the written request of at least three (3) Managers.
- (d) At all meetings of the Board, a majority of the Managers shall be necessary and sufficient to constitute a quorum for the transaction of business, and an act of the majority of the Managers present at any meeting at which there is a quorum shall be the act of the Board of Managers, except as may be otherwise specifically provided by statute or by the Declaration or by these By-Laws. If a quorum shall not be present at any meetings of Managers, the Managers present thereat may adjourn the meeting, from time to time, without notice other than announcement at the meeting, until a quorum shall be present.
- (e) Before or at any meeting of the Board of Managers, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 9. Annual Statement. The Board of Managers shall furnish to all Unit Owners, their mortgagees and the Department of Law of the State of New York and shall present annually (at the Annual Meeting) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owner and a notice of the holding of the Annual Unit Owners' Meeting.

Section 10. Fidelity Bonds. The Board of Managers may require that all officers and employees of the Condominium handling or responsible for Condominium funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be a common expense.

Section 11. Management Agent. The Board of Managers may employ for the Condominium, a management agent under a term contract or otherwise at a compensation established by the Board, to perform such duties and services as the Board shall authorize, including, but not limited to, all of the delegable duties of the Board listed in this Article.

Section 12. Liability of the Board of Managers and Unit Owners. Any contract, agreement or commitment made by the Board of Managers shall state that it is made by the Board of Managers, as agent, for the Unit Owners as a group only and that no member of the Board of Managers nor individual Unit Owners shall be liable for such contract, agreement or commitment. The Unit Owners shall be liable as a group under such contract, agreement or commitment but the liability of each Unit Owner shall be limited to such proportion of the total liability thereunder as his common interest bears to the common interest of all Unit Owners. The Board of Managers shall have no liability to the Unit Owners in the management of the Community except for willful misconduct or bad faith and the Unit Owners shall severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a member of the Board of Managers in accordance with his duties as such member except acts of willful misconduct or acts made in bad faith. Such several liability of the Unit Owners shall, however, be limited as to each Unit Owner to such proportion of the total liability thereunder as such Unit owner's common interest bears to the common interest of all Unit Owners.

ARTICLE IV

OFFICERS

Section 1. Elective Officers. The officers of the Condominium shall be chosen by the Board of Managers and shall be a President, a Vice President, a Secretary and a Treasurer. The Board of Managers may also choose one or more Assistant Secretaries and Assistant Treasurers and such other officers as in their judgment may be necessary. All officers must be Unit Owners or members of the Board of Managers. Two or more offices may not be held by the same person.

Section 2. Election. The Board of Managers at its First Meeting after each Annual Unit Owners' Meeting shall elect a President, a Vice President, a Secretary and a Treasurer. Only the President must be a member of the Board.

Section 3. Appointive Officers. The Board may appoint such other officers and agents as it shall deem necessary who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board.

Section 4. Term. The officers shall hold office until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Managers may be removed with or without cause, at any time, by the affirmative vote of a majority of the whole Board of Managers. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Managers.

Section 5. The President. The President shall be the chief executive officer of the Condominium; he shall preside at all meetings of the Unit Owners and Managers, shall be an ex-officio member of all standing committees, shall have general and active management of the business of the Condominium, shall see that all orders and resolutions of the Board are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 6. The Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act and shall have such other powers and duties as are usually vested in the office of Vice President of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 7. The Secretary. The Secretary and/or Assistant Secretary shall attend all sessions of the Board and all Unit Owners' meetings and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. He shall give, or cause to be given, notices of all Unit Owners' meetings and special meetings of the Board of Managers, and shall perform such other duties as may be prescribed by the Board of Managers or by the President, under whose supervision he shall be.

Section 8. The Treasurer. The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the Condominium including the vouchers for such disbursements, and shall deposit all moneys and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Managers.

He shall disburse the funds of the Condominium as he may be ordered by the Board, making proper vouchers for such disbursements and shall render to the President and Managers, at the regular meeting of the Board or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Condominium.

He shall keep detailed financial records and books of account of the Condominium, including a separate account for each Unit which, among other things, shall contain the amount of each assessment of Common Charges against such Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

Section 9. Agreements, etc. All agreements and other instruments shall be executed by the President or such other person as may be designated by the Board of Managers.

ARTICLE V

NOTICES

Section 1. Definition. Whenever under the provisions of the Declaration or of these By-Laws, notice is required to be given to the Board of Managers, any Manager or Unit Owner, it shall not be construed to mean personal notice; but such notice may be given in writing, by mail, by depositing the same in a post office or letter box in a postpaid sealed wrapper, addressed to the Board of Managers, such Manager or Unit Owner at such address as appears on the books of the Condominium.

Section 2. Service of Notice-Waiver. Whenever any notice is required to be given under the provisions of the Declaration, or of the By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

ARTICLE VI

FINANCES

Section 1. Checks. All checks or demands for money and notes

of the Condominium shall be signed by the President and person or persons as the Board of Managers, may from time to time, designate.

Section 2. Assessments. The Board of Managers shall from time to time, but at least annually, fix and determine the budget representing the sum or sums necessary and adequate for the continued operation of the Condominium and shall send a copy of the budget and any supplement to the budget to every Unit Owner and mortgagee. They shall determine the total amount required, including the operational items such as insurance, water, sewer, repairs, reserves, betterments, maintenance of the Common Elements and other operating expenses as well as charges to cover deficits from prior years. The total annual requirements shall be assessed as a single sum against all Units and prorated against each of said Units according to the respective common interests appurtenant to such Units. This proration of assessments shall remain constant regardless of the percentage of the building's square footage included in each Unit or the Common Elements restricted to the use of the Owner of said Unit. All of said assessments shall be payable monthly in advance as ordered by the Board of Managers. In the event of a default in the payment of any monthly common charge assessment by any Unit Owner, the Board, at its sole option, may declare the common charge assessment on said Unit Owner's Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following a default, the Board shall send notice to the delinquent Unit Owner and the Mortgagee, if any, of such Unit giving the Unit Owner a five-day grace period in which to make his payment. The Board may charge the delinquent Unit Owner a fee of not more than Twenty (\$20.00) Dollars to cover the additional burden to the Board occasioned by the lack of timely payment. Interest at the highest legal rate may also be collected by the Board on the common charge assessment from its due date to the date payment is actually received from the Unit Owner. Special assessments, should such be required, shall be levied and paid in the same manner as hereinabove provided for regular assessments. The Unit Owner agrees to pay promptly when due, the monthly and all special assessments assessed against his own Unit. Any Unit Owner who fails to pay the monthly assessment imposed by the Condominium to meet any Condominium expense shall be liable for any expenses incurred by the Condominium in collecting said monthly assessment, including interest at the highest legal rate and reasonable attorney's fees. The Board shall take action to collect any Common Charges due from any Unit Owner which remain unpaid ninety (90) days from its due date by way of foreclosure of the lien on such Unit in accordance with Section 339 of the Real Property Law, or otherwise.

No Unit Owner shall be liable for any Common Charges which accrue against his Unit subsequent to a sale, transfer or other conveyance by him of his Unit in accordance with these By-Laws and the Declaration. A purchaser of a Unit (other than a mortgagee or a purchaser at a foreclosure sale) shall be

shall be liable for the payment of all Common Charges assessed against the Unit and unpaid at the time of the purchase.

Section 3. Foreclosure of Liens for Unpaid Common Charges.

The Board shall have the power to purchase any Unit at a foreclosure sale resulting from any action brought by the Board to foreclose a lien on the Unit because of unpaid Common Charges. In the event of such purchase, the Board shall have the power to hold, lease, mortgage, sell, vote or otherwise deal with the Unit. A suit to recover a money judgment for unpaid Common Charges shall also be obtainable separately without waiving the lien on the Unit.

Section 4. Statement of Common Charges.

Upon the written request of any Unit Owner or his mortgagee, the Board shall promptly furnish such Unit Owner or his mortgagee with a written statement of the unpaid Common Charges due from such Unit Owner.

Section 5. Liability for Water, Sewage, Gas and Electricity.

All electricity and gas consumed in the Common Elements and all water consumed in the Units and on the Common Elements and all sewage charges shall be a common expense. Electricity and gas consumed in each Unit shall be individually metered and paid for by the respective Unit Owner.

Section 6. Operating Account.

There shall be established and maintained a cash deposit account to be known as the "Operating Account" into which shall be deposited the operating portion of all monthly and special assessments as fixed and determined for all Units. Disbursements from said account shall be for the general needs of the operation including, but not limited to, wages, repairs, betterments, maintenance and other operating expenses of the Common Elements and for the purchase, lease, sale or other expenses resulting from the purchase or lease of Units.

Section 7. Other Accounts.

The Board shall maintain any other accounts it shall deem necessary to carry out its purposes.

ARTICLE VII

INSURANCE AND INSURANCE TRUSTEE

Section 1. Insurance to be Carried by the Board.

The Board of Managers shall be required to obtain and maintain, to the extent obtainable, the following insurance: fire insurance with extended coverage, water damage,

vandalism and malicious mischief endorsements, insuring the Building in the Condominium, including all of the Units and the bathrooms and fixtures initially installed therein by the Sponsor but not including furniture, furnishings, or other personal property supplied or installed by Unit Owners, together with all heating, air conditioning and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as interest may appear, in an amount equal to ninety (90%) percent of the replacement value of the Building. Each of such policies shall contain New York standard mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any thereunder, shall be payable to such mortgagee as its interest may appear, subject however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine. All such policies shall provide that adjustment of loss shall be made by the Board of Managers with the approval of the Insurance Trustee, and that the net proceeds thereof, if Sixty Thousand (\$60,000) Dollars or less, shall be payable to the Board of Managers, and if more than Sixty Thousand (\$60,000) Dollars, shall be payable to the Insurance Trustee. The Board of Managers is hereby irrevocably appointed agent for each Unit Owner and for each Owner of a mortgage or other lien upon a Unit and for each owner of any other interest in the Condominium property to adjust all claims arising under insurance policies purchased by the Board of Managers and to execute and deliver releases upon the payment of claims.

The fire insurance will commence with the closing of title to the first Unit in an amount as required by the mortgagee of such Unit and such amount will be increased upon the closing of title to all Units and until the first meeting of the Board of Managers following the first Unit Owners' Meeting, such amount shall be at least in the sum of \$,000.00.

All policies of physical damage insurance shall contain waivers of subrogation and of any reduction of pro rata liability of the insurer as a result of any insurance carried by Unit Owners or of the invalidity arising from acts of the insureds or any Unit Owners, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all mortgagees of Units. Duplicate originals of all policies of physical damage insurance and all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of the then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Managers shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the Building, including all of the Common Elements appurtenant thereto, for the purpose of determining the amount of fire insurance to be effected pursuant to this Section.

The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, the managing agent, and each Unit Owner. Such public liability coverage shall also cover cross-liability claims of one insured against another. Until the first Annual Unit Owners' Meeting, such public liability insurance covering all claims for bodily injury and for property damage arising out of one occurrence. Such public liability insurance shall commence on the closing of title to the first Unit.

Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided that such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner.

Section 2. The Insurance Trustee. The Insurance Trustee shall be a bank or trust company located in the State of New York designated by the Board of Managers. All fees and disbursements of the Insurance Trustee shall be paid by the Board of managers and shall constitute a common expense of the Condominium. In the event the Insurance Trustee resigns or fails to qualify, the Board of Managers shall designate a new Insurance Trustee which shall be a bank or trust company located in the State of New York.

Section 3. Restoration or Reconstruction After Fire or Other Casualty. In the event of damage to or destruction of the Building as a result of fire or other casualty (unless 75% or more of the Units are destroyed or substantially damaged and 75% or more of the Unit Owners do not duly and promptly resolve to proceed with repair or restoration), the Board of Managers shall arrange for the prompt repair and restoration of the Building (including any kitchen or bathroom fixtures initially installed therein by the Sponsor, any heating, air conditioning or other service machinery which is covered by insurance, but not including any wall, ceiling, or door decorations or coverings or other furniture, furnishings, fixtures, or equipment installed by Unit Owners in the Units), and the Board of Managers or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a Common Expense and the Board of Managers may assess all the Unit Owners for such deficit as part of the Common Charges.

ARTICLE VIII**HOUSE RULES**

In addition to the other provisions of these By-Laws, the following House Rules and Regulations, together with such additional Rules and Regulations as may hereafter be adopted by the Board of Managers, shall govern the use of the Units and the conduct of all residents thereof:

1. Owners of a Unit, members of their families, their employees, guests and their pets shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance to other said Owners, or in such a way as to be injurious to the reputation of the Condominium.

2. The Common Elements shall not be obstructed, littered, defaced or misused in any manner.

3. Every Unit Owner shall be liable for any and all damage to the Common Elements and the property of the Condominium, which shall be caused by said Unit Owner or such other person for whose conduct he is legally responsible.

4. Every Unit Owner must perform promptly all maintenance and repair work to his own Unit, which, if omitted, would affect the Condominium in its entirety or in a part belonging to other Unit Owners, or the Building of which his Unit forms a part, he being expressly responsible for the damages and liabilities that his failure to do so may engender. All the repairs to internal installations of the Unit located in and servicing only that Unit, such as telephones and sanitary installations, shall be the Unit Owner's expense.

5. A Unit Owner may not make any alterations to the exterior of the Unit or any part of the Common Elements without the written consent of the Board of Managers. An Owner shall not make structural modifications to the Unit or other alterations which would impair the structural soundness of the Unit without the written consent of the Board of Managers or its designated managing agent. Consent may be requested through the managing agent, if any, or through the President of the Board of Managers, if no management agent is employed. The Board of Managers shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean there is no objection to the proposed modification or alteration.

6. No Unit Owner shall paint the exterior surfaces of the windows and doors opening out of his Unit.

7. No person shall obstruct ingress or egress to parking areas.
8. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, or windows thereof, any dirt or other substance.
9. No radio or television aerial shall be attached to or hung from the exterior of the Unit or balcony; nor shall anything be installed in or be projected from any window or wall of the Building.
10. No Unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.
11. No Unit Owner shall make or permit any disturbing noises in his Unit, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph, tape, radio or television set or other loud speaker in such Owner's Unit between the hours of twelve o'clock midnight and the following seven o'clock A.M. if the same shall disturb or annoy other occupants of the Building and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of ten P.M. and the following nine A.M.
12. No garments, rugs, etc., shall be hung from the windows or from any of the Building or balconies or clotheslines strung on over the Common Elements (including any irrevocably restricted areas).
13. No sign of any kind shall be displayed to the public view on or in any Unit.
14. No motor vehicles other than automobiles and only one (1) per household will be permitted on the Condominium.
15. No Unit Owner shall leave or permit any personal property (i.e. bicycles, carriages, etc.) to be left in the hallways, corridors, lobby or other common areas.

The provisions set forth above shall not be applicable to the Sponsor. The Sponsor and its nominees and agents shall have the right and privilege to

maintain general and local sales offices in and about the Condominium, including any model Units located within the Condominium Building or elsewhere throughout the project, and shall have the right and privilege to have their representatives, employees and agents present on the Condominium premises to show the Units to prospective purchasers, to utilize the Common Elements and without limitation, to do any and all things necessary and incident to the sale of the Units, without charge or contribution other than in the form of common charge payments as otherwise provided for herein.

The Sponsor shall have the right to continue to employ signs of its choice upon the Condominium premises in its efforts to market and sell the Units. Incident to the rights and privileges provided for herein, the officers, employees, agents, contractors, guests and invitees of the Sponsor, its successors and assigns, shall have the right of ingress and egress to and throughout the Common Elements of the Condominium. The last two paragraphs of this Article VIII may not be modified or amended without written consent of the Sponsor as long as the Sponsor continues to own one or more unsold Unit.

ARTICLE IX

DEFAULT

In the event a Unit Owner does not pay any sums, charges or assessments required to be paid when due, the Board of Managers shall notify the Unit Owner and the Mortgagee, if any, of such Unit. In such an instance the Board may, at its sole option, declare the common charge assessment on said Unit Owner's Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following a default, the Board shall send notice to the delinquent Unit Owner and the mortgagee, if any, of such Unit, giving the Unit Owner a five-day grace period in which to make his payment. The Board may charge the delinquent Unit Owner a fee of not more than Twenty (\$20.00) Dollars to cover the additional burden to the Board occasioned by the lack of timely payment. Interest at the highest legal rate may be collected by the Board on the Common Charge assessment from its due date to the day payment is actually received from the Unit Owner. If any sum, charge or assessment shall remain unpaid for ninety (90) days after the giving of notice by the Board of Managers or manager, acting on behalf of the Board, that the payment is overdue, the Board may foreclose the lien encumbering the Unit as a result of the nonpayment of the required monies as set forth in the Declaration (subject to the lien of any first mortgage), in the same manner as the foreclosure of a mortgage. In the event the Owner of a Unit does not pay

Owner of a Unit does not pay the assessment required to be paid by him within ninety (90) days of its due date, said sum shall bear interest at the highest legal rate from its due date and said Unit Owner shall be liable for the Condominium's reasonable costs and reasonable attorney's fees incurred by it incident to the collection or enforcement of such lien.

Each Unit Owner, for himself, his heirs, successors and assigns, agrees to the foregoing provisions relating to default, regardless of the harshness of the remedy available to the Condominium and regardless of the availability of other, equally adequate legal procedures. It is the intent of all Unit Owners to give the Condominium a method and procedure which will enable it at all times to operate on a business-like basis, to collect those monies due and owing it from the Unit Owners and to preserve each Unit Owner's right to enjoy his Unit free from unreasonable restraint.

ARTICLE X

AMENDMENTS

These By-Laws may be altered, amended or added to at any duly called Unit Owners' meeting provided: (1) that the notice of the meeting shall contain a full statement of the proposed amendment; (2) that the amendment shall be approved by eighty (80%) percent of the Unit Owners in number and common interest; and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. However, no amendment shall affect or impair the validity or priority of the Unit Owner's interests and the interests of holders of a mortgage encumbering a Unit or Units, or adversely affect Sponsor's rights.

ARTICLE XI

SELLING, MORTGAGING AND LEASING UNITS

Section 1. Selling and Leasing of Units. Any Unit may be conveyed or leased by its owner free of any restrictions except that no Unit Owner shall convey, mortgage, pledge, hypothecate, sell or lease his Unit unless and until all unpaid Common Charges assessed against his Unit shall have been paid to the Board of Managers. However, such unpaid Common Charges can be paid out of the proceeds from the sale of a Unit or by the grantee. Further, a Unit Owner may

convey his Unit and his common interest appurtenant thereto, to the Board of Managers on behalf of all Unit Owners free of any cost to the Board or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any Common Charges thereafter accruing against such Unit. Any sale or lease of any Unit in violation of this section shall be voidable at the election of the Board.

The provisions of this section shall not apply to the acquisition or sale of a Unit by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagee. The provisions of this section shall not apply to a Unit owned by the Sponsor or its designee until a deed to such Unit has been delivered to a purchaser thereof.

Whenever the term "Unit" is referred to in this Section, it shall include the Unit, the Unit Owner's undivided interest in the Common Elements and the Unit Owner's interest in any Units acquired by the Board of Managers.

Section 2. Waiver of Partition Rights. The Unit Owners waive all of their voting rights concerning partition respecting any Unit acquired by the Board of Managers in accordance with this Article.

Section 3. Mortgaging of Units. No Unit Owner may mortgage his Unit except by a mortgage loan granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, agency of the United States Government or of the City or State of New York or other similar institutional lender or a purchase money mortgage loan granted by the Seller.

Section 4. Gifts, Inc. Any Unit Owner may convey or transfer his Unit by gift during his lifetime or devise his Unit by Will or pass the same by intestacy, without restriction.

ARTICLE XII

CONDEMNATION

In the event all or part of the Common Elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Insurance Trustee if the award is more than \$60,000.00, and to the Board of Managers if the award is \$60,000.00 or less, to be distributed in accordance with Section 3 of ARTICLE VII but in the following amounts:

- (a) So much of the award as is applicable to unrestricted Common Elements, to the Unit Owners pro rata according to the respective common interest appurtenant to the Units owned by such Unit Owners.
- (b) So much of the award as is applicable to irrevocably restricted Common Elements, to the Unit Owner(s) having general use of such Common Element.

In such eminent domain or condemnation proceeding the Board shall request that the award shall set forth the amount allocated to unrestricted Common Elements and to each irrevocably restricted Common Element. In the event the award does not set forth such allocation, then the question of such allocation shall be submitted to arbitration in accordance with the Arbitration Statutes of the State of New York.

ARTICLE XIII

MISCELLANEOUS

Section 1. Insurance. Under no circumstances shall a Unit Owner permit or suffer anything to be done or left in his Unit which will increase the insurance rates on his Unit or any other Unit or on the Common Elements.

Section 2. Severability. Should any of the covenants, terms or provisions herein imposed by void or be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

Section 3. Notice to Condominium. A Unit Owner who mortgages his Unit shall notify the Condominium through the management agent, if any, or the President of the Board of Managers in the event there is no management agent, of the name and address of his mortgagee; and the Board of Managers shall maintain such information in a book entitled "Mortgagees of Units."

Section 4. Notice of Unpaid Assessments. The Board of Managers shall, at the request of a mortgagee or a Unit Owner, report any unpaid assessments due from the Unit Owner of such Unit.

Section 5. Examination of Books and Records. Every Unit owner or his representative and mortgagee shall be entitled to examine the books and records of the Condominium on reasonable notice to the Board, but not more often than once a month.

Section 6. Construction. Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter; singular or plural, wherever the context so requires.

Section 7. Compliance with Article 9-B. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Laws of the State of New York. In case of any of these By-Laws conflict with the provisions of said Statute or the Declaration, the provisions of the Statute or of the Declaration, whichever the case may be, shall control.

Section 8. Condominium Plan. In the event of a conflict between any of the provisions herein and those of the Offering Plan filed by the Sponsor and any amendments thereto, the provisions of the Offering Plan shall govern.

BASILE BUILDERS GROUP
9201 4th Avenue
Brooklyn, Ny 11209

February 2, 2001

TO: Edward Lukashok
122 East 42nd Street
New York, New York 10168

Re: 52 92nd Street
Brooklyn, NY

Gentlement:

You have requested that we provide you with an estimate of the annual individual unit electric cost at the above-referenced property for which we have reviewed the Plans and Specifications.

For the period October 1 through March 31 we estimate a usage of 500 Kwh at \$.10/Kwh per month, and from April 1 to September 30, 700 Kwh per month at \$.14/Kwh, with an inflation factor of ten percent.

Based upon the size and design of the units, our estimate is \$1,000.00 per year.

Very truly yours,

BASILE BUILDERS GROUP

By: _____
ROCCO BASILE

A / /

**BASILE BUILDERS GROUP
9201 4th Avenue
Brooklyn, Ny 11209**

February 2, 2001

**TO: Edward Lukashok
122 East 42nd Street
New York, New York 10168**

**Re: 52 92nd Street
Brooklyn, NY**

Gentlemen:

We have reviewed the Plans and Specifications of the above property and the individual units in order to estimate the annual per-unit cost of gas for cooking, heating and hot water.

We project annual consumption at 1,100 thermal units at a rate of \$1.10 per thermal unit, with a ten percent inflation factor.

We estimate the annual cost as \$1,300.00.

Very truly yours,

BASILE BUILDERS GROUP

By: _____
ROCCO BASILE

**CERTIFICATION BY SPONSOR
PURSUANT TO 13 NYCRR 20.4(b)**

Dated: , 2000

State of New York
Department of Law
120 Broadway, 23rd Floor
New York, N.Y. 10271

Re: 52 92nd Street, Brooklyn, New York

Gentlemen:

We are the Sponsor and sole shareholder of the Sponsor of the Offering Plan for the captioned property.

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by Attorney General in Part 20 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We certify that the Offering Plan does, and that documents submitted hereafter by us which amend or supplement the Offering Plan will:

- (i) set forth the detailed terms of the transaction and be complete, current and accurate;
- (ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;
- (iii) not omit any material fact;
- (iv) not contain any untrue statement of a material fact;
- (v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;

State of New York
Department of Law
2000

Page Two

- (vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) not contain any representation or statement which is false, where We: (a) knew the truth, (b) with reasonable effort could have known the truth, (c) made no reasonable effort to ascertain the truth, or (d) did not have knowledge concerning the representation or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Very truly yours,

R & C BUILDERS CORP.

By: Carmela Basile
Carmela Basile

Carmela Basile
Carmela Basile

Sworn to before me this
14 day of Nov, 2000
Leslie B Fields
Notary Public

LESLIE B FIELDS
NOTARY PUBLIC STATE OF NEW YORK
NO. 31-01F4885214
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES NOV 5TH

2001



**CERTIFICATION BY SPONSOR'S ENGINEER OR ARCHITECT
PURSUANT TO PART 20.4 OF THE REGULATIONS
ISSUED PURSUANT TO GENERAL BUSINESS LAW,
ARTICLE 23-A, AS AMENDED**

Department of Law of the
State of New York
120 Broadway, 23rd Floor
New York, New York 10271
Attention: Real Estate Financing Bureau

Re: 52 92nd. Street
Brooklyn, New York

The Sponsor of the Offering Plan to convert the captioned property to condominium ownership has retained our firm to prepare a report describing the construction and/or renovation of the property (hereinafter "the Report"). I visually inspected existing portions of the renovated property, if any on October 30th, 1999. In addition to preparing the building plans and specifications, dated, August 25th, 1999, we also prepared the Report dated, September 5th, 2000, a copy of which is intended to be incorporated into the Offering Plan, so that prospective purchasers may rely thereupon. I am a licensed Architect, registered in the State in which the property is located.

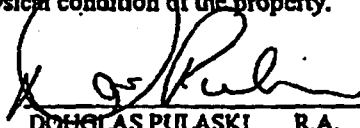
I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20, insofar as they are applicable to this "Report".

I have read the entire Report and investigated the facts set forth therein and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made. I certify that the Report does:

- (i) set forth in narrative form the description and/or physical condition of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications which I examined.
- (ii) in our professional opinion, afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon completion of construction provided that construction is in accord with the plans and specifications which I examined.
- (iii) not omit any material fact;
- (iv) not contain any untrue statement of a material fact;
- (v) not contain any fraud, deception, concealment, or suppression;

- (vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances.
- (vii) does not contain any statement or representation as to the future which is false, where I:
- (a) knew the truth;
 - (b) with reasonable effort could have known the truth;
 - (c) made no reasonable effort to ascertain the truth;
 - or
 - (d) did not have knowledge concerning the representation or statements made.

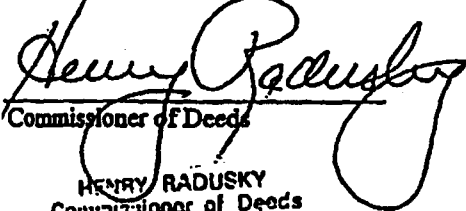
I further certify that I am not owned or controlled by, and have no beneficial interest, in the Sponsors, and that my compensation for preparing the Report is not contingent on the conversion of the property to condominium ownership, or on the profitability or price of the Offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.


DOUGLAS PULASKI, R.A.
N.Y.S. LIC. # 016482

BRICOLAGE DESIGNS
1333 60TH STREET
BROOKLYN, N.Y. 11219
Phone # (718) 435-9000

Sworn to before me this

27th day of SEPT., 2000


Commissioner of Deeds

HENRY RADUSKY
Commissioner of Deeds
City of New York # 4-4596
County of Queens
Commission Expires 3-1-01

Paul

182

D&D MANAGEMENT SERVICES CORP.

1435-71st Street
Brooklyn, NY 11228

BUDGET CERTIFICATION

February 2, 2001

State of New York
Department of Law
120 Broadway, 23rd Floor
New York, NY 10271

Re: The Bay Ridge Promenade Condominium

Gentlemen:

The Sponsor of the Offering Plan for the captioned property retained me to review Schedule B and B-1 containing projections of Income and Expenses for the first year of Condominium Operation.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Part 20 insofar as they are applicable to the Schedule B and B-1.

I have reviewed the Operating Budget and investigated the facts set forth in the Schedules and the facts underlying them with due diligence in order to form a basis for this Certification. I have relied on my experience in managing residential buildings. Our experience is extensive and diversified.

We have managed and/or are currently managing:

1332 67 th Street -	12 units
1707 70 th Street -	6 units
201-3 Bay 22 nd Street -	6 units
135 Bay 26 th Street -	6 units
225 Park Place -	59 units
4308 41 st Street -	52 units

All aforementioned properties are in Brooklyn, New York.

State of New York
Department of Law
February 2, 2001
Page 2

I certify that the projections in Schedule B and B-1 as applicable, appear reasonable and adequate under existing circumstances and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I certify that the Schedules:

- (i) set forth in detail the projected income and expenses for the first year of condominium operation;
- (ii) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;
- (iii) does not omit any material fact;
- (iv) does not contain any untrue statement of a material fact;
- (v) does not contain any fraud, deception, concealment, or suppression;
- (vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) does not contain any representation or statement which is false, where I: (a) knew the truth; (b) with reasonable effort, could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representation or statements made.

I further certify that I am not owned or controlled by the Sponsor. I understand that a copy of this certification is intended to be incorporated into the Offering Plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of Condominium Operation.

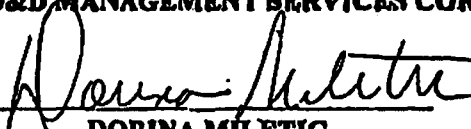
State of New York
Department of Law
February 2, 2001
Page 3

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

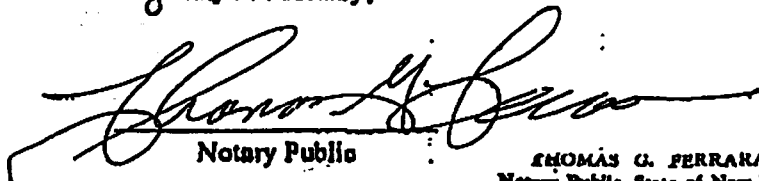
Very truly yours,

D&D MANAGEMENT SERVICES CORP.

By:


DORINA MILETIC

Sworn to before me this
8 day of February, 2001


Notary Public

THOMAS G. FERRARA
Notary Public, State of New York
No 01FF-4840728
Qualified in Kings County
Commission expires Dec 30, 2001

SECTION 339-kk OF THE REAL PROPERTY LAW**RENTS:**

- (a) For the purposes of this section, "non-occupying owner" shall mean a Unit Owner in a Condominium Association who does not occupy the dwelling Unit.
- (b) If a non-occupying owner rents any dwelling Unit to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty days of the expiration of any grace period after they are due, upon notice in accordance with subdivision (c) of this section, all rental payments from the tenant shall be directly payable to the Condominium Association.
- (c) If the Common Charges, assessments or late fees due for any Unit have not been paid in full, within sixty days after the expiration of any grace period of the earliest due date, the Board of Managers shall provide written notice of the tenant and the non-occupying owner providing that, commencing immediately and until such time as all payments for Common Charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the Condominium Association at the address listed on the notice. Where a majority of the Board of Managers has been elected by and from among the Unit Owners who are in occupancy, the Board may elect not to require that rental payments be made payable to the Condominium Association. At such time as payments for Common Charges, assessments and late fees from the non-occupying owner are once again current, notice of such fact shall be given within three business days to the rental tenant and non-occupying owner. Thereafter all rental payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the Association's claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's position at the next scheduled meeting of the Board of Managers, which must be held within thirty days of the date that such Board receives notice that such owner seeks to dispute such claim.
- (d) Nothing in this section shall limit any rights of Unit Owners or of the Board of Managers existing under any other law or agreement.

- (e) Payment by a rental tenant to the Condominium Association made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

ATTORNEY GENERAL
OF THE STATE OF NEW YORK
MODEL FORM
FOR ESCROW AGREEMENT

AGREEMENT made this 13th day of November, 192000,
between R+C Builders Corp. ("SPONSOR") as sponsor of the
offering plan and Edward Lukashok ("ESCROW
AGENT") as escrow agent.

WHEREAS, R+C Builders Corp. is the sponsor of an
offering plan to convert to cooperative/condominium ownership the
premises located at 52 92nd St, Brooklyn, N.Y. which premises are
known as 52 92nd Street Condominium; and

WHEREAS, Edward Lukashok is authorized to
act as an escrow agent hereunder in accordance with General Business Law
("GBL") Section 352-e(2-b) and the Attorney General's regulations
promulgated thereunder; and

WHEREAS, SPONSOR desires that ESCROW AGENT act as escrow agent
for deposits and payments by purchasers and subscribers, pursuant to the
terms of this agreement.

NOW, THEREFORE, in consideration of the covenants and
conditions contained herein and other good and valuable consideration,
the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT.

1.1 SPONSOR and ESCROW AGENT hereby establish an escrow account with ESCROW AGENT for the purpose of holding deposits or payments made by purchasers or subscribers. The escrow account has been opened with North Fork Bank at its depository bank branch located at 7401 13th Avenue, Brooklyn, N.Y. 11228. address

The account number is _____.

1.2 The name of the account is 52 92nd Street Escrow Account.

1.3 ESCROW AGENT is the sole signatory on the account.

1.4 The escrow account shall be an interest-bearing account as disclosed in the offering plan.

1.5 The escrow account is/is not an IOLA established pursuant to Judiciary Law Section 497.

2. DEPOSITS INTO THE ESCROW ACCOUNT.

2.1 All funds received from prospective purchasers or subscribers prior to closing, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be deposited in the escrow account.

instruments to be deposited into the escrow account shall be made payable to, or endorsed by the purchaser or subscriber to the order of Edward L. Kashok as escrow agent for 52. 92nd Street offering plan. Any instrument payable or endorsed other than as required hereby, and which cannot be deposited into such escrow account, shall be returned to the prospective purchaser or subscriber promptly, but in no event more than five business days following receipt of such instrument by ESCROW AGENT. In the event of such return of funds, the instrument shall be deemed not to have been delivered to ESCROW AGENT pursuant to the terms of this Agreement.

- 2.2 Within ten (10) business days after tender of the deposit submitted with the subscription or purchase agreement, ESCROW AGENT shall notify the purchaser of the deposit of such funds in the bank indicated in the offering plan, provide the account number, and disclose the initial interest rate. If the purchaser does not receive notification of such deposit within fifteen (15) business days after tender of the deposit, the purchaser may cancel the purchase and rescind within ninety (90) days after tender of the deposit, or may apply to the Attorney General for relief. Rescission may not be afforded where proof satisfactory to the Attorney General is submitted establishing that the escrowed funds were timely deposited in accordance with these regulations and requisite notice was timely mailed to the subscriber or purchaser.

3. RELEASE OF FUNDS.

- 3.1 ESCROW AGENT shall not release the escrowed funds of a defaulting purchaser until after consummation of the plan as defined in the Attorney General's regulations. Consummation of the plan shall not relieve SPONSOR of its fiduciary obligations pursuant to GBL Section 352-h.
- 3.2 ESCROW AGENT shall continue to hold the funds in escrow until otherwise directed in (a) a writing signed by both sponsor and purchaser or (b) a determination of the Attorney General or (c) a judgment or order of a court of competent jurisdiction or until released pursuant to the regulations of the Attorney General pertaining to release of escrowed funds.
- 3.3 SPONSOR shall not object to the release of the escrowed funds to (a) a purchaser who timely rescinds in accordance with an offer of rescission contained in the plan or an amendment to the plan or (b) all purchasers after an amendment abandoning the plan is accepted for filing by the Department of Law.
- 3.4 If there is no written agreement between the parties to release the escrowed funds, ESCROW AGENT shall not pay the funds to SPONSOR until ESCROW AGENT has given the purchaser written notice of not fewer than ten (10) business days. Thereafter, the funds may be paid to SPONSOR unless the purchaser has made application to the Department of Law pursuant to the dispute resolution provisions contained in the Attorney General's

regulations and has so notified ESCROW AGENT in accordance with such provisions.

4. RECORDKEEPING.

4.1 ESCROW AGENT shall maintain all records concerning the escrow account for seven years after release of the funds.

4.2 Upon the dissolution of a law firm which was ESCROW AGENT, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the Department of Law of such transfer.

4.3 ESCROW AGENT shall make available to the Attorney General, upon his request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

5. GENERAL OBLIGATIONS OF ESCROW AGENT.

5.1 ESCROW AGENT shall maintain the accounts called for in this Agreement under the direct supervision and control of ESCROW AGENT.

5.2 A fiduciary relationship shall exist between ESCROW AGENT and Purchasers, and ESCROW AGENT acknowledges its fiduciary obligations.

6. RESPONSIBILITIES OF SPONSOR.

- 6.1 SPONSOR agrees that SPONSOR and its agents, including any selling agents, shall immediately deliver all deposits and payments received by them prior to closing of an individual transaction to ESCROW AGENT.
- 6.2 SPONSOR agrees that it shall not interfere with ESCROW AGENT'S performance of its fiduciary duties and compliance with the Attorney General's regulations.

7. TERMINATION OF AGREEMENT.

- 7.1 This Agreement shall remain in effect unless and until it is cancelled, by either:
- (a) Written notice given by SPONSOR to ESCROW AGENT of cancellation of designation of ESCROW AGENT to act in said capacity, which cancellation shall take effect only upon the filing of an amendment with the Department of Law providing for a successor ESCROW AGENT; or
 - (b) The resignation of ESCROW AGENT upon giving notice to SPONSOR of its desire to so resign, which resignation shall take effect only upon the filing of an amendment with the Department of Law providing for a successor ESCROW AGENT; or

(c) All shares or units offered pursuant to the plan have been sold and all sales transactions have been consummated.

7.2 Upon termination of the duties of ESCROW AGENT as described in paragraph 7.1 above, ESCROW AGENT shall deliver any and all funds held by it in escrow and any and all contracts or documents maintained by ESCROW AGENT to the new escrow agent.

8. SUCCESSORS AND ASSIGNS.

8.1 This Agreement shall be binding upon SPONSOR and ESCROW AGENT and their successors and assigns.

9. GOVERNING LAW.

9.1 This Agreement shall be construed in accordance with and governed by the laws of the State of New York.

10. ESCROW AGENT'S COMPENSATION.

10.1 SPONSOR agrees that ESCROW AGENT's compensation shall not be paid from escrowed principal nor from any interest accruing thereon and that compensation to ESCROW AGENT, if any, shall not be deducted from escrowed funds by any financial institution under any circumstance.

11. SEVERABILITY.

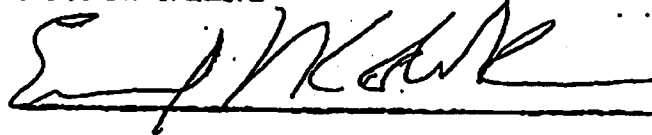
11.1 If any provision of this Agreement or the application thereof to any person or circumstance is determined to be invalid or unenforceable, the remaining provisions of this Agreement or the application of such provision to other persons or to other circumstances shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

12. ENTIRE AGREEMENT.

12.1 This Agreement, read together with GBL Section 352-a(2-b) and the Attorney General's regulations, constitutes the entire agreement between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

ESCROW AGENT



By: Edward Lukashok
Print Name

SPONSOR R & C Builders Corp



By: Carmela Basile, President
Print Name & Title.