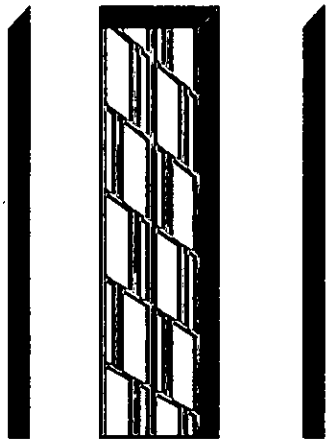


WARREN STREET
TRIBECA

THIS PLAN HAS BEEN AMENDED. SEE INSIDE COVER.

CONDOMINIUM OFFERING PLAN FOR

THE WARREN STREET CONDOMINIUM

99 WARREN STREET
AND
101 WARREN STREET
NEW YORK, NEW YORK 10007

TOTAL PURCHASE PRICE FOR 228 RESIDENTIAL UNITS: .....$ 632,180,000
TOTAL PURCHASE PRICE FOR 127 STORAGE BINS: .....$ 2,037,000
TOTAL PURCHASE PRICE: .....$ 634,217,000

The Condominium will have 228 Residential Units, 127 Storage Bins, three (3) Commercial Units (including a Garage Unit) and 1 Rental Unit containing 163 Rental Apartments. Unit 670 will be sold to the Residential Board for use as the Resident Manager's Unit. 227 Residential Units and 127 Storage Bins are being offered for sale hereby. None of the three (3) Commercial Units or the Rental Unit are being offered for sale at this time.

SPONSOR

101 WARREN STREET ASSOCIATES LLC
c/o EDWARD J. MINSKOFF EQUITIES, INC.
1325 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10019
(212) 554-0500

SELLING AGENT

THE SUNSHINE GROUP LTD.
41 EAST 57TH STREET
GALLERY 500
NEW YORK, NEW YORK 10022
(212) 759-1000

The term of the initial offering of this Plan commenced on April 12, 2006 and expires on April 11, 2007 unless the said date is extended in a duly filed amendment.

BECAUSE SPONSOR IS RETAINING THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS THIS PLAN MAY NOT RESULT IN THE CREATION OF A CONDOMINIUM IN WHICH THE MAJORITY OF THE UNITS ARE OWNED BY OWNER-OCCUPANTS OR INVESTORS UNRELATED TO THE SPONSOR. PURCHASERS FOR THEIR OWN OCCUPANCY MAY NEVER GAIN CONTROL OF THE CONDOMINIUM BOARD UNDER THE TERMS OF THE PLAN. (SEE SPECIAL RISK SECTION OF THE PLAN)

THIS OFFERING PLAN IS SPONSOR'S ENTIRE OFFER TO SELL THESE CONDOMINIUM UNITS. NEW YORK LAW REQUIRES 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 HAS APPROVED THIS OFFERING.

SEE PAGE v FOR SPECIAL RISKS TO PURCHASERS.

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PART I

SPECIAL RISKS TO BE CONSIDERED BY PURCHASERS

(See the "Definitions" Section of this Plan for definitions of capitalized terms used but not defined in this Section.)

1. 270 Greenwich Street Associates LLC ("Commercial Declarant"), an affiliate of Sponsor, acquired fee title from the New York City Economic Development Corporation ("NYCEDC"), to the land more particularly described as Block 142, Lot 110 in the Borough of Manhattan (the "Land") by deed dated December 14, 2005 (the NYCEDC Deed"). Commercial Declarant acquired title to the Land for itself, and as nominee for 101 Warren Street Associates LLC ("Sponsor") and as nominee for 89 Murray Street Associates LLC ("Rental Declarant"). Acquisition of the Land by the NYCEDC and the subsequent conveyance to Commercial Declarant was made in accordance with the terms of a land disposition agreement dated as of December 14, 2005 between the NYCEDC and City of New York (the "City) acting through its Department of Housing Preservation and Development (the "LDA"). Pursuant to the terms of the LDA and the NYCEDC Deed, Sponsor, the Rental Declarant and the Commercial Declarant (hereinafter sometimes referred to individually or jointly herein as the "Declarant") are responsible for NYCEDC obligations under the LDA. Declarant is jointly developing the Building, which will be a mixed-use commercial and residential structure. The managing member of Declarant is 270 Greenwich Holdings LLC, whose sole member is Edward J. Minskoff. Edward J. Minskoff is also the president of Edward J. Minskoff Equities, Inc. which develops, owns, manages and leases commercial office and residential properties in the United States. Please refer to the Section of the Plan entitled "Identity of Parties" for further details.

2. Immediately after the conveyance of the Land, Commercial Declarant, Sponsor and Rental Declarant submitted their respective interests therein to the provisions of the Condominium Act by the recording of a condominium declaration and the filing of condominium floor plans in the City Register's Office and the creation of a three (3) unit condominium comprised of one (1) commercial unit (the "Initial Commercial Unit"), one (1) rental unit (the "Initial Rental Unit"), and one (1) residential unit (the "Initial Residential Unit"). Declarant received from the New York State Department of Law a "no-action letter" or "no-jurisdiction letter" dated November 22, 2005 (the "No-Action Letter") which enabled Declarant to record a declaration for the three (3) unit condominium (the "Initial Condominium") without the requirement for a filing pursuant to the provisions of Section 352-e of the New York General Business Law. From and after the date of recording the aforementioned declaration, Sponsor is the owner of the Initial Residential Unit, the Rental Declarant is the owner of the Initial Rental Unit and the Commercial Declarant is the owner of the Initial Commercial Unit. The Sponsor, Rental Declarant and Commercial Declarant are all affiliated entities. The managing member of the Sponsor, Rental Declarant and Commercial Declarant is 270 Greenwich Holdings LLC, whose sole member is Edward J. Minskoff. At such time as the Residential Section is substantially complete, Declarant will restate the declaration and floor plans of the Initial Condominium to reflect the "as-built" condition thereof and to provide for the subdivision of the Initial Residential Unit into 228 individual residential units (each a "Residential Unit" and collectively the "Residential Units"), the creation within the Initial Rental Unit into

approximately 163 individual rental apartments (each a "Rental Apartment" and collectively the "Rental Apartments") and the subdivision of the Initial Commercial Unit into two (2) retail units (each a "Retail Unit" and collectively the "Retail Units") and one (1) garage unit containing approximately 400 parking spaces (the Garage Unit and the Retail Units are collectively referred to as the "Commercial Units"). Until such time as the Plan is declared effective and the declaration and floor plans are restated to reflect the "as-built" condition of the Condominium, the Initial Condominium can be terminated in the event of a casualty affecting 25% or more of the Building.

3. Sponsor has reserved the right to rent or lease any Residential Unit prior to closing the sale thereof to the Purchaser thereof or any other party, to cease marketing Units for sale at any time, in Sponsor's sole discretion or to use or offer the Unsold Units for any lawful purpose. In addition, the Rental Apartments in the Rental Unit will be rented by the Rental Unit Owner. Except where otherwise prohibited by Law, certain Residential Units may be occupied under short term leases, having a term in excess of thirty (30) days. Accordingly, residents of the Condominium will be comprised of both Unit Owners and tenants leasing from Sponsor, other Residential Unit Owners and the Rental Unit Owner. Accordingly, it is possible that a significant proportion of Unit Owners will not be residents of the Building and that a significant portion of tenants in the Building may not be Unit Owners. As a consequence, a Unit Owner seeking to resell or refinance a Unit may experience difficulty. In addition, residents of the Condominium who are not Unit Owners have no investment in their Units and, therefore, do not share the same economic interests as Unit Owners in the maintenance and care of the Building's facilities and amenities and owner-occupants and non-resident Unit Owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing (i.e. purchase as a home as opposed to as an investment). Because Sponsor is not limiting the conditions under which it will rent rather than sell Units, there is no commitment to sell more than the fifteen percent (15%) necessary to declare the Plan effective and owner-occupants may never gain effective control and management of the Condominium. See the Section entitled "Introduction" under the Subsection entitled "Features of Condominium Ownership" in Part I of the Plan for further details.

4. The Condominium will initially contain three (3) Commercial Units subject to the rights of the Commercial Unit Owner to subdivide and merge same. The Commercial Units will initially be owned by Commercial Declarant and are not offered for sale at this time. The Commercial Units may be used for any lawful purposes, including, without limitation, department store, home furnishings, appliances, apparel, sporting goods, grocery store, hardware, bars, electronics, automotive, art, toy, music, book, beauty, travel, and other retail stores, theaters, banks, restaurants and commercial and professional offices, studios and storage space. No representation is made with respect to the continued ownership by Commercial Declarant of all or any portion of the Commercial Units or as to who the tenants or occupants of any portion of the Commercial Units may be, at any time, or as to the uses to which any portion of the Commercial Units may be put at any time and no assurance is given that such tenants, occupants or uses will not be objectionable to Residential Unit Owners or other parties. The Commercial Declarant has entered into three leases for portions of the Retail Units: (i) a lease with Whole Foods Market Group, Inc. (the "Whole Foods Lease") for a twenty (20) year term from the rent commencement date under the Lease; (ii) a lease with Barnes & Noble, Inc. (the "Barnes & Noble Lease") for a fifteen (15) year term from the rent commencement date under the Lease and

(iii) a lease with Bank of America, N.A. (the "Bank of America Lease") for a twenty (20) year term from the rent commencement date under the Lease. It is Commercial Declarant's intention to lease the balance of the Retail Units not yet under lease and it is anticipated that four (4) additional leases will be entered into, however, at this time there are no other leases in place and it is impossible to predict (i) when such remaining space will be leased and/or (ii) the number of tenants that will occupy the remaining space in the Retail Units and/or (iii) the traffic or density which will result from such uses. The Commercial Unit Owner will have the right, at it's sole cost and expense, to alter, modify, restore or construct the exterior facade of the Building (including storefronts) and to create additional means of egress and ingress provided that such alterations, modifications, restoration or construction are in compliance with applicable Law and do not adversely affect the structural integrity of the Building. The Commercial Declarant has the right to reconfigure the Commercial Section to create or eliminate floor area or otherwise without amendment to the Plan. The Commercial Declarant also has the right to use the sidewalks surrounding portions of the Building for purposes permitted by Law, including sidewalk cafes and retail sales. The use of the Commercial Units may generate noise, traffic or other annoyances over which the Residential Unit Owners will have no control. Please refer to the Section of the Plan entitled "Commercial Units" for further details. The Commercial Units share the cost for certain expenses based upon allocable percentage interest and shares other costs based upon anticipated usage. Please refer to the "Introduction" Section of the Plan under the subsection entitled, "Features of Condominium Ownership" and Schedule B- 2, "Projected Budget for First Year Of Condominium Operation", for further details regarding the allocation of Common Expenses.

5. The Garage Unit will initially be utilized as a transient garage containing approximately four hundred (400) parking spaces which may be operated up to twenty-four (24) hours a day seven days a week. The Commercial Declarant has entered into a lease for the Garage Unit with Central Parking System of New York, Inc. (the "Garage Operator") for a term expiring at the later of (a) the last day of the calendar month during which occurs the day immediately preceding the date that is twenty (20) years after the occupancy date, as defined in said lease or (b) the last day of the month in which occurs the twenty-third (23) anniversary of the commencement date. The Garage Operator will determine and collect charges based upon market rates and will establish such rules and regulations governing the availability and priority of spaces and the general operation of the garage as such operator may deem appropriate. The parking spaces will be available to residents of the Building as well as the public on a first come first served basis. Neither the Condominium Board nor the Residential Board may adopt any rules or regulations or amend the Declaration or By-Laws in any manner which would affect the operation of the garage. Please refer to the Section of the Plan entitled "Commercial Units" for further details.

6. Rental Declarant is financing the construction of the Rental Unit through the issuance of tax exempt and taxable bonds by the New York City Housing Development Corporation under a mixed income program pursuant to which approximately twenty percent of the Rental Apartments are set aside for low income tenants, approximately twenty seven percent of the Rental Apartments are set aside for middle income tenants and approximately fifty three percent of the Rental Apartments are rented at market rates. Please refer to the Section entitled "Mortgages" in the Subsection entitled "Construction Mortgages" in Part I of the Plan for further details regarding the Construction Loan and the Underlying Mortgage.

7. At the time an Agreement is executed, a Purchaser is required to make a Deposit in an amount equal to at least ten (10%) percent of the purchase price with an additional ten percent (10%) of the purchase price due and payable no later than the earlier to occur of: (i) six (6) months after the date of the Agreement or (ii) fifteen (15) days after Sponsor presents an amendment declaring the Plan effective, but in no event later than the Closing, subject to collection. The Initial Deposit and the Additional Deposit are hereinafter collectively referred to as the "Deposit." In the event a Purchaser defaults under the Agreement, time being of the essence with regard to the obligations of the Purchaser thereunder, and does not cure such default within thirty (30) days after Sponsor gives written notice to the Purchaser of such default, Sponsor may, cancel such Agreement and retain, as liquidated damages, the Deposit made by the Purchaser, together with interest earned thereon, if any (which Deposit may be in excess of ten percent (10%) of the Deposit based upon the ruling in Uzan v. 845 UN Limited Partnership. 778 NYS2d 171 (NYAD 2004)), in which event Purchaser could be compelled to complete the transaction. Additionally, if a Purchaser fails for any reason to close title to the Residential Unit on the originally scheduled Closing Date and Sponsor elects not to cancel the Purchaser's Agreement as a result of the same, (a) the closing apportionments to be made at the Closing will be made as of midnight of the day preceding the originally scheduled Closing Date, and (b) the Purchaser will be required to pay to Sponsor an amount equal to 0.03% of the purchase price of the Residential Unit for each day that the Closing is adjourned. Purchasers are further advised that (i) if a Purchaser makes a Deposit in excess of $100,000 for the purchase of a unit, such Deposit will not be federally insured in excess of $100,000; and (ii) while the Deposit is in the non-interest bearing checking portion of the Master Escrow Account, the Deposit may not be fully federally insured even if the Deposit does not exceed $100,000. Funds drawn on out-of-state or foreign banks will not be accepted in payment of the purchase for a Residential Unit unless otherwise agreed by Sponsor. The Agreement also provides that Purchaser shall be obligated to reimburse Sponsor for any legal fees and disbursements incurred by Sponsor in defending Sponsor's rights under the Agreement or, in the event Purchaser defaults under the Agreement beyond any applicable grace period, in canceling the Agreement or otherwise enforcing Purchaser's obligations thereunder. THE AGREEMENT ALSO PROVIDES, IN CLEAR AND EXPLICIT TERMS, THAT EXCEPT AS PROHIBITED BY LAW, THE PARTIES WAIVE TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF, OR CONNECTED WITH, OR RELATING TO, THE PLAN, THIS AGREEMENT OR THE RELATIONSHIP CREATED HEREBY. (See the Section entitled "Procedure to Purchase" for further discussion of the foregoing.)

8. Although a Purchaser may obtain financing from a lending institution or any other source, the obligation to purchase a Residential Unit pursuant to the Agreement shall not be contingent upon obtaining financing for such purchase. Neither Sponsor nor the Selling Agent makes any representations as to the terms or availability of any mortgage financing. Prospective Purchasers are, therefore, advised to finalize their financing arrangements before signing an Agreement. However, prospective Purchasers should be aware that even if a loan commitment is obtained, its term may be fixed, and it could expire before the Closing Date and a Purchaser would have to close without financing or risk losing such Purchaser's Deposit. See the Section entitled "Procedure to Purchase" in Part I of the Plan for further details.

9. Prior to the closing of title to a Residential Unit, the Agreement prohibits a contract vendee from listing the Residential Unit for resale or rental with any broker or from advertising or otherwise offering, promoting or publicizing the availability of the Residential

Unit for sale or lease, without Sponsor's prior written consent. In addition, a Purchaser (other than a Purchaser purchasing for such Purchaser's own or their immediate family's occupancy) may not advertise, list or sell a Residential Unit acquired from Sponsor for twelve (12) months after the date of closing of such Residential Unit (provided however, such limitation shall not apply from and after the date that the Sponsor conveys title to all of the Residential Units). Any such conveyances in violation of the foregoing will be voidable by Sponsor.

10. No party other than the respective Purchasers shall have any right or benefit herein or herefrom, including without limitation, the right to insist upon or enforce against Sponsor the performance of all or any of Sponsor's obligations hereunder and no such third party (including without limitation, parties purchasing from Purchasers) shall be deemed to have received any benefit as a result of any of the provisions of the Plan. See the Section entitled "General" in Part I of the Plan for further details.

11. Purchasers of Residential Units or any other persons entering into a lease or use and occupancy agreement for a Residential Unit should note that under the provisions of the New York City Economic Development Corporation Deed, the Residential Units may be occupied for residential use only during the first ten (10) years from the date of the deed. After the expiration of the ten year restriction, the Condominium By-Laws restrict the use of Residential Units to residential use except in certain limited cases which would also require that the certificate of occupancy first be altered and modified to reflect a change in use. The initial certificate of occupancy for each Residential Unit will be for residential use only. Please refer to the Condominium Declaration and By-Laws in Part II of the Plan.

12. There is no limit on the length of time that Sponsor may control the Residential Board or the Condominium Board. The Sponsor has the right to appoint a majority of the members of the Residential Board and the Condominium Board (and therefore control such Boards) for a period ending on the date which is five (5) years from the First Closing unless the Sponsor voluntarily relinquishes such right prior to the expiration of such five-year period. After the date which is five (5) years from the First Closing, Sponsor may continue to control the Condominium Board and the Residential Board if it has sufficient votes to elect a majority of the members of the Residential Board. Accordingly during the period ending on the date which is five (5) years from the First Closing, Sponsor could control the Residential Board and the Condominium Board notwithstanding the fact that Sponsor no longer owns Units. Sponsor reserves the right to relinquish and regain voting control of the Residential Board and the Condominium Board at any time. During the period that Sponsor controls the Condominium Board or the Residential Board, as the case may be, Sponsor will have control of maintenance, facilities and services to be provided to Unit Owners and will determine the Residential Common Charges to be paid by all Residential Unit Owners. Please refer to the Section of the Plan entitled "Control by Sponsor" in Part I of the Plan for further details.

13. Sponsor and the owner of any Unsold Residential Units may exercise veto power over some actions of the Condominium Board and the Residential Board. Until Sponsor and the owner of any Unsold Residential Units have conveyed title to all Residential Units, but in no event later than the later to occur of five (5) years after the First Closing or whenever the Unsold Units constitute less than twenty-five percent (25%) of the Common Interest, the Condominium Board or the Residential Board may not take any of the following actions without Sponsor's

prior written consent: (a) make any addition, alteration or improvement to the Common Elements or to any Unit, or (b) assess any General Common Charges, or Residential Common Charges for the creation of, addition to or replacement of all or part of a working capital, reserve, contingency or surplus fund, or (c) increase or decrease the number, or change the kind of, employees referred to in the Plan, or (d) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the First Closing or otherwise provide services in excess of those referred to in the Plan, except as is required to reflect normal annual increases in operating services, or (e) borrow money on behalf of the Condominium or the Residential Section, or (f) exercise a right of first refusal to lease or purchase a Residential Unit; provided, however, that Sponsor's written consent is not necessary to perform any function or take any action described in clauses (a) through (f) above, if, and only if, the performance of such function or the carrying out of such an action is necessary (and no other alternative is available) to enable the Condominium Board or the Residential Board to comply with Laws, rules or regulations of any governmental authority having jurisdiction over the Condominium to remedy any notice of violation or to remedy any work order by an insurer (see the Section entitled "Control By Sponsor" for further details).

14. No amendment, modification, addition or deletion of the Declaration, By-Laws or Rules and Regulations shall be effective in any way, (a) without the prior written consent of the affected Rental Unit Owner or the Commercial Unit Owner(s) with respect to any amendment, modification, addition or deletion of or to the By-Laws, the Declaration or the Rules and Regulations modifying the permitted uses of any Rental Unit or Commercial Unit or affecting the rights, privileges, easements, licenses or exemptions granted to any Commercial Unit Owner or (b) without the prior written consent of Sponsor or its designee or the owner of any Unsold Residential Unit, as the case may be, with respect to any amendment, modification, addition or deletion of or to the By-Laws, the Declaration or the Rules and Regulations modifying the permitted uses of the Building or any portion thereof or affecting the rights, privileges, easements, licenses or exemptions granted to Sponsor or its designee or the owner of any Unsold Residential Unit, as the case may be, or otherwise adversely affecting Sponsor or its designee or the owner of any Unsold Residential Unit, as the case may be. (See the Section entitled "Rights and Obligations of Unit Owners and the Boards of Managers.")

15. At or subsequent to the First Closing, Sponsor will sell Residential Unit 670 in the Condominium to the Residential Board, to be used as the Resident Manager's residence. The Residential Board shall be responsible for the payment of all mortgage recording and transfer taxes due in connection with the sale of the Unit. At the closing of title to each Residential Unit, Sponsor will collect, on behalf of the Residential Board, from each Purchaser thereof, as a closing cost, such Purchaser's allocable share of the Resident Manager's Housing Cost, based upon the Residential Common Interest of such Residential Unit and such funds will be held by the Residential Board in escrow until the closing thereof and any unused portion of the funds collected, if any, will be put into a reserve fund for the Residential Section for the purpose of paying the cost of future capital repairs, replacements or improvements to the Residential Section of the Condominium. If the Resident Manager's Housing Cost exceeds the sum allocated each Residential Unit Owner will be assessed for the differential in accordance with their respective Residential Common Interest. If title to all of the Residential Units have not been conveyed at the time of the purchase of the Resident Manager's Apartment and there are insufficient funds in the escrow account, Sponsor reserves the right to advance the remaining funds necessary to

purchase the Resident Manager's Apartment and to receive a note and mortgage or security interest securing the Residential Board's obligation to repay such advances. In such event, thereafter the payments made by Purchasers reflecting their allocable share of the Resident Manager's Housing Cost will be paid to Sponsor until such time as the advances, together with interest earned thereon, is repaid in full. The Residential Unit Owners will be responsible for the cost of maintaining the Resident Manager's Apartment, including all maintenance charges, real estate taxes or other expenses related to the Resident Manager's Apartment. In the event the Residential Board is unable, for whatever reason, to purchase the Resident Manager's Apartment, the Residential Board may enter into a lease for an apartment for this purpose. Please refer to Schedule A, "Purchase Prices and Related Information", Schedule B-1 – "Projected Budget for the First Year of Residential Section Operation" and the Section entitled "Unit Closing Costs and Adjustments" all in Part I of the Plan, for further details regarding each Purchaser's allocable share of the Resident Manager's Housing Cost and the estimated cost to own and maintain the Resident Manager's Apartment. The Residential Board may purchase the Resident Manager's Apartment before or after the First Closing. It is anticipated that the Resident Manager's Apartment will be purchased no later than eighteen (18) months following the First Closing.

Sponsor reserves the right, in its sole discretion, to choose a different Residential Unit other than Residential Unit 670 to sell to the Residential Board as the Resident Manager's apartment; provided, however that such sale shall only be made pursuant to an amendment to the Plan and shall not result in the Residential Board incurring financing charges, common charges and real estate taxes, the sum of which exceed the costs of owning Unit 670 as set forth in Schedule B, by more than twenty-five percent (25%). Please refer to Schedule B, Budget for First Year of Condominium Operation" in Part I of the Plan for further details regarding the costs of housing the Resident Manager.

16. Construction is a complicated process requiring the coordination of numerous tasks, contractors and suppliers and the balancing of complex mechanical and architectural systems. No assurance can be given with regard to the accuracy of any projected completion dates set forth herein. During the first years of Condominium operations, construction workers and related personnel will be at the Property from time to time completing construction of the Building, making adjustments and corrections and performing various tasks related to the completion of construction, which may occur at all hours and could compromise the Building's security systems. During this period, various building systems, including but not limited to water supply, air conditioning, heating, cooling, ventilating and elevators, may need to be shut down temporarily. Sponsor and its designees, including tenants performing work in the Commercial Units, will have the right to and may utilize elevators and other building systems and may install and retain scaffolding and other equipment on and in the Building to complete construction of the Building. Sponsor may not fully complete the decoration of portions of the Building, including, without limitation, the lobbies or corridors in the Building, the installation of light fixtures, the hanging of wall coverings or laying carpeting, until a particular portion of the Building is complete or a particular floor is fully occupied by Residential Unit Owners. The Condominium Board and or Residential Board may refuse to permit a Residential Unit Owner to perform alterations in a Residential Unit until such time as the Building has been completed and a permanent certificate of occupancy has been obtained therefor. Certain services, such as telecommunications, and other similar services may be provided by outside suppliers and delays

in providing these services will not be the responsibility of Sponsor. Such suppliers may not provide these services until occupancy in the Building has reached certain levels. Portions of the Building, the Storage Bins in the cellar or Amenities Pavilion such as the Exercise Facility, Conference Facility, Artrium and/or Playground may be completed after some or all of the Units and the fact that such portions of the Building have not been completed or are not available for use by Residential Unit Owners is not a basis for a Residential Unit Owner to refuse to close title to the Residential Unit. In addition, the presence of hoists or construction elevator shafts or similar temporary construction facilities, may delay the closing of title to certain Residential Units or lines of Residential Units until such hoists, elevators or temporary facilities are no longer needed and are removed. During the period when Sponsor is completing construction of the Building, moves into the Building may be restricted to certain periods when the elevators and other access to the Building are not being utilized by the construction trades. The first Temporary Certificate of Occupancy will be issued for some but not all of the Residential Units and Sponsor may complete construction of certain Residential Units before others. Accordingly, Purchasers should be aware that they may be required to close title to their Residential Units while construction in other Units is continuing, possibly, for extended periods of time, and that noise, dust and other objectionable conditions inherent in a construction site may inconvenience Residential Unit Owners after they have taken occupancy of their Residential Units. Please refer to the Section of the Plan entitled "Description of Property" in Part I of the Plan for further details.

17. Residential Unit Plans depicting layouts of Residential Units appear in Part II of the Plan. Purchasers should note that the square footage of each Residential Unit as reflected in Schedule A is measured from the exterior walls and does not represent the usable floor space in each Unit and the Floor Plans set forth in Part II of the Plan is approximate within reasonable tolerances and may change due to field conditions and construction variances and tolerances. The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls, at the Building line and/or Property line, to the midpoint of the interior walls and partitions separating the Unit from another Unit, or the exterior side of the interior walls and partitions separating a unit from public corridor, stairs, elevators, other mechanical equipment spaces or any other Common Elements. Columns and mechanical pipes, (whether along the perimeter or within the Unit) are not deducted from the square foot area of the Unit. Outdoor floor areas of Terraces or Loggias appurtenant to a Unit are listed separately on Schedule A. Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above. The clearance between the top of the floor slab on one floor and the top of the floor slab on the next floor will vary among the Units and certain Units may have less clearance and certain rooms within other Units may have a lesser clearance as the result of construction variances or the presence of beams and mechanical spaces in such Units. Kitchens, bathrooms and hallways typically have dropped ceilings. Please refer to the Footnotes to Schedule A in Part I of the Plan the "Description of Property" in Part II of the Plan for further details.

18. The first year of condominium operation is estimated to be January 1, 2008 through December 31, 2008. As in any newly constructed project, given the vagaries of the construction process, as more particularly described above, it is difficult to predict, with precision, the date Sponsor will first be able to close title to the Residential Units. Accordingly,

the First Closing may occur sooner or later than the projected first year of condominium operation and closings to certain Residential Units may occur substantially before or after closings for other Residential Units. See the Section entitled "Description of Property and Improvements" under the heading "Construction of the Building" in Part I of the Plan for further details.

19. The real estate tax estimates for each Residential Unit were calculated on the assumption that the real estate taxes for the residential portion of the Building payable with respect to each Residential Unit for the first year of Condominium operation will be allocated in proportion to each Residential Unit's percentage interest in the Common Elements as set forth on Schedule A. Upon determination of individual tax lots and individual Residential Unit assessments, the New York City tax authorities may allocate taxes between the Residential Units in proportion to each Residential Unit's purchase price or imputed market value rather than its percentage interest in the Common Elements, and, if so, Residential Units having the same or similar percentage interest may pay different real estate taxes and taxes may differ from those set forth on Schedule A. Sponsor, at its sole cost and expense, intends to apply for partial exemption from real estate taxes with respect to the Building pursuant to Section 421-a of the New York State Real Property Tax Law. There is no guaranty or assurance that the criteria for continued availability of Section 421-a benefits for the Residential Units will be satisfied or that a Final Certificate of Eligibility will be issued by New York City Department of Housing Preservation and Development ("HPD"). If, for any reason, Sponsor's application for a Final Certificate of Eligibility is not approved, the Units will be subject to full taxation and will receive no benefits under Section 421-a. The fact that 421-a Benefits are ultimately not received shall not be a basis for a Purchaser to rescind an Agreement or otherwise fail to close title to a Unit. SPONSOR MAKES NO REPRESENTATION THAT THE ASSESSED VALUE OF THE PROPERTY, THE ESTIMATED ALLOCATIONS OR THE TAX RATE WILL NOT BE CHANGED. PURCHASERS ARE ADVISED THAT THE NEW YORK CITY TAXING AUTHORITIES HAVE IMPLEMENTED SIGNIFICANT INCREASES IN THE TENTATIVE ASSESSED VALUATIONS FOR NEW CONSTRUCTION CONDOMINIUMS FOR THE TAX YEAR 2005/2006 WHICH DO NOT APPEAR CONSISTENT WITH THEIR VALUATIONS IN PRIOR YEARS. SPONSOR MAKES NO REPRESENTATIONS REGARDING THE METHODOLOGY WHICH THE TAXING AUTHORITIES WILL USE IN FUTURE TAX YEARS. Moreover, Purchasers should note that the real estate taxes for the first year of Condominium operation (assuming no 421-a benefits) are less than taxes would be for the second year of Condominium operation without 421-a benefits since the first year's tax estimate includes a period of assessed valuation of the Property prior to the completion of the Building, which is a substantially lower valuation. Please refer to the Section of the Plan entitled "Real Estate Taxes" in Part I of the Plan for further details.

20. Sponsor, Rental Declarant and Commercial Declarant have the right to subdivide and combine portions of their respective Units, subject to the provisions of the Declaration and By-Laws. The Commercial Units may be used for any lawful purposes. The Residential Unit Owners may not have control over the uses of the Commercial Units. (See "Commercial Units" for further details). The use of the Commercial Units may generate noise, traffic, fumes or other disturbances over which the Residential Unit Owners will have no control. The Commercial Units share the cost for certain expenses based upon allocable percentage interest and shares other costs based upon anticipated usage. Please refer to the "Introduction" Section of the Plan

under the subsection entitled, "Features of Condominium Ownership" and Schedule B for further details regarding the allocation of Common Expenses.

21. Sponsor currently intends to sell the Units under the terms of the Plan. However, under the terms of this Plan, Sponsor and the owners of the Commercial Units and any Unsold Residential Units have reserved the right to rent or lease any Commercial Unit or the Unsold Residential Unit prior to closing the sale thereof to the Purchaser thereof or any other party, to cease marketing Units for sale at any time, in Sponsor's sole discretion or to use or offer the Commercial Units and the Unsold Residential Units for any lawful purpose. Certain Residential Units may be occupied under short-term leases having a term in excess of thirty (30) days. Accordingly, residents of the Condominium may be comprised of both Residential Unit Owners and tenants leasing from Sponsor or other Residential Unit Owners. Accordingly, it is possible that a significant proportion of Residential Unit Owners will not be residents of the Building and that a significant portion of tenants in the Building may not be Residential Unit Owners. As a consequence of the foregoing, a Residential Unit Owner seeking to resell or refinance a Residential Unit may experience difficulty. Because Sponsor is not limiting the conditions under which it will rent rather than sell units, there is no commitment to sell more units than the fifteen percent (15%) necessary to declare the Plan effective and owner-occupants may never gain effective control and management of the Condominium. See the Section entitled "Introduction" under the Subsection "Features of Condominium Ownership" in Part I of the Plan for further details.

22. The By-Laws do not include a provision that after the Sponsor Control Period, a majority of the Board must be owner-occupants or members of an owner-occupant's household who are unrelated to Sponsor and its principals. In addition, non-resident owners, including Sponsor, have no investment in their Residential Units and, therefore, do not share the same economic interests as Unit Owners in the maintenance and care of the Building's facilities and amenities and owner-occupants and non-resident Unit Owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing (i.e., purchase as a home as opposed to as an investment). Purchasers are referred to the By-Laws for further details.

23. Individuals leasing Units from Sponsor will not, except as expressly provided in their respective leases, have any special rights to purchase such Units. In addition, a Purchaser may be acquiring a Unit that has been previously occupied, but such Unit will be delivered at closing free and clear of all leases and tenancies except as may otherwise be agreed to in writing by the parties. Any lease for a Residential Unit entered into with a Purchaser will provide, however, among other things, that an uncured default by the Purchaser under the 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 terminate such lease in accordance with applicable Law. In addition, each Agreement may provide that an uncured default by the Purchaser under any lease with respect to the Unit which is the subject of the Agreement will constitute a default under the Agreement entitling Sponsor, at its sole option, to terminate such Agreement and to exercise any remedies therein provided. See the Section entitled "Interim Leases" in Part I for further details.

24. Pursuant to the Declaration and By-Laws, the Residential Units may be used for

residential purposes or other lawful purposes subject to conditions set forth in Section 9.1 of the Declaration. Sponsor and the owner of any Unsold Residential Unit may use the Residential Units for any purpose permitted by Law and the EDC Deed and may modify the certificate of occupancy to reflect a change in use. Please refer to the Section of the Plan entitled "Rights and Obligations of Unit Owners and the Boards of Managers" under the Subsection entitled "Use of Units" for further details.

25. No bond or other security has been posted by Sponsor to secure its obligation to pay Common Charges, special assessments and real estate taxes with respect to the Commercial Units and the Unsold Residential Units or to complete construction of the Condominium. Sponsor represents that it has the financial resources to meet such obligations with respect to Unsold Residential Units. Sponsor will pay the Common Charges for the Commercial Units for so long as such Units are owned by Sponsor. Please refer to the Section of the Plan entitled "Rights and Obligations of Sponsor" in Part I of the Plan for further details.

26. The Residential Section will contain window washing equipment servicing the exterior surface of all windows in the Residential Section except for the terrace and loggia windows which will be the responsibility of the Unit Owner. The cost and expense thereof shall be a Residential Common Expense included in the monthly Residential Common Charges. The interior glass surfaces of all windows located in any Unit and the exterior glass surfaces of all windows located in the Commercial Units shall be washed and cleaned at the sole discretion of the Unit Owner or occupant thereof at such Unit Owner's sole cost and expense. Please refer to the Section of the Plan entitled "Rights and Obligations of Unit Owners and the Boards of Managers" under the subsection entitled "Repairs to and Maintenance of Units and Common Elements" in Part I of the Plan for further details. The Budget for first year of Condominium operation does include an expenditure for window washing.

27. Purchasers shall be obligated to pay the NYC Real Property Transfer Tax and NYS Real Estate Transfer Tax which by Law are the primary obligation of a seller. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the consideration subject to such tax. Purchasers who acquire two or more Residential Units will be obligated to pay the NYC Real Property Transfer Tax at the commercial rate of 2.625% of the purchase price of a Residential Unit that exceeds $500,000. If the purchase price of the Residential Unit is $1,000,000 or more, Purchaser shall also be obligated to pay the New York State Additional Tax pursuant to Article 31 of the Tax Law, commonly referred to as the "Mansion Tax," currently one percent (1%) of the purchase price, which by Law is the primary obligation of the Purchaser. (See the Section entitled "Closing Costs and Adjustments" for further details).

28. Construction of the Building is being financed by Bank of America, N.A. for itself and as agent for any other lenders who participate in the construction loan (the "Construction Lender"), which financing is secured by, among other things, mortgages and security agreements (collectively the "Construction Loan"). The Construction Lender will release Residential Units from the mortgages and liens of the mortgages provided that: (i) the Construction Lender receives not less than 10 days notice of the proposed release, (ii) there shall be a sale of such Residential Unit pursuant an approved contract, (iii) the net proceeds of the sale shall be received by Construction Lender, (iv) a copy of the temporary or permanent certificate of occupancy for the Residential Unit is provided and (v) a certification or opinion is issued from

the title company that said lien insured by the title company is not impaired or diminished by the release of the Residential Unit. Under the terms of the By-Laws, if required under the terms of any Permitted Mortgage, in the event of a default under such Permitted Mortgage (including the Construction Loan), the Permitted Mortgagee will be entitled to designate, remove or replace the members of the Boards which the Unit Owners whose Units are subject to the lien of said Permitted Mortgage.

29. Purchasers or any other persons entering into a lease or use and occupancy agreement for a Residential Unit shall be required to pay the legal fees of Sponsor's counsel in connection therewith upon execution of the lease or use and occupancy agreement. Such legal fees are estimated to be approximately $2,000 assuming that the Purchaser's counsel does not negotiate the terms of the lease and there are not any special circumstances. All other charges or other fees due under a lease or use and occupancy agreement shall be adjusted as of the Closing to the Unit. Notwithstanding any of the foregoing, Sponsor shall be under no obligation to enter into any lease or use and occupancy agreement. See the Section entitled "Rights and Obligations of Sponsor".

30. All legal costs, fees and expenses charged by the Purchaser's attorney shall be the sole responsibility of each Purchaser. In addition, Purchaser shall also be responsible for payment of the following fees to Sponsor's attorneys, Stroock & Stroock & Lavan LLP, in connection with the closing of title to Purchaser's Unit: (i) the sum of $2,000 to reimburse Sponsor for its legal fees, (ii) if the Purchaser requests the Closing to occur other than at the offices of Stroock & Stroock & Lavan LLP or such other place as Sponsor may designate in its closing notice and Sponsor consents to such change, an attendance fee of $500 for each Closing held within Manhattan and $700 for each Closing held in any borough outside Manhattan, (iii) if the closing is adjourned through no fault of Sponsor, an additional fee of $500 for each such adjournment to help defray the cost of preparing for and coordinating the new closing and (iv) if Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of the Agreement, or for the addition, deletion or substitution of names on the Agreement, a fee of $1,000, payable in advance, for preparation of an assignment agreement. Please refer to the Section of the Plan entitled "Closing Costs and Adjustments" for further details.

31. It is presently contemplated, and the Budget for the First Year of Condominium Operation provides, that at least one uniformed doorman will be on duty in both the Townhouse Lobby and the Tower Lobby of the Building twenty-four (24) hours a day, seven (7) days a week. The doorman's hours of duty may be reduced until title to fifty (50%) percent of the Residential Units have been conveyed to Purchasers under the Plan. Please refer to the Budget for the First Year of Condominium Operation set forth as Schedule B to the Offering Plan for further details.

32. Purchasers should note that in the current real estate market, banks and other lenders may be imposing various restrictions on loans. Such restrictions include requiring that a certain percentage (50% or more) of the units in a building be sold before the lender will consider making a loan. Thus it may be possible for a Purchaser to experience difficulty obtaining a loan in a building where the percentage of units purchased is lower than a lender's particular sales minimum. Even once a building undergoes conversion, lenders may still impose minimum sales requirements before granting a loan. It then may be difficult for a Purchaser to

resell an apartment if prospective buyers are unable to obtain a loan due to such minimum sales requirements. Purchasers should further note that pursuant to existing Law and regulation, Sponsor may declare the Plan effective upon selling a minimum of fifteen (15%) percent of the Units offered for sale in the Building. Even if the Plan is declared effective with a minimum number of sales, it is possible that Sponsor may not be able to submit the Property to a condominium regime and convey Units with fewer than the minimum number of sales if purchasers counted towards effectiveness do not ultimately purchase a Unit. Please refer to the Section entitled "Effective Date" in Part I of the Plan for further details.

33. Sponsor may agree to modify the floor plans and finishes of certain Residential Units or to do special work or provide extras to the Residential Units if requested by individual Purchasers and agreed to by Sponsor, in writing, in its sole discretion. Unless otherwise agreed to by Sponsor, a Purchaser shall bear the cost of such modification to floor plans and finishes. All funds received by Sponsor from Purchasers for such modified or additional work in Units, as aforesaid, shall be initially placed in escrow and shall be paid to Sponsor by the escrow agent to be used by Sponsor to pay for such work. Accordingly, in the event a Purchaser becomes entitled to rescission after the release of such funds, the Purchaser shall not receive a refund of any funds used for special work or extras. Please refer to the Section of the Plan entitled "Procedure to Purchase" in Part I of the Plan for further details.

34. The Contingency provided for in the Projected Budget for the First Year of Condominium Operation (Schedule B) is intended to provide a fund for unanticipated expenses not included in the budget and, for increases in operating expenses above the amounts projected and for payment of certain closing costs for the Resident Manager's Unit if the Working Capital Fund is not sufficient to cover such costs. No other reserve fund for capital expenditures has been established. The Contingency is not intended and may not be sufficient to meet the cost of any major capital repairs or replacements which may be required. If funds are required to meet such costs, it may be necessary to increase monthly Common Charges or institute a special assessment of Common Charges. There are no limitations as to how the Working Capital Fund may be employed during any period, including the period that Sponsor controls the Residential Board (see the Section entitled "Control By Sponsor"). See the Section of the Plan entitled "Working Capital Fund" for further discussion.

35. As more fully set forth in the Section of the Plan entitled "Rights and Obligations of Sponsor" Sponsor is obligated to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan. The Housing Merchant Implied Warranty Law (General Business Law Article 36-B) is not applicable to this offering. Sponsor is not making any express or implied warranties of fitness for a particular purpose, merchantability or habitability. Unless caused by a violation of the Sound Transmission Code or other applicable code, there is no warranty as to sound transmission. Unless caused by a violation of an applicable code with regard to the ventilation system or other applicable code, there is no warranty as to odors. Unless caused by a code violation, there is no warranty with respect to mold, mildew, spores, fungi or other toxins. There is no warranty as to view or light quality. The sponsor's obligation, regardless of any limitations in the warranty, is to construct the premises in accordance with al applicable codes and files plans and specifications, and any conflict between the disclaimers and the Sponsor's obligation to construct the premises in accordance with all applicable codes and filed plans and specifications shall be

resolved in favor of the latter. In no event will Sponsor be liable for incidental or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise). In the event of any conflict between the foregoing disclaimers and Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan, Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan will control. See the Section entitled "Rights and Obligations of Sponsor" under the Subsection entitled "Sponsor's Obligations With Respect to the Building" in Part I of the Plan for further discussion.

36. The Condominium Board, the Residential Board, the Rental Unit Owner and the Commercial Board, at the request of Sponsor or a Commercial Unit Owner, will enter into a recognition agreement with any tenant with which Sponsor or a Commercial Unit Owner has entered into a lease for all or any portion of the Commercial Units. Under the terms of the recognition agreement, the tenant will acknowledge that the lease is subject and subordinate to the Declaration and the Boards will agree that the rights of the tenants under the lease(s) will not be disturbed in the event of a default by the Commercial Unit Owner. Please refer to the Section of the Plan entitled "Commercial Units" for further details.

37. In order to meet the possible varying demand for number and type of Residential Units, or to meet particular requirements of prospective purchasers, or for any other reason, Sponsor reserves the right at any time and from time to time, before and after the recording of the Declaration, without giving prior notice and without the consent of any Board, Unit Owner or mortgagee, to (a) change the layout of, or number of rooms in, any Unsold Residential Unit, (b) change the size and/or number of Unsold Residential Units by dividing one or more such Units into two or more separate Unsold Residential Units, combining separate Unsold Residential Units (including those resulting from such subdivision or otherwise) into one or more Unsold Residential Units, altering any boundary walls between one or more Unsold Residential Units, or otherwise, including incorporating Common Elements (such as a portion of a hallway) which exclusively benefit an Unsold Residential Unit into such Unsold Residential Unit (without changing the Common Interests), (c) designate a Common Element as part of a newly created or expanded Residential Unit or Commercial Unit or designate all or part of a Residential Unit or a Commercial Unit as a newly created or expanded Residential Unit, Commercial Unit, Residential Common Element, Commercial Common Element or Limited Common Element and (d) if appropriate, reapportion among the Unsold Units affected by any such change, their aggregate Common Interests. No change will be made in the size or number of Units and/or their respective percentages of common interest, and no material change will be made in the size or quality of Common Elements, except by amendment to the Plan and, when applicable, to the Declaration. After the Condominium Documents have been recorded any such amendment to the Plan will also require an amendment to the Condominium Documents. Sponsor may not change the size or location of the building or Units or other improvements or Common Elements if such changes affect the percentage of Common Interests or adversely affect the value of any unit to which title has closed or for which an Agreement has been executed and is in effect unless all affected Unit Owners and contract vendees consent in writing to such change. After the Condominium Documents have been recorded any such amendment to the Plan will also require an amendment to the Condominium Documents. Please see the Section of the Plan entitled "Changes in Prices and Units" for further details.

38. Each Purchaser will be obligated to enter into a power of attorney at the closing of title to the Unit (the "Power of Attorney"). The form of Power of Attorney, set forth in Part II of the Plan, grants broad powers to the Condominium Board and the Residential Board to enter into agreements affecting the General Common Elements and Residential Common Elements, as the case may be. It allows the Condominium Board or the Residential Board to execute any waivers including, but not limited to, agreements or waivers in connection with a zoning lot development agreement relative to the disposition of certain development rights, the form of which is set forth as an Exhibit to the LDA. The Power of Attorney also grants to Sponsor certain rights, including the right to amend the Condominium Declaration with respect to Unsold Residential Units and the Commercial Units. Please refer to special risk 46 for further information regarding the Excess Development Rights and to the form of Power of Attorney set forth in its entirety in Part II of the Plan for further details.

39. Terraces or Loggias appurtenant to certain Residential Units, as described in Schedule A and the Floor Plans set forth in Part II of the Plan, will be Residential Limited Common Elements. Where a Terrace or Loggia has been designated as a Residential Limited Common Element appurtenant to a Residential Unit, the Residential Unit Owner thereof will have the exclusive use of same, subject to the rights of the Boards to regulate its use and approve of any plantings or furniture or decorations being kept on the Terrace or Loggia and subject to rights of access to the Terrace or Loggia (as set forth in the Declaration and By-Laws) for maintenance, repair and replacement and other uses. A Residential Unit Owner shall be responsible for all normal maintenance, repairs and replacements to the Terraces or Loggias appurtenant to such Unit Owner's Residential Unit. However, the costs and expenses of any structural repairs or repairs or replacements caused by the need for such structural repairs to any Terrace or Loggia (unless caused by its Residential Unit Owner), shall be charged to all Residential Unit Owners as a Residential Common Expense. Cooling towers and other mechanical equipment necessary for the maintenance and operation of the Building and the Units will be located on the roof. The Condominium Board with respect to the Common Elements, the Residential Board with respect to the Residential Common Elements and Residential Limited Common Elements and the Commercial Board with respect to the Commercial Common Elements and Commercial Limited Common Elements will be responsible for ensuring that the mechanical equipment is operated in accordance with Law, including requirements governing acceptable levels of noise and odor emissions. Sponsor is not responsible for nor can make any guarantees regarding the level or noise or odors resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners on their Terrace or Loggia. In addition, Sponsor shall have, and the Units and Common Elements shall be subject to, an easement to use the Common Elements of the Building other than those portions which comprise Residential Limited Common Elements for any lawful purposes including, but not limited to, the purposes of (a) installing, utilizing, operating, maintaining, repairing, altering, rebuilding, restoring and replacing satellite dishes and other communication equipment and similar equipment on the roofs and facade of the Building and elsewhere on the Common Elements and within the conduit and other Facilities relating thereto and (b) maintaining any encroachment on any Unit, or any Common Elements or elsewhere on the Property resulting from the installation, operation, maintenance, repair, alteration, rebuilding, restoration or replacement thereof; provided that access to any Unit or Common Element in furtherance of such easements shall be exercised in a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Section or with the use of

the Residential Units for their permitted purposes. The aforementioned easements may be used by Sponsor for its own account or the account of any designee, assignee, tenant, licensee or other transferee of Sponsor or any purpose permitted by Law, and shall remain in effect after the Sponsor Control Period and after the Sponsor no longer owns any Units in the Building. The Condominium shall not be entitled to any portion of fees, compensation or other profits received by Sponsor for the use of the aforesaid easements or equipment. Any satellite dishes or other facilities placed upon the roof or facade of the Building or elsewhere on the Common Elements by Sponsor or its designee, assignee, tenant, licensee or other transferee shall be the exclusive property of Sponsor, its designee, assignee, tenant, licensee or other transferee and neither the Condominium nor any other Unit Owners shall have any rights with respect thereto. Please see the Section of the Plan entitled "Rights and Obligations of Unit Owners and the Boards of Managers" under the subsection entitled "Easements" for further details.

40. A portion of the Fifth Floor of the Residential Section will be designated as an amenity area for Residential Unit Owners and their guests (the "Artrium") and will be a Residential Common Element of the Building. The Artrium will contain a Pavilion which includes various amenities/facilities and a Pine Tree Forest. The Residential Board shall maintain the Artrium and the cost thereof will be a Residential Common Expense. The Residential Board will have the right to change the Plantings in its sole discretion. Purchasers should refer to Schedule B, Budget for the First Year of Operation for any charges for maintaining the Artrium.

41. It is the responsibility of each Residential Unit Owner to notify the Managing Agent in writing when a child or children under the age of eleven (11) years lives or resides (even temporarily) in the Residential Unit. Windows in the Residential Units will be mechanically fastened, with standard window limit stops. The Residential Unit Owner shall maintain all mechanically fastened window limit stops in all windows installed in the Residential Unit and shall not remove same until permitted by applicable Law and in any event, without full knowledge of the Managing Agent. Sponsor makes no representations whether Residential Unit Owners will comply with the foregoing obligations. See "Rights and Obligations of Unit Owners and the Board of Managers" for further details.

42. There is no provision for a specific reserve fund for the Condominium for the purpose of paying the cost of future capital repairs, replacements or improvements to the Premises (except that each Purchaser of a Unit shall pay into the Working Capital Fund of the Condominium a sum of equal to one (1) month of Common Charges for the Unit being purchased). Therefore, Unit Owners shall be obligated to pay their share of the cost of repair, replacements and improvements to the Common Elements as the need for the same arises, unless there are sufficient Working Capital or other funds available. As the Building will be newly built, the Sponsor does not anticipate the imminent need for such capital repairs, replacements or improvements; however, no assurance or guaranty is given that such needs shall not arise in the future. See the Section entitled "Reserve Fund" in Part I of the Plan for further details.

43. The proposed insurance coverage for the first year of Condominium operation does not include terrorism insurance, which is typically not maintained in the City of New York for residential buildings. There is no assurance that such insurance will be available in the future or at a price that the Condominium Board would be prepared to spend. It can be reasonably

anticipated that without terrorist insurance, in the event of a terrorist attack, the Property would not be insured or would have insufficient insurance to rebuild or repair any damage and Unit Owners could be assessed to cover the costs of restoration and failure to pay such assessment could lead to a foreclosure of the Unit. Purchasers should further note that the insurance coverage maintained on behalf of the Condominium does not cover the individual Units or any Unit or any property contained in a Unit (including without limits, windows facing into each Unit which comprise part of the Unit). Pursuant to the By-Laws, each Residential Unit Owner will, at the Residential Unit Owner's own cost and expense, obtain and keep in full force and effect (a) commercial personal liability insurance against any and all claims for personal injury, death or property damage (including, but not limited to, loss due to water damage) occurring in, upon, or from the Unit or any Limited Common Element appurtenant thereto or any part thereof, with minimum combined single limits of liability of $1,000,000 for bodily injury or death arising out of any one occurrence including $1,000,000 for damage to property plus at least $2,000,000 umbrella liability coverage and (b) tenant's "all-risk" property insurance in respect of property damage occurring in, upon, or from the Unit or any part thereof (including, but not limited to appropriate coverage for additions, alterations improvements and betterments and loss due to water damage as well as personal property). The limits of liability and other requirements with respect to the Unit Owner's insurance may be modified by the Condominium Board from time to time.

44. Sponsor anticipates that the Condominium will not qualify as a homeowners association under Section 528 of the Internal Revenue Code. Assuming the Condominium does not qualify as a homeowners association, or if it does but chooses not to make the election to be a homeowners association, the present state of the Law is uncertain as to the tax treatment of any income of the Condominium in excess of appropriate deductions and credits. As discussed in the Attorney's Income Tax Opinion prepared by Stroock & Stroock & Lavan LLP and set forth in Part I of the Plan, the tax authorities may take the position that the Condominium is a separate taxable entity and that some or all of such income (including the nonmembership, and possibly membership, income described above less expenses related to such income) is subject to Federal corporate income tax, New York State Corporation Franchise Tax and New York City Corporate Franchise or Unincorporated Business Tax. Schedule B, Budget for the First Year of Condominium Operation, does not contemplate any income which might be taxable and accordingly does not budget any amounts for taxes for nonmembership or membership income. Alternatively, it is possible that some or all of such income might be reportable directly by the Unit Owners or otherwise treated. The tax treatment of the Condominium may be affected by certain United States Treasury Department regulations relating to entity classification. Please refer to the Attorney's Income Tax Opinion and the Section entitled "Taxes—Deductions to Residential Unit Owners and Tax Status of Condominium" in Part I of the Plan for further discussion.

45. While Unsold Residential Units are being constructed and offered for sale or lease by Sponsor or its designees there will be a greater number of visitors to the Residential Section than would otherwise be the case. No representation or warranty is made and no assurance is given as to when such construction, selling or leasing activity will terminate. Neither Sponsor or its designee nor the Managing Agent shall be liable or responsible for any personal injury or for any loss or damage to personal property which may result from the failure of the Residential Section's or the Condominium's security systems and procedures, including, without limitation,

those procedures with regard to any delivery of packages, provided that any such failure is not caused by the gross negligence of Sponsor or its designees, the Managing Agent or their respective agents. No representation or warranty is made and no assurance is given that the security systems and procedures of the Residential Section and of the Condominium will prevent personal injury or damage to or loss of personal property. Please refer to the Section of the Plan entitled "Description of Property and Improvements" under the subsection entitled "General" for further details.

46. Purchasers are advised that adjacent parcels or buildings in the area of the Condominium may be further developed and such development could adversely impact views from a Residential Unit. As previously noted, the Property was acquired by Declarant from the NYCEDC. Under the terms of the deed from NYCEDC, the City of New York retained all development rights not used in connection with the construction of the Building which is estimated to be approximately 90,500 square feet (the "Excess Development Rights"). The Excess Development Rights could be transferred by the City of New York to owners of adjacent properties which owners could utilize such Excess Development Rights by adding to the floor areas of existing buildings or adding to the floor areas of buildings to be built. Sponsor does not own such adjacent properties. Under the terms of the LDA, and in connection with the use of the Excess Development Rights by the City or another party, Declarant and any other "party in interest" at the time in question, including without limitation, the Boards, must execute, upon demand by the City, a zoning lot development agreement (the "ZLDA"), substantially in the form annexed to the LDA as an exhibit. Sponsor makes no representations or warranties regarding building construction in the area of the Condominium or whether the existing structures in the area will remain. Please refer to special risk 38 for further details.

47. The By-Laws provide that each Unit and all portions of the Common Elements will be kept in first-class condition (and with respect to any roof or other part of the Property exposed to the elements, free of snow, ice and accumulation of water to the extent same will cause damage to the Building) by the Unit Owner or appropriate Board, whichever is responsible for the maintenance thereof. In the event a Unit Owner fails to keep such Unit Owner's Unit in such condition, the appropriate Board may, at the expense of such Unit Owner, enter such Unit and perform such acts as are necessary to cure such default. (See the subsection entitled "Rights of Access"). Each Unit Owner will be obligated to heat and cool such Unit Owner's Unit so as to maintain the appropriate temperature in such Unit Owner's Unit in order to avoid causing damage to the Common Elements or the Units, including, without limitation, freezing pipes and damage to the wood floors and moldings.

48. Purchasers should note that, as with all wood products (including without limitation, wood furniture, cabinetry, floors and molding) wide variations of temperature and humidity can lead to shrinkage and expansion of the wood which in turn may cause damage to any such wood product. The wood floors can be sanded once before being replaced.

49. All references in the Plan and in marketing materials to "floors" are references to their "marketing" designations and not the designation given to the floors on the plans submitted to the New York City Department of Buildings. There are no floors in the Building that will be designated as Floors 3, 4 or 13. Please refer to the "Description of Property" in Part II of the Plan for further details.

50. All determinations with respect to the continuance of services provided to the Residential Section, if initially made available, will be made by the Residential Board, which will be controlled by Sponsor during the Sponsor Control Period as described in the Section of the Plan entitled "Control by Sponsor." Please refer to the "Description of Property" set forth in its entirety in Part I of the Plan under the subsection entitled "Services and Facilities" for further details regarding services and facilities at the Property.

51. The Residential Section will be equipped with a master electric meter with computerized sub-meters for each Residential Unit. Each Residential Unit Owner will receive a monthly invoice for electricity consumed in the Unit which the Unit Owner shall be required to pay directly to the billing company. It is anticipated that the Residential Board will receive a single invoice from the electric utility provider reflecting all electricity consumption measured by the master meter, which includes Residential Common Element usage and cooling tower usage. The Residential Board will pay this electricity bill to the utility company. Non-Residential Units will be separately metered for electricity consumed in their Units, and will be obligated to pay these costs directly to the utility company. A Unit Owner's failure to pay electricity charges to the Residential Board will be treated in the same manner as failure to pay Common Charges. Accordingly, the Residential Board will have the same rights and remedies respecting a Unit Owner's failure to pay electricity charges as the Board has for non-payment of Common Charges as set forth in the By-Laws.

52. If Purchaser obtains a mortgage loan for the purchase of the Residential Unit (the "Purchase Money Mortgage"), the Purchaser will pay to Sponsor a sum equal to the partial mortgage tax credit to which Purchaser may be entitled pursuant to Section 339-ee(2) of the Condominium Act, which sum will be paid as a reimbursement for the mortgage recording tax previously paid by Sponsor in connection with any existing mortgage(s). Alternatively, Sponsor may require, in its sole discretion, that a Purchaser who is financing the purchase of said Unit with a Purchase Money Mortgage, must cause the lender making such loan to accept from the Sponsor an assignment of a portion of any mortgage securing the Property in an amount up to the Purchase Money Mortgage as determined by Sponsor. Upon such assignment, that portion of the Purchase Money Mortgage assigned by Sponsor, will be exempt from mortgage recording tax under Section 255 of the Real Property Tax Law. Sponsor shall be solely entitled to the benefits of such exemption and accordingly, Purchaser must pay to Sponsor an amount equal to the mortgage recording tax which would have otherwise been due in connection with the recording of the Purchase Money Mortgage. (See the Section entitled "Closing Costs and Adjustments" in Part I of the Plan for further details).

53. Purchasers are advised that a cable television system provided by an independent third party, will be available for the use of the Residential Unit Owners. The charges for primary connections and subsequent monthly fees related to the service will be determined by, and payable directly to the cable company by individual Residential Unit Owners. Additional cable services (e.g., Home Box Office or Showtime) may also be available from the cable company for an additional charge on the same basis. Inasmuch as the wiring of the Building may be delayed until a certain percentage of the Residential Units are occupied, Sponsor makes no representation that cable television service will be available to any Residential Unit Owner upon its initial occupancy of a Residential Unit. Please refer to the Section of the Plan entitled "Description of Property and Improvements" for further details.

54. Purchasers are advised that hi-speed internet service provided by an independent third party, will be available for the use of the Residential Unit Owners. The charges for primary connections and subsequent monthly fees related to the service will be determined by, and payable directly to the internet service provider by individual Residential Unit Owners. Inasmuch as the wiring of the Building may be delayed until a certain percentage of the Residential Units are occupied, Sponsor makes no representation that internet service will be available to any Residential Unit Owner upon its initial occupancy of a Residential Unit. Please refer to the Section of the Plan entitled "Description of Property and Improvements" for further details.

55. The By-Laws provide that the Residential Board has the right, but not the obligation to require that before any Residential Unit is conveyed to a government or governmental mission, or to a department, agency or consulate of a government, or to any other party who or which may be entitled under applicable laws, conventions or treaties (including, without limitation, the United States Foreign Sovereign Immunities Act as same may be amended) to any present or future claim to any immunity, whether characterized as sovereign immunity or otherwise (or diplomatic or consular immunity, if applicable), from any legal or equitable proceedings in the United States of America or elsewhere, may occur or be valid or effective, the Residential Board may require that certain additional conditions be satisfied. Specifically, the Residential Board may require that the potential grantee enter into an agreement with the Residential Board, on terms acceptable to the Residential Board and its counsel, in which the potential grantee (i) agrees to a specified arrangement for service of process, (ii) expressly and irrevocably waives, to the full extent permitted by law (including, without limitation, the United States Foreign Sovereign Immunities Act, as same may be amended), with respect to the potential grantee, and with respect to any and all other intended occupants of the Unit, any present or future claim to any immunity, whether characterized as sovereign immunity or otherwise, (and diplomatic and consular immunity, if applicable) from any legal or equitable proceedings in the United States of America or elsewhere, brought by the Residential Board or any other party claiming with respect to the Unit (including without limitation, immunity from service of process, immunity from jurisdiction of any court or tribunal, and immunity of any of that party's property from attachment prior to entry of judgment and from attachment in aid of execution, and from execution itself, upon a judgment), (iii) agrees that any legal action or proceeding with respect to the Unit may be brought in the courts of the State of New York, and in the City of New York, or in the United States District Court for the Southern District of New York, as the Residential Board shall elect, and (iii) permits execution and enforcement of any judgment obtained by the Residential Board. The foregoing provisions do not apply to sales of Unsold Residential Units.

56. Sponsor will be providing washer/dryers in all Residential Units. The dryers will be the non-ventilated type and any replacements dryers installed in the future by a Residential Unit Owner must be non-ventilated and comply with New York City Code. Please refer to the "Description of Property" in Part II of the Plan for further details.

57. Sponsor has entered into a license agreement (the "License Agreement") on behalf of the Residential Board with Edward J. Minskoff, a principal of Sponsor (the "Licensee") for the non-exclusive use of a portion of the front entrance, lobbies, Artrium or in other common areas of the Building known as 99 Warren Street and 101 Warren Street, New York, New York

(the "License Area"). The License Area shall be used for the display of sculptures, paintings and other various art works owned by Licensee (the "Art Collection"). All works in the Art Collection are the personal property of Licensee, which shall have the authority to make alterations, improvements or replacements of the works at anytime during the term of the License Agreement without the prior consent or notice of Sponsor, any Board or any Unit Owner. Licensee, at its expense, shall maintain comprehensive general liability insurance with respect to the premises and its appurtenances on an occurrence basis, against claims for bodily injury and property damage (including coverage for all operations of Licensee, products/completed operations, independent contractors, broad form property damage, personal injury liability and contractual liability coverage). Such insurance shall name all Declarants and all Boards as additional insureds.

58. New York City Local Law 7 of 2004 requires the installation of carbon monoxide detectors by owners of multiple dwellings, including owners of units in residential condominiums. Sponsor intends to provide carbon monoxide detectors in each Unit in accordance with New York City Local Law 7 of 2004. Each Unit Owner will be responsible to keep and maintain the carbon monoxide detectors in good repair and to replace any carbon monoxide detectors which has been stolen, removed, found missing or rendered inoperable. Sponsor makes no representations whether Unit Owners will comply with the foregoing obligations. For further details see Part I of the Plan under the Section "Rights and Obligations of Sponsor."

59. Purchasers should note that the Agreement pursuant to which they will purchase the Unit is sometimes referred to as an "option agreement." This characterization is consistent with Sponsor's intention to treat the Agreement for purposes of applicable provisions of the Internal Revenue Code as similar to an option. If this characterization is respected, the Sponsor will be able to account for the sale of the Units for federal income tax purposes in the same manner as it would be able to account for such sale if the Unit had constituted a separate townhouse or other separate dwelling. Purchaser is not receiving any "options" and if the Purchaser does not close on the Agreement, Purchaser will forfeit Purchaser's Deposit as liquidated damages. Purchasers should note that Sponsor's characterization of the Agreement is not binding on the Internal Revenue Service ("IRS") which may challenge such characterization. However, even if the IRS was to successfully challenge Sponsor's tax characterization of the Agreement and the Deposit, as described above, there will be no adverse tax or other consequences to the Purchaser. Sponsor cannot compel specific performance as a remedy against the Purchaser. Sponsor is bound, however, to sell to a Purchaser that elects to perform all of Purchaser's obligations under the Agreement and specific performance is a remedy available to Purchaser in the event of a Sponsor default under the Agreement.

60. The foregoing Special Risks are reasonably believed by Sponsor to involve significant risks to purchasers or be reasonably likely to affect disproportionately or unusually the Common Charges or obligations of Residential Unit Owners in future years of Condominium operation. However the foregoing does not reflect all of the material terms of the offering, which are set forth in detail in the Plan, certain of which may all be deemed by some Purchasers and not others to involve significant risks. Therefore all Purchasers should carefully review the entire Plan for complete disclosure of the terms before deciding whether or not to purchase a Residential Unit.

INTRODUCTION

101 Warren Street Associates LLC, a Delaware limited liability company ("Sponsor"), hereby presents this offering plan (the "Plan") for the conversion to condominium ownership of the land (the "Land") together with the buildings erected thereon known as and having the street addresses of 99 Warren Street and 101 Warren Street, New York, New York 10007, (the "Building") which will contain 228 residential units (the "Residential Units"), 127 storage bins (the "Storage Bins"), three (3) commercial units (the "Commercial Units") and one (1) rental unit (the "Rental Unit"). The Land and the Building are collectively referred to herein as the "Property." The condominium will be known as "The Warren Street Condominium" and is herein called the "Condominium" in the Plan.

The purpose of the Plan is to set forth in detail all material facts relating to the offering by Sponsor of 227 Residential Units and 127 Storage Bins to be located in the Residential Section of the Building. Residential Unit 670 is being sold by Sponsor to the Residential Board to be used as the Resident Manager's residence. The Residential Section of the Building will be divided into two types of Units (i) units located in the 99 Warren Street Building will be two story Townhouse Units containing internal staircases connecting the lower and upper floors (the "Townhouse Units") and (ii) units located in the 101 Warren Street Building will be predominately single level units and several duplex units (the "Tower Loft Units"). The Townhouse Units and the Tower Loft Units are collectively referred to hereinafter as the "Residential Units". For marketing purposes, Residential Units located on the eleventh (11) and twelfth (12) floors of the 99 Warren Street Building will also be referred to as "Rooftop Homes". Similarly, Residential Units located on the thirty-second (32) and thirty-third (33) floors of the 101 Warren Street Building will also be referred to as "Penthouse Units" and the Residential Units located on the thirty-fourth (34) and thirty-fifth (35) floors of the same Building will also be referred to as "Sky Homes". The Commercial Units and the Rental Unit will not be owned by Sponsor but will be initially owned and retained by the Commercial Declarant and Rental Declarant (as hereinafter defined). The Commercial Units may be subdivided without amendment to the Plan and may be offered for sale in the future. The Rental Unit may be subdivided without amendment to the Plan and may be offered for sale in the future. Except as provided in the Declaration and By-Laws, there are no limitations or restrictions upon the rights of the Commercial Declarant or Rental Declarant and any subsequent owners of the Commercial Units or Rental Unit to subdivide and/or combine the Commercial Units or the Rental Unit. Commercial Declarant and Rental Declarant reserve the right to offer the Commercial Units and the Rental Unit for sale subject to the restrictions set forth in the EDC Deed. Sponsor may from time to time amend or supplement the Plan by filing an amendment with the New York State Department of Law (the "Department of Law") and serving such amendment on Purchasers and Residential Unit Owners.

The Plan is presented in two parts (in one volume) which together constitute the entire Plan. Part I sets forth a general description of the Plan and Part II contains the basic documents necessary to create the Condominium and to otherwise effectuate the provisions of the Plan. Also included in Part II is a detailed physical description of the Property, certifications of Sponsor and Sponsor's architect, certifications of an expert selected by Sponsor concerning the adequacy of the budget for the first year of Condominium operation and certain agreements to which the Condominium will be bound. In addition, Sponsor has filed exhibits to the Plan with

the Department of Law, which are presented as Parts A (Certifications), B (General), C (Engineering) and D (Other Information). The Plan, including all Schedules set forth herein and Parts A, B, C and D of the exhibits, constitutes the entire offer of Sponsor. Copies of the Plan and the exhibits will be available for inspection by prospective Purchasers without charge at Sponsor's office and for inspection and copying at reasonable fees at the offices of the Department of Law and may be borrowed from Sponsor upon payment of a one hundred ($100) dollar deposit, which amount will be fully refunded upon either (i) the prompt return of all borrowed materials in good condition or (ii) the execution by the borrower of an Agreement subsequently accepted by Sponsor. All of these documents are important and should be carefully read by prospective purchasers. Prospective purchasers are also advised to consult with their own attorneys or other advisers before agreeing to purchase. Prices of Units are not subject to approval by the Department of Law or any other government agency. All capitalized terms used in the Plan shall have the meanings ascribed thereto in the Section entitled "Certain Definitions," unless otherwise indicated.

The Condominium and the Building

270 Greenwich Street Associates LLC ("Commercial Declarant"), an affiliate of Sponsor, acquired fee title from the New York City Economic Development Corporation ("NYCEDC"), to the land more particularly described as Block 142, Lot 110 in the Borough of Manhattan (the "Land") by deed dated December 14, 2005. Commercial Declarant acquired title to the Land for itself, and as nominee for 101 Warren Street Associates LLC ("Sponsor") and as nominee for 89 Murray Street Associates LLC ("Rental Declarant"). Sponsor, the Rental Declarant and the Commercial Declarant (hereinafter sometimes referred to individually or jointly herein as the "Declarant") are jointly developing the Building, which will be a mixed-use commercial and residential structure. The managing member of Declarant is Edward J. Minskoff. Edward J. Minskoff is also the president of Edward J. Minskoff Equities, Inc. which develops, owns, manages and leases commercial office and residential properties in the United States. Please refer to the Section of the Plan entitled "Identity of Parties" for further details.

Immediately after the conveyance of the Land, Commercial Declarant, Sponsor and Rental Declarant submitted their respective interests therein to the provisions of the Condominium Act by the recording of a condominium declaration and the filing of condominium floor plans in the City Register's Office and the creation of a three (3) unit condominium comprised of one (1) commercial unit (the "Initial Commercial Unit"), one (1) rental unit (the "Initial Rental Unit"), and one (1) residential unit (the "Initial Residential Unit"). Declarant received from the New York State Department of Law a "no-action letter" or "no-jurisdiction letter" dated November 22, 2005 (the "No-Action Letter") which enabled Declarant to record a declaration for the three (3) unit condominium (the "Initial Condominium") without the requirement for a filing pursuant to the provisions of Section 352-e of the New York General Business Law. From and after the date of recording the aforementioned declaration, Sponsor is the owner of the Initial Residential Unit, the Rental Declarant is the owner of the Initial Rental Unit and the Commercial Declarant is the owner of the Initial Commercial Unit. The Sponsor, Rental Declarant and Commercial Declarant are all affiliated entities. At such time as the Residential Section is substantially complete, Declarant will restate the declaration and floor plans of the Initial Condominium to reflect the "as-built" condition thereof and to provide for the subdivision of the Initial Residential Unit into 228 individual residential units (each a

"Residential Unit" and collectively the "Residential Units"), the creation within the Initial Rental Unit into approximately 163 individual rental apartments (each a "Rental Apartment" and collectively the "Rental Apartments") and the subdivision of the Initial Commercial Unit into two (2) retail units (each a "Retail Unit" and collectively the "Retail Units") and one (1) garage unit containing approximately 400 parking spaces (the Garage Unit and the Retail Units are collectively referred to as the "Commercial Units"). Until such time as the Plan is declared effective and the declaration and floor plans are restated to reflect the "as-built" condition of the Condominium, the Initial Condominium can be terminated in the event of a casualty affecting 25% or more of the Building.

Declarant will construct or cause to be constructed upon and within the Premises a Building consisting of a Class IB structure comprised of a base building (the "Base Building") having one (1) below grade and two (2) above grade floors upon which are situated two (2) tower structures, one on the northwest portion of the Base Building rising thirty two (32) stories (the "Warren Street Building") and one on the southeast portion of the Base Building rising twelve (12) stories (the "Murray Street Building"). The floors in the Base Building will be designated as cellar, first floor and second floor. The floors in the Warren Street Building will be designated as Floors 5 through 35. There is no floor designated as Floor 3, Floor 4 or Floor 13 in the Warren Street Building. The Residential Units will be located on Floor 5 through Floor 35 of the Warren Street Building. Currently, there are no Residential Units planned in any other area of the Building.

The Condominium will comply with all statutes and regulations applicable to condominiums in the State of New York. The Rental Declarant and the Commercial Declarant are *not* a "sponsor" of this offering, are not participating as a "sponsor" in the individual sales of the Residential Units or will have no liability or obligations to Purchasers or offerees under the Plan. Purchasers will have no recourse against or privity with Rental Declarant or Commercial Declarant or any of their affiliates (other than Sponsor), officers, directors, partners, shareholders, agents, employees or successors-in-interest or other parties claiming through them. Rental Declarant and Commercial Declarant will not otherwise be bound by representations and obligations of Sponsor under the Plan and such representations and obligations are not the representations and obligations of Rental Declarant and Commercial Declarant.

As more particularly described herein, the Building will include (a) a Residential Section containing the Residential Units, the Residential Common Elements and the Residential Limited Common Elements, (b) a Rental Section, which will contain the Rental Unit, the Rental Common Elements and (c) a Commercial Section, which will contain the Commercial Units, the Commercial Common Elements and the Commercial Limited Common Elements, if any. The Garage Unit and the Retail Units are individually and collectively referred to as the "Commercial Section."

Purchasers are advised that adjacent parcels or buildings in the area of the Condominium may be further developed and such development could adversely impact upon the views from a Residential Unit. The Property was acquired by Declarant from the New York City Economic Development Corporation ("NYCEDC"), which under the terms of its conveyance documents, allowed the City of New York to retain all Development Rights not used in connection with the construction of the Building which is estimated to be approximately 90,500 square feet (the

"Excess Development Rights"). The Excess Development Rights could be transferred by the City of New York to owners of adjacent properties which owners could utilize such Excess Development Rights by adding floor areas of existing buildings or adding to the floor areas of buildings to be built. Sponsor does not own such adjacent properties. Sponsor makes no representations or warranties regarding building construction in the area of the Condominium or whether the existing structures in the area will remain.

Purchasers are advised that Schedule B-1 – "Projected Budget for the First Year of Residential Section Operation" ("Schedule B-1") in Part I of the Plan contains certain estimates concerning the operation of the Residential Section of the Condominium. The estimates contained in this Schedule B-1 were prepared on the assumption that the first year of condominium operation will be deemed to begin with the estimated First Closing of a Residential Unit under the Plan (the "First Year of Condominium Operation") which is anticipated to be the twelve month period from January 1, 2008 through December 31, 2008 and are only estimates of the receipts and expenses of the Condominium for this period. Sponsor makes no representation regarding the commencement date or the estimated receipts and expenses for the First Year of Condominium Operation which may be greater than or less than the estimated figures set forth in the proposed budget. The actual First Year of Condominium Operation may be earlier or later than such year. If the actual or anticipated date of the First Year of Condominium Operation is delayed by more than six (6) months from the commencement of the projected First Year of Condominium Operation, Sponsor will amend the Plan to include a revised budget disclosing current projections. If such amended projections exceed original projections by twenty-five (25%) percent or more, Sponsor will offer all purchasers the right to rescind for a period of fifteen (15) days after the date of the presentation of the amendment setting forth the right to rescind.

There will be available to occupants of the Residential Section, certain luxury apartment type services, including, but not limited to, twenty-four (24) hour doorman/concierge service, automatic elevators, cable television service, a pine tree forest, a pavilion including a board room, health and fitness center/spa, spa lounge, children's play area, security systems and communication facilities. Sponsor does not warrant or guarantee that all of the foregoing services will be available until the earlier to occur of the closings of title to fifty (50%) percent of the Residential Units have been conveyed to Purchasers under the Plan, provided, however, that there will be at least one (1) doorman/concierge on duty twenty-four (24) hours per day, seven (7) days per week as of the First Closing in each lobby.

Subject to the rights of the Rental Declarant to further subdivide the Rental Unit, the Rental Unit will initially include one hundred sixty-three (163) apartments (the "Rental Apartments") which are being financed and constructed through the issuance of tax exempt and taxable bonds by the New York City Housing Development Corporation under a mixed income program pursuant to which approximately twenty percent of the Apartments in the Rental Unit are set aside for low income tenants, approximately twenty seven percent of the Apartments are set aside for middle income tenants and approximately fifty three percent of the Apartments are rented at market rates. Please refer to the Section entitled "Mortgages" in the Subsection entitled "Construction Mortgages" in Part I of the Plan for further details regarding the Construction Loan, the Underlying Mortgage and the Unsold Share Loan.

Subject to the rights of the Commercial Declarant to further subdivide the Commercial Units, the Commercial Section will initially include three Commercial Units: one (1) unit located on portions of the Cellar Floor of the Building which is initially intended to include 400 parking spaces (the "Garage Unit") and two (2) units located on the First Floor and the Second Floor of the Building (each a "Retail Unit" and collectively the "Retail Units"). The Commercial Units may include retail stores, commercial and professional offices, a garage, restaurants, banks, storage space and any other legal uses.

Features of Condominium Ownership

The ownership of a Residential Unit is similar in many respects to the ownership of a private home. Each Residential Unit Owner owns fee title to such Unit Owner's Residential Unit and is entitled to the exclusive possession thereof and the exclusive use of the Residential Limited Common Elements (for example, Terraces or Loggias appurtenant to certain Residential Units), if any appurtenant to such Residential Unit Owner's Unit subject to certain limitations more particularly described below. A Residential Unit Owner also owns, in common with the owners of all other Residential Units, an undivided interest in (and right to use) the Residential Common Elements, and, in common with the owners of all other Units, an undivided interest in (and right to use) the General Common Elements.

Certain Residential Unit Owners have exclusive use of Terraces or Loggias appurtenant to their Residential Units (subject to the rights of the Boards and Sponsor regarding access and use as more particularly described in the Declaration and By-Laws), and such Unit Owners are responsible for all normal maintenance, repairs and replacements thereto. Terraces or Loggias appurtenant to Residential Units are shown on the Residential Unit Floor Plans included in Part II of the Plan. However, the costs and expenses of any structural or extraordinary repairs or replacements to any Terrace or Loggia (unless caused by a Residential Unit Owner) shall be charged to all Residential Unit Owners as a Residential Common Expense. The type, size and quantity of plantings and other installations to be placed on Terraces or Loggias and the rights of Unit Owners to paint, furnish and decorate Terraces or Loggias shall be subject to the prior written approval of the Residential Board.

Subject to certain conditions contained in the By-Laws, each Residential Unit Owner may mortgage such Unit Owner's Residential Unit(s) with such lender and in such amount as the Unit Owner chooses. However, Sponsor makes no representations about a Purchaser's ability to finance any Residential Unit. Other than the Residential Board or Sponsor exercising its right of first refusal, there are no other restrictions on transferring or mortgaging of Residential Units. There are no limitations or restrictions upon the rights of the Rental Unit Owner and Commercial Unit Owners to mortgage the Rental Unit or the Commercial Units. Each Unit is separate and is not subject to the lien of any mortgage placed by other Unit Owners on their respective Units.

A Residential Unit Owner may decorate the interior of such Unit Owner's Residential Unit in any way desired except as otherwise provided herein, subject to compliance with the By-Laws, the Rules and Regulations and Law, and will be solely responsible for the cost of maintenance and interior repairs to such Unit Owner's Residential Unit after Closing. The Residential Board may not limit or restrict the rights of the Rental Unit Owner or the Commercial Unit Owners to decorate the Rental Unit or the Commercial Units.

Each Unit will be taxed as a separate tax lot for real estate tax purposes, and after the Units have been separately assessed for taxes, no Unit Owner will be responsible for the payment of, nor will such Unit Owner's Unit be subjected to any lien arising from the non-payment of real estate taxes on other Units. Please refer to the opinion of Stroock & Stroock & Lavan LLP, counsel to Sponsor, set forth in full in Part I of the Plan, for a discussion regarding the deductibility for federal, New York State and New York City income tax purposes, of real estate taxes and the interest paid on a mortgage, if any, on a Residential Unit.

With certain exceptions (for example, Sponsor is not required to give the Residential Board a right of first refusal with respect to any Unsold Units), any sale or lease of a Residential Unit will be subject to a right by the Residential Board to acquire or lease such Residential Unit or to produce a third party to acquire or lease such Residential Unit on the same terms as agreed to by the owner of such Residential Unit and the proposed transferee. Other than exercising its right of first refusal, the Residential Board has no right to approve or disapprove purchasers and the By-Laws contain no requirement that such Purchasers be owner occupants of the Condominium. There is no limit on the number of purchasers who may purchase for investment rather than personal occupancy. Accordingly, there may always be a substantial percentage of owners who are non-residents. The Commercial Unit Owners may sell or lease all or any portion of the Commercial Units without any restriction or limitation imposed pursuant to the Declaration or the By-Laws except for restrictions set forth in the EDC Deed. For a more complete discussion of the foregoing, see the Section entitled "Rights and Obligations of Unit Owners and the Board of Managers" under the subsection entitled "Sales and Leases of Units."

The Residential Board will be responsible for deciding all matters solely concerning the Residential Section. Residential Unit Owners will have the right to vote for members of the Residential Board. The Commercial Board will be responsible for deciding all matters solely concerning the Commercial Section. The Rental Unit Owner will be responsible for deciding all matters solely concerning the Rental Section. Matters affecting more than one of the following, the Residential Section, the Rental Section and the Commercial Section or affecting the General Common Elements will be decided by the Condominium Board, which shall be comprised of representatives of the Residential Board, Commercial Board and members designated by the Rental Unit Owner. Sponsor will control the Condominium Board and the Residential Board during the Sponsor Control Period. Please refer to the Sections of the Plan entitled "Control by Sponsor" and "Boards of Managers" in Part I of the Plan for further details.

Sponsor currently intends to sell the Units offered under the terms of the Plan. However, under the terms of this Plan, Sponsor and the owners of any Unsold Residential Units have reserved the right to rent or lease any Unsold Residential Unit prior to closing the sale thereof to the Purchaser thereof or any other party or to cease marketing Residential Units for sale at any time, in Sponsor's or the owner's of any Unsold Residential Units sole discretion and to use the Residential Units for any lawful purpose. Except where otherwise prohibited by Law, certain Residential Units may be occupied under short-term leases. Accordingly, residents of the Residential Section may be comprised of both Residential Unit Owners and tenants leasing from Sponsor or other Residential Unit Owners. Accordingly, it is possible that a significant proportion of Residential Unit Owners will not be residents of the Building and that a significant portion of tenants in the Residential Section may not be Residential Unit Owners. As a consequence of the foregoing, a Residential Unit Owner seeking to resell or refinance a

Residential Unit may experience difficulty. In addition, residents of the Condominium who are not Unit Owners have no investment in their Residential Units and, therefore, do not share the same economic interests as Unit Owners in the maintenance and care of the Building's facilities and amenities and owner-occupants and non-resident Unit Owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing (i.e., purchase as a home as opposed to as an investment). Because Sponsor is not limiting the conditions under which it will rent rather than sell units, there is no commitment to sell more units than the fifteen percent (15%) necessary to declare the Plan effective and owner-occupants may never gain effective control and management of the Condominium.

If Sponsor makes a bulk sale of all or some of its Units, the transferee successor Sponsor is bound by Sponsor's representations regarding its commitment to sell Units. However, Sponsor has not made any commitment to continue to sell the Units offered. (Please refer to the section titled "Rights and Obligations Of Sponsor" for more details). Any bulk sale of all or some of the Residential Units by Sponsor is subject to the restrictions set forth in the EDC Deed.

In addition to the tenants leasing Units in the Residential Section, Purchasers should note that Rental Unit Owner will lease the Rental Apartments in accordance with regulations set forth by the mixed income program pursuant to which approximately twenty percent of the Apartments in the Rental Unit are set aside for low income tenants, approximately twenty seven percent of the Apartments are set aside for middle income tenants and approximately fifty three percent of the Apartments are rented at market rates.

As more particularly set forth in the By-Laws, the Boards will have the authority to manage the Condominium, and the Unit Owners will have the right to vote for the members of the Boards. As more particularly set forth in the By-Laws and in accordance with the Condominium Act, Sections 339-i and -m, the cost of operating and maintaining the Residential Common Elements will be Residential Common Expenses borne entirely by the Residential Unit Owners, the cost of operating and maintaining the Rental Common Elements will be born entirely by the Rental Unit Owner, the cost of operating and maintaining the Commercial Common Elements will be Commercial Common Expenses borne entirely by the Commercial Unit Owners and the cost of operating and maintaining the General Common Elements will be shared by all Unit Owners. Residential Common Charges shall also be deemed to include any special assessment imposed by the Residential Board. To the extent practicable allocations and assessments of HVAC, water, steam and similar utilities and services (the "Utilities and Services") which are General Common Expenses will be based upon metered usage of such Utilities and Services or such other methods of allocation as the Condominium Board may determine. The Residential Board will allocate the Residential Common Expenses and the Residential Section's allocable share of General Common Expenses to the Residential Unit Owners in proportion to their respective Residential Common Interests except as otherwise expressly provided in the By-Laws. The Condominium Board cannot change the method of allocation of Common Expenses or increase the number of building employees servicing the Commercial Units or the Rental Unit as set forth in Schedule B, without the consent of the Commercial Unit Owners and Rental Unit Owner. Please refer to Schedule B-1, "Projected Budget for First Year of Condominium Operation" and Schedule B-2 "Estimated Energy Costs", Purchasers should note that the amounts budgeted for projected energy usage are based upon estimates made by Sponsor's

consulting engineer. However, in view of the current energy situation, and the fact that energy costs have fluctuated greatly, it is not possible to predict whether the budgeted amount will be sufficient to pay for the actual costs incurred in the First Year of Condominium Operation and actual utility costs and Common Charges may be higher than projected in the Budgets.

The cost of improvements, repairs, replacements, alterations and additions to the Residential Section, which are Residential Common Expenses, will be determined by the Residential Board and assessed against all Residential Unit Owners in proportion to their respective Residential Common Interests. The estimated Residential Common Charges for each Residential Unit for the First Year of Condominium Operation are set forth in Schedule A. The Rental Unit Owner and Commercial Board will be responsible for collecting all sums necessary to meet the obligations of the Rental and Commercial Sections including, without limitation, payment of its pro rata share of General Common Charges.

After the closing of title to a Residential Unit, a Residential Unit Owner will be solely responsible for maintaining casualty insurance with respect to the Unit including its fixtures, equipment and personal property and improvements and betterments situated within and constituting a part of such Unit Owner's Residential Unit, as well as liability insurance with respect to occurrences in or about such Unit Owner's Residential Unit. The By-Laws require that each Unit Owner maintain such insurance coverage. The Condominium Board will be solely responsible for maintaining casualty and liability insurance with respect to the Common Elements, in accordance with the provisions of the By-Laws. All Unit Owners must comply with the terms of the Declaration, By-Laws, Rules and Regulations, Alteration Agreement and any other requirements of the Condominium Board, the Residential Board and/or the Commercial Board, as the case may be. See the Section entitled "Rights and Obligations of Unit Owners and the Boards of Managers" for a more complete discussion of the foregoing.

There are no limitations on who may purchase Residential Units. Under the New York Real Property Law, a condominium unit may be owned by an individual, a corporation, a partnership, a limited liability company, an association, a trust or any other entity, which is permitted to take title pursuant to New York Law. Sponsor is not obligated to offer or sell any Residential Units and may, if it chooses, withhold one or more Residential Units for future sale. Sponsor hereby reserves the right at any time and from time to time for any reason whatsoever, without the consent of any of the Boards, any Residential Unit Owner, or mortgagee, to refuse to approve and execute an Agreement for any Residential Unit; provided, however, that Sponsor shall not discriminate against any person because of race, creed, color, sex, sexual orientation, religion, affectional preference, disability, marital status, age, ancestry, national origin or other grounds proscribed by Law. No binding obligation will arise for the sale of a Residential Unit unless and until an Agreement executed by both Purchaser and Sponsor, has been exchanged and Sponsor has collected the funds constituting Purchaser's required Deposit thereunder (see the Section entitled "Procedure to Purchase" for more details). Sponsor will not accept an offer of purchase from an individual younger than eighteen (18) years of age or an incompetent under Law.

Construction of the Building is being financed by Bank of America, N.A. for itself and as agent for any other lenders who participate in the construction loan (the "Construction Lender"), which financing is secured by, among other things, mortgages and security agreements

(collectively the "Construction Loan"). The Construction Lender will release Residential Units from the mortgages and liens of the mortgages provided that: (i) the Construction Lender receives not less than 10 days notice of the proposed release, (ii) there shall be a sale of such Residential Unit pursuant an approved contract, (iii) the net proceeds of the sale shall be received by Construction Lender, (iv) a copy of the temporary or permanent certificate of occupancy for the Residential Unit is provided and (v) a certification or opinion is issued from the title company that said lien insured by the title company is not impaired or diminished by the release of the Residential Unit. Under the terms of the By-Laws, if required under the terms of any Permitted Mortgage, in the event of a default under such Permitted Mortgage (including the Construction Loan), the Permitted Mortgagee will be entitled to designate, remove or replace the members of the Boards which the Unit Owners whose Units are subject to the lien of said Permitted Mortgage.

The Condominium Board does not have the right to approve or disapprove purchasers, and as a result, there is no limit on the number of owners who may purchase a Unit for investment rather than for personal occupancy, and there may always be a substantial percentage of Unit Owners who are non-residents.

THE PURCHASE OF A CONDOMINIUM HAS MANY SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES AND MAY BE ONE OF THE MOST IMPORTANT FINANCIAL TRANSACTIONS OF YOUR LIFE. THE ATTORNEY GENERAL OF THE STATE OF NEW YORK STRONGLY URGES YOU TO READ THIS OFFERING PLAN CAREFULLY AND TO CONSULT WITH AN ATTORNEY BEFORE SIGNING AN AGREEMENT TO PURCHASE A CONDOMINIUM.

Offering of Units for Sale

Sponsor hereby offers 228 Residential Units to Purchasers for sale under the Plan. Unit 670 is being sold to the Residential Board by Sponsor for use as the residence for the Resident Manager. All Units offered for sale under the Plan are currently vacant. Sponsor reserves the right to occupy the Units or rent the Units to rental tenants upon completion of construction of the Units. The prices for each of the Residential Units offered under the Plan are listed in Schedule A entitled "Purchase Prices and Related Information for the Projected First Year of Condominium Operation." THESE PRICES HAVE BEEN SET BY SPONSOR AND ARE NOT SUBJECT TO APPROVAL BY ANY GOVERNMENTAL AGENCY.

The estimated Residential Common Charges for each Residential Unit for the First Year of Condominium Operation are also set forth in Schedule A.

Sponsor hereby offers Purchasers of Residential Units the opportunity to purchase the right to use one of the one hundred and twenty seven (127) storage bins (the "Storage Bins") located on Cellar Floor in the Building on a first come first served basis. A Purchaser desiring to acquire the right to use a Storage Bin must execute the Storage Bin Rider set forth in Part II of the Plan. The purchase prices and maintenance fees for each Storage Bin Rider are set forth on Schedule A in Part I of the Plan.

The Storage Bins will be constructed of expanded metal and will vary in size from 16 square feet to 54 square feet. The Floor Plan for Tenant Storage Bins is set forth Part II of the Plan. A default by a Purchaser under the Storage Bin Rider shall constitute a default under the Agreement for the Unit. Similarly, a default by Purchaser under any of the other terms of the Agreement shall be a default under the Storage Bin Rider. Purchasers are advised that based upon the status of construction of the Building, the Storage Bins may not be available for use at the time of the closing of title to the Residential Unit, and a Purchaser will be required to close title to the Residential Unit and pay the balance of the Purchase Price therefor as well as the Purchase Price for the Storage Bin notwithstanding any delay in completion of the Storage Bins. Sponsor cannot make any representation that the Storage Bins will remain dry or will not experience any water infiltration and neither the Sponsor nor any Board will be responsible for any damage to items placed in the Storage Bins. Residential Unit Owners who place items in the Storage Bins do so at their own risk and Purchasers are advised to consult with their insurance brokers regarding appropriate coverage for such stored items. Set forth in Part II of the Plan is the form of Storage Bin License to be executed by the Purchaser and the Residential Board at Closing.

The Storage Bin License may only be assigned by the storage bin licensee to a party simultaneously acquiring a Residential Unit or to another Residential Unit Owner. In the event a storage bin licensee elects to terminate a Storage Bin License or sells its Residential Unit and does not assign same to another Residential Unit Owner or a person acquiring a Residential Unit, the rights to the Storage Bin in question will devolve to the Residential Board which shall have the right to issue a new Storage Bin License to another Residential Unit Owner in its sole discretion. In addition, Residential Unit Owners can only lease or assign their respective Storage Bins to other Residential Unit Owners in the Building after obtaining the consent of the Residential Board thereto.

Additionally, at Closing, each Purchaser of a Residential Unit will be required to make a contribution (i) to the Working Capital Fund of the Residential Section and (ii) for the Purchaser's allocable share of the cost to purchase the Resident Manager's Apartment in the Borough of Manhattan which will serve as the residence of the Resident Manager of the Residential Section. (See the Section entitled "Working Capital Fund and Apportionments"). Each Purchaser's estimated allocable share of the Resident Manager's Apartment is set forth on Schedule A, "Purchase Prices and Related Information."

In addition to the payment of Residential Common Charges, each Residential Unit Owner will be responsible for the payment of the real estate taxes which will be separately assessed against such Unit Owner's Residential Unit, interest and amortization payments on the mortgage, if any, which such Purchaser may, at such Purchaser's option, obtain, and charges for electricity consumed in such Unit Owner's Residential Unit and the costs for telephone, cable and similar services.

The charges for electricity consumed by each Unit Owner individually will be separately metered and billed directly to such Unit Owner by the utility provider. Water charges and sewer rents, assessed by The City of New York, will be billed to the Residential Section as a Residential Common Expense. The costs and expenses of central heat and gas with respect to the Residential Section, will be included in Residential Common Charges; Unit owners will be

required to pay charges for electricity consumed for air conditioning for each Unit. Gas and water and sewer provided to the Commercial Units will be separately metered. Schedule A sets forth estimates of the amounts of real estate taxes which will be payable with respect to each Residential Unit. See the Notes to Schedule A with respect to the bases of such estimates.

CERTAIN DEFINITIONS

For convenience of presentation, general definitions of certain of the terms used in the Plan are set forth below, which definitions are subject in most cases to the more particular definitions of such terms set forth in the Declaration and the By-Laws:

"Agreement" refers to the option agreement to purchase a Residential Unit pursuant to the Plan, the form of which is set forth in Part II of the Plan.

"Board" or "Boards" refers to any or all of the Residential Board, the Commercial Board or the Condominium Board, as the case may be.

"Building" refers to the structure and improvements including above and below grade segments, known as 270 Greenwich Street, 89 Murray Street, 99 Warren Street and 101 Warren Street, New York, New York in which the Units of the Condominium are located.

"By-Laws" refers to the By-Laws governing the operations of the Condominium, the form of which is set forth in Part II of the Plan.

"City Register's Office" refers to the New York County office of the Register of The City of New York.

"Closing" refers to the time, place and procedure by which fee title to a Residential Unit is conveyed to a Purchaser pursuant to a fully executed Agreement.

"Closing Date" refers to the date on which Closing occurs.

"Commercial Board" refers to the board of managers comprised of representatives of the Commercial Unit Owners.

"Commercial Common Charges" refers to assessments payable to the Commercial Board by the Commercial Unit Owners for the purpose of meeting (a) Commercial Common Expenses and (b) each Commercial Unit Owner's pro rata share of General Common Expenses.

"Commercial Common Expenses" refers to the costs and expenses incurred or projected in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Commercial Common Elements, as more particularly defined in the Declaration.

"Commercial Common Elements" refers to those Common Elements, which serve or benefit exclusively the Commercial Units and/or the Commercial Unit Owners, as more particularly defined in the Declaration.

"Commercial Declarant" refers to 270 Greenwich Street Associates LLC, a Delaware limited liability company and its successors and assigns.

"Commercial Limited Common Elements" refers to those Common Elements, which serve or benefit one or more but not all of the Commercial Units and/or the Commercial Unit Owners, as more particularly defined in the Declaration.

"Commercial Section" refers to all Commercial Units, the Commercial Common Elements and the Commercial Limited Common Elements, if any.

"Commercial Unit" refers to any Unit designated as a Commercial Unit in the Declaration and Floor Plans, as same may be amended from time to time, and all such Commercial Units, are, collectively, referred to as the "Commercial Units".

"Commercial Unit Owner" refers to any owner of a Commercial Unit, and all such owners are, collectively, referred to as "Commercial Unit Owners."

"Common Charges" refers to the aggregate of General Common Charges, Commercial Common Charges and/or Residential Common Charges.

"Common Elements" refers to the General Common Elements, the Residential Common Elements, the Residential Limited Common Elements, the Commercial Common Elements, the Commercial Limited Common Elements and the Rental Common Elements.

"Common Expenses" refers to the General Common Expenses, the Residential Common Expenses, and the Commercial Common Expenses.

"Common Interest" refers to the proportionate undivided interest, expressed as a numerical percentage, in the General Common Elements appertaining to each Unit determined in accordance with the Declaration.

"Condominium" refers to The Warren Street Condominium.

"Condominium Act" refers to the New York Condominium Act, as amended from time to time and presently found in the New York Real Property Law, Article 9-B.

"Condominium Board" refers to the overall board of managers of the Condominium comprised of representatives of the Residential Board, members designated by the Rental Unit Owner and representatives of the Commercial Board.

"Construction Lender" refers to the Lender, individually and as agent for itself and any other lenders which participate in such financing to be used by Sponsor to construct the Building.

"Construction Loan" refers to the loans made by the Construction Lender for the construction of the Building.

"Declaration" refers to the instrument creating the Condominium, as the same may be amended from time to time, the form of which is set forth in Part II of the Plan.

"Department of Law" refers to the New York State Department of Law.

"EDC Deed" refers to the deed from the New York City Economic Development Corporation granting fee title to the Property to 270 Greenwich Street Associates LLC, a Delaware limited liability company.

"Emergency" refers to any situation where the party taking the action, in its reasonable judgment, concludes that a particular action (including, without limitation, the expenditure of funds) is immediately necessary (i) to avoid material damage to all or any material portion of the Building or Property, (ii) to protect any person from harm, or (iii) to avoid the unforeseen and unforeseeable suspension of any necessary material service in or to the Building or the Property, the failure of which service would have a material and adverse effect on the Building or Property.

"First Closing," or words of similar import, refers to the date of the first closing of fee title to a Residential Unit to a Purchaser pursuant to the Plan.

"Floor Plans" refers to the floor plans of the Building, as the same may be amended from time to time, which are approved by the Real Property Assessment Department of The City of New York and filed with the City Register's Office.

"General Common Charges" refers to assessments payable to the Condominium Board by the Residential Board, the Rental Unit Owner and the Commercial Board for the purpose of meeting General Common Expenses, as more particularly defined in the Declaration.

"General Common Elements" refers to those portions of the Land the Building, designated for the common use of all Units, as more particularly defined in the Declaration.

"General Common Expenses" refers to costs and expenses incurred or projected in connection with the Maintenance of the General Common Elements and the provision of services and facilities for all Unit Owners, as more particularly defined in the Declaration.

"Land" refers to the parcel of land described in Exhibit A to the Declaration.

"Law or Laws" refers to laws and ordinances of any or all of the federal, state, city, county and borough governments and rules, regulations, orders and directives of any or all departments, subdivisions, bureaus, agencies or offices thereof, or of any other governmental, public or quasi-public authorities, having jurisdiction over the Property, the Land, the Building, and Unit or any portion of any of the foregoing, any requirements or conditions of any licenses, permits, approvals or certificates issued by any of the foregoing, the direction of any public officer pursuant to law, and the requirements and conditions of any easement, covenant, restriction, condition or other encumbrance that is binding upon the Property or the applicable portion thereof.

"LDA" refers to that certain land disposition agreement dated as of December 14, 2005 between the NYCEDC and City of New York, acting through its Department of Housing Preservation and Development.

"Limited Common Elements" refers to those portions of the Land and/or the Building, designated for the use of one or more but not all Units, as more particularly defined in the Declaration.

"Managing Agent" refers to the managing agent or manager of the Residential Section at the time in question.

"Maintenance or Maintain" refers to the maintenance, repair, reconditioning, refurbishing, reconfiguration, inspection, testing, cleaning, improvement, decorating, painting, installation, alteration, addition, reconstruction, construction, demolition, restoration and replacement as and when necessary or desirable of any portion of the Building.

"Offeree" refers to (a) each Purchaser who has executed and delivered an Agreement for a Residential Unit and who is not in default thereunder, (b) each Unit Owner, and (c) any other person or entity who, pursuant to Law, is an offeree of the Plan.

"Permitted Encumbrances" refers to those Unit title encumbrances subject to which a Purchaser agrees to take title, as more particularly itemized on Schedule A annexed to the form of Agreement and the Specimen Title Policy set forth in Part II of the Plan.

"Permitted Mortgage" refers to a mortgage permitted to be placed upon a Unit or Units pursuant to the provisions of the By-Laws.

"Permitted Mortgagee" refers to the holder of any Permitted Mortgage and shall include, without limitation, such banks and financial institutions as constitute the holders of the construction loan mortgages, if any, given by Sponsor to acquire and construct the Property.

"Plan" refers to this offering plan for the establishment of condominium ownership for the Property, as the same may be amended from time to time.

"Plans and Specifications" refers to the plans for the Building which (to the extent required by law) are filed with, and approved by, the Department of Buildings and other municipal agencies or authorities having jurisdiction, and any specifications prepared in connection therewith, as same may be amended from time to time.

"Property" refers to the Land, the Building and the appurtenances thereto.

"Purchaser" refers to person(s) or entity(ies) named as Purchaser(s) in an Agreement, which has been duly executed by such person(s) or entity(ies) and accepted by Sponsor.

"Rental Common Elements" refers to those Rental Elements, which serve or benefit exclusively the Rental Unit and/or the Rental Unit Owner, as more particularly defined in the Declaration.

"Rental Declarant" refers to 89 Murray Street Associates LLC, a Delaware limited liability company and its successors and assigns.

"Rental Section" refers to all Rental Apartments and the Rental Common Elements, if any.

"Rental Unit" refers to the Rental Unit.

"Rental Unit Owner" refers to the owner or owners of the Rental Unit. In the event the Rental Unit is subdivided, Rental Unit Owner shall refer to all owners of Units resulting from the subdivision of the Rental Unit.

"Residential Board" refers to the board of managers representing the Residential Unit Owners.

"Residential Common Charges" refers to assessments payable to the Residential Board by Residential Unit Owners for the purpose of meeting (a) the cost of the Residential Common Expenses and (b) each Residential Unit Owners pro rata share of the General Common Expenses, as more particularly defined in the Declaration.

"Residential Common Elements" refers to those Common Elements, which serve or benefit exclusively the Residential Units and/or the Residential Unit Owners, as more particularly described in the Declaration.

"Residential Common Expenses" refers to the costs and expenses incurred or projected in connection with the operation and Maintenance of the Residential Common Elements or the Residential Limited Common Elements or in connection with any services or facilities exclusively benefiting the Residential Section or the Residential Unit Owners as more particularly defined in the Declaration.

"Residential Common Interest" refers to the proportionate undivided interest, expressed as a numerical percentage, in the Residential Common Elements appertaining to each Residential Unit determined in accordance with the Declaration. The Residential Common Interest is the basis of determining a Unit Owner's liability for a share of the Residential Common Expenses.

"Residential Declarant" refers to 101 Warren Street Associates LLC, a Delaware limited liability company and its successors and assigns.

"Residential Limited Common Elements" refers to those Common Elements, which serve or benefit exclusively one (1) or more but not all the Residential Units and/or the Residential Unit Owners including, but not limited to the Terraces or Loggias appurtenant to certain Residential Units, as more particularly defined in the Declaration.

"Residential Section" refers to the Residential Units, the Residential Common Elements and the Residential Limited Common Elements.

"Residential Unit" refers to any Unit designated as a Residential Unit in the Declaration, and all such Residential Units, are, collectively, referred to as the "Residential Units."

"Residential Unit Owner" refers to any owner of a Residential Unit, and all such owners are, collectively, referred to as "Residential Unit Owners."

"Rules and Regulations" refers to the rules and regulations made in accordance with the By-Laws and attached thereto as Schedule A.

"Schedule A" refers to Schedule A, "Purchase Prices and Related Information" for the Projected First Year of Condominium Operation set forth in Part I of the Plan.

"Schedule B" refers to Schedule B, "Projected Budget for First Year of Condominium Operation" set forth in Part I of the Plan.

"Selling Agent" refers to The Sunshine Group Ltd., or any successor selling agent at the time in question.

"Sponsor" refers to 101 Warren Street Associates LLC, a Delaware limited liability company, and designees, successors and assigns.

"Sponsor and/or its designee(s)," "Sponsor or a designee of Sponsor" or similar terms refers to Sponsor and any designee of Sponsor.

"Sponsor Control Period" refers to the period during which members of the Residential Board or Condominium Board elected or designated by Sponsor constitute a majority of the members of said Boards.

"Storage Bin" refers to the expanded metal storage bins located on the Cellar Floor which will be made available for the exclusive use of certain Residential Unit Owners pursuant to Storage Bin Licenses and which constitute Residential Common Elements.

"Storage Bin License" refers to the license to be granted to a Residential Unit Owner evidencing the Residential Unit Owner's right to use a Storage Bin.

"Terrace(s) or Loggia(s)" refers to Terrace and/or Loggia appurtenant to certain Residential Units.

"Unavoidable Delays" refers to delays due to strike, lockout, or other labor or industrial disturbance (whether or not on the part of employees or contractors of Sponsor), civil disturbance, future order of any government, court or regulatory body claiming jurisdiction, terrorism, war, act of the public enemy, riot, sabotage, blockade, embargo, shortage of or failure or inability to secure materials or labor by reason of priority or similar regulation or order of any government or regulatory body or lightning, earthquake, fire, storm, hurricane, flood, explosion, act of God or any cause similar to any of the causes hereinabove stated; provided, however, that for purposes of this definition, lack of funds or inability to obtain financing shall not be deemed to be a cause similar to the causes stated above.

"Unit" or "Condominium Unit" refers to either a Residential Unit or a Commercial Unit or the Rental Unit as more particularly designated in the Declaration and the Floor Plans and all such Units are collectively referred to as "Units."

"Unit Owner" refers to any Residential Unit Owner or Commercial Unit Owner or Rental Unit Owner, and all of such Residential Unit Owners and Commercial Unit Owners are collectively referred to as the "Unit Owners."

"Unsold Residential Unit" refers to any Residential Unit owned or retained, by way of lease or any other arrangement by which management and/or financial responsibility is retained, by (i) Sponsor, (ii) any party designated by Sponsor as the owner of an Unsold Residential Unit, (iii) the holder of a Permitted Mortgage given by a Sponsor or (iv) the designee of a holder of such a Permitted Mortgage.

"Unsold Unit" refers to any Unit owned or retained, by way of lease or any other arrangement by which management and/or financial responsibility is retained, by Sponsor or its designee; a Unit that is acquired, individually or collectively, by a principal of Sponsor or a group of which Sponsor or one or more of the principals of any of them, is a member; or a Unit that is acquired, individually or collectively, by either the holder of a Permitted Mortgage given by Sponsor or the designee of a holder of such a Permitted Mortgage.

"ZLDA" shall mean that certain Zoning Lot Development Agreement which may be entered into between The City of New York, acting by and through its Department of Housing Preservation and Development, Declarant and/or any other "party in interest, including the Boards, with respect to the Excess Development Rights as more particularly described in the LDA.

All other capitalized terms used in Part I of the Plan that are not separately defined in Part I shall have the meanings ascribed thereto in the By-Laws or in the Declaration, as the case may be.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

Construction of the Building

The Land is situated on a parcel located in Tribeca and bounded by Greenwich Street, Murray Street, West Street and Warren Street in the Borough of Manhattan. The Land has frontage of approximately 462' on Warren Street, approximately 206' on Greenwich Street, approximately 204' on Murray Street and approximately 181' on West Street.

The Building contains a Residential Section subdivided into 228 individual residential units, the Residential Common Elements and Residential Limited Common Elements and a Rental Section subdivided into approximately 163 individual rental apartments and the Rental Common Elements and the Commercial Section subdivided into (2) retail units and one (1) garage unit and the Commercial Common Elements.

The Building, including the individual Units therein, will be substantially completed in accordance with the Plans and Specifications and all applicable zoning and building Laws and other government requirements.

Under the present construction schedule it is anticipated that, except for finishing work to stairways, hallways and other areas of the Building which are not intended for the exclusive use of any particular Unit Owner and work, if any, which Sponsor agrees to perform in individual Residential Units at the request of Purchasers or Residential Unit Owners, the Residential Units will be substantially completed by September 1, 2008 and a first Temporary Certificate of Occupancy with respect to portions of the Building will be obtained on or about September 1, 2007 both subject to Unavoidable Delays. Sponsor does not, however, warrant or guarantee the foregoing completion or occupancy dates for the Building due to Unavoidable Delays. The first Temporary Certificate of Occupancy may be issued for some but not all of the Residential Units and Sponsor may complete construction of certain Residential Units before others. Accordingly, Purchasers should be aware that they may be required to close title to their Residential Units while construction in other Units is continuing, possibly, for extended periods of time and that noise, dust and other objectionable conditions inherent in a construction site may inconvenience Residential Unit Owners after they have taken occupancy of their Residential Units.

Sponsor makes no representations or warranties regarding building construction in the area of the Condominium or whether the existing structures in the area will remain. Purchasers are advised that adjacent parcels or buildings may be further developed and such development could adversely impact upon the views from a Residential Unit. Sponsor does not own any adjacent parcels.

Sponsor has engaged Skidmore Owings and Merrill LLP and Ismael Leyva Architects PC ("Sponsor's Architect") as architects for the Building, Cosentini Associates as mechanical, electrical and plumbing engineers of the Building, Cantor Seinuk Group, P.C. as structural engineer of the Building and HRH Construction as construction manager.

Construction of the Building is being financed by Bank of America, N.A. for itself and as agent for any other lenders who participate in the construction loan (the "Construction Lender"), which financing is secured by, among other things, mortgages and security agreements

(collectively the "Construction Loan"). The Construction Lender will release Residential Units from the mortgages and liens of the mortgages provided that: (i) the Construction Lender receives not less than 10 days notice of the proposed release, (ii) there shall be a sale of such Residential Unit pursuant an approved contract, (iii) the net proceeds of the sale shall be received by Construction Lender, (iv) a copy of the temporary or permanent certificate of occupancy for the Residential Unit is provided and (v) a certification or opinion is issued from the title company that said lien insured by the title company is not impaired or diminished by the release of the Residential Unit. Under the terms of the By-Laws, if required under the terms of any Permitted Mortgage, in the event of a default under such Permitted Mortgage (including the Construction Loan), the Permitted Mortgagee will be entitled to designate, remove or replace the members of the Boards which the Unit Owners whose Units are subject to the lien of said Permitted Mortgage.

Sponsor reserves the right to amend or modify the Plans and Specifications in any way not material to this offering or in a manner disclosed in this offering, including, without limitation, changing materials, appliances, equipment, fixtures and other construction and design details set forth therein or in the "Description of Property" set forth in Part II of the Plan and to substitute in their place similar materials, appliances, equipment and/or fixtures of substantially equal or better quality, except that no change will be made in the size or number of Units or their respective percentages of Common Interest except by amendment to the Plan and the Declaration, if applicable. None of the foregoing shall give rise to a right of rescission on the part of any Purchaser and may be made without prior notice or amendment to the Plan.

Residential Units

Subject to the rights of Sponsor and the owner of any Unsold Residential Unit to change the number of Residential Units, there will be a total of 228 Residential Units situated on Floors 5 through 35 of the Building. The Residential Section of the Building will be divided into two types of Units (i) units located in the 99 Warren Street Building will be two story Townhouse Units containing internal staircases connecting the lower and upper floors (the "Townhouse Units") and (ii) units located in the 101 Warren Street Building will be predominately single level units and several duplex units (the "Tower Loft Units"). The Townhouse Units and the Tower Loft Units are collectively referred to hereinafter as the "Residential Units". For marketing purposes, Residential Units located on the eleventh (11) and twelfth (12) floors of the 99 Warren Street Building will also be referred to as "Rooftop Homes". Similarly, Residential Units located on the thirty-second (32) and thirty-third (33) floors of the 101 Warren Street Building will also be referred to as "Penthouse Units" and the Residential Units located on the thirty-fourth (34) and thirty-fifth (35) floors of the same Building will also be referred to as "Sky Homes". Descriptions of the Residential Units are set forth in the "Description of Property" in Part II of the Plan. See also the Section entitled "Changes in Prices and Units." Please refer to Schedule A, "Prices of Units and Related Information" for further details.

Except as otherwise agreed by the parties, the Residential Units will be delivered to Purchasers with a prime coat of paint. Each Purchaser will be obligated to do all other painting and decorating of the Residential Unit at such Unit Owner's own cost and expense. Any special work which a Purchaser desires for a Residential Unit prior to Closing shall only be performed following Sponsor's prior written consent thereto and Sponsor's designation or approval of all

contractors and suppliers in connection therewith, which consent and approval shall be within the sole discretion of Sponsor.

Included in the sale of each Residential Unit are the following: refrigerator/freezer, kitchen cabinets, microwave, gas range, wall oven, automatic dishwasher, garbage disposal, washing machine and dryer and individually controlled heating and cooling units. The manufacturer, model number and specifications for the foregoing appliances and equipment are set forth in the "Description of Property." As more fully set forth under the Section entitled "Description of Property and Improvements" under the Subsection entitled "Construction of the Building," these fixtures, appliances and equipment are subject to change by Sponsor. Sponsor may negotiate to make modifications or changes in any Residential Unit or to do special work therein or to provide different or additional appliances, equipment, furnishings or decorations, provided that Sponsor shall not be bound to do so unless agreed to by Sponsor in a written instrument which is incorporated as an addendum to the Agreement.

The purchase of a Residential Unit entitles the Residential Unit Owner the opportunity to purchase the right to use one of the one hundred and twenty seven (127) storage bins (the "Storage Bins") located on Cellar Floor in the Building on a first come first served basis. The Storage Bins will constitute Residential Common Elements. The Residential Board will be responsible for assigning the Storage Bins among the Residential Unit Owners. Residential Unit Owners will be responsible for all normal Maintenance and repair to the Storage Bins; however the costs and expenses of any structural or extraordinary repairs or replacements shall be a Residential Common Expense charged to all Residential Unit Owners. The Storage Bins may be used in accordance with Law and only for the storage of the personal effects of the Residential Unit Owner having exclusive access to such Storage Bin and nothing can be stored in the Storage Bins which would constitute a threat to the health or safety of the Unit Owners or other occupants of the Building or otherwise create a nuisance in the Building. The Residential Board has the authority to promulgate rules regarding use of and access to the Storage Bins.

Sponsor and the owner of any Unsold Residential Unit reserve the right, without prior notice or amendment to the Plan, to use Residential Common Elements and Unsold Residential Units on any floor of the Building as sales and leasing offices and model apartments. In the event Sponsor or its designee, thereafter, elects to sell such Unsold Residential Units, Sponsor or its designee may require the purchaser thereof to purchase all or any of the furniture, furnishings, equipment or decorations therein and pay, in addition to the purchase price for such Unsold Residential Unit, such amounts as Sponsor determines together with any sales tax due in connection therewith.

A Residential Unit Owner may only use such Unit Owner's Residential Unit for a purpose consistent with the local zoning ordinance, as amended from time to time, any other applicable ordinance or statute, and any regulation of a governmental authority with jurisdiction over the Condominium, including, but not limited to, local building codes and the Multiple Dwelling Law, as such statutes, ordinances and regulations may be amended from time to time, but in no event may a Residential Unit Owner use such Unit Owner's Residential Unit for a use violative of the By-Laws.

Resident Manager's Apartment

At or subsequent to the First Closing, Sponsor will sell Residential Unit 670 in the Condominium to the Residential Board, to be used as the Resident Manager's residence. The Residential Board shall be responsible for the payment of all mortgage recording and transfer taxes due in connection with the sale of the Unit. At the closing of title to each Residential Unit, Sponsor will collect, on behalf of the Residential Board, from each Purchaser thereof, as a closing cost, such Purchaser's allocable share of the Resident Manager's Housing Cost, based upon the Residential Common Interest of such Residential Unit and such funds will be held by the Residential Board in escrow until the closing thereof and any unused portion of the funds collected, if any, will be put into a reserve fund for the Residential Section for the purpose of paying the cost of future capital repairs, replacements or improvements to the Residential Section of the Condominium. If the Resident Manager's Housing Cost exceeds the sum allocated each Residential Unit Owner will be assessed for the differential in accordance with their respective Residential Common Interest. If title to all of the Residential Units have not been conveyed at the time of the purchase of the Resident Manager's Apartment and there are insufficient funds in the escrow account, Sponsor reserves the right to advance the remaining funds necessary to purchase the Resident Manager's Apartment and to receive a note and mortgage or security interest securing the Residential Board's obligation to repay such advances. In such event, thereafter the payments made by Purchasers reflecting their allocable share of the Resident Manager's Housing Cost will be paid to Sponsor until such time as the advances, together with interest earned thereon, is repaid in full. The Residential Unit Owners will be responsible for the cost of maintaining the Resident Manager's Apartment, including all maintenance charges, real estate taxes or other expenses related to the Resident Manager's Apartment. In the event the Residential Board is unable, for whatever reason, to purchase the Resident Manager's Apartment, the Residential Board may enter into a lease for an apartment for this purpose. Please refer to Schedule A, "Purchase Prices and Related Information", Schedule B-1 – "Projected Budget for the First Year of Residential Section Operation" and the Section entitled "Unit Closing Costs and Adjustments" all in Part I of the Plan, for further details regarding each Purchaser's allocable share of the Resident Manager's Housing Cost and the estimated cost to own and maintain the Resident Manager's Apartment. The Residential Board may purchase the Resident Manager's Apartment before or after the First Closing. It is anticipated that the Resident Manager's Apartment will be purchased no later than eighteen (18) months following the First Closing.

Sponsor reserves the right, in its sole discretion, to choose a different Residential Unit other than Residential Unit 670 to sell to the Residential Board as the Resident Manager's apartment; provided, however that such sale shall only be made pursuant to an amendment to the Plan and shall not result in the Residential Board incurring financing charges, common charges and real estate taxes, the sum of which exceed the costs of owning Unit 670 as set forth in Schedule B, by more than twenty-five percent (25%). Please refer to Schedule B, Budget for First Year of Condominium Operation" in Part I of the Plan for further details regarding the costs of housing the Resident Manager.

Terraces and Loggias

As indicated in Schedule A, Terraces or Loggias are appurtenant to certain Residential Units and are included in the purchase prices therefor. Terraces and Loggias are Residential Limited Common Elements. A Residential Unit Owner who has a Terrace or Loggia appurtenant to such Unit Owner's Residential Unit shall have the exclusive use of same, subject to the right of the Residential Board to access the Terrace or Loggia and to regulate its use (as more particularly described in the Declaration and By-Laws), and shall be responsible for all normal Maintenance thereto. However, the costs and expenses of any structural repairs or repairs or replacements to any Terrace or Loggia (unless caused by its Residential Unit Owner) shall be charged to all Residential Unit Owners as a Residential Common Expense.

The Condominium Board and the Residential Board will have the right to require a Residential Unit Owner to obtain the consent of the Condominium Board and/or the Residential Board prior to installing plantings, surface coverings and other furniture, equipment and installations on the Terrace or Loggia and may require a Residential Unit Owner to remove same, at such Residential Unit Owner's sole cost and expense, if the Condominium Board or the Residential Board determines, in their respective discretion, that such plantings, surface coverings, furniture, equipment or other installations adversely affect the integrity of the roofs or adversely affect the appearance of the Building or if required to facilitate access to the roofing system or other Common Elements pursuant to the Declaration and By-Laws. No Terrace or Loggia may be enclosed without the express written consent of the Condominium Board. The Condominium Board and the Residential Board may establish such other rules and regulations it deems necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

Commercial Units

As more particularly described in the Section of the Plan entitled "Commercial Units," in the Declaration and the "Description of Property," the Commercial Section will be situated on portions of the First and Second Floors of the Building. The Commercial Units will be initially comprised of 3 Units: two (2) retail units located on the First Floor and Second Floor and one (1) garage unit located on the Cellar Floor. The Commercial Units will include space that may be utilized for any purposes permitted by Law, including, without limitation, use as restaurants, banks, parking, retail stores, grocery stores, storage or commercial and professional offices. The Garage Unit contains approximately 400 parking spaces. The Garage Operator will determine and collect charges based upon market rates and will establish such rules and regulations governing the availability and priority of spaces and the general operation of the garage as such operator may deem appropriate. The parking spaces will be available to residents of the Building as well as the public on a first come first served basis.

The Residential Board will have no right to restrict or limit the method of operation or of any uses of the Commercial Units which are permitted by Law. The Commercial Board may adopt rules or approve changes relating solely to the Commercial Units, including rules of operation. No rules affecting the operation of the Commercial Units may be adopted or modified by the Condominium Board without the consent of the Commercial Board. All or any part of the Commercial Units may be leased or subleased by the Commercial Unit Owners, all as more fully

set forth in the Declaration. The Commercial Units may each be sold without prior notice except for the restrictions set forth in the EDC Deed. The Plan must first be amended should the Commercial Unit be offered for sale. A Commercial Unit may be divided by the Commercial Unit Owner thereof. (See the Section entitled "Changes in Prices and Units"). The Residential Unit Owners will have no interest in the rents, profits or revenues from the rental or use of any space in the Commercial Units

The Commercial Unit Owners shall have the right, without the consent of the Condominium Board, the Rental Unit Owner or the Residential Board, and at their sole cost and expense, to alter, modify, restore or construct the exterior facade and storefronts of the Building up to the level of the second floor of the Building and to create additional means of egress and ingress provided that such alterations, modifications, restoration or construction are in compliance with applicable Law and do not affect the structural integrity of the Building. The Sponsor, the Rental Unit Owner and the Commercial Unit Owners also have an easement to use the sidewalks surrounding portions of the Building for purposes permitted by Law. In addition to basing charges on Common Interests, the Condominium Board may also make allocations and assessments of General Common Expenses in accordance with submetering, contract allocations and usage (both projected and actual) so long as such allocations are reasonable under the circumstances and are in accordance with applicable provisions of the Law.

The Sponsor and the Commercial Unit Owners also have an easement to use the sidewalks surrounding portions of the Building for purposes permitted by law. In addition to basing charges on Common Interests, the Condominium Board may also make allocations and assessments of General Common Expenses in accordance with submetering, contract allocations and usage (both projected and actual) so long as such allocations are reasonable under the circumstances and are in accordance with applicable provisions of the Law.

No representation is made as to who the tenants or occupants of any portion of the Commercial Units may be at any time or as to the uses to which any portion of the Commercial Units may be put at any time (except that the Commercial Units may be used for any lawful purpose or as otherwise limited by the Plan). The use of the Commercial Units may generate noise or other disturbances over which the Residential Unit Owners will have no control.

Rental Unit

As more particularly described in the Section of the Plan entitled "Rental Unit," in the Declaration and the "Description of Property," the Rental Unit will be situated in the southeast portion of the base building and will rise over the Commercial Section twelve floors. The Rental Unit will initially be comprised of one Rental Unit consisting of one hundred sixty three (163) or more Rental Apartments subject to the rights of the Rental Unit Owner to subdivide and merge same. The Rental Unit will be initially be owned by Rental Declarant and is not offered for sale at this time.

Rental Declarant is financing the construction of the Rental Unit through the issuance of tax exempt and taxable bonds by the New York City Housing Development Corporation under a mixed income program pursuant to which approximately twenty percent of the Rental Apartments are set aside for low income tenants, approximately twenty seven percent of the

Rental Apartments are set aside for middle income tenants and approximately fifty three percent of the Rental Apartments are rented at market rates. Please refer to the Section entitled "Mortgages" in the Subsection entitled "Construction Mortgages" in Part I of the Plan for further details regarding the Construction Loan and the Underlying Mortgage.

The Residential Board and the Commercial Board will have no right to restrict or limit the method of operation or of any uses of the Rental Unit which are permitted by Law. The Rental Unit Owner may adopt rules or approve changes relating solely to the Rental Unit, including rules of operation. No rules affecting the operation of the Rental Unit may be adopted or modified by the Condominium Board without the consent of the Rental Unit Owner. All or any part of the Rental Apartments may be leased or subleased by the Rental Unit Owner, all as more fully set forth in the Declaration. The Rental Unit may be sold without prior notice except for the restrictions set forth in the EDC Deed (See the Section entitled "Changes in Prices and Units"). The Residential Unit Owners and the Commercial Unit Owners will have no interest in the rents, profits or revenues from the rental or use of any space in the Rental Unit.

No representation is made with respect to the continued ownership by Rental Declarant of all or any portion of the Rental Unit or as to who the tenants or occupants of any portion of the Rental Units may be, at any time and no assurance is given that such tenants, occupants or uses will not be objectionable to Residential Unit Owners or other parties. Currently, Rental Declarant's immediate intention is to lease all of the Rental Units, at this time there are no leases in place and it is impossible to predict (i) when the space will be leased and/or (ii) the number of tenants that will occupy the remaining space in the Rental Units and/or (iii) the traffic or density which will result from such uses. The Rental Units may generate noise, traffic or other annoyances over which the Residential Unit Owners will have no control. Please refer to the Section of the Plan entitled "Rental Units" for further details.

General Common Elements

Generally, the General Common Elements consist of all Common Elements other than the Residential Common Elements, Residential Limited Common Elements, Rental Common Elements; Commercial Common Elements and Commercial Limited Common Elements and include, among other things, the following: (a) the Land; (b) all foundations, footings, columns, girders, concrete floor slabs and ceilings (except to the extent included as the Residential Common Elements, or Residential Limited Common Elements, Rental Common Elements, Commercial Common Elements and Commercial Limited Common Elements or part of any Unit), beams, supports, and interior load bearing walls, together with those portions of the exterior walls of the Building beyond the Unit side of the glass or concealed block work or concealed concrete structural members of those walls, (c) corridors and all fire staircases, landings and stairs which are not Residential Common Elements, or Residential Limited Common Elements, Rental Common Elements, Commercial Common Elements and Commercial Limited Common Elements or part of any Unit; (d) meter rooms, electrical rooms, gas meter room, pump room, domestic hot water room, and janitorial toilet and sink; (e) general illumination fixtures and security systems; (f) all passages, hallways, stairs, corridors, mechanical and other rooms, areas and spaces located in the Building serving the Residential Section, the Rental Section and Commercial Section, which are not Residential Common Elements, Residential Limited Common Elements, Rental Common Elements, Commercial

Common Elements, Commercial Limited Common Elements or part of any Unit; (g) exterior facades and exterior walls (including all windows and related installations); (h) the roofs over the floor of the Building (except to the extent that a portion of a roof is comprised of a Residential Common Elements, or Residential Limited Common Element); (i) the water tower; and (j) all other parts of the Building and the apparatus, installations, systems, equipment and facilities in the Building (including shafts, pipes, wires, ducts, vents, cables, conduits and lines) which serve or benefit or are necessary or convenient for the existence, Maintenance or safety of the Rental Section, the Commercial Section and the Residential Section and which are not owned by another entity such as the supplier, servicer or installer of the systems. A detailed description of the General Common Elements is set forth in the Declaration.

Residential Common Elements

Generally, the Residential Common Elements include, among other things, the following: (a) passenger elevator number 1, passenger elevator number 2, passenger elevator number 3, service elevator number 4 servicing the Tower Loft Units in the Residential Section (including their shafts, pits, machinery and appurtenant facilities); (b) passenger elevator number 5 and passenger/service elevator number 6 servicing the Townhouse Units in the Residential Section (including their shafts, pits, machinery and appurtenant facilities); (c) garage elevator number 7 servicing the Townhouse Units lobby and garage elevator number 8 servicing the Tower Loft Units lobby (including their shafts, pits, machinery and appurtenant facilities); (d) the Tower Loft Units lobby, the Townhouse Units lobby and the entrances, Storage Bins in the Cellar and the mailrooms on the first floor of the Building; (e) the Artruim on the Fifth Floor of the Building which includes a pine tree forest, a pavilion including a board room, spa, spa lounge, an indoor/outdoor children's play area and a health and fitness center; (f) stairs A/B servicing the Tower Loft Units from the Cellar through the Roof; (g) stairs C/D servicing the Townhouse Units from the Cellar through the Roof; (h) passages, hallways and corridors to the extent any of the same are for the exclusive use of the Residential Section; (i) electric panels, closets, feeders and risers serving the Residential Section; (j) the refuse room and refuse chutes in the Cellar; (k) the windows in the Residential Section which do not exclusively open into a Residential Unit; (l) the cooling tower on the roof servicing the Residential Units; (m) all columns, girders, floor slabs and ceilings, beams, and supports and interior load bearing walls from above the slab over the first floor of the Building to the roof (except to the extent same are Commercial Common Elements); (n) all mechanical rooms or spaces and other rooms, areas and spaces located in the Building serving exclusively the Residential Units, the Residential Common Elements and the Residential Limited Common Elements and which are not General Common Elements, Rental Common Elements, Commercial Common Elements, or part of any Unit; and (o) all other apparatus, installations, systems, equipment and facilities in the Building (including shafts, pipes, wires, ducts, vents, cables, conduits and lines) which serve or benefit exclusively the Residential Units and which are not owned by another entity such as the supplier, servicer or installer of the systems. A detailed description of the Residential Common Elements is contained in the Declaration.

Residential Limited Common Elements

The Residential Limited Common Elements include those portions of the Building available for the exclusive use of some but not all Residential Unit Owners. At the present time

the Residential Limited Common Elements consist of the Terraces or Loggias appurtenant to certain Residential Units.

Rental Common Elements

The Rental Common Elements include all exterior facades and exterior walls (including all windows and related installations) of the Rental Unit. A detailed description of the Rental Common Elements is contained in the Declaration.

Commercial Common Elements

Generally, the Commercial Common Elements include, among other things, the following: (a) retail elevator number 1 and retail elevator number 2 (including their shafts, pits, machinery and appurtenant facilities); (b) loading docks servicing any or all of the Commercial Units; (c) all columns, girders, floor slabs and ceilings, beams, and supports and interior load bearing walls located within any Commercial Unit or separating a Commercial Unit from a Residential Unit or a Residential Common Element or separating a Commercial Unit from a Rental Unit or a Rental Common Element; (d) stairways for the exclusive use of the Commercial Section (which are not part of any Commercial Unit); and (e) all other apparatus, installations, systems, equipment and facilities in the Building (including shafts, pipes, wires, ducts, vents, cables, conduits, and lines) which serve or benefit exclusively the Commercial Units or the Commercial Unit Owners. A detailed description of the Commercial Common Elements is set forth in the Declaration. The Commercial Unit Owners will have the right to grant easements permitting access between any Commercial Common Element or other portion of the Commercial Section and any property adjoining the Land, including the right to penetrate any General Common Elements and Commercial Common Elements located between the Commercial Units and such adjoining property, provided such penetration does not materially weaken the structural soundness of the Building.

Commercial Limited Common Elements

The Commercial Limited Common Elements include those portions of the Building, if any, which are available for the exclusive use of the Commercial Unit Owner or, in the event that the Commercial Unit is subdivided, is available for the exclusive use of some but not all of the Commercial Units. The costs of maintaining and operating the Commercial Limited Common Elements shall be borne by the Commercial Unit Owner having exclusive access thereto or utilizing or benefiting from the same.

Services and Facilities

Under present plans, all of the services and facilities described herein will be provided and made available to Residential Unit Owners although all such services and facilities may not be available as of the First Closing. Unless otherwise noted, it is anticipated that the following Services and Facilities will be made available to the Residential Units within one (1) year from the date of the First Closing.

a. Concierge

It is anticipated that there will be a concierge in both the 99 Warren Street Lobby and 101 Warren Street Lobby twenty-four (24) hours a day, seven (7) days a week.

b. Doorman

It is anticipated that a uniformed doorman will be on duty at the 101 Warren Street Lobby of the Building sixteen (16) hours a day, seven (7) days a week, to assist those arriving and departing. The doorman's hours of duty may not be provided until title has closed to fifty (50%) percent of the Residential Units.

c. Elevator Service

Three (3) automatic passenger elevators will be in service for the Tower Loft Units and one (1) passenger and one (1) passenger/service elevator will be in service for the Townhouse Units (24) hours a day, seven (7) days a week, for the use of Residential Unit Owners. In addition, the Tower Loft Units and the Townhouse Units will each have a garage elevator servicing their respective lobby. The Tower Unit Owners will also have the use of one (1) service elevator.

d. Cable Television Service

A cable television system will be available for the use of the Residential Unit Owners. The charges for primary connections and subsequent monthly fees related to the service will be determined by, and payable directly to the cable company. Additional cable service (e.g., Home Box Office or Showtime) will also be available from the cable company for an additional charge on the same basis. Inasmuch as the wiring of the Building may be delayed until a certain percentage of the Residential Units are occupied, Sponsor makes no representation that cable television service will be available to any Residential Unit Owner upon its initial occupancy of a Residential Unit. Sponsor may enter into an agreement with a cable company (the "Cable Company"), granting the Cable Company the right to install wires, cables and other components of its system (the "Cable Facilities") in the Building's internal conduit system and granting the Cable Company an easement for the installation, repair or replacement of the Cable Facilities and certain rights to relocate the Cable Facilities which shall remain the property of the Cable Company (the "Cable Agreement"). The Condominium would own and maintain the internal conduit system in which the Cable Facilities are located. In the event Sponsor enters into the Cable Agreement, the Condominium will be subject to and bound by the terms thereof.

e. Electrical Systems and Telephone Service

Electrical service will be provided to Residential Unit Owners by Con Edison or such other utility company, which will bill such Unit Owners directly for electricity utilized. Local and long distance telephone service (both land and cellular) can be provided by Verizon or other telephone service provider. Each Residential Unit will be prewired to permit the installation of telephone jacks and a special two-line telephone (at such Unit Owner's expense), which will permit the telephone to be used both as a building intercom and as a telephone.

Sponsor makes no representations or guarantees regarding telephone reception or the availability or cellular service.

f. Internet Service

Internet service will be provided through a T-1 line or alternate means. All charges for hi-speed internet service (including activation, installation and subscription charges) will be paid by each Unit Owner, who subscribes directly to the hi-speed internet service provider. Inasmuch as the wiring of the Building may be delayed until a certain percentage of the Units are occupied, Sponsor makes no representation that internet service will be available to any Unit Owner upon its initial occupancy of a Unit. Sponsor may enter into an agreement with a internet company (the "Internet Company"), granting the Internet Company the right to install wires, cables and other components of its system (the "Internet Facilities") in the Building's internal conduit system and granting the Internet Company an easement for the installation, repair or replacement of the Internet Facilities and certain rights to relocate the Internet Facilities which shall remain the property of the Internet Company (the "Internet Agreement"). Alternatively, Sponsor will install wires, cables and other components necessary for the internet system which will be owned and maintained by the Condominium Board. The Condominium would own and maintain the internal conduit system in which the Internet Facilities are located. In the event Sponsor enters into the Internet Agreement, the Condominium will be subject to and bound by the terms thereof.

g. Mail

All incoming mail and packages will be delivered by the United States Postal Service to the mailroom adjacent to the lobby. The mailroom will contain secure wall mounted boxes for each Residential Unit Owner. Incoming mail will be sorted by the Building staff and deposited in the boxes for pick up by Residential Unit Owners. Packages will be available for pick up by Residential Unit Owners from the concierge in the lobby.

h. Laundry

Each Residential Unit will contain a washer and dryer. There will be no separate laundry room ("Laundry Room") located in the Building.

i. Refuse Disposal

There will be two (2) refuse chutes serving the Residential Units leading directly to the refuse room located on the Cellar Floor. Trash will be stored in the Cellar until same is picked up by the NYC Department of Sanitation. A private carting company may be selected as an alternative to public sanitation service ("Public Service") provided by the City of New York in order to minimize any inconvenience to Unit Owners and visitors to the Condominium since Public Sanitation Service would require that all trash for the Residential Section of the Condominium be placed on the sidewalk outside of the Building for pick up.

j. Artrium Areas

Artrium areas for exclusive use by Residential Unit Owners and their guests and tenants are located on the Fifth Floor and include a mixed use area (the "Pavilion") and an

outdoor landscaped Terrace (the "Pine Tree Forest"). The Artrium Area will be a Residential Common Element. The Residential Board will be responsible for all costs incurred in operating and maintaining the Artrium Area, including, without limitation, the costs for HVAC, electricity, gas, water and sewer, real estate taxes and other taxes, if any, and all common charges, insurance charges or other operating expenses imposed by the Condominium with respect to the Artrium Area, the costs for which will constitute Residential Common Expenses to be borne by all Residential Unit Owners. Upon the conveyance of a Residential Unit by Sponsor, the Purchaser thereof will have the right to use these facilities, subject to the Declaration and the By-Laws and to any rules and regulations promulgated from time to time by the Condominium Board.

(i) **The Pavilion**: The Pavilion will contain the following amenities:

a. **Health and Fitness Center/Spa**

There will be an exercise facility and spa with restrooms/changing rooms, a sauna, treatment/massage rooms and an outdoor sundeck available for the use of Residential Unit Owners situated in approximately 2,000 square feet of space on Floor 5 of the Residential Building (the "Amenity Facility"). Sponsor, in Sponsor's sole discretion, reserves the right to increase the size of the Amenity Facility. The Amenity Facility will initially contain a limited amount of exercise equipment and machinery which will be provided by Sponsor and which will become the property of the Residential Board. It is anticipated that the Amenity Facility will initially be open every day of the week from approximately 6:00 a.m. to 10:00 a.m. and 3:00 p.m to 10:00 p.m The Amenity Facility will be a Residential Common Element. The Residential Board must cause the Amenity Facility to include exercise equipment but shall have the right to cause the entire Amenity Facility to be closed for use as an exercise and amenity facility (i) on certain holidays specified in the By-Laws, (ii) for no more than one hundred and eighty (180) days in the aggregate (or such other period of time as reasonably required) during any particular period of five (5) years for the purpose of performing alterations in the Amenity Facility or (iii) during the period that the Residential Board cannot be reasonably expected to operate the Premises as an exercise and amenity facility because of fire, other casualty or condemnation. The Sponsor reserves the right to cause the Residential Board to enter into an agreement (the "Operating Agreement") with a reputable third party operator (the "Operator") which will operate the Amenity Facility. The Amenity Facility Operator will be responsible for the operation of the Amenity Facility and may provide massage, personal training, consulting and nutritional counseling, for additional fees to be determined by the Amenity Facility Operator. Except as otherwise provided in the Operating Agreement, the Residential Board will be responsible for all costs incurred in operating and maintaining the Amenity Facility, including, without limitation, the costs for HVAC, electricity, gas, water and sewer, real estate taxes and other taxes, if any, and all common charges, insurance charges or other operating expenses imposed by the Condominium with respect to the Amenity Facility and shall be responsible for the proper maintenance of the Amenity Facility and the equipment and machinery contained

therein, the costs for which will constitute Residential Common Expenses to be borne by all Residential Unit Owners.

b. **Spa Lounge**

The spa lounge will be a furnished area with sofas, chairs, tables and a small food preparation and pantry area. The spa lounge will also include include an outdoor deck area. It is available for use by Residential Unit Owners and their guests during such hours as may be determined by the Residential Board, and its use is subject to such rules and regulations as may be promulgated from time to time by the Residential Board, including restriction on hours of operation and the use thereof by persons under a certain age.

c. **Children's Play Area**

The children's play area will include both indoor and outdoor areas for use by resident children accompanied by a responsible adult during such hours as may be determined by the Residential Board and subject to such other rules and regulations as may be promulgated from time to time by the Residential Board. The outdoor area will include a garden maze.

d. **Board Room**

The board room will be furnished with tables, chairs and internet access. The ceiling will contain a mounted viewing screen which enables the room to serve as a screening area. The board room will also serve as the Bloomberg Financial Lounge in which international newspapers will be delivered on a daily basis and a computer with Bloomberg service will be supplied. This facility is subject to such rules and regulations as may be promulgated from time to time by the Residential Board, including restriction on hours of operation.

(ii) **Pine Tree Forest**

The Fifth Floor roof deck area will be landscaped with 101 Pine Trees on intermittent mounds of ground cover and river stones. Residential Unit Owners will have limited access to this area.

General

All determinations with respect to the continuance of any of the foregoing services, if initially made available, will be made by the Residential Board, which will be controlled by Sponsor during the Sponsor Control Period as described in the Section of the Plan entitled "Control by Sponsor." Please refer to the Description of the Property set forth in its entirety in Part II of the Plan for further details regarding services and facilities at the Property.

Neither of the Declarants, Sponsor, the Condominium Managing Agent, the Residential Managing Agent nor any of the Boards will in any event be liable for the availability, interruption, discontinuance or quality of any of the foregoing services, including, but not limited

to, any services provided by any outside company or person other than Building personnel, or for any injury to person or damage to property resulting from any act or omission of such company or persons or their employees or agents, except to the extent that any such injury to person or damage to property occurs as a result of the negligence of Declarants, Sponsor, the Condominium Managing Agent, the Residential Managing Agent nor any of the Boards, as the case may be.

No representation or warranty is made and no assurance is given that security systems and procedures of the Residential Section and of the Condominium, if any, will prevent personal injury or damage to or loss of personal property. While Unsold Residential Units are being offered for sale or lease by Sponsor or an owner of Unsold Residential Units, there will be a greater number of visitors to the Residential Section than would otherwise be the case. No representation or warranty is made and no assurance is given as to when such selling or leasing activity will terminate. None of Declarants, the Condominium Managing Agent, the Residential Managing Agent or any Board will be liable or responsible for any personal injury or for any loss or damage to personal property which may result from the failure of the Residential Section's or the Condominium's security systems and procedures, including, without limitation, those procedures with regard to any delivery of packages.

Please refer to the Description of Property set forth in its entirety in Part II of the Plan for further details regarding security procedures.

LOCATION AND AREA INFORMATION

Location and Services

The Condominium is located in fashionable Tribeca in the City of New York, with frontage on Greenwich Street, Warren Street, Murray Street and West Street.

New York City is the most populous city in the United States, as well as one of the principal urban centers of the world. Manhattan is the economic and recreational hub of New York City, containing numerous businesses, transportation facilities, cultural activities, park areas, educational facilities, medical centers and restaurants.

New York City is the nation's principal financial center. It is the home of the New York Stock Exchange, the American Stock Exchange and the NASDAQ. Manhattan is the corporate headquarters for a number of the largest banks. Many of the country's "Fortune 500" industrial corporations have their headquarters in Manhattan as do major law and accounting firms. Manhattan is also recognized as the national center of the advertising, communications, broadcasting, publishing and garment industries. In the last several years, there has been substantial growth in the number of foreign banks and corporations that have offices in Manhattan.

The Condominium is served by excellent transportation facilities. Aside from the taxi, limousine and municipal bus services that are available throughout the city, the IND, A, E, the IRT 1 and BMT RR subways are located on Church Street. Further east along Fulton Street is the entrance to the IRT 4 subway. The PATH trains are also located on Church Street. A large scale reconstruction of the lower Manhattan transportation hub is being developed and evaluated although plans have not yet been finalized. The Condominium is also well located for automobile travel to and from the city. West Street is connected to both the West Side Highway and the FDR Drive which in turn are both connected to most regional arteries including the New York State Thruway, Interstate 95 and the Henry Hudson Parkway. New York City is serviced by three major airports, Kennedy and LaGuardia in New York and Newark in New Jersey, all located within easy access of the Condominium by car and helicopter.

Educational facilities are available at Pace University located at Pace Plaza, New York Law School at 57 Worth Street, New York University School of Business at 100 Trinity Place. The local elementary and middle schools are PS 234 located directly across the street at 292 Greenwich Street, PS/1S 89 located in Battery Park City at 201 Warren Street and IS 70 at 17th Street between 8th and 9th Avenues. High Schools servicing the area include Stuyvesant High School located in Battery Park City at 325 Chambers Street, the High School of Leadership and Public Service at 90 Trinity Place and the High School of Economics and Finance at 100 Trinity Place. Private schools in the greater New York City area for the grade and high school levels include Trinity, Collegiate, Ethical Culture, Columbia Grammar, Dalton, St. Bernard's, Spence Girls' School, and the Stevenson School. The Juilliard School is at Lincoln Center. New York University is located in the Village and has many fine graduate schools. The Condominium is also within easy access of some of the city's best hospitals: NYU Downtown Hospital of the NYU Medical Center, located at Beekman and Gold Streets and St. Vincent's Hospital.

Police, fire, water, sanitation and snow removal are provided by the City of New York. The Property is in the 1ST Police Precinct with headquarters located at 16 Ericson Place, New York, New York and primary fire protection is provided by the N.Y.F.D. Engine 7 Ladder 1 located at 100 Duane Street, New York, New York.

There is no guaranty that any of the foregoing services or amenities will continue to be available to Unit Owners or residents in the future or that any change in the foregoing will not adversely impact upon the value of the Residential Units. Sponsor makes no representations that the character of the neighborhood, the businesses and other institutions which operate there or the qualitative nature of the surroundings will not change.

Zoning and Use

The Property is located within the C6-4 District under the Zoning Resolution. The C6-4 zoning is classified as a residential use as well as the commercial use. Sponsor makes no representation that the zoning for the Property will not change. Neither Sponsor nor its principals own in whole or in part, nor do they have an option or right to acquire any adjacent areas which are not fully developed.

SCHEDULE A - PRICES OF UNITS AND RELATED INFORMATION

SCHEDULE A
THE WARREN STREET CONDOMINIUMS

OFFERING PRICE AND ESTIMATED COMMON CHARGES RE TAXES

BLDG	Floor & Unit	Unit Type	Room Number (2) Bed	Room Number (2) Bath	Approx. Unit Square Footage (1)	Approx. Loggia Square Footage (1)	Approx. Terrace Square Footage (1)	Offering Price (3)	Residential Common Interest (3b)	General Common Interest (3a)	Estimated Residential Common Charges (4) Monthly	Estimated Residential Common Charges (4) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated R.E. Taxes w/o 421A (5) Monthly	Estimated R.E. Taxes w/o 421A (5) Annual	Estimated Carrying Charges with 421A Monthly	Estimated Carrying Charges with 421A Annual	Estimated Carrying Charges w/o 421A Monthly	Estimated Carrying Charges w/o 421A Annual	Share of Purchase Price for Resident Mgr's Unit (670)
Townhouse	5A	Duplex	3	3	2,403	-	1,261	$ 3,525,000	0.6197%	0.3512%	$ 2,258	$ 27,093	$ 444	$ 5,334	$ 3,343	$ 40,116	$ 2,702	$ 32,426	$ 5,601	$ 67,208	$ 7,775
Townhouse	5B	Duplex	5	5.5	2,963	-	1,559	$ 4,375,000	0.7642%	0.4331%	$ 2,784	$ 33,409	$ 548	$ 6,577	$ 4,122	$ 49,469	$ 3,332	$ 39,987	$ 6,907	$ 82,878	$ 9,587
Townhouse	5C	Duplex	3	3	2,053	-	419	$ 2,775,000	0.5073%	0.2875%	$ 1,848	$ 22,179	$ 364	$ 4,368	$ 2,737	$ 32,840	$ 2,212	$ 26,545	$ 4,585	$ 55,019	$ 6,365
Townhouse	5D	Duplex	3	3	2,041	-	420	$ 2,845,000	0.5048%	0.2860%	$ 1,839	$ 22,066	$ 362	$ 4,344	$ 2,723	$ 32,673	$ 2,201	$ 26,410	$ 4,562	$ 54,739	$ 6,332
Townhouse	5E	Duplex	2	3	1,921	-	420	$ 2,585,000	0.4778%	0.2708%	$ 1,741	$ 20,889	$ 343	$ 4,112	$ 2,578	$ 30,930	$ 2,083	$ 25,002	$ 4,318	$ 51,819	$ 5,995
Townhouse	5F	Duplex	2	3	1,888	-	420	$ 2,800,000	0.4704%	0.2666%	$ 1,714	$ 20,565	$ 337	$ 4,049	$ 2,538	$ 30,451	$ 2,051	$ 24,614	$ 4,251	$ 51,016	$ 5,902
Townhouse	5G	Duplex	2	3	2,127	-	420	$ 2,965,000	0.5240%	0.2970%	$ 1,909	$ 22,910	$ 376	$ 4,510	$ 2,827	$ 33,922	$ 2,285	$ 27,420	$ 4,736	$ 56,832	$ 6,574
Townhouse	5H	Duplex	2	3	2,114	-	420	$ 2,985,000	0.5211%	0.2953%	$ 1,899	$ 22,782	$ 374	$ 4,485	$ 2,811	$ 33,733	$ 2,272	$ 27,267	$ 4,710	$ 56,516	$ 6,538
Townhouse	5I	Duplex	2	3	2,110	-	420	$ 2,915,000	0.5202%	0.2948%	$ 1,895	$ 22,743	$ 373	$ 4,477	$ 2,806	$ 33,675	$ 2,268	$ 27,220	$ 4,702	$ 56,418	$ 6,527
Townhouse	5J	Duplex	2	3	2,128	-	437	$ 3,080,000	0.5257%	0.2979%	$ 1,915	$ 22,983	$ 377	$ 4,525	$ 2,836	$ 34,031	$ 2,292	$ 27,508	$ 4,751	$ 57,014	$ 6,596
Townhouse	5K	Duplex	2	3	2,278		420	$ 3,080,000	0.5579%	0.3162%	$ 2,033	$ 24,391	$ 400	$ 4,802	$ 3,010	$ 36,115	$ 2,433	$ 29,193	$ 5,042	$ 60,506	$ 6,999
Townhouse	7A	Duplex	3	3	2,061	170	-	$ 3,000,000	0.4909%	0.2782%	$ 1,788	$ 21,462	$ 352	$ 4,225	$ 2,648	$ 31,778	$ 2,141	$ 25,687	$ 4,437	$ 53,240	$ 6,159
Townhouse	7B	Duplex	3	3.5	2,184	377	-	$ 3,150,000	0.5534%	0.3136%	$ 2,016	$ 24,191	$ 397	$ 4,763	$ 2,985	$ 35,820	$ 2,413	$ 28,954	$ 5,001	$ 60,011	$ 6,942
Townhouse	7C	Duplex	3	3	1,866	324	-	$ 2,915,000	0.4731%	0.2681%	$ 1,724	$ 20,682	$ 339	$ 4,072	$ 2,552	$ 30,624	$ 2,063	$ 24,754	$ 4,275	$ 51,306	$ 5,935
Townhouse	7D	Duplex	3	3	1,913	343	-	$ 3,055,000	0.4868%	0.2759%	$ 1,774	$ 21,283	$ 349	$ 4,190	$ 2,626	$ 31,513	$ 2,123	$ 25,473	$ 4,400	$ 52,798	$ 6,108
Townhouse	7E	Duplex	1	1.5	1,006	153	-	$ 1,670,000	0.2514%	0.1424%	$ 916	$ 10,989	$ 180	$ 2,163	$ 1,356	$ 16,271	$ 1,096	$ 13,152	$ 2,272	$ 27,260	$ 3,153
Townhouse	7F	Duplex	1	1.5	979	134	-	$ 1,625,000	0.2421%	0.1372%	$ 882	$ 10,584	$ 174	$ 2,084	$ 1,308	$ 15,672	$ 1,056	$ 12,668	$ 2,188	$ 26,256	$ 3,037
Townhouse	7G	Duplex	2	3	1,654	229	-	$ 2,350,000	0.4095%	0.2321%	$ 1,492	$ 17,904	$ 294	$ 3,525	$ 2,209	$ 26,510	$ 1,786	$ 21,429	$ 3,701	$ 44,414	$ 5,138
Townhouse	7H	Duplex	2	3	1,647	229	-	$ 2,400,000	0.4080%	0.2312%	$ 1,488	$ 17,835	$ 293	$ 3,511	$ 2,201	$ 26,408	$ 1,779	$ 21,346	$ 3,687	$ 44,243	$ 5,118
Townhouse	7I	Duplex	2	3	1,650	229	-	$ 2,350,000	0.4086%	0.2316%	$ 1,489	$ 17,865	$ 293	$ 3,517	$ 2,204	$ 26,452	$ 1,782	$ 21,382	$ 3,693	$ 44,316	$ 5,127
Townhouse	7J	Duplex	2	3	1,650	229	-	$ 2,400,000	0.4086%	0.2316%	$ 1,489	$ 17,865	$ 293	$ 3,517	$ 2,204	$ 26,452	$ 1,782	$ 21,382	$ 3,693	$ 44,316	$ 5,127
Townhouse	7L	Duplex	2	3	1,983	248	-	$ 2,725,000	0.4866%	0.2757%	$ 1,773	$ 21,271	$ 349	$ 4,188	$ 2,625	$ 31,495	$ 2,122	$ 25,458	$ 4,397	$ 52,766	$ 6,104
Townhouse	9A	Duplex	3	3	2,061	170	-	$ 3,055,000	0.4911%	0.2783%	$ 1,789	$ 21,471	$ 352	$ 4,227	$ 2,649	$ 31,791	$ 2,141	$ 25,698	$ 4,438	$ 53,262	$ 6,161
Townhouse	9B	Duplex	3	3.5	2,184	377	-	$ 3,200,000	0.5536%	0.3137%	$ 2,017	$ 24,200	$ 397	$ 4,764	$ 2,986	$ 35,832	$ 2,414	$ 28,964	$ 5,003	$ 60,032	$ 6,945
Townhouse	9C	Duplex	3	3	1,866	362	-	$ 2,965,000	0.4797%	0.2718%	$ 1,748	$ 20,970	$ 344	$ 4,128	$ 2,588	$ 31,051	$ 2,092	$ 25,099	$ 4,335	$ 52,021	$ 6,018
Townhouse	9D	Duplex	3	3	1,913	324	-	$ 3,100,000	0.4838%	0.2742%	$ 1,763	$ 21,152	$ 347	$ 4,164	$ 2,610	$ 31,319	$ 2,110	$ 25,316	$ 4,373	$ 52,471	$ 6,070
Townhouse	9E	Duplex	1	1.5	1,006	114	-	$ 1,630,000	0.2450%	0.1388%	$ 893	$ 10,711	$ 176	$ 2,109	$ 1,322	$ 15,859	$ 1,068	$ 12,819	$ 2,214	$ 26,569	$ 3,074
Townhouse	9F	Duplex	1	1.5	979	153	-	$ 1,645,000	0.2455%	0.1391%	$ 894	$ 10,733	$ 176	$ 2,113	$ 1,324	$ 15,892	$ 1,070	$ 12,846	$ 2,219	$ 26,624	$ 3,080
Townhouse	9G	Duplex	2	3	1,654	229	-	$ 2,400,000	0.4097%	0.2322%	$ 1,493	$ 17,913	$ 294	$ 3,526	$ 2,210	$ 26,523	$ 1,787	$ 21,439	$ 3,703	$ 44,435	$ 5,140
Townhouse	9H	Duplex	2	3	1,647	229	-	$ 2,445,000	0.4082%	0.2313%	$ 1,487	$ 17,844	$ 293	$ 3,513	$ 2,202	$ 26,421	$ 1,780	$ 21,357	$ 3,689	$ 44,265	$ 5,121
Townhouse	9I	Duplex	2	3	1,650	229	-	$ 2,400,000	0.4088%	0.2317%	$ 1,489	$ 17,873	$ 293	$ 3,519	$ 2,205	$ 26,465	$ 1,783	$ 21,392	$ 3,695	$ 44,338	$ 5,129
Townhouse	9J	Duplex	2	3	1,650	229	-	$ 2,445,000	0.4088%	0.2317%	$ 1,489	$ 17,873	$ 293	$ 3,519	$ 2,205	$ 26,465	$ 1,783	$ 21,392	$ 3,695	$ 44,338	$ 5,129
Townhouse	9L	Duplex	2	3	1,983	248	-	$ 2,775,000	0.4868%	0.2758%	$ 1,773	$ 21,279	$ 349	$ 4,189	$ 2,626	$ 31,508	$ 2,122	$ 25,469	$ 4,399	$ 52,787	$ 6,107
Townhouse	11A	Duplex	3	3	2,061	-	170	$ 3,200,000	0.4913%	0.2784%	$ 1,790	$ 21,479	$ 352	$ 4,229	$ 2,650	$ 31,804	$ 2,142	$ 25,708	$ 4,440	$ 53,284	$ 6,164
Townhouse	11B	Duplex	3	3.5	2,184	-	377	$ 3,385,000	0.5538%	0.3138%	$ 2,017	$ 24,209	$ 397	$ 4,766	$ 2,987	$ 35,845	$ 2,415	$ 28,975	$ 5,005	$ 60,054	$ 6,947
Townhouse	11C	Duplex	3	3	1,866	-	324	$ 3,105,000	0.4735%	0.2683%	$ 1,725	$ 20,700	$ 340	$ 4,075	$ 2,554	$ 30,650	$ 2,065	$ 24,775	$ 4,279	$ 51,349	$ 5,940
Townhouse	11D	Duplex	3	3	1,913	-	324	$ 3,245,000	0.4840%	0.2743%	$ 1,763	$ 21,161	$ 347	$ 4,166	$ 2,611	$ 31,332	$ 2,111	$ 25,327	$ 4,374	$ 52,493	$ 6,072
Townhouse	11E	Duplex	1	1.5	1,006	-	153	$ 1,790,000	0.2518%	0.1427%	$ 917	$ 11,006	$ 181	$ 2,167	$ 1,358	$ 16,297	$ 1,098	$ 13,173	$ 2,275	$ 27,303	$ 3,158
Townhouse	11F	Duplex	1	1.5	979	-	153	$ 1,740,000	0.2457%	0.1392%	$ 895	$ 10,741	$ 176	$ 2,115	$ 1,325	$ 15,905	$ 1,071	$ 12,856	$ 2,220	$ 26,646	$ 3,082
Townhouse	11G	Duplex	2	3	1,654	-	229	$ 2,540,000	0.4099%	0.2323%	$ 1,493	$ 17,921	$ 294	$ 3,528	$ 2,211	$ 26,536	$ 1,787	$ 21,449	$ 3,705	$ 44,457	$ 5,143
Townhouse	11H	Duplex	2	3	1,647	-	229	$ 2,585,000	0.4084%	0.2314%	$ 1,488	$ 17,853	$ 293	$ 3,515	$ 2,203	$ 26,434	$ 1,781	$ 21,367	$ 3,691	$ 44,287	$ 5,123
Townhouse	11I	Duplex	2	3	1,650	-	229	$ 2,540,000	0.4090%	0.2318%	$ 1,490	$ 17,882	$ 293	$ 3,520	$ 2,206	$ 26,478	$ 1,784	$ 21,403	$ 3,697	$ 44,360	$ 5,132
Townhouse	11J	Duplex	2	3	1,650	-	229	$ 2,585,000	0.4090%	0.2318%	$ 1,490	$ 17,882	$ 293	$ 3,520	$ 2,206	$ 26,478	$ 1,784	$ 21,403	$ 3,697	$ 44,360	$ 5,132
Townhouse	11L	Duplex	2	3	2,332	-	68	$ 3,150,000	0.5350%	0.3032%	$ 1,949	$ 23,387	$ 384	$ 4,604	$ 2,886	$ 34,629	$ 2,333	$ 27,991	$ 4,835	$ 58,016	$ 6,711
		Townhouse Building Totals			80,152	5,329	9,101	$ 119,495,000	19.9050%	11.2801%	$ 72,515	$ 870,180	$ 14,276	$ 171,314	$ 107,372	$1,288,464	$ 88,791	$ 1,041,494	$179,887	$ 2,158,644	$ 249,715
Tower	500	Simplex	1	1.5	936	-	420	$ 1,595,000	0.2401%	0.1361%	$ 875	$ 10,497	$ 172	$ 2,067	$ 1,295	$ 15,543	$ 1,047	$ 12,563	$ 2,170	$ 26,039	$ 3,012
Tower	510	Simplex	2	2.5	2,004	-	667	$ 2,950,000	0.5157%	0.2922%	$ 1,879	$ 22,544	$ 370	$ 4,438	$ 2,782	$ 33,380	$ 2,249	$ 26,982	$ 4,660	$ 55,924	$ 6,469
Tower	520	Simplex	2	2.5	1,860	-	774	$ 2,750,000	0.4785%	0.2712%	$ 1,743	$ 20,920	$ 343	$ 4,118	$ 2,581	$ 30,975	$ 2,087	$ 25,038	$ 4,325	$ 51,895	$ 6,003
Tower	530	Simplex	1	1.5	974	-	420	$ 1,520,000	0.2499%	0.1416%	$ 910	$ 10,925	$ 179	$ 2,151	$ 1,348	$ 16,177	$ 1,090	$ 13,078	$ 2,259	$ 27,103	$ 3,135
Tower	540	Simplex	1	1.5	955	-	420	$ 1,500,000	0.2450%	0.1388%	$ 893	$ 10,711	$ 176	$ 2,109	$ 1,322	$ 15,860	$ 1,068	$ 12,820	$ 2,214	$ 26,571	$ 3,074
Tower	550	Simplex	2	2	1,247	-	630	$ 1,835,000	0.3204%	0.1815%	$ 1,167	$ 14,005	$ 230	$ 2,757	$ 1,728	$ 20,737	$ 1,397	$ 16,762	$ 2,895	$ 34,742	$ 4,019
Tower	560M	Duplex	2	3	2,154	-	420	$ 3,175,000	0.5290%	0.2998%	$ 1,927	$ 23,126	$ 379	$ 4,553	$ 2,854	$ 34,243	$ 2,307	$ 27,679	$ 4,781	$ 57,370	$ 6,637
Tower	590	Simplex	1	1.5	1,001	-	525	$ 1,575,000	0.2569%	0.1456%	$ 936	$ 11,230	$ 184	$ 2,211	$ 1,386	$ 16,628	$ 1,120	$ 13,441	$ 2,322	$ 27,858	$ 3,223
Tower	600	Simplex	1	1.5	936	-	-	$ 1,225,000	0.2087%	0.1183%	$ 760	$ 9,124	$ 150	$ 1,796	$ 1,126	$ 13,510	$ 910	$ 10,920	$ 1,886	$ 22,634	$ 2,618
Tower	610	Simplex	2	2.5	2,004	-	-	$ 2,475,000	0.4483%	0.2541%	$ 1,633	$ 19,600	$ 322	$ 3,859	$ 2,418	$ 29,021	$ 1,955	$ 23,458	$ 4,052	$ 48,621	$ 5,625
Tower	620	Simplex	2	2.5	1,860	-	-	$ 2,300,000	0.4160%	0.2358%	$ 1,516	$ 18,187	$ 298	$ 3,581	$ 2,244	$ 26,930	$ 1,814	$ 21,768	$ 3,760	$ 45,117	$ 5,219
Tower	630	Simplex	1	1.5	974	-	-	$ 1,200,000	0.2172%	0.1231%	$ 791	$ 9,497	$ 156	$ 1,870	$ 1,172	$ 14,062	$ 947	$ 11,366	$ 1,963	$ 23,559	$ 2,725
Tower	640	Simplex	1	1.5	955	-	-	$ 1,175,000	0.2130%	0.1207%	$ 776	$ 9,310	$ 153	$ 1,833	$ 1,149	$ 13,786	$ 929	$ 11,143	$ 1,925	$ 23,096	$ 2,672
Tower	650	Simplex	2	2	1,242	-	-	$ 1,550,000	0.2774%	0.1572%	$ 1,010	$ 12,126	$ 199	$ 2,387	$ 1,496	$ 17,954	$ 1,209	$ 14,513	$ 2,507	$ 30,080	$ 3,480
Tower	670*	Simplex	2	2.5	1,618	-	-	$ 1,250,000	0.3617%	0.2050%	$ 1,318	$ 15,814	$ 259	$ 3,113	$ 1,951	$ 23,415	$ 1,577	$ 18,927	$ 3,269	$ 39,228	
Tower	680	Simplex	1	1.5	1,066	-	-	$ 1,505,000	0.2379%	0.1348%	$ 867	$ 10,399	$ 171	$ 2,047	$ 1,283	$ 15,398	$ 1,037	$ 12,447	$ 2,150	$ 25,797	$ 2,984
Tower	690	Simplex	1	1.5	979	-	-	$ 1,320,000	0.2184%	0.1237%	$ 795	$ 9,546	$ 157	$ 1,879	$ 1,178	$ 14,134	$ 952	$ 11,425	$ 1,973	$ 23,680	$ 2,739

101 WARREN STREET
NEW YORK, NY 10007

SCHEDULE A
THE WARREN STREET CONDOMINIUMS

99 WARREN STREET
NEW YORK, NY 10007

OFFERING PRICE AND ESTIMATED COMMON CHARGES RE TAXES

BLDG	Floor & Unit	Unit Type	Room Number (2)		Approx. Unit Square Footage (1)	Approx. Loggia Square Footage (1)	Approx. Terrace Square Footage (1)	Offering Price (3)	Residential Common Interest (3b)	General Common Interest (3a)	Estimated Residential Common Charges (4)		Estimated R.E. Taxes with 421A (5)		Estimated R.E. Taxes w/o 421A (5)		Estimated Carrying Charges with 421A		Estimated Carrying Charges w/o 421A		Share of Purchase Price for Resident Mgr's Unit (670)
			Bed	Bath							Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	
Tower	700	Simplex	1	1.5	936	-	-	$ 1,245,000	0.2088%	0.1183%	$ 761	$ 9,128	$ 150	$ 1,797	$ 1,126	$ 13,516	$ 910	$ 10,926	$ 1,887	$ 22,645	$ 2,620
Tower	710	Simplex	2	2.5	2,004	-	-	$ 2,525,000	0.4484%	0.2541%	$ 1,634	$ 19,604	$ 322	$ 3,860	$ 2,419	$ 29,028	$ 1,955	$ 23,464	$ 4,053	$ 48,632	$ 5,626
Tower	720	Simplex	2	2.5	1,860	-	-	$ 2,350,000	0.4161%	0.2358%	$ 1,516	$ 18,192	$ 298	$ 3,581	$ 2,245	$ 26,936	$ 1,814	$ 21,773	$ 3,761	$ 45,128	$ 5,220
Tower	730	Simplex	1	1.5	974	-	-	$ 1,225,000	0.2173%	0.1232%	$ 792	$ 9,501	$ 156	$ 1,871	$ 1,172	$ 14,068	$ 948	$ 11,372	$ 1,964	$ 23,569	$ 2,727
Tower	740	Simplex	1	1.5	955	-	-	$ 1,200,000	0.2131%	0.1207%	$ 776	$ 9,315	$ 153	$ 1,834	$ 1,149	$ 13,792	$ 929	$ 11,149	$ 1,926	$ 23,107	$ 2,673
Tower	750	Simplex	2	2	1,232	-	-	$ 1,575,000	0.2752%	0.1560%	$ 1,003	$ 12,032	$ 197	$ 2,369	$ 1,485	$ 17,815	$ 1,200	$ 14,401	$ 2,487	$ 29,847	$ 3,453
Tower	760M	Duplex	2	3	1,678	229	-	$ 2,165,000	0.4138%	0.2345%	$ 1,508	$ 18,091	$ 297	$ 3,562	$ 2,232	$ 26,787	$ 1,804	$ 21,653	$ 3,740	$ 44,878	$ 5,192
Tower	770N	Duplex	2	3	1,869	229	-	$ 2,305,000	0.4567%	0.2588%	$ 1,664	$ 19,965	$ 328	$ 3,930	$ 2,463	$ 29,561	$ 1,991	$ 23,895	$ 4,127	$ 49,526	$ 5,729
Tower	780	Simplex	2	2.5	1,473	-	-	$ 1,835,000	0.3293%	0.1866%	$ 1,200	$ 14,396	$ 236	$ 2,834	$ 1,776	$ 21,316	$ 1,436	$ 17,230	$ 2,976	$ 35,711	$ 4,131
Tower	790	Simplex	1	1.5	979	-	-	$ 1,340,000	0.2185%	0.1238%	$ 796	$ 9,550	$ 157	$ 1,880	$ 1,178	$ 14,141	$ 953	$ 11,430	$ 1,974	$ 23,691	$ 2,741
Tower	800	Simplex	1	1.5	936	-	-	$ 1,270,000	0.2089%	0.1184%	$ 761	$ 9,133	$ 150	$ 1,798	$ 1,127	$ 13,523	$ 911	$ 10,931	$ 1,888	$ 22,656	$ 2,621
Tower	810	Simplex	2	2.5	2,004	-	-	$ 2,575,000	0.4485%	0.2542%	$ 1,634	$ 19,608	$ 322	$ 3,860	$ 2,420	$ 29,034	$ 1,956	$ 23,469	$ 4,054	$ 48,643	$ 5,627
Tower	820	Simplex	2	2.5	1,860	-	-	$ 2,400,000	0.4162%	0.2359%	$ 1,516	$ 18,196	$ 299	$ 3,582	$ 2,245	$ 26,943	$ 1,815	$ 21,778	$ 3,762	$ 45,139	$ 5,222
Tower	830	Simplex	1	1.5	974	-	-	$ 1,245,000	0.2174%	0.1232%	$ 792	$ 9,506	$ 156	$ 1,871	$ 1,173	$ 14,075	$ 948	$ 11,377	$ 1,965	$ 23,580	$ 2,728
Tower	840	Simplex	1	1.5	955	-	-	$ 1,225,000	0.2132%	0.1208%	$ 777	$ 9,319	$ 153	$ 1,835	$ 1,150	$ 13,799	$ 929	$ 11,154	$ 1,926	$ 23,118	$ 2,674
Tower	850	Simplex	2	2	1,232	-	-	$ 1,600,000	0.2753%	0.1560%	$ 1,003	$ 12,036	$ 197	$ 2,370	$ 1,485	$ 17,822	$ 1,200	$ 14,406	$ 2,488	$ 29,858	$ 3,454
Tower	880	Simplex	2	2.5	1,473	-	-	$ 1,860,000	0.3294%	0.1867%	$ 1,200	$ 14,400	$ 236	$ 2,835	$ 1,777	$ 21,322	$ 1,436	$ 17,235	$ 2,977	$ 35,722	$ 4,132
Tower	890	Simplex	1	1.5	979	-	-	$ 1,365,000	0.2186%	0.1239%	$ 796	$ 9,555	$ 157	$ 1,881	$ 1,179	$ 14,147	$ 953	$ 11,436	$ 1,975	$ 23,702	$ 2,742
Tower	900	Simplex	1	1.5	936	-	-	$ 1,295,000	0.2090%	0.1184%	$ 761	$ 9,137	$ 150	$ 1,799	$ 1,127	$ 13,529	$ 911	$ 10,936	$ 1,889	$ 22,667	$ 2,622
Tower	910	Simplex	2	2.5	2,004	-	-	$ 2,625,000	0.4486%	0.2542%	$ 1,634	$ 19,613	$ 322	$ 3,861	$ 2,420	$ 29,040	$ 1,956	$ 23,474	$ 4,054	$ 48,653	$ 5,628
Tower	920	Simplex	2	2.5	1,860	-	-	$ 2,445,000	0.4163%	0.2359%	$ 1,517	$ 18,200	$ 299	$ 3,583	$ 2,246	$ 26,949	$ 1,815	$ 21,784	$ 3,762	$ 45,150	$ 5,223
Tower	930	Simplex	1	1.5	974	-	-	$ 1,270,000	0.2175%	0.1233%	$ 792	$ 9,510	$ 156	$ 1,872	$ 1,173	$ 14,081	$ 949	$ 11,382	$ 1,966	$ 23,591	$ 2,729
Tower	940	Simplex	1	1.5	955	-	-	$ 1,245,000	0.2133%	0.1209%	$ 777	$ 9,324	$ 153	$ 1,836	$ 1,150	$ 13,805	$ 930	$ 11,159	$ 1,927	$ 23,129	$ 2,676
Tower	950	Simplex	2	2	1,232	-	-	$ 1,625,000	0.2754%	0.1561%	$ 1,003	$ 12,041	$ 198	$ 2,370	$ 1,486	$ 17,828	$ 1,201	$ 14,411	$ 2,489	$ 29,869	$ 3,455
Tower	960M	Duplex	2	3	1,678	229	-	$ 2,210,000	0.4140%	0.2346%	$ 1,508	$ 18,100	$ 297	$ 3,563	$ 2,233	$ 26,800	$ 1,805	$ 21,663	$ 3,742	$ 44,900	$ 5,194
Tower	970N	Duplex	2	3	1,869	229	-	$ 2,350,000	0.4569%	0.2589%	$ 1,664	$ 19,973	$ 328	$ 3,932	$ 2,465	$ 29,574	$ 1,992	$ 23,906	$ 4,129	$ 49,548	$ 5,732
Tower	980	Simplex	2	2.5	1,473	-	-	$ 1,880,000	0.3295%	0.1867%	$ 1,200	$ 14,404	$ 236	$ 2,836	$ 1,777	$ 21,328	$ 1,437	$ 17,240	$ 2,978	$ 35,733	$ 4,134
Tower	990	Simplex	1	1.5	979	-	-	$ 1,390,000	0.2187%	0.1239%	$ 797	$ 9,559	$ 157	$ 1,882	$ 1,179	$ 14,154	$ 953	$ 11,441	$ 1,976	$ 23,713	$ 2,743
Tower	1000	Simplex	1	1.5	936	-	-	$ 1,320,000	0.2091%	0.1185%	$ 762	$ 9,142	$ 150	$ 1,800	$ 1,128	$ 13,536	$ 912	$ 10,941	$ 1,890	$ 22,677	$ 2,623
Tower	1010	Simplex	2	2.5	2,004	-	-	$ 2,700,000	0.4487%	0.2543%	$ 1,635	$ 19,617	$ 322	$ 3,862	$ 2,421	$ 29,047	$ 1,957	$ 23,479	$ 4,055	$ 48,684	$ 5,630
Tower	1020	Simplex	2	2.5	1,860	-	-	$ 2,515,000	0.4164%	0.2360%	$ 1,517	$ 18,205	$ 299	$ 3,584	$ 2,246	$ 26,956	$ 1,816	$ 21,789	$ 3,763	$ 45,160	$ 5,224
Tower	1030	Simplex	1	1.5	974	-	-	$ 1,320,000	0.2176%	0.1233%	$ 793	$ 9,514	$ 156	$ 1,873	$ 1,174	$ 14,088	$ 949	$ 11,387	$ 1,967	$ 23,602	$ 2,730
Tower	1040	Simplex	1	1.5	955	-	-	$ 1,295,000	0.2134%	0.1209%	$ 777	$ 9,328	$ 153	$ 1,836	$ 1,151	$ 13,812	$ 930	$ 11,164	$ 1,928	$ 23,140	$ 2,677
Tower	1050	Simplex	2	2	1,232	-	-	$ 1,670,000	0.2755%	0.1561%	$ 1,004	$ 12,045	$ 198	$ 2,371	$ 1,486	$ 17,835	$ 1,201	$ 14,416	$ 2,490	$ 29,880	$ 3,457
Tower	1060	Simplex	2	2.5	1,473	-	-	$ 1,905,000	0.3296%	0.1868%	$ 1,201	$ 14,409	$ 236	$ 2,837	$ 1,778	$ 21,335	$ 1,437	$ 17,246	$ 2,979	$ 35,744	$ 4,135
Tower	1090	Simplex	1	1.5	979	-	-	$ 1,435,000	0.2168%	0.1240%	$ 797	$ 9,563	$ 157	$ 1,883	$ 1,180	$ 14,160	$ 954	$ 11,446	$ 1,977	$ 23,724	$ 2,744
Tower	1110	Simplex	3	3.5	2,534	-	-	$ 3,245,000	0.5678%	0.3217%	$ 2,068	$ 24,820	$ 407	$ 4,886	$ 3,063	$ 36,751	$ 2,476	$ 29,707	$ 5,131	$ 61,571	$ 7,123
Tower	1120	Simplex	3	3.5	2,205	158	-	$ 3,080,000	0.5329%	0.3020%	$ 1,941	$ 23,298	$ 382	$ 4,587	$ 2,875	$ 34,497	$ 2,324	$ 27,885	$ 4,816	$ 57,795	$ 6,686
Tower	1130	Simplex	1	1.5	1,288	-	-	$ 1,600,000	0.2882%	0.1633%	$ 1,050	$ 12,599	$ 207	$ 2,480	$ 1,555	$ 18,655	$ 1,257	$ 15,079	$ 2,604	$ 31,253	$ 3,615
Tower	1150	Simplex	2	2.5	1,363	-	-	$ 1,880,000	0.3050%	0.1729%	$ 1,111	$ 13,334	$ 219	$ 2,625	$ 1,645	$ 19,744	$ 1,330	$ 15,959	$ 2,757	$ 33,078	$ 3,827
Tower	1160M	Duplex	2	3	2,070	-	47	$ 3,005,000	0.4689%	0.2657%	$ 1,708	$ 20,499	$ 336	$ 4,036	$ 2,529	$ 30,353	$ 2,045	$ 24,535	$ 4,238	$ 50,853	$ 5,883
Tower	1170N	Duplex	2	3	1,890	-	229	$ 2,400,000	0.4489%	0.2544%	$ 1,636	$ 19,627	$ 322	$ 3,864	$ 2,422	$ 29,061	$ 1,958	$ 23,490	$ 4,057	$ 48,687	$ 5,632
Tower	1180	Simplex	2	2.5	1,473	-	-	$ 1,930,000	0.3297%	0.1868%	$ 1,201	$ 14,413	$ 236	$ 2,838	$ 1,778	$ 21,341	$ 1,438	$ 17,251	$ 2,980	$ 35,755	$ 4,136
Tower	1190	Simplex	1	1.5	1,225	158	-	$ 1,810,000	0.3130%	0.1774%	$ 1,140	$ 13,685	$ 225	$ 2,694	$ 1,689	$ 20,264	$ 1,365	$ 16,380	$ 2,829	$ 33,949	$ 3,927
Tower	1210	Simplex	3	3.5	2,534	-	-	$ 3,290,000	0.5679%	0.3218%	$ 2,069	$ 24,825	$ 407	$ 4,887	$ 3,063	$ 36,757	$ 2,476	$ 29,712	$ 5,132	$ 61,582	$ 7,124
Tower	1220	Simplex	3	3.5	2,205	158	-	$ 3,125,000	0.5330%	0.3021%	$ 1,942	$ 23,302	$ 382	$ 4,588	$ 2,875	$ 34,503	$ 2,324	$ 27,890	$ 4,817	$ 57,806	$ 6,687
Tower	1230	Simplex	1	1.5	1,288	-	-	$ 1,645,000	0.2883%	0.1634%	$ 1,050	$ 12,603	$ 207	$ 2,481	$ 1,555	$ 18,661	$ 1,257	$ 15,084	$ 2,605	$ 31,264	$ 3,617
Tower	1250	Simplex	2	2.5	1,363	-	-	$ 1,930,000	0.3051%	0.1729%	$ 1,112	$ 13,339	$ 219	$ 2,626	$ 1,646	$ 19,750	$ 1,330	$ 15,965	$ 2,757	$ 33,089	$ 3,828
Tower	1280	Simplex	2	2.5	1,473	-	-	$ 1,950,000	0.3298%	0.1869%	$ 1,201	$ 14,418	$ 237	$ 2,838	$ 1,779	$ 21,348	$ 1,438	$ 17,256	$ 2,980	$ 35,765	$ 4,137
Tower	1290	Simplex	1	1.5	1,225	158	-	$ 1,860,000	0.3131%	0.1775%	$ 1,141	$ 13,690	$ 225	$ 2,695	$ 1,689	$ 20,270	$ 1,365	$ 16,385	$ 2,830	$ 33,960	$ 3,929
Tower	1410	Simplex	3	3.5	2,530	-	-	$ 3,340,000	0.5671%	0.3213%	$ 2,066	$ 24,790	$ 407	$ 4,880	$ 3,059	$ 36,706	$ 2,473	$ 29,670	$ 5,125	$ 61,495	$ 7,114
Tower	1420	Simplex	3	3.5	2,208	158	-	$ 3,175,000	0.5338%	0.3025%	$ 1,945	$ 23,336	$ 383	$ 4,594	$ 2,879	$ 34,553	$ 2,328	$ 27,930	$ 4,824	$ 57,889	$ 6,697
Tower	1430	Simplex	2	2.5	1,611	-	-	$ 1,975,000	0.3609%	0.2045%	$ 1,315	$ 15,776	$ 259	$ 3,106	$ 1,947	$ 23,359	$ 1,573	$ 18,881	$ 3,261	$ 39,134	$ 4,527
Tower	1440	Simplex	2	2.5	1,592	158	-	$ 2,400,000	0.3956%	0.2242%	$ 1,441	$ 17,294	$ 284	$ 3,405	$ 2,134	$ 25,607	$ 1,725	$ 20,699	$ 3,575	$ 42,901	$ 4,963
Tower	1450	Simplex	2	3	1,920		578	$ 3,200,000	0.4948%	0.2804%	$ 1,803	$ 21,631	$ 355	$ 4,259	$ 2,669	$ 32,029	$ 2,157	$ 25,890	$ 4,472	$ 53,661	$ 6,208
Tower	1460	Simplex	3	3	2,180		1,224	$ 4,230,000	0.5619%	0.3184%	$ 2,047	$ 24,564	$ 403	$ 4,838	$ 3,031	$ 36,372	$ 2,450	$ 29,400	$ 5,078	$ 60,936	$ 7,049
Tower	1510	Simplex	3	3.5	2,530	-	-	$ 3,385,000	0.5672%	0.3214%	$ 2,066	$ 24,794	$ 407	$ 4,881	$ 3,059	$ 36,712	$ 2,473	$ 29,675	$ 5,126	$ 61,506	$ 7,115
Tower	1520	Simplex	3	3.5	2,208	158	-	$ 3,220,000	0.5339%	0.3026%	$ 1,945	$ 23,340	$ 383	$ 4,595	$ 2,880	$ 34,560	$ 2,328	$ 27,936	$ 4,825	$ 57,900	$ 6,698
Tower	1530	Simplex	2	2.5	1,611	-	-	$ 2,025,000	0.3610%	0.2046%	$ 1,315	$ 15,780	$ 259	$ 3,107	$ 1,947	$ 23,365	$ 1,574	$ 18,887	$ 3,262	$ 39,145	$ 4,528
Tower	1540	Simplex	2	2.5	1,592	158	-	$ 2,470,000	0.3957%	0.2242%	$ 1,442	$ 17,298	$ 284	$ 3,406	$ 2,134	$ 25,613	$ 1,725	$ 20,704	$ 3,576	$ 42,912	$ 4,964
Tower	1550	Simplex	2	3	1,920	-	-	$ 2,635,000	0.4303%	0.2438%	$ 1,568	$ 18,811	$ 309	$ 3,703	$ 2,321	$ 27,853	$ 1,876	$ 22,514	$ 3,889	$ 46,664	$ 5,398
Tower	1560	Simplex	3	3	2,180	-	-	$ 2,680,000	0.4886%	0.2769%	$ 1,780	$ 21,361	$ 350	$ 4,205	$ 2,636	$ 31,629	$ 2,131	$ 25,566	$ 4,416	$ 52,990	$ 6,130
Tower	1610	Simplex	3	3.5	2,372	158	-	$ 3,435,000	0.5708%	0.3235%	$ 2,079	$ 24,953	$ 409	$ 4,913	$ 3,079	$ 36,948	$ 2,489	$ 29,866	$ 5,158	$ 61,902	$ 7,161
Tower	1620	Simplex	3	3.5	2,366	-	-	$ 3,010,000	0.5305%	0.3006%	$ 1,932	$ 23,190	$ 380	$ 4,565	$ 2,861	$ 34,337	$ 2,313	$ 27,755	$ 4,794	$ 57,527	$ 6,655
Tower	1630	Simplex	2	2.5	1,602	-	-	$ 2,055,000	0.3590%	0.2035%	$ 1,308	$ 15,696	$ 258	$ 3,090	$ 1,937	$ 23,241	$ 1,566	$ 18,786	$ 3,245	$ 38,937	$ 4,504
Tower	1640	Simplex	2	2.5	1,750	-	-	$ 2,210,000	0.3922%	0.2223%	$ 1,429	$ 17,148	$ 281	$ 3,376	$ 2,116	$ 25,390	$ 1,710	$ 20,524	$ 3,545	$ 42,538	$ 4,921
Tower	1650	Simplex	2	3	1,771	158	-	$ 2,540,000	0.4360%	0.2471%	$ 1,588	$ 19,058	$ 313	$ 3,752	$ 2,352	$ 28,220	$ 1,901	$ 22,810	$ 3,940	$ 47,278	$ 5,469
Tower	1660	Simplex	3	3	2,180		-	$ 2,730,000	0.4887%	0.2770%	$ 1,780	$ 21,365	$ 351	$ 4,206	$ 2,636	$ 31,635	$ 2,131	$ 25,572	$ 4,417	$ 53,001	$ 6,131

SCHEDULE A
THE WARREN STREET CONDOMINIUMS

OFFERING PRICE AND ESTIMATED COMMON CHARGES RE TAXES

BLDG	Floor & Unit	Unit Type	Room Number (2) Bed	Room Number (2) Bath	Approx. Unit Square Footage (1)	Approx. Loggia Square Footage (1)	Approx. Terrace Square Footage (1)	Offering Price (3)	Residential Common Interest (3b)	General Common Interest (3a)	Estimated Residential Common Charges (4) Monthly	Estimated Residential Common Charges (4) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated R.E. Taxes w/o 421A (5) Monthly	Estimated R.E. Taxes w/o 421A (5) Annual	Estimated Carrying Charges with 421A Monthly	Estimated Carrying Charges with 421A Annual	Estimated Carrying Charges w/o 421A Monthly	Estimated Carrying Charges w/o 421A Annual	Share of Purchase Price for Resident Mgr's Unit (670)
Tower	1710	Simplex	3	3.5	2,372	158	-	$ 3,480,000	0.5709%	0.3235%	$ 2,080	$ 24,958	$ 409	$ 4,913	$ 3,080	$ 36,955	$ 2,489	$ 29,871	$ 5,159	$ 61,912	$ 7,162
Tower	1720	Simplex	3	3.5	2,366	-	-	$ 3,055,000	0.5306%	0.3007%	$ 1,933	$ 23,194	$ 381	$ 4,566	$ 2,862	$ 34,343	$ 2,313	$ 27,760	$ 4,795	$ 57,538	$ 6,656
Tower	1730	Simplex	2	2.5	1,602	-	-	$ 2,090,000	0.3591%	0.2035%	$ 1,308	$ 15,700	$ 258	$ 3,091	$ 1,937	$ 23,247	$ 1,566	$ 18,791	$ 3,246	$ 38,948	$ 4,506
Tower	1740	Simplex	2	2.5	1,750	-	-	$ 2,245,000	0.3923%	0.2223%	$ 1,429	$ 17,152	$ 281	$ 3,377	$ 2,116	$ 25,397	$ 1,711	$ 20,529	$ 3,548	$ 42,549	$ 4,922
Tower	1750	Simplex	2	3	1,771	158	-	$ 2,585,000	0.4361%	0.2471%	$ 1,589	$ 19,063	$ 313	$ 3,753	$ 2,352	$ 28,226	$ 1,901	$ 22,816	$ 3,941	$ 47,289	$ 5,470
Tower	1760	Simplex	3	3	2,180		-	$ 2,775,000	0.4888%	0.2770%	$ 1,781	$ 21,370	$ 351	$ 4,207	$ 2,637	$ 31,642	$ 2,131	$ 25,577	$ 4,418	$ 53,012	$ 6,132
Tower	1810	Simplex	3	3.5	2,372	158	-	$ 3,525,000	0.5710%	0.3236%	$ 2,080	$ 24,962	$ 410	$ 4,914	$ 3,080	$ 36,961	$ 2,490	$ 29,877	$ 5,160	$ 61,923	$ 7,163
Tower	1820	Simplex	3	3.5	2,366	-	-	$ 3,105,000	0.5307%	0.3007%	$ 1,933	$ 23,199	$ 381	$ 4,567	$ 2,862	$ 34,350	$ 2,314	$ 27,766	$ 4,796	$ 57,548	$ 6,657
Tower	1830	Simplex	2	2.5	1,611	-	-	$ 2,120,000	0.3613%	0.2047%	$ 1,316	$ 15,793	$ 259	$ 3,109	$ 1,949	$ 23,385	$ 1,575	$ 18,902	$ 3,265	$ 39,178	$ 4,532
Tower	1840	Simplex	2	2.5	1,750	-	-	$ 2,275,000	0.3924%	0.2224%	$ 1,430	$ 17,158	$ 281	$ 3,378	$ 2,117	$ 25,403	$ 1,711	$ 20,534	$ 3,547	$ 42,560	$ 4,923
Tower	1850	Simplex	2	3	1,762	158	-	$ 2,635,000	0.4341%	0.2460%	$ 1,582	$ 18,979	$ 311	$ 3,736	$ 2,342	$ 28,102	$ 1,893	$ 22,715	$ 3,923	$ 47,081	$ 5,446
Tower	1860	Simplex	3	3	2,180		-	$ 2,820,000	0.4889%	0.2771%	$ 1,781	$ 21,374	$ 351	$ 4,208	$ 2,637	$ 31,648	$ 2,132	$ 25,582	$ 4,419	$ 53,023	$ 6,134
Tower	1910	Simplex	3	3.5	2,372	158	-	$ 3,575,000	0.5711%	0.3236%	$ 2,081	$ 24,967	$ 410	$ 4,915	$ 3,081	$ 36,968	$ 2,490	$ 29,882	$ 5,161	$ 61,934	$ 7,165
Tower	1920	Simplex	3	3.5	2,366	-	-	$ 3,150,000	0.5308%	0.3008%	$ 1,934	$ 23,203	$ 381	$ 4,568	$ 2,863	$ 34,356	$ 2,314	$ 27,771	$ 4,797	$ 57,559	$ 6,659
Tower	1930	Simplex	2	2.5	1,611	-	-	$ 2,160,000	0.3614%	0.2048%	$ 1,316	$ 15,797	$ 259	$ 3,110	$ 1,949	$ 23,391	$ 1,576	$ 18,907	$ 3,266	$ 39,188	$ 4,533
Tower	1940	Simplex	2	2.5	1,750	-	-	$ 2,310,000	0.3925%	0.2225%	$ 1,430	$ 17,161	$ 282	$ 3,378	$ 2,117	$ 25,410	$ 1,712	$ 20,539	$ 3,548	$ 42,571	$ 4,925
Tower	1950	Simplex	2	3	1,762	158	-	$ 2,680,000	0.4342%	0.2461%	$ 1,582	$ 18,983	$ 311	$ 3,737	$ 2,342	$ 28,108	$ 1,893	$ 22,721	$ 3,924	$ 47,091	$ 5,448
Tower	1960	Simplex	3	3	2,180		-	$ 2,870,000	0.4890%	0.2771%	$ 1,782	$ 21,379	$ 351	$ 4,209	$ 2,638	$ 31,655	$ 2,132	$ 25,587	$ 4,419	$ 53,033	$ 6,135
Tower	2010	Simplex	3	3.5	2,372	158	-	$ 3,620,000	0.5712%	0.3237%	$ 2,081	$ 24,971	$ 410	$ 4,916	$ 3,081	$ 36,974	$ 2,491	$ 29,887	$ 5,162	$ 61,945	$ 7,166
Tower	2020	Simplex	3	3.5	2,366	-	-	$ 3,200,000	0.5309%	0.3008%	$ 1,934	$ 23,207	$ 381	$ 4,569	$ 2,864	$ 34,363	$ 2,315	$ 27,776	$ 4,798	$ 57,570	$ 6,660
Tower	2030	Simplex	2	2.5	1,602	-	-	$ 2,185,000	0.3594%	0.2037%	$ 1,309	$ 15,713	$ 258	$ 3,094	$ 1,939	$ 23,267	$ 1,567	$ 18,807	$ 3,248	$ 38,980	$ 4,509
Tower	2040	Simplex	2	2.5	1,750	-	-	$ 2,340,000	0.3926%	0.2225%	$ 1,430	$ 17,165	$ 282	$ 3,379	$ 2,118	$ 25,416	$ 1,712	$ 20,545	$ 3,548	$ 42,581	$ 4,926
Tower	2050	Simplex	2	3	1,771	158	-	$ 2,730,000	0.4364%	0.2473%	$ 1,590	$ 19,076	$ 313	$ 3,756	$ 2,354	$ 28,245	$ 1,903	$ 22,831	$ 3,943	$ 47,321	$ 5,474
Tower	2060	Simplex	3	3	2,180		-	$ 2,915,000	0.4891%	0.2772%	$ 1,782	$ 21,383	$ 351	$ 4,210	$ 2,638	$ 31,661	$ 2,133	$ 25,593	$ 4,420	$ 53,044	$ 6,136
Tower	2110	Simplex	3	3.5	2,372	158	-	$ 3,670,000	0.5713%	0.3238%	$ 2,081	$ 24,975	$ 410	$ 4,917	$ 3,082	$ 36,981	$ 2,491	$ 29,892	$ 5,163	$ 61,956	$ 7,167
Tower	2120	Simplex	3	3.5	2,366	-	-	$ 3,245,000	0.5310%	0.3009%	$ 1,934	$ 23,212	$ 381	$ 4,570	$ 2,864	$ 34,369	$ 2,315	$ 27,781	$ 4,798	$ 57,581	$ 6,661
Tower	2130	Simplex	2	2.5	1,602	-	-	$ 2,220,000	0.3595%	0.2037%	$ 1,310	$ 15,718	$ 258	$ 3,094	$ 1,939	$ 23,273	$ 1,568	$ 18,812	$ 3,249	$ 38,991	$ 4,511
Tower	2140	Simplex	2	2.5	1,750	-	-	$ 2,375,000	0.3927%	0.2226%	$ 1,431	$ 17,170	$ 282	$ 3,380	$ 2,119	$ 25,423	$ 1,712	$ 20,550	$ 3,549	$ 42,592	$ 4,927
Tower	2150	Simplex	2	3	1,771	158	-	$ 2,775,000	0.4365%	0.2473%	$ 1,590	$ 19,080	$ 313	$ 3,756	$ 2,354	$ 28,252	$ 1,903	$ 22,837	$ 3,944	$ 47,332	$ 5,475
Tower	2160	Simplex	3	3	2,180		-	$ 2,965,000	0.4892%	0.2772%	$ 1,782	$ 21,387	$ 351	$ 4,211	$ 2,639	$ 31,668	$ 2,133	$ 25,598	$ 4,421	$ 53,055	$ 6,137
Tower	2210	Simplex	3	3.5	2,372	158	-	$ 3,715,000	0.5714%	0.3238%	$ 2,082	$ 24,980	$ 410	$ 4,918	$ 3,082	$ 36,987	$ 2,491	$ 29,897	$ 5,164	$ 61,967	$ 7,168
Tower	2220	Simplex	3	3.5	2,366	-	-	$ 3,290,000	0.5311%	0.3009%	$ 1,935	$ 23,216	$ 381	$ 4,571	$ 2,865	$ 34,376	$ 2,316	$ 27,787	$ 4,799	$ 57,592	$ 6,662
Tower	2230	Simplex	2	2.5	1,611	-	-	$ 2,255,000	0.3617%	0.2050%	$ 1,318	$ 15,811	$ 259	$ 3,113	$ 1,951	$ 23,410	$ 1,577	$ 18,923	$ 3,268	$ 39,221	$ 4,537
Tower	2240	Simplex	2	2.5	1,750	-	-	$ 2,410,000	0.3928%	0.2226%	$ 1,431	$ 17,174	$ 282	$ 3,381	$ 2,119	$ 25,429	$ 1,713	$ 20,555	$ 3,550	$ 42,603	$ 4,928
Tower	2250	Simplex	2	3	1,762	158	-	$ 2,820,000	0.4345%	0.2462%	$ 1,583	$ 18,998	$ 312	$ 3,740	$ 2,344	$ 28,128	$ 1,895	$ 22,736	$ 3,927	$ 47,124	$ 5,451
Tower	2260	Simplex	3	3	2,180		-	$ 3,010,000	0.4893%	0.2773%	$ 1,783	$ 21,392	$ 351	$ 4,211	$ 2,640	$ 31,674	$ 2,134	$ 25,603	$ 4,422	$ 53,066	$ 6,139
Tower	2310	Simplex	3	3.5	2,372	158	-	$ 3,810,000	0.5715%	0.3239%	$ 2,082	$ 24,984	$ 410	$ 4,919	$ 3,083	$ 36,994	$ 2,492	$ 29,903	$ 5,165	$ 61,978	$ 7,170
Tower	2320	Simplex	3	3.5	2,366	-	-	$ 3,340,000	0.5312%	0.3010%	$ 1,935	$ 23,220	$ 381	$ 4,571	$ 2,865	$ 34,382	$ 2,316	$ 27,792	$ 4,800	$ 57,603	$ 6,664
Tower	2330	Simplex	2	2.5	1,611	-	-	$ 2,285,000	0.3618%	0.2050%	$ 1,318	$ 15,815	$ 259	$ 3,114	$ 1,951	$ 23,417	$ 1,577	$ 18,928	$ 3,269	$ 39,232	$ 4,538
Tower	2340	Simplex	2	2.5	1,750	-	-	$ 2,440,000	0.3929%	0.2227%	$ 1,432	$ 17,178	$ 282	$ 3,382	$ 2,120	$ 25,436	$ 1,713	$ 20,560	$ 3,551	$ 42,614	$ 4,930
Tower	2350	Simplex	2	3	1,762	158	-	$ 2,870,000	0.4346%	0.2463%	$ 1,583	$ 19,001	$ 312	$ 3,741	$ 2,345	$ 28,134	$ 1,895	$ 22,741	$ 3,928	$ 47,135	$ 5,453
Tower	2360	Simplex	3	3	2,180		-	$ 3,055,000	0.4894%	0.2774%	$ 1,783	$ 21,396	$ 351	$ 4,212	$ 2,640	$ 31,681	$ 2,134	$ 25,608	$ 4,423	$ 53,077	$ 6,140
Tower	2410	Simplex	3	3.5	2,530	-	-	$ 3,525,000	0.5681%	0.3219%	$ 2,069	$ 24,833	$ 407	$ 4,889	$ 3,064	$ 36,771	$ 2,477	$ 29,722	$ 5,134	$ 61,604	$ 7,126
Tower	2420	Simplex	3	3.5	2,208	158	-	$ 3,385,000	0.5348%	0.3031%	$ 1,948	$ 23,380	$ 384	$ 4,603	$ 2,885	$ 34,618	$ 2,332	$ 27,983	$ 4,833	$ 57,998	$ 6,709
Tower	2430	Simplex	2	2.5	1,602	-	-	$ 2,320,000	0.3598%	0.2039%	$ 1,311	$ 15,731	$ 258	$ 3,097	$ 1,941	$ 23,293	$ 1,569	$ 18,828	$ 3,252	$ 39,024	$ 4,514
Tower	2440	Simplex	2	2.5	1,592	158	-	$ 2,585,000	0.3966%	0.2247%	$ 1,445	$ 17,338	$ 284	$ 3,413	$ 2,139	$ 25,672	$ 1,729	$ 20,751	$ 3,584	$ 43,009	$ 4,975
Tower	2450	Simplex	2	3	1,929	-	-	$ 2,730,000	0.4332%	0.2455%	$ 1,578	$ 18,938	$ 311	$ 3,728	$ 2,337	$ 28,042	$ 1,889	$ 22,667	$ 3,915	$ 46,980	$ 5,435
Tower	2460	Simplex	3	3	2,180	-	-	$ 3,105,000	0.4895%	0.2774%	$ 1,783	$ 21,400	$ 351	$ 4,213	$ 2,641	$ 31,687	$ 2,134	$ 25,614	$ 4,424	$ 53,088	$ 6,141
Tower	2510	Simplex	3	3.5	2,530	-	-	$ 3,575,000	0.5682%	0.3220%	$ 2,070	$ 24,838	$ 407	$ 4,890	$ 3,065	$ 36,777	$ 2,477	$ 29,728	$ 5,135	$ 61,615	$ 7,128
Tower	2520	Simplex	3	3.5	2,208	158	-	$ 3,435,000	0.5349%	0.3031%	$ 1,949	$ 23,384	$ 384	$ 4,604	$ 2,885	$ 34,625	$ 2,332	$ 27,988	$ 4,834	$ 58,009	$ 6,711
Tower	2530	Simplex	2	2.5	1,602	-	-	$ 2,350,000	0.3599%	0.2040%	$ 1,311	$ 15,735	$ 258	$ 3,098	$ 1,942	$ 23,299	$ 1,569	$ 18,833	$ 3,253	$ 39,034	$ 4,516
Tower	2540	Simplex	2	2.5	1,592	158	-	$ 2,635,000	0.3967%	0.2248%	$ 1,445	$ 17,342	$ 285	$ 3,414	$ 2,140	$ 25,678	$ 1,730	$ 20,756	$ 3,585	$ 43,020	$ 4,977
Tower	2550	Simplex	2	3	1,929	-	-	$ 2,750,000	0.4333%	0.2456%	$ 1,579	$ 18,943	$ 311	$ 3,729	$ 2,337	$ 28,048	$ 1,889	$ 22,672	$ 3,916	$ 46,991	$ 5,436
Tower	2560	Simplex	3	3	2,180	-	-	$ 3,150,000	0.4896%	0.2775%	$ 1,784	$ 21,405	$ 351	$ 4,214	$ 2,641	$ 31,694	$ 2,135	$ 25,619	$ 4,425	$ 53,098	$ 6,143
Tower	2610	Simplex	3	3.5	2,530	-	-	$ 3,620,000	0.5683%	0.3220%	$ 2,070	$ 24,842	$ 408	$ 4,891	$ 3,065	$ 36,783	$ 2,478	$ 29,733	$ 5,135	$ 61,626	$ 7,129
Tower	2620	Simplex	3	3.5	2,208	158	-	$ 3,480,000	0.5350%	0.3032%	$ 1,949	$ 23,389	$ 384	$ 4,605	$ 2,886	$ 34,631	$ 2,333	$ 27,993	$ 4,835	$ 58,020	$ 6,712
Tower	2630	Simplex	2	2.5	1,611	-	-	$ 2,385,000	0.3621%	0.2052%	$ 1,319	$ 15,828	$ 260	$ 3,116	$ 1,953	$ 23,436	$ 1,579	$ 18,944	$ 3,272	$ 39,264	$ 4,542
Tower	2640	Simplex	2	2.5	1,592	158	-	$ 2,680,000	0.3968%	0.2249%	$ 1,446	$ 17,346	$ 285	$ 3,415	$ 2,140	$ 25,685	$ 1,730	$ 20,761	$ 3,586	$ 43,031	$ 4,978
Tower	2650	Simplex	2	3	1,920	-	-	$ 2,775,000	0.4314%	0.2445%	$ 1,572	$ 18,859	$ 309	$ 3,713	$ 2,327	$ 27,924	$ 1,881	$ 22,572	$ 3,899	$ 46,783	$ 5,412
Tower	2660	Simplex	3	3	2,180	-	-	$ 3,200,000	0.4897%	0.2775%	$ 1,784	$ 21,409	$ 351	$ 4,215	$ 2,642	$ 31,700	$ 2,135	$ 25,624	$ 4,426	$ 53,109	$ 6,144
Tower	2710	Simplex	3	3.5	2,530	-	-	$ 3,670,000	0.5684%	0.3221%	$ 2,071	$ 24,847	$ 408	$ 4,892	$ 3,066	$ 36,790	$ 2,478	$ 29,738	$ 5,136	$ 61,636	$ 7,130
Tower	2720	Simplex	3	3.5	2,208	158	-	$ 3,525,000	0.5351%	0.3032%	$ 1,949	$ 23,393	$ 384	$ 4,605	$ 2,886	$ 34,638	$ 2,333	$ 27,998	$ 4,836	$ 58,030	$ 6,713
Tower	2730	Simplex	2	2.5	1,611	-	-	$ 2,415,000	0.3622%	0.2052%	$ 1,319	$ 15,832	$ 260	$ 3,117	$ 1,954	$ 23,443	$ 1,579	$ 18,949	$ 3,273	$ 39,275	$ 4,543
Tower	2740	Simplex	2	2.5	1,592	158	-	$ 2,730,000	0.3969%	0.2249%	$ 1,446	$ 17,351	$ 285	$ 3,416	$ 2,141	$ 25,691	$ 1,731	$ 20,767	$ 3,587	$ 43,042	$ 4,979
Tower	2750	Simplex	2	3	1,920	-	-	$ 2,800,000	0.4315%	0.2445%	$ 1,572	$ 18,863	$ 309	$ 3,714	$ 2,328	$ 27,931	$ 1,881	$ 22,577	$ 3,899	$ 46,794	$ 5,413
Tower	2760	Simplex	3	3	2,180	-	-	$ 3,245,000	0.4898%	0.2776%	$ 1,784	$ 21,414	$ 351	$ 4,216	$ 2,642	$ 31,707	$ 2,138	$ 25,629	$ 4,427	$ 53,120	$ 6,145

SCHEDULE A
THE WARREN STREET CONDOMINIUMS

OFFERING PRICE AND ESTIMATED COMMON CHARGES RE TAXES

BLDG	Floor & Unit	Unit Type	Room Number (2) Bed	Room Number (2) Bath	Approx. Unit Square Footage (1)	Approx. Loggia Square Footage (1)	Approx. Terrace Square Footage (1)	Offering Price (3)	Residential Common Interest (3b)	General Common Interest (3a)	Estimated Residential Common Charges (4) Monthly	Estimated Residential Common Charges (4) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated R.E. Taxes w/o 421A (5) Monthly	Estimated R.E. Taxes w/o 421A (5) Annual	Estimated Carrying Charges with 421A Monthly	Estimated Carrying Charges with 421A Annual	Estimated Carrying Charges w/o 421A Monthly	Estimated Carrying Charges w/o 421A Annual	Share of Purchase Price for Resident Mgr's Unit (670)
Tower	2810	Simplex	3	3.5	2,530	-	-	$ 3,715,000	0.5685%	0.3221%	$ 2,071	$ 24,851	$ 408	$ 4,892	$ 3,066	$ 36,796	$ 2,479	$ 29,743	$ 5,137	$ 61,647	$ 7,131
Tower	2820	Simplex	3	3.5	2,208	158	-	$ 3,575,000	0.5352%	0.3033%	$ 1,950	$ 23,397	$ 384	$ 4,608	$ 2,887	$ 34,644	$ 2,334	$ 28,004	$ 4,837	$ 58,041	$ 6,714
Tower	2830	Simplex	2	2.5	1,602	-	-	$ 2,450,000	0.3602%	0.2041%	$ 1,312	$ 15,748	$ 258	$ 3,100	$ 1,943	$ 23,319	$ 1,571	$ 18,849	$ 3,256	$ 39,067	$ 4,519
Tower	2840	Simplex	2	2.5	1,592	158	-	$ 2,775,000	0.3970%	0.2250%	$ 1,446	$ 17,355	$ 285	$ 3,417	$ 2,141	$ 25,697	$ 1,731	$ 20,772	$ 3,588	$ 43,053	$ 4,980
Tower	2850	Simplex	2	3	1,929	-	-	$ 2,820,000	0.4336%	0.2457%	$ 1,580	$ 18,956	$ 311	$ 3,732	$ 2,339	$ 28,068	$ 1,891	$ 22,688	$ 3,919	$ 47,024	$ 5,440
Tower	2860	Simplex	3	3	2,180	-	-	$ 3,290,000	0.4899%	0.2776%	$ 1,785	$ 21,418	$ 351	$ 4,217	$ 2,643	$ 31,713	$ 2,136	$ 25,634	$ 4,428	$ 53,131	$ 6,146
Tower	2910	Simplex	3	3.5	2,530	-	-	$ 3,760,000	0.5686%	0.3222%	$ 2,071	$ 24,855	$ 408	$ 4,893	$ 3,067	$ 36,803	$ 2,479	$ 29,749	$ 5,138	$ 61,658	$ 7,133
Tower	2920	Simplex	3	3.5	2,208	158	-	$ 3,620,000	0.5353%	0.3034%	$ 1,950	$ 23,402	$ 384	$ 4,607	$ 2,888	$ 34,650	$ 2,334	$ 28,009	$ 4,838	$ 58,052	$ 6,716
Tower	2930	Simplex	2	2.5	1,602	-	-	$ 2,485,000	0.3603%	0.2042%	$ 1,313	$ 15,753	$ 258	$ 3,101	$ 1,944	$ 23,325	$ 1,571	$ 18,854	$ 3,256	$ 39,078	$ 4,521
Tower	2940	Simplex	2	2.5	1,592	158	-	$ 2,820,000	0.3971%	0.2250%	$ 1,447	$ 17,359	$ 285	$ 3,418	$ 2,142	$ 25,704	$ 1,731	$ 20,777	$ 3,589	$ 43,063	$ 4,982
Tower	2950	Simplex	2	3	1,929	-	-	$ 2,845,000	0.4337%	0.2458%	$ 1,580	$ 18,960	$ 311	$ 3,733	$ 2,340	$ 28,074	$ 1,891	$ 22,693	$ 3,920	$ 47,034	$ 5,441
Tower	2960	Simplex	3	3	2,180	-	-	$ 3,340,000	0.4900%	0.2777%	$ 1,785	$ 21,422	$ 351	$ 4,217	$ 2,643	$ 31,720	$ 2,137	$ 25,640	$ 4,428	$ 53,142	$ 6,148
Tower	3010	Simplex	3	3.5	2,530	-	-	$ 3,810,000	0.5687%	0.3223%	$ 2,072	$ 24,860	$ 408	$ 4,894	$ 3,067	$ 36,809	$ 2,479	$ 29,754	$ 5,139	$ 61,669	$ 7,134
Tower	3020	Simplex	3	3.5	2,208	158	-	$ 3,670,000	0.5354%	0.3034%	$ 1,951	$ 23,406	$ 384	$ 4,608	$ 2,888	$ 34,657	$ 2,334	$ 28,014	$ 4,839	$ 58,063	$ 6,717
Tower	3030	Simplex	2	2.5	1,611	-	-	$ 2,515,000	0.3625%	0.2054%	$ 1,320	$ 15,845	$ 260	$ 3,120	$ 1,955	$ 23,462	$ 1,580	$ 18,965	$ 3,276	$ 39,308	$ 4,547
Tower	3040	Simplex	2	2.5	1,592	158	-	$ 2,870,000	0.3972%	0.2251%	$ 1,447	$ 17,364	$ 285	$ 3,418	$ 2,143	$ 25,710	$ 1,732	$ 20,782	$ 3,590	$ 43,074	$ 4,983
Tower	3050	Simplex	2	3	1,920	-	-	$ 2,870,000	0.4318%	0.2447%	$ 1,573	$ 18,876	$ 310	$ 3,716	$ 2,329	$ 27,950	$ 1,883	$ 22,593	$ 3,902	$ 46,826	$ 5,417
Tower	3060	Simplex	3	3	2,180	-	-	$ 3,385,000	0.4901%	0.2778%	$ 1,786	$ 21,427	$ 352	$ 4,218	$ 2,644	$ 31,726	$ 2,137	$ 25,645	$ 4,429	$ 53,153	$ 6,149
Tower	3110	Simplex	3	3.5	2,530	-	-	$ 3,905,000	0.5703%	0.3232%	$ 2,078	$ 24,933	$ 409	$ 4,909	$ 3,076	$ 36,918	$ 2,487	$ 29,842	$ 5,154	$ 61,851	$ 7,155
Tower	3120	Simplex	3	3.5	2,208	158	-	$ 3,715,000	0.5371%	0.3044%	$ 1,957	$ 23,479	$ 385	$ 4,622	$ 2,897	$ 34,765	$ 2,342	$ 28,102	$ 4,854	$ 58,245	$ 6,738
Tower	3130	Simplex	2	2.5	1,611	-	-	$ 2,550,000	0.3641%	0.2064%	$ 1,327	$ 15,919	$ 261	$ 3,134	$ 1,964	$ 23,571	$ 1,588	$ 19,053	$ 3,291	$ 39,489	$ 4,568
Tower	3140	Simplex	2	2.5	1,592	158	-	$ 2,915,000	0.3989%	0.2260%	$ 1,453	$ 17,437	$ 286	$ 3,433	$ 2,152	$ 25,819	$ 1,739	$ 20,870	$ 3,605	$ 43,256	$ 5,004
Tower	3150	Simplex	2	3	1,920	-	-	$ 2,895,000	0.4335%	0.2456%	$ 1,579	$ 18,950	$ 311	$ 3,731	$ 2,338	$ 28,058	$ 1,890	$ 22,680	$ 3,917	$ 47,008	$ 5,438
Tower	3160	Simplex	3	3	2,180	-	-	$ 3,480,000	0.4918%	0.2787%	$ 1,792	$ 21,500	$ 353	$ 4,233	$ 2,653	$ 31,835	$ 2,144	$ 25,733	$ 4,445	$ 53,334	$ 6,170
Tower	3210	Duplex	4	4.5	3,339	1,245	-	$ 7,520,000	0.9630%	0.5457%	$ 3,508	$ 42,100	$ 691	$ 8,288	$ 5,195	$ 62,337	$ 4,199	$ 50,389	$ 8,703	$ 104,438	$ 12,081
Tower	3220	Duplex	4	4	3,034	1,341	-	$ 6,815,000	0.9107%	0.5161%	$ 3,318	$ 39,815	$ 653	$ 7,838	$ 4,913	$ 58,953	$ 3,971	$ 47,653	$ 8,231	$ 98,768	$ 11,426
Tower	3230	Duplex	3	3.5	2,251	597	-	$ 4,375,000	0.6099%	0.3456%	$ 2,222	$ 26,661	$ 437	$ 5,249	$ 3,290	$ 39,477	$ 2,659	$ 31,910	$ 5,512	$ 66,139	$ 7,651
Tower	3240	Duplex	3	2.5	3,027	1,332	-	$ 6,440,000	0.9077%	0.5144%	$ 3,307	$ 39,680	$ 651	$ 7,812	$ 4,896	$ 58,754	$ 3,958	$ 47,492	$ 8,203	$ 98,434	$ 11,387
Tower	3250	Duplex	3	3.5	2,297	1,076	-	$ 5,425,000	0.7008%	0.3971%	$ 2,553	$ 30,636	$ 503	$ 6,031	$ 3,780	$ 45,363	$ 3,056	$ 36,668	$ 6,333	$ 75,999	$ 8,792
Tower	3420	Simplex	4	5.5	4,323	-	3,033	$ 11,750,000	1.2638%	0.7162%	$ 4,604	$ 55,249	$ 906	$ 10,877	$ 6,817	$ 81,807	$ 5,511	$ 66,127	$ 11,421	$ 137,057	$ 15,855
Tower	3460	Simplex	4	4	2,853	-	2,536	$ 8,135,000	0.8350%	0.4732%	$ 3,042	$ 36,505	$ 599	$ 7,187	$ 4,504	$ 54,053	$ 3,641	$ 43,692	$ 7,546	$ 90,558	$ 10,476
Tower	3520	Simplex	4	5.5	4,323	-	-	$ 9,870,000	0.9737%	0.5518%	$ 3,547	$ 42,567	$ 698	$ 8,380	$ 5,252	$ 63,029	$ 4,246	$ 50,948	$ 8,800	$ 105,596	$ 12,216
Tower	3560	Simplex	4	4	2,853	-	-	$ 7,050,000	0.6439%	0.3849%	$ 2,346	$ 28,148	$ 462	$ 5,542	$ 3,473	$ 41,679	$ 2,808	$ 33,690	$ 5,819	$ 69,828	$ 8,078
		Tower Building Totals			340,685	12,827	11,923	$512,685,000	80.0950%	45.3897%	$291,791	$3,501,496	$ 57,448	$689,348	$432,051	$5,184,616	$349,237	$4,190,842	$723,843	$ 8,686,112	$ 1,000,285
		TOTAL UNIT SELLOUT			420,837	18,156	21,024	$632,180,000	100.0000%	56.6698%	$364,306	$4,371,676	$ 71,722	$860,660	$539,423	$6,473,080	$436,028	$5,232,336	$903,730	$10,844,756	$ 1,250,000

* Denotes Resident Manager's Unit (Unit 670)

SCHEDULE A
THE WARREN STREET CONDOMINIUMS

STORAGE BINS

BLDG	Storage Unit Designation	Unit Type	Room Number (2) Bed	Room Number (2) Bath	Approximate Unit Square Footage (1)	Approximate Loggia Square Footage (1)	Approximate Terrace Square Footage (1)	Offering Price (3)	Residential Common Interest (3b)	General Common Interest (3a)	Estimated Residential Common Charges (4) Monthly	Estimated Residential Common Charges (4) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated Carrying Charges with 421A Monthly	Estimated Carrying Charges with 421A Annual	Estimated Carrying Charges w/o 421A Monthly	Estimated Carrying Charges w/o 421A Annual	Share of Purchase Price for Resident Mgr's Unit (670)
Townhouse	A	Storage			16 SF			$ 14,000													
Townhouse	B	Storage			20 SF			$ 15,000													
Townhouse	C	Storage			20 SF			$ 15,000													
Townhouse	D	Storage			20 SF			$ 15,000													
Townhouse	E	Storage			27 SF			$ 20,000													
Townhouse	G	Storage			28 SF			$ 15,000													
Townhouse	H	Storage			20 SF			$ 15,000													
Townhouse	I	Storage			27 SF			$ 22,000													
Townhouse	J	Storage			20 SF			$ 15,000													
Townhouse	K	Storage			20 SF			$ 15,000													
Townhouse	L	Storage			20 SF			$ 15,000													
Townhouse	M	Storage			20 SF			$ 15,000													
Townhouse	N	Storage			16 SF			$ 14,000													
Townhouse	O	Storage			20 SF			$ 15,000													
Townhouse	P	Storage			20 SF			$ 15,000													
Townhouse	Q	Storage			20 SF			$ 15,000													
Townhouse	R	Storage			17 SF			$ 14,000													
Townhouse	S	Storage			17 SF			$ 14,000													
Townhouse	T	Storage			20 SF			$ 15,000													
Townhouse	U	Storage			20 SF			$ 15,000													
Townhouse	V	Storage			20 SF			$ 15,000													
Townhouse	W	Storage			20 SF			$ 15,000													
Townhouse	X	Storage			20 SF			$ 15,000													
Townhouse	Y	Storage			20 SF			$ 15,000													
Townhouse	Z	Storage			20 SF			$ 15,000													
Townhouse	AA	Storage			20 SF			$ 15,000													
Townhouse	BB	Storage			20 SF			$ 15,000													
Townhouse	CC	Storage			20 SF			$ 15,000													
Townhouse	DD	Storage			20 SF			$ 15,000													
Townhouse	EE	Storage			20 SF			$ 15,000													
Townhouse	FF	Storage			20 SF			$ 15,000													
Townhouse	GG	Storage			20 SF			$ 15,000													
Townhouse	HH	Storage			20 SF			$ 15,000													
Townhouse	II	Storage			42 SF			$ 30,000													
Townhouse	JJ	Storage			20 SF			$ 15,000													
Townhouse	KK	Storage			20 SF			$ 13,000													
Townhouse	LL	Storage			20 SF			$ 15,000													
Townhouse	MM	Storage			20 SF			$ 15,000													
Townhouse	NN	Storage			20 SF			$ 15,000													
Townhouse	OO	Storage			20 SF			$ 15,000													
Townhouse	PP	Storage			20 SF			$ 15,000													
Townhouse	QQ	Storage			20 SF			$ 15,000													
TOWNHOUSE STORAGE TOTAL SELLOUT					870 SF			$ 651,000													
Tower	1	Storage			20 SF			$ 15,000													
Tower	2	Storage			20 SF			$ 15,000													
Tower	3	Storage			20 SF			$ 15,000													
Tower	4	Storage			20 SF			$ 15,000													
Tower	5	Storage			20 SF			$ 15,000													
Tower	6	Storage			20 SF			$ 20,000													
Tower	7	Storage			20 SF			$ 15,000													
Tower	8	Storage			27 SF			$ 15,000													
Tower	9	Storage			18 SF			$ 13,000													
Tower	10	Storage			20 SF			$ 15,000													
Tower	11	Storage			20 SF			$ 15,000													
Tower	12	Storage			20 SF			$ 15,000													
Tower	13	Storage			20 SF			$ 15,000													
Tower	14	Storage			20 SF			$ 15,000													
Tower	15	Storage			39 SF			$ 30,000													
Tower	16	Storage			20 SF			$ 15,000													
Tower	17	Storage			20 SF			$ 15,000													
Tower	18	Storage			20 SF			$ 15,000													
Tower	19	Storage			20 SF			$ 15,000													
Tower	20	Storage			20 SF			$ 15,000													
Tower	21	Storage			20 SF			$ 15,000													
Tower	22	Storage			20 SF			$ 15,000													
Tower	23	Storage			20 SF			$ 15,000													
Tower	24	Storage			20 SF			$ 15,000													

SCHEDULE A
THE WARREN STREET CONDOMINIUMS

STORAGE BINS

BLDG	Storage Unit Designation	Unit Type	Room Number (2) Bed	Room Number (2) Bath	Approximate Unit Square Footage (1)	Approximate Loggia Square Footage (1)	Approximate Terrace Square Footage (1)	Offering Price (3)	Residential Common Interest (3b)	General Common Interest (3a)	Estimated Residential Common Charges (4) Monthly	Estimated Residential Common Charges (4) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated R.E. Taxes with 421A (5) Monthly	Estimated R.E. Taxes with 421A (5) Annual	Estimated Carrying Charges with 421A Monthly	Estimated Carrying Charges with 421A Annual	Estimated Carrying Charges w/o 421A Monthly	Estimated Carrying Charges w/o 421A Annual	Share of Purchase Price for Resident Mgr's Unit (670)
Tower	25	Storage			20 SF			$ 15,000													
Tower	26	Storage			20 SF			$ 15,000													
Tower	27	Storage			20 SF			$ 15,000													
Tower	28	Storage			54 SF			$ 40,000													
Tower	29	Storage			28 SF			$ 18,000													
Tower	30	Storage			20 SF			$ 15,000													
Tower	31	Storage			20 SF			$ 15,000													
Tower	32	Storage			20 SF			$ 15,000													
Tower	33	Storage			20 SF			$ 15,000													
Tower	34	Storage			20 SF			$ 15,000													
Tower	35	Storage			20 SF			$ 15,000													
Tower	36	Storage			20 SF			$ 15,000													
Tower	37	Storage			20 SF			$ 15,000													
Tower	38	Storage			20 SF			$ 15,000													
Tower	39	Storage			20 SF			$ 15,000													
Tower	40	Storage			20 SF			$ 15,000													
Tower	41	Storage			18 SF			$ 15,000													
Tower	42	Storage			18 SF			$ 15,000													
Tower	43	Storage			20 SF			$ 15,000													
Tower	44	Storage			20 SF			$ 15,000													
Tower	45	Storage			20 SF			$ 15,000													
Tower	46	Storage			20 SF			$ 15,000													
Tower	47	Storage			20 SF			$ 15,000													
Tower	48	Storage			18 SF			$ 15,000													
Tower	49	Storage			18 SF			$ 15,000													
Tower	50	Storage			39 SF			$ 30,000													
Tower	51	Storage			17 SF			$ 10,000													
Tower	52	Storage			20 SF			$ 15,000													
Tower	53	Storage			20 SF			$ 15,000													
Tower	54	Storage			20 SF			$ 15,000													
Tower	55	Storage			20 SF			$ 15,000													
Tower	56	Storage			20 SF			$ 15,000													
Tower	57	Storage			20 SF			$ 15,000													
Tower	58	Storage			20 SF			$ 15,000													
Tower	59	Storage			20 SF			$ 15,000													
Tower	60	Storage			20 SF			$ 15,000													
Tower	61	Storage			20 SF			$ 15,000													
Tower	62	Storage			20 SF			$ 15,000													
Tower	63	Storage			20 SF			$ 15,000													
Tower	64	Storage			20 SF			$ 15,000													
Tower	65	Storage			20 SF			$ 15,000													
Tower	66	Storage			20 SF			$ 15,000													
Tower	67	Storage			20 SF			$ 15,000													
Tower	68	Storage			20 SF			$ 15,000													
Tower	69	Storage			20 SF			$ 15,000													
Tower	70	Storage			30 SF			$ 20,000													
Tower	71	Storage			31 SF			$ 20,000													
Tower	72	Storage			20 SF			$ 15,000													
Tower	73	Storage			20 SF			$ 15,000													
Tower	74	Storage			20 SF			$ 15,000													
Tower	75	Storage			20 SF			$ 15,000													
Tower	76	Storage			20 SF			$ 15,000													
Tower	77	Storage			20 SF			$ 15,000													
Tower	78	Storage			51 SF			$ 40,000													
Tower	79	Storage			25 SF			$ 18,000													
Tower	80	Storage			25 SF			$ 18,000													
Tower	81	Storage			25 SF			$ 18,000													
Tower	82	Storage			25 SF			$ 18,000													
Tower	83	Storage			25 SF			$ 18,000													
Tower	84	Storage			32 SF			$ 20,000													
Tower	85	Storage			20 SF			$ 15,000													
TOWER STORAGE TOTAL SELL OUT					1,663 SF			$ 1,386,000													
TOTAL STORAGE SELLOUT					2,733 SF			$ 2,037,000													
TOTAL OFFERING					423,570	18,156	21,024	$ 634,217,000	100.0000%	56.6698%	$364,306	$4,371,676	$ 71,722	$ 860,660	$539,423	$6,473,080	$436,028	$5,232,336	$903,730	$10,844,756	$ 1,250,000

Notes to Schedule A

1 Residential Unit Plans depicting layouts of Residential Units appear in Part II of the Plan. Purchasers should note that the square footage of each Residential Unit as reflected in Schedule A and the Floor Plans set forth in Part II of the Plan is approximate within reasonable tolerances and may change due to field conditions and construction variances and tolerances. The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls, at the Building line and/or Property line, to the midpoint of the interior walls and partitions separating the Unit from another Unit, or the exterior side of the interior walls and partitions separating a unit from public corridor, stairs, elevators, other mechanical equipment spaces or any other Common Elements. Columns and mechanical pipes, (whether along the perimeter or within the Unit) are not deducted from the square foot area of the Unit. Outdoor floor areas of Terraces or Loggias appurtenant to a Unit are listed separately on Schedule A. Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

2 As is often the case in New York, these square foot areas exceed the usable floor area of each Unit include columns, mechanical pipes shafts, shaftways, chases, chaseways and conduits which may be incorporated behind protruding walls or may be separately enclosed as freestanding columns thereby reducing the available floor area. The clearance between the top of the floor slab on one floor and the underside of the slab above will generally be about 10'2" for Units on Floors 5 through 11 and Floors 14 through 30, 11'10" for Units on 12th and 31st Floors, 11'8" for Units on Floors 32 through 34 and 13'6" for Units on Floor 35. However, certain Units may have less clearance and certain rooms within other Units may have a lesser clearance as the result of construction variances or the presence of beams and mechanical spaces in such Units. Kitchens, bathrooms and hallways typically have dropped ceilings. Purchasers are further advised that Sponsor has reserved the right to negotiate with individual purchasers to perform special work which may require a modification in floor plans for certain Residential Units and accordingly the layout of the Units and Common Elements may vary. The room count for each Unit was determined by Sponsor's architect in accordance with industry practice for new construction condominiums and does not necessarily conform to the zoning room count or the method utilized by the Real Estate Board of New York.

3 No change will be made in the purchase prices other than pursuant to a duly filed amendment to the Plan filed in advance of any such change, except that Sponsor reserves the right to decrease purchase prices or modify other terms of sale without filing an amendment to the Plan at any time during the offering period if such a decrease in the purchase price or modification of such other terms of sale does not constitute a general offering or an advertised price but is rather the result of an individually negotiated transaction. In addition to the purchase price, Purchaser will be responsible at Closing for certain closing costs as explained in the Section entitled "Closing Costs and Adjustments" in Part I of the Plan including, without limitation, the obligation to contribute one (1) month's Common Charges to the Working Capital Fund of the

Condominium. Purchasers are advised to consult with their attorneys as to the exact closing costs they will incur in purchasing their Units.

3(a) The respective Common Interest of each Unit in the Common Elements, in accordance with the provisions of Section 339-i(1)(iv) of the New York Condominium Act, is 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. In the event that, prior to the First Closing, Sponsor negotiates with individual purchasers to change the layout or dimensions of their respective Residential Units and such changes involves the inclusion, in the Residential Unit, of areas formerly designated as Common Elements, or involves adding to the Common Elements, space that was previously incorporated in the Residential Units, the Common Interest of all of the Residential Units may change slightly. Any such change in the Common Interest allocated to a Residential Unit prior to the recording of the Declaration shall not be deemed a material change and shall not give rise to a right of rescission on the part of any purchaser.

3(b) The percent interest of each Residential Unit in the Residential Common Elements is apportioned in the same proportion that the Common Interest of such Residential Unit bears to the aggregate Common Interests of all Residential Units.

4 The estimates contained in this schedule were prepared on the assumption that the first year of Condominium operation will be the year from January 1, 2008 through December 31, 2008, and are only an estimate of the receipts and expenses of the Condominium for the projected year. Sponsor makes no representation regarding the commencement date or the estimated receipts and expenses for the first year of Condominium operation which may be greater than or less than the estimated figures set forth in the proposed budget. The actual first year of Condominium operation may be earlier or later than such year. If the actual or anticipated date of commencement of condominium operation is delayed by more than six (6) months from the commencement of the projected first year of condominium operation, Sponsor will amend the Plan to include a revised budget disclosing current projections. If such amended projections exceed original projections by twenty-five (25%) percent or more, Sponsor will offer all purchasers the right to rescind for a period of fifteen (15) days after the date of the presentation of the amendment setting forth the right to rescind.

The estimated monthly Residential Common Charges for each Residential Unit are based on the Schedule B - Projected Budget for First Year of Condominium Operation. The estimated monthly Residential Common Charges include the cost of central heating for the Units. Each individual Residential Unit is provided with a fan coil unit. The Maintenance and operating cost of the four pipe fan coil units are borne by the individual Residential Unit Owners. Please refer to Schedule B-1 "Energy Costs Projection" from Cosentini Associates consulting engineer, for further information regarding estimated energy costs. In addition to these estimated payments, each Residential Unit Owner will be responsible for real estate taxes for such Residential Unit; mortgage payments under a loan or loans, if any, obtained to finance the purchase of the Residential Unit, the cost of

electricity supplied to the Residential Unit which will be separately submetered and payable directly to the billing company, the insurance which must be carried by each Residential Unit Owner with respect to liability and casualty to the contents of the Unit and the cost of interior repairs and decorations to the Residential Unit. Until the Units are separately assessed, real estate taxes shall be part of Common Expenses. In the event that the payments made by Unit Owners are less than or more than the amount of taxes paid for the period in question, Unit Owners will be reimbursed for any overpayment of taxes or assessed for an underpayment. In addition, capital repairs, additions, improvements, alterations and restorations to the Residential Section are Residential Common Expenses, which will be borne solely by the Residential Unit Owners.

5 Assuming the Property does not receive any abatement from real estate taxes, it is estimated that the aggregate real estate taxes attributable to all Residential Unit Owners for the first year of Condominium operation will total approximately $6,473,079.64, based on an opinion prepared by Marcus & Pollack LLP dated August 18, 2005 which assumes (a) an assessed valuation attributable to the residential portion of the Property of $53,219,100 for the 2008 through 2009 tax year, (b) a mini tax assessment deductible to the residential portion of the Property of $46,276,050 and (c) a projected tax rate of $12.396 per $100 of assessed valuation. SPONSOR MAKES NO REPRESENTATION THAT THE ASSESSED VALUE OF THE PROPERTY, THE ESTIMATED ALLOCATIONS OR THE TAX RATE WILL NOT BE CHANGED. PURCHASERS ARE ADVISED THAT THE NEW YORK CITY TAXING AUTHORITIES HAVE IMPLEMENTED SIGNIFICANT INCREASES IN THE TENTATIVE ASSESSED VALUATIONS FOR NEW CONSTRUCTION CONDOMINIUMS FOR THE TAX YEAR 2005/2006 WHICH DO NOT APPEAR CONSISTENT WITH THEIR VALUATIONS IN PRIOR YEARS. SPONSOR MAKES NO REPRESENTATIONS REGARDING THE METHODOLOGY WHICH THE TAXING AUTHORITIES WILL USE IN FUTURE TAX YEARS.

Purchasers should note that the real estate taxes for the first year of Condominium operation (assuming no 421-a benefits) are less than taxes would be for the second year of Condominium operation without 421-a benefits since the first year's tax estimate includes three (3) months of assessed valuation of the Property prior to the completion of the Building which is a substantially lower valuation. Assuming the Property does not receive any abatement from real estate taxes, the taxes during the second year of operation could be approximately 150% higher than the taxes during the first year of operation.

Sponsor intends to apply and will use its best efforts to obtain a partial exemption from real estate taxes with respect to the Building pursuant to Section 421-a of the New York State Real Property Tax Law with respect to the Property.

The real estate tax estimates for each Residential Unit were calculated on the assumption that the real estate taxes for the residential portion of the Building payable with respect to each Residential Unit for the first year of Condominium operation will be allocated in proportion to each Residential Unit's Common Interest as set forth on Schedule A. Upon determination of individual tax lots and individual Residential Unit assessments, the New

York City tax authorities may allocate taxes between the Residential Units in proportion to each Residential Unit's purchase price rather than its Common Interest, and, if so, Residential Units having the same or similar percentage interest which are determined to have a higher purchase price or market value will pay higher real estate taxes than are reflected on Schedule A.

PURCHASERS ARE ADVISED THAT THE FOREGOING INFORMATION IS NOT A GUARANTEE OR WARRANTY (i) regarding the method to be employed by the New York City tax assessor in allocating individual Residential Unit assessments; (ii) of the assessed values of the Residential Section during the first year of Condominium operation, (iii) of the tax rates for the first year of Condominium operation, or (iv) that the Residential Section will qualify for or receive benefits under the 421-a Program.

See the Section entitled "Income Tax Deductions to Residential Unit Owners and Tax Status of Condominium" and the Attorney's Income Tax Opinion in Part I of the Plan for a discussion concerning the deductibility of real estate taxes paid with respect to a Residential Unit. Purchasers should note that the deductibility of mortgage interest and real estate taxes in future years may vary due to changes in the interest rate on the unit owner's mortgage (if any) or from changes in the allocation of constant debt service payments to interest and principal, or due to changes in real property taxes resulting from the expiration of real estate tax benefits, or from changes in the assessed value, the tax rate or the method of assessing real property.

SCHEDULE B - PROJECTED BUDGET FOR FIRST YEAR OF RESIDENTIAL SECTION OPERATION

SCHEDULE "B"
The Warren Street Condominium
Projected Budget for the First Full Year of Condominium Operation
January 1, 2008 – December 31, 2008

PROJECTED INCOME:	
Common Charges (1)	$4,371,676
TOTAL PROJECTED INCOME	$4,371,676
PROJECTED EXPENSES:	
Salary, Wages, Payroll Taxes & Benefits (2)	$ 1,804,672
Cooling, Heating & Hot Water (3)	$ 311,364
Cooking Gas (4)	$ 19,939
Electricity (5)	$ 707,876
Water & Sewer (6)	$ 129,135
Repairs & Maintenance (7)	$ 100,000
Services & Supplies (8)	$ 342,700
Amenity Facility (9)	$ 250,000
Insurance (10)	$ 428,490
Management Fee (11)	$ 150,000
Legal & Auditing Fees (12)	$ 20,000
Resident Manager Unit Costs (13)	$ 7,500
Administration (14)	$ 25,000
Contingency (15)	$ 75,000
TOTAL PROJECTED EXPENSES (16)	$ 4,371,676

The accompanying notes are an integral part of this Schedule B and should be read in conjunction herewith

Notes to Schedule B

(1) COMMON CHARGES - (Budget - $4,371,676)

The estimated Common Charges to be collected from Unit Owners during the first year of Condominium operation are based upon the assumption that the first year of Condominium operation will be the twelve months commencing January 1, 2008. The actual first year of operation may be earlier or later.

Except as otherwise noted, the General Common Charges have been allocated to the Commercial Unit and based upon the respective percentage of Common Interest of the Commercial Unit, 35.5142%. The Rental Unit is a stand alone building and therefore not included in this budget.

	Condominium Total	Residential Unit	Commercial Unit
Residential Common Charge	$4,140,645	$4,140,645	
Commercial Unit Common Charges	$ 231,031		$231,031
Total Income	$4,371,676	$4,140,645	$231,031
Salary, Wages, Payroll Taxes & Benefits	$1,804,672	$1,804,672	$ ---
Heating, & Hot Water	$ 311,364	$ 311,364	$ ---
Cooking Gas	$ 19,939	$ 19,939	$ ---
Electricity	$ 707,876	$ 682,736	$ 25,140
Water & Sewer	$ 129,135	$ 129,135	$ ---
Repairs & Maintenance	$ 100,000	$ 91,121	$ 8,879
Services & Supplies	$ 342,700	$ 332,934	$ 9,766
Amenity Facility	$ 250,000	$ 250,000	$ ---
Insurance	$ 428,490	$ 291,360	$ 137,130
Management Fee	$ 150,000	$ 142,500	$ 7,500
Legal & Auditing Fees	$ 20,000	$ 12,898	$ 7,102
Resident Manager Unit Costs	$ 7,500	$ 7,500	$ ---
Administration	$ 25,000	$ 16,122	$ 8,878
Contingency	$ 75,000	$ 48,364	$ 26,636
Total First Year Budget	$ 4,371,676	$4,140,645	$ 231,031

In the event the projected commencement date of the first year of Condominium operation is to be delayed more than six (6) months from the anticipated date of the First Closing, the Plan will be amended to include a revised budget disclosing the then current budget projections.

If the Common Charges in the revised budget projections exceed the earlier budget projections by twenty-five percent (25%) or more, the Sponsor will offer all purchasers the right to rescind their Purchase Agreements and have their Deposits refunded to them, whether or not the Sponsor offers to guarantee the earlier budget projections.

(2) **SALARIES, WAGES, PAYROLL TAXES & BENEFITS - (Budget - $1,804,672)**

The budgeted amount includes base wages, worker's compensation and disability insurance, welfare and pension costs, payroll taxes and the cost of sick days, holidays and vacation pay for a projected shared building staff of one Resident Manager, 5 handyman, 4.2 doormen, 8.4 concierges, and 7 porters. The full staff may not be employed until certain Building occupancy levels are achieved. The projected level of staffing for the Building complies with all applicable housing and labor laws. It is anticipated that such employees will be union members. Accordingly, the labor costs described below are computed in accordance with the current contract rates of Local 32B-32J of the Service Employees International Union, AFL-CIO, expiring April 20, 2006. For the period of April 21, 2006 through April 20, 2007, April 21, 2007 through April 20, 2008 and April 21, 2008 through December 31, 2008 a 4% wage increase has been assumed.

Position	Weekly Base Wage Rate
(1) Resident Manager	$100,000, plus apartment and free gas, electricity & telephone.
(5) Handyman	$855.15, for 16 weeks
	$889.35, for 36 weeks
(19.6) 4.2 Doormen	$776.19, each for 16 weeks
8.4 Concierges, 7 Porters	$807.24, each for 36 weeks

The projections allow for 28 sick days, holidays and vacation pay and miscellaneous payroll expenses.

Total Base Wages	$1,229,304
FICA @ 7.65% of Base Wages	$ 94,042
Worker's Compensation @ 5.5% of total wages	$ 67,612
FUI and FUTA-NYS Unemployment, @ $425 per employee	$ 11,050
NYS Disability @ $60 per employee	$ 1,560
Union welfare (health) @ $10,790.64 per employee plus 5%	$ 294,584
Union pension @ $58.75 per employee plus 5%	$ 83,401
Legal /Training School fund @ $369.20 per employee	$ 9,599
Union annuity plan @ $10 per employee per week	$ 13,520
Total Benefit	$ 575,368

TOTAL WAGES, TAXES & BENEFITS **$1,804,672**

The Commercial Unit will not share in the payroll expense since it will utilize the service of the rental building staff when necessary.

(3) GAS CHARGES FOR COOLING HEATING & HOT WATER - (Budget - $311,364)

Heat and cooling for the building and residential hot water will be provided by new gas-fired boilers.

Based upon a letter from Cosentini Associates LLP, having an office address at Two Penn Plaza, New York, NY 10121, sponsor's consulting engineers dated September 16, 2005, it is anticipated that gas for heating, cooling and domestic hot water the Condominium will utilize 277,100 therms of gas at $1.06 per therm for a total cost of $293,740. A 10% inflation factor has been added. The Commercial Unit will be separately metered or submetered for cooling, heat and hot water.

It is not possible to predict how closely the budgeted figure will reflect the actual cost of gas for cooling, heat and hot water during the first year of Condominium operation, because such cost will vary with the level of consumption and the price of gas. Consumption will be affected by the severity of the weather and by any conservation measures adopted by the Condominium Board or individual unit owners.

(4) COOKING GAS (Budget - $19,939)

The Residential Units will not be separately metered for gas to be used for cooking. It is estimated by Cosentini Associates LLP in a letter dated September 16, 2005 that the gas cost for apartment cooking based on an average usage of 75 therms of gas/year per apartment at $1.06 per therm for 228 apartments will be $18,126. A 10% inflation factor has been added for gas service.

(5) ELECTRICITY - (Budget - $707,876)

The electricity consumption for the first year of Condominium operation for common areas was estimated by Cosentini Associates LLP in a letter dated September 16, 2005 at 4,022,026 kilowatt hours of electricity, at a rate of $.16 per kilowatt hour of electricity including applicable sales tax, resulting in an annual cost of $643,524.

This is based on common area loads being supplied through a single house meter at Con Edison Rate SC 9-1, and the rates are based on currently effective rates. These rates include an estimated $0.01 fuel adjustment and Con Edison surcharge of 8%. Both the fuel adjustment and surcharge vary from month to month so an average was used in this cost estimate.

This estimate includes costs for the air conditioning units, distribution pumps and miscellaneous floor loads elevators, lighting and the Amenities Facility. Electricity costs can vary depending upon consumption and demand factors. A 10% inflation factor has been added.

Each unit will be individually metered or submetered for consumption of electricity within their own units.

These costs are only the estimated electricity costs for the Common Elements within the building and have been allocated 90 percent to the Residential Common Elements and charged to the Residential Units, with the remaining 10 percent allocated to the General Common Elements within the Condominium based upon each unit's respective Percentage of Common Interest.

(6) **WATER & SEWER – (Budget - $129,135)**

The building will have a single main water meter, which will measure actual water usage. Based upon a letter from Cosentini Associates LLP, dated September 16, 2005, water and sewer charges are based upon a combined charge of $4.27 per 100 Cu. Ft. and usage of 75 gallons per day per estimated occupancy. The estimated occupancy is based on an average of 3.0 persons per apartment for 228 apartments or 25,030 ccf. The estimated cost for water for cooling tower make up is based on a water charge of $1.65 per 100 cu ft and makeup for 1500 total hours of cooling tower operation for a total of $10,520.

The estimated annual cost for water and sewer charges during the first year of condominium operation is estimated at $117,395. A 10% inflation factor has been added. The Commercial Unit will be separately sub-metered or metered for water and sewer and will pay the costs of water and sewer usage directly to the condominium or taxing authority.

(7) **REPAIRS & MAINTENANCE – (Budget - $100,000)**

Since the Building will be newly constructed it has no operating history upon which to project future costs of repairs and maintenance. No major capital repairs are included in the First Year's Budget since all major construction and mechanical systems will be new. Future major capital repairs to the Common Elements will be borne by all Unit Owners.

The budgeted figure for these items includes the cost of normal maintenance and repairs to the Common Elements of the Building that are the responsibility of the Condominium. Each Unit Owner will be responsible for the cost of the interior maintenance, repairs, decoration and painting of their respective units, including the appliances, incremental heating/air-conditioning units and any appurtenant Common Elements. Repairs and Maintenance has been allocated 75% to the Residential Unit and 25% to the Residential and Commercial Units based upon their Common Interest. This estimate is based upon experience of Sponsor's budget expert, Penmark Realty, Inc., in operating comparable new buildings.

(8) SERVICE & SUPPLIES - (Budget - $342,700)

The budgeted amount includes the cost of cleaning equipment and miscellaneous supplies for the Common Elements, as well as the anticipated cost of service contracts during the first year of Condominium operation. All of the mechanical systems within the Building will be new, and some will be under a full service maintenance contract for the first year of Condominium operation from the contractor who will install the system. No maintenance or service contracts have been entered into as of the date of the Plan. The budgeted amounts are based upon the experience of the Sponsor's budget expert in operating similar buildings. While this Schedule B includes a reasonable allowance for possible increases in cost that may occur prior to and during the first year of Condominium operations, no warranty is made that the actual cost for these or other services will be in accordance with this projection.

It is projected that the Condominium will enter into maintenance agreements for the following services:

Heating and Cooling System	$ 15,000
Elevator Maintenance	$ 76,700
Sprinkler System/ Fire Protective Alarm System	$ 15,000
Metal and Marble Maintenance for Lobby	$ 20,000
Landscaping	$ 40,000
Exterminator	$ 5,000
Uniform Cleaning & Maintenance	$ 15,000
Water Treatment	$ 6,000
Lobby Flowers	$ 20,000
Miscellaneous Supplies	$ 75,000
Window Washing	$ 55,000

The cost for services relating to the sprinkler system, fire protection alarm system, exterminator and $7,500 of the miscellaneous supplies have been allocated to the Residential and Commercial Units within the Condominium based upon each unit's respective Percentage of Common Interest.

(9) INSURANCE – (Budget - $428,490)

Based upon the proposal dated August 9, 2005 from Tanenbaum – Harber Co. Inc., having an office address at 320 West 57th Street, New York, NY The following insurance coverage will be obtained for the Building for the first year of Condominium operation:

A Comprehensive Condominium Package Policy, including Boiler & Machinery and Water Damage, with the following General Coverage and Limits:

Property Policy

$305,700,000	All Risk Physical Damage to Building Agreed amount Clause No Co-insurance, Replacement Cost basis, Terrorism Included – Personal Property and Building Ordinance including replacement cost and waiver of Co- Insurance endorsement. Real Property Losses subject to a $50,000 deductible.
Included	All Risk Business Income-Actual Loss sustained Business Income Losses Subject to a 24 Hour Waiting Period.
$25,000,000	Flood – per Occurrence/Aggregate - $100,000 Deductible
$25,000,000	Earthquake - $100,000 Deductible Per Occurrence/Aggregate
Included	Boiler & Machinery – Direct & Indirect Loss
Included	Ordinance or Law

General Liability Policy

Bodily Injury and Property Damage

$1,000,000	Each Occurrence
$2,000,000	General Aggregate
$1,000,000	Personal & Advertising Injury – Per Occurrence
$300,000	Fire Damage Legal Liability
$5,000,000	Directors & Officers Liability - $1,000 Deductible – Claims Made Basis
$1,000,000	No-Owned/Hired Car Liability
Included	Notice of Occurrence, Knowledge of Occurrence
$1,000,000	Unintentional Errors & Omissions
$1,000,000	Employee Dishonesty - $10,000 Deductible

Umbrella Liability

$100,000,000 Umbrella Liability

The annual premium for the above mentioned insurance portfolio is estimated to be $525,000.

The insurance costs are for the entire Condominium and have been allocated to all units within the Condominium based upon the following percentages: Residential Condominium 55.49%, Rental Component, 18.38% and Commercial, 26.12%. These percentages are based upon the approximate gross square footage of these Units.

The fire, casualty and general liability insurance carried by the Condominium will provide that each unit owner is an additional insured party; that there will be no cancellation without notice to the Condominium Board and Permitted Mortgagees; a waiver of subrogation; a waiver of invalidity because of the acts of the insured and Unit Owners; and a waiver of pro-rata reduction if Unit Owners obtain additional coverage.

Each individual Unit Owner should consider the desirability of obtaining additional insurance at his own cost for the following coverage, which is not included in the above coverage:

- fire or casualty losses to the contents of his unit and any replacements, additions, upgraded fixtures and improvements therein; and
- liability for personal injury or property damage as a result of occurrences in his Unit, including water damage legal liability to cover damage arising from leaks or other conditions within the Unit.

(10) AMENITY FACILITY (Budget - $250,000)

The Condominium will have an Amenity Facility which will include a lounge, fitness center, children's play area, party room and other activities. It is anticipated that a private operator to be determined will manage, maintain and provide labor to run the Amenities Facility at an annual cost of approximately $250,000. The Management Fee amount is based upon discussions with potential operators such as Plus One Health Management, Wellbridge and American Leisure Corporation. A full scope of services, including hours of operation, staffing and costs, will be determined at a later date.

The Budget is based on two (2) full time staff people (1 Manager/Trainer, and 1 Trainer) as well as 2 part time cleaning and support staff. The total estimated labor cost is $150,000 per annum, including taxes and benefits. Management Fee, Insurance and Administrative costs are estimated at $60,000, and operating expenses are estimated at $40,000.

(11) MANAGEMENT FEE - (Budget - $150,000)

At or prior to the First Closing, the Condominium will enter into a management agreement with Edward J. Minskoff Equities Inc., having an office address at 1325 Avenue of the Americas, New York, NY, a real estate management firm affiliated with the sponsor. The agreement will be for an initial term of two (2) years. Thereafter, the agreement will be automatically renewed from year to year, but may be cancelled by either party without cause, upon not less than sixty (60) days' prior written notice.

The Managing Agent will receive an annual fee of $150,000 payable in equal monthly installment of $12,500. The Managing Agent's fee for the first year of Condominium operation is comparable to the "going rate" for similar services in comparable buildings.

The management fee has been allocated 95% to the Residential Unit and 5% to the Commercial Unit.

See the section of the plan entitled "Agreements Affecting Building Operations" for further details.

(12) **LEGAL & AUDIT FEES – (Budget - $20,000)**

The Condominium will engage a law firm to act as the attorney for the Condominium. The estimated cost for these services for the Condominium's first year is $5,000.

It is anticipated that the Condominium will enter into an agreement with Margolin Weiner & Evens LLP CPA, 400 Garden City Plaza, Garden City, NY to provide auditing, tax return preparation and financial statement preparation services for the Condominium. It is estimated that the first year cost for these services will be $15,000.

These professional fees are for the entire Condominium and have been allocated to all units within the Condominium based upon each unit's respective Percentage of Common Interest.

(13) **RESIDENT MANAGER UNIT COSTS - (Budget - $7,500)**

The Condominium Board will own Unit 670 for the use of the Resident Manager, and is responsible for all expenses associated with this Unit. These costs include the electricity, estimated at $2,745.75 for the first year of operation, (Unit 670 is 1,618 sf, which equates to 16,180 Total Annual KWH @ $0.1697 per KWH equals $2,745.75 per annum – based on Schedule B-3, Projected Annual Electricity cost, based upon a letter prepared by Cosentini Associates dated November 1, 2005). Telephone usage is based upon the experience of Sponsor's budget expert, Penmark Realty, Inc., in operating comparable new buildings at a cost of $1,500 for the first year.

The Condominium will be responsible for the Real Estate Taxes on Unit 670 which are expected to be $3,184.44 for the first year of Condominium Operations – based upon the September 30, 2005 letter from Marcus & Pollack, LLP, Sponsor's real estate tax expert. (Using the $860,660.48 Projected Real Estate Taxes After 421-a Exemption for the 1st and 2nd Years and the tax rate of 12.396% both based upon the information set forth in the Marcus and Pollack letter, and extrapolation of a 0.37% Residential Common Interest for the Resident Manager's Unit equates to a $267 monthly tax or a $3,200.00 annual amount)

These costs are expected to be $7,500 for the First Year of Operation. This cost will be borne solely by the Residential Unit.

(14) **ADMINISTRATION – (Budget - $25,000)**

The budgeted amount includes anticipated expenses for telephone, beepers, postage, printing, miscellaneous office supplies, payroll processing costs, permits and fees and local telephone usage in the Resident Manager's office.

The costs for administrative fees have been allocated to all units in the Condominium based upon their Common Interest Percentage.

(15) **CONTINGENCY – (Budget - $75,000)**

This item is included in the budget to provide funds for unforeseen increases in Residential Common Expenses and General Common Expenses before or after the First Closing or to cover expenses not included in this budget.

The contingency reserve has been allocated to all units in the Condominium based upon their respective Common Interest Percentage.

(16) **TOTAL PROJECTED EXPENSES – (Budget - $4,371,176)**

The projections set forth in this budget assume that the first year of Condominium operation will cover the period from January 1, 2008 through December 31, 2008.

IN THE OPINION OF PENMARK REALTY CORP., THE PROJECTED INCOME IS ADEQUATE TO MEET THE ESTIMATED EXPENSES FOR THE FIRST YEAR OF CONDOMINIUM OPERATION. THE BUDGET, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE OR WARRANTY BY ANYONE THAT THE ANNUAL COMMON CHARGES OR COMMON EXPENSES FOR THE FIRST OR ANY SUBSEQUENT YEAR OF OPERATION OF THE PROPERTY BY THE BOARD WILL BE AS SET FORTH IN THE BUDGET. IN FACT, IT IS LIKELY THAT THE ACTUAL INCOME AND EXPENSES FOR THE FIRST YEAR OF CONDOMINIUM OPERATION WILL VARY FROM THE AMOUNTS SHOWN IN THE BUDGET.

SCHEDULE B - 1 ESTIMATED ENERGY COSTS

Two Pennsylvania Plaza
New York, NY 10121

Telephone
212.615.3600

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212.615.3700

Internet Address
http://www.cosentini.com

Cosentini
ASSOCIATES

Cosentini Associates
Consulting Engineers

M. A. Mass, PE
R. P. Leber, PE
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M. W. Maybaum, PE

E. Barbieri, PE
I. Bienstock, PE
R. Leber, PE
E. J. Martinez, PE

September 16, 2005

Mr. Jeff Sussman
Minskoff Equities Inc.
1325 Avenue of the Americas
New York, NY 10019

RE: 101 Warren Street
CA Project No: 3661

Dear Jeff:

The following is our estimated utility costs for the Condominium Common Budget. Please note that we did not include any escalation in our estimates.

1. Gas-Fired Cooling, Heating & Domestic Hot Water for the Condominium

   a. Gas-Fired Cooling and Heating for the Condominium = $232,790

      The estimated cost for heating is based on $1.06 per Therm of gas and 219,610-Therms per year, which assumes maintaining 70° indoors with an outside temperature of +13° and a wind of 15 MPH.

   b. Domestic Hot Water for the Residential Section = $ 60,950

      The estimated cost for the domestic hot water gas fired unit is based on $1.06 per Therm and 57,500-Therms per year.

2. Cooking Gas for the Condominium = $ 18,126

   The estimated cost for apartment cooking is based on an average usage of 75 Therms of gas per year per apartment at a cost of $1.06 per Therm for 228 apartments.

Cosentini Associates
Consulting Engineers

3. Water & Sewer for the Condominium = $106,875

The estimated cost for water and sewer is based on a combined charge of $4.27 per 100 cu. ft. and usage of 75 gallons per day per estimated occupancy. The estimated occupancy is based on an average of 3.0 persons per apartment for 228 apartments.

4. Water Charge for Cooling Tower Make-up = $10,520

The estimated cost for water is based on a water charge of $1.65 per 100 cu. ft. and make-up for 1500 total hours of cooling tower operation.

5. Common Area Electricity for the Condominium = $647,545

The common electrical charges include the entire base-building infrastructure; heating plant, cooling plant and central ventilating system. The estimated cost for common area electricity is based on an assumed consumption of 4,022,026-kWH per year and an average cost of 0.16 per kWH. This is based on common area loads being supplied through a single house meter at Con Edison Rate SC9-1, and the rates are based on the currently effective rates. These rates include an estimated $0.01 fuel adjustment and ConEdison surcharge of 8%. Both the fuel adjustment and surcharge vary from month to month so an average was used in this cost estimate.

This electricity estimate does not include the cost of electricity in each apartment. Each apartment will have a separate direct meter from ConEdison and will be billed directly.

If any additional information is required, please call.

Sincerely,
COSENTINI ASSOCIATES

Chris Von Holten

cc: C. Olivieri
J. Michaeli

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COMPLIANCE WITH REAL PROPERTY LAW SECTION 339-i

PENMARK
REALTY CORP

PART 20: LETTER TO ATTORNEY GENERAL
RE: REAL PROPERTY LAW SECTION 339-i.(1) (iv) COMPLIANCE

April 10, 2006

New York State Department of Law
Investment Protection Bureau
120 Broadway, 23rd Floor
New York, New York 10271

Re: Condominium Offering Plan
The Warren Street Condominium
99 Warren Street and 101 Warren Street
New York, New York ("Property")

Dear Sir/Madam:

101 Warren Street Associates LLC ("Sponsor") of the Condominium Offering Plan ("Offering Plan") for the Property retained Penmark Realty Corporation ("Firm") to review the percentage of Common Interest in the Common Elements allocated to each Unit in the Property set forth in Schedule A of the Offering Plan.

The Firm is licensed as a real estate brokerage firm in the State of New York. The principals of the Firm have been engaged in the real estate and brokerage business for over 32 years and have been actively associated with sale and management of condominium and cooperative buildings.

The Firm has been advised by Sponsor that the Common Interest of each Unit has been determined in accordance with Real Property Law Section 339-i.(1) (iv) 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 in accordance with subsection (iv).

In the Firm's opinion, within the framework of Real Property Law Section 339-i.(1) (iv), this method of determining Common Interest is reasonable and equitable.

The Firm certifies that it is not owned or controlled by Sponsor and that it has no financial interest in the offering other than its fee for services rendered in connection with the preparation of this letter. The Firm understands that a copy of this letter is intended to be incorporated into the Offering Plan.

All capitalized terms not defined in this letter shall have the meaning ascribed to them in the Offering Plan.

Very truly yours,

PENMARK REALTY CORPORATION

By: _____
Name: Bernard Friedman
Title: President

COMMERCIAL UNITS

The Condominium will initially contain three (3) or more Commercial Units subject to the rights of the Commercial Unit Owners to subdivide and merge same. The Commercial Units will initially be owned by Commercial Declarant and are not offered for sale under this Plan.

The Commercial Units may be used for any lawful purposes, including, without limitation, department and other retail stores, theaters, banks, restaurants and commercial and professional offices, studios and storage space.

The Commercial Declarant has entered into three leases for portions of the Retail Units: (i) a lease with Whole Foods Market Group, Inc. (the "Whole Foods Lease") for a twenty (20) year term from the rent commencement date under the Lease; (ii) a lease with Barnes & Noble, Inc. (the "Barnes & Noble Lease") for a fifteen (15) year term from the rent commencement date under the Lease and (iii) a lease with Bank of America, N.A. (the "Bank of America Lease") for a twenty (20) year term from the rent commencement date under the Lease.

The Commercial Unit Owners have the right to enter into additional leases for all or a portion of the Commercial Units, which leases may or may not have provisions similar to the Bank of America Lease or the Whole Foods Lease or the Barnes & Noble Lease (each a "Commercial Lease" and collectively the "Commercial Leases").

The Declaration provides that no Board or Unit Owner is permitted to take any action with respect to the Commercial Units which the Commercial Unit Owners cannot take under the terms of the Commercial Lease and all rights which may be exercised by any Board with respect to the Commercial Units and the Condominium are subject to the rights of the Commercial Tenants under the Commercial Leases. The Commercial Unit Owners and their designees are authorized to exercise hereunder all rights which may be granted to the Commercial Tenants under the Commercial Leases and may take all actions which the Commercial Unit Owners obligate themselves to perform or permitted the Commercial Tenants to perform under the Commercial Leases, including, without limitation, exercising any rights of "self-help" granted Commercial Tenants under the Commercial Leases. The rights granted to the Commercial Tenants under the Commercial Leases may include, without limitation, (i) the rights to use Common Elements and rights to access such Common Elements, (ii) the rights to repair General Common Elements, Limited Common Elements, Facilities and Owner's Installations, whether or not such portions of the Building or systems are utilized by other Unit Owners or Boards, and (iii) the right to install signage on or about the Building including the exterior facade of the Building, to the extent that the Commercial Unit Owners have the right to install such signage under the terms of this Declaration and the By-Laws. Under the terms of the Declaration, the foregoing rights and all other matters solely relating to the Commercial Units can be exercised by the Commercial Unit Owners or the Commercial Tenants without the necessity for obtaining the consent of any Board or any other Unit Owner. Easements through and access to the Commercial Units granted under the Declaration and By-Laws are subject to the Commercial Unit Owners' rights of access under the Commercial Leases. The Commercial Tenants will also have the right to seek appropriate injunctive relief against any Board or other Unit Owners if (a) such Board or such Unit Owner fail to perform their respective obligations, or fail to recognize the rights of the Commercial Unit Owners as provided under the Declaration, (b) any such failure

results in the Commercial Unit Owners being in default in respect of the Commercial Unit Owners' obligations to the Commercial Tenants, (c) a Commercial Tenants gives the Commercial Unit Owner notice that the Commercial Tenant intends to seek such injunctive relief, and (d) the Board or such other Unit Owners fail to remedy their aforesaid failure within ten (10) days after the Commercial Tenant gives the Commercial Unit Owner notice thereof, or, if such failure is of a nature that cannot with due diligence be remedied within such period of ten (10) days, the Board or such other Unit Owners fail to commence the remedy of such failure within such period or ten (10) days or thereafter fail to prosecute such remedy to completion with due diligence.

The Commercial Unit Owners will also have access to the Loading Docks and loading dock elevator which are Commercial Common Elements of the Condominium. It is anticipated that the Loading Docks and the Loading Dock elevator will be used solely by the Commercial Unit Owners. Accordingly, the costs for operating and maintaining the Loading Docks and the Loading Dock elevator have been primarily allocated to the Commercial Section of the Building. Please refer to Schedule B-1, "Budget for First Year of Condominium Operation" for further details regarding such allocation.

The Declaration further provides that the Condominium Board will not take any actions with respect to a Commercial Unit which the Commercial Unit Owner cannot take under the terms of any Commercial Lease for such Commercial Unit and all rights which may be exercised by the Condominium Board with respect to the Commercial Units and the Condominium are subject to the rights of the Commercial Tenants under the Commercial Leases. The Declaration grants to the Commercial Unit Owners and their designees all rights granted to the Commercial Tenants under the Commercial Leases, including the right to take all actions which the Commercial Unit Owners have obligated themselves to perform or granted the right to the Commercial Tenants to perform under the Commercial Leases. Nothing contained in the Declaration can be construed to limit or impair the Commercial Tenant's rights under a Commercial Lease or impose additional obligations upon a Commercial Tenant.

To the extent required under the terms of a Commercial Lease, a Commercial Tenant will also be entitled to receive no less than two (2) business day's notice of all meetings of the Condominium Board and the Commercial Board and will have the right to attend such meetings as an observer but not as a participant.

The Residential Board will have no right to restrict or limit the method of operation, use or appearance of any Commercial Unit which are permitted by Law. The Commercial Boards may adopt rules or approve changes relating solely to the Commercial Units, including rules of operation. No rules affecting the operation of the Commercial Units may be adopted or modified by the Condominium Board without the consent of the Commercial Boards. All or any part of each Commercial Units may be leased or subleased by the Commercial Unit Owner, all as more fully set forth in the Declaration. The Commercial Units may be sold without prior notice except for the restrictions set forth in the EDC Deed. The Residential Unit Owners will have no interest in the rents, profits or revenues from the rental or use of any of the Commercial Units.

No representation is made with respect to the continued ownership by Commercial Declarant of all or any portion of the Commercial Units or as to who the tenants or occupants of

any portion of the Commercial Units may be, at any time, or as to the uses to which any portion of the Commercial Units may be put at any time and no assurance is given that such tenants, occupants or uses will not be objectionable to Residential Unit Owners or other parties.

The basis for projecting the share of General Common Expenses attributable to the Commercial Units is, to the extent possible, based upon actual usage (determined by meters and submeters and other engineered calculations by third party experts) or General Common Interests. Please refer to Schedule B-2 set forth in Part of the Plan for further details regarding the Commercial Units allocable share of General Common Expenses.

According to the opinion of Penmark Realty Inc. the Common Charges projected to be payable by the owners of the Commercial Units are adequate to cover the Common Expenses fairly attributable to those Units.

The Declaration and By-Laws authorize the special allocation and apportionment of profit and expenses or specific expense items based on special or exclusive use or availability or exclusive control of particular Units or Common Elements and actual or estimated usage thereof. Any dispute regarding such allocation or apportionment will be resolved by arbitration in accordance with the By-Laws, which provides for the arbitration to be conducted before one arbitrator in New York City by the American Arbitration Association.

The Commercial Unit Owners have the right to freely sell their respective Units, or to freely lease all or part of the Commercial Units, as the case may be, without having to first offer the same for sale or lease to any Board.

The Condominium Board, to the extent permitted by Law and subject to the rights of the Commercial Tenants under the Commercial Leases and the Declaration, may grant to any party, for any purpose, the right to erect, maintain, repair and replace, from time to time, one or more Signs, lights and lighting fixtures on the Property, including but not limited to signs, lights and lighting fixtures on the facade of the Building and on any awnings, canopies or other protrusions from the facade of the Building.

The Condominium Board, the Residential Board, the Rental Unit Owner and the Commercial Board, at the request of a Commercial Unit Owner, will enter into a recognition agreement with any tenant with which a Commercial Unit Owner or its designee has entered into a lease for all or any part of the Commercial Unit. Under the terms of the recognition agreement, the tenant will acknowledge that the lease is subject and subordinate to the Declaration and the Boards will agree that so long as there is no event of default under said lease, as would entitle a Commercial Unit Owner or any successor landlord under the lease to terminate the lease or dispossess the tenant thereunder, the tenant will not be named or joined in any action or proceeding to foreclose the Boards lien on a Commercial Unit for Common Charges or any other sums of any sort, and the Boards will agree that the lease will not be terminated nor will the tenant's use, possession, or enjoyment of the Commercial Unit in question be interfered with, nor will the leasehold estate granted by the lease be affected in any manner, nor will any of the rights of the tenant granted under the lease be affected in any manner, in any foreclosure or other action or proceeding instituted under or in connection with such lien or in the exercise of any rights of the Boards, or, in case any Board takes possession of a Commercial Unit pursuant to any

provision of the Declaration or By-Laws, or otherwise; provided however that if any Board or any other party succeeds to the interests of a Commercial Unit Owner under the lease the tenant will agree to be bound to such Board or party under all of the terms, covenants and conditions of the lease and the tenant will attorn to such Board or party as its landlord.

RENTAL UNIT

The Condominium will initially contain one Rental Unit subject to the rights of the Rental Unit Owner to subdivide and merge same. The Rental Unit will initially be owned by Rental Declarant and is not offered for sale under this Plan.

The Rental Unit will include one hundred sixty-three (163) apartments (the "Rental Apartments") which are being financed and constructed through the issuance of tax exempt and taxable bonds by the New York City Housing Development Corporation under a mixed income program pursuant to which approximately twenty percent of the Apartments in the Rental Unit are set aside for low income tenants, approximately twenty seven percent of the Apartments are set aside for middle income tenants and approximately fifty three percent of the Apartments are rented at market rates. Please refer to the Section entitled "Mortgages" in the Subsection entitled "Construction Mortgages" in Part I of the Plan for further details regarding the Construction Loan, the Underlying Mortgage and the Unsold Share Loan.

The Rental Unit Owner has the right to enter into leases for all or a portion of the Rental Unit, which leases may or may not have provisions similar to the standard form for residential leases (each a "Rental Lease" and collectively the "Rental Leases").

The Declaration provides that no Board or Unit Owner is permitted to take any action with respect to the Rental Unit which the Rental Unit Owner cannot take under the terms of the Rental Lease and all rights which may be exercised by any Board with respect to the Rental Unit and the Condominium are subject to the rights of the Rental Tenants under the Rental Leases. The Rental Unit Owner and its designees are authorized to exercise hereunder all rights which may be granted to the Rental Tenants under the Rental Leases and may take all actions which the Rental Unit Owner obligate themselves to perform or permitted the Rental Tenants to perform under the Rental Leases, including, without limitation, exercising any rights of "self-help" granted Rental Tenants under the Rental Leases. The rights granted to the Rental Tenants under the Rental Leases may include, without limitation, (i) the rights to use Common Elements and rights to access such Common Elements and (ii) the rights to repair General Common Elements, Facilities and Owner's Installations, whether or not such portions of the Building or systems are utilized by other Unit Owners or Boards. Under the terms of the Declaration, the foregoing rights and all other matters solely relating to the Rental Unit can be exercised by the Rental Unit Owner or the Rental Tenants without the necessity for obtaining the consent of any Board or any other Unit Owner. Easements through and access to the Rental Unit granted under the Declaration and By-Laws are subject to the Rental Unit Owner's rights of access under the Rental Leases. The Rental Tenants will also have the right to seek appropriate injunctive relief against any Board or other Unit Owners if (a) such Board or such Unit Owner fail to perform their respective obligations, or fail to recognize the rights of the Rental Unit Owner as provided under the Declaration, (b) any such failure results in the Rental Unit Owner being in default in respect of the Rental Unit Owner's obligations to the Rental Tenants, (c) a Rental Tenants gives the Rental Unit Owner notice that the Rental Tenant intends to seek such injunctive relief, and (d) the Board or such other Unit Owners fail to remedy their aforesaid failure within ten (10) days after the Rental Tenant gives the Rental Unit Owner notice thereof, or, if such failure is of a nature that cannot with due diligence be remedied within such period of ten (10) days, the Board

or such other Unit Owners fail to commence the remedy of such failure within such period or ten (10) days or thereafter fail to prosecute such remedy to completion with due diligence.

The Declaration further provides that the Condominium Board will not take any actions with respect to a Rental Unit which the Rental Unit Owner cannot take under the terms of any Rental Lease for such Rental Unit and all rights which may be exercised by the Condominium Board with respect to the Rental Unit and the Condominium are subject to the rights of the Rental Tenants under the Rental Leases. The Declaration grants to the Rental Unit Owner and its designees all rights granted to the Rental Tenants under the Rental Leases, including the right to take all actions which the Rental Unit Owner have obligated themselves to perform or granted the right to the Rental Tenants to perform under the Rental Leases. Nothing contained in the Declaration can be construed to limit or impair the Rental Tenant's rights under a Rental Lease or impose additional obligations upon a Rental Tenant.

The Residential Board will have no right to restrict or limit the method of operation, use or appearance of any Rental Unit which are permitted by Law. The Rental Unit Owner may adopt rules or approve changes relating solely to the Rental Unit, including rules of operation. No rules affecting the operation of the Rental Unit may be adopted or modified by the Condominium Board without the consent of the Rental Unit Owner. All or any part of each Rental Unit may be leased or subleased by the Rental Unit Owner, all as more fully set forth in the Declaration. The Rental Unit may be sold without prior notice except for the restrictions set forth in the EDC Deed.

No representation is made with respect to the continued ownership by Rental Declarant of all or any portion of the Rental Unit or as to who the tenants or occupants of any portion of the Rental Unit may be, at any time, or as to the uses to which any portion of the Rental Units may be put at any time and no assurance is given that such tenants, occupants or uses will not be objectionable to Residential Unit Owners or other parties.

The basis for projecting the share of General Common Expenses attributable to the Rental Unit is, to the extent possible, based upon actual usage (determined by meters and submeters and other engineered calculations by third party experts) or General Common Interests. Please refer to Schedule B-2 set forth in Part of the Plan for further details regarding the Rental Unit allocable share of General Common Expenses.

According to the opinion of Penmark Realty Inc. the Common Charges projected to be payable by the owner of the Rental Unit is adequate to cover the Common Expenses fairly attributable to this Unit.

The Declaration and By-Laws authorize the special allocation and apportionment of profit and expenses or specific expense items based on special or exclusive use or availability or exclusive control of particular Units or Common Elements and actual or estimated usage thereof. Any dispute regarding such allocation or apportionment will be resolved by arbitration in accordance with the By-Laws, which provides for the arbitration to be conducted before one arbitrator in New York City by the American Arbitration Association.

The Rental Unit Owner have the right to freely sell their respective Unit, or to freely lease all or part of the Rental Unit, as the case may be, without having to first offer the same for sale or lease to any Board.

CHANGES IN PRICES AND UNITS

Changes in the Residential Section

Sponsor reserves the right, at any time and from time to time before and after the recording of the Declaration, without giving prior notice (except as otherwise provided herein) and without the consent of any Board, Unit Owner or mortgagee, to change the price, including, without limitation, the manner of payment thereof and other terms of sale of any Residential Unit, except that no such change with respect to any Residential Unit for which an Agreement is then in effect may be made without the consent of the Purchaser. No such change will be made other than pursuant to a duly filed amendment to the Plan filed in advance of any such change, except that Sponsor reserves the right to decrease purchase prices or modify other terms of sale without filing an amendment to the Plan at any time during the offering period if such a decrease in the purchase price or modification of such other terms of sale does not constitute a general offering or an advertised price but is rather the result of an individually negotiated transaction. If any such change is made, a Purchaser of a Residential Unit affected thereby may pay more or less than other Purchasers under the Plan for similar Residential Units, but this will not affect any prior or subsequent sale of Residential Units which are not the subject of such change.

Sponsor reserves the right to individually negotiate with each Purchaser, the terms and conditions of the Agreement, including but not limited to terms and conditions pertaining to: purchase price; the amount of the Deposit; financing and other contingencies; the availability of financing; the payment of Purchaser's financing fees and other closing costs; work to be performed in the Unit or the revision of floor plans and the allocation and payment of costs therefor; the availability of Common Charge rebates, Purchase Price rebates and subsidies payable as a credit against the Purchase Price or on a periodic basis; extensions of time periods within which to perform obligations under the Agreement; the availability of interim leases and the amount of interim rent; and the application of rent towards the Purchase Price. Please refer to the Section of the Plan entitled "Rights and Obligations of Sponsor" under the Subsection entitled "Leasing and Use of Unsold Units" for further discussion regarding the terms and conditions of any interim leases.

Sponsor reserves the right from time to time to add and/or delete negotiable terms from the list set forth above for all or some Purchasers without further amendment to this Offering Plan. No Purchaser will benefit from any terms and conditions negotiated with any other Purchaser, and a Purchaser's failure to so benefit will not give rise to any rights of rescission under an Agreement.

In the event Sponsor agrees, in its sole discretion, to enter into an interim lease for a Unit, Purchasers are advised that the tenancy under such interim lease is not subject to governmental regulation as to amount of rent or terms and that a default under the interim lease will constitute a default under the Agreement.

In order to meet the possible varying demand for number and type of Residential Units, or to meet particular requirements of prospective purchasers, or for any other reason, Sponsor with respect to the Unsold Residential Units, Rental Unit Owner with respect the Rental Unit and the Commercial Unit Owner with respect to the Commercial Units reserve the right at any time

and from time to time, before and after the recording of the Declaration, without giving prior notice and without the consent of any Board, Unit Owner or mortgagee, to (a) change the layout of, or number of rooms in, any Unsold Residential Unit, (b) change the size and/or number of Unsold Residential Units by dividing one or more such Units into two or more separate Unsold Residential Units, combining separate Unsold Residential Units (including those resulting from such subdivision or otherwise) into one or more Unsold Residential Units, altering any boundary walls between one or more Unsold Residential Units, or otherwise, including incorporating Common Elements (such as a portion of a hallway) which exclusively benefit an Unsold Residential Unit into such Unsold Residential Unit, (c) designate a Residential Common Element or Residential Limited Common Element, Rental Common Element, Commercial Common Element or Commercial Limited Common Element or General Common Element as part of a newly created or expanded Residential Unit, Commercial Unit, Commercial Common Element, or designate all or part of a Residential Unit as a newly created or expanded Commercial Unit or Common Element and (d) if appropriate, reapportion among the Unsold Residential Units affected by any such change, their aggregate Common Interests. In the event of any change pursuant to either (b), (c) or (d) above, such change shall be disclosed in a duly filed amendment to the Plan. No such change, including any change in the Common Interest or in the amount or quality of Common Elements directly affecting or servicing a Residential Unit, will be made with respect to any Unsold Residential Unit for which an Agreement is then in effect and the Purchaser thereunder is not in default unless (i) the Purchaser consents to such change or (ii) such change is not a material change in the size, common interest, dimension, floor space or layout of such Unsold Residential Unit. The Common Interest of a Unit may change if there is a change in the floor space or 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.

No material change will be made in the size or number of Units and/or in the size or quality of the Common Elements except by amendment to the Plan and, when applicable, by amendment to the Declaration. Unless an affected purchaser consents, no material change will be made in Unit size, layout, or percentage of Common Interest if an Agreement has been executed and delivered to sponsor for that Unit and the Purchaser is not in default. Unless all purchasers consent, no material change will be made in the size and no material adverse change will be made in the quality of Common Elements. In such event, Purchasers not in default shall receive a right to rescind for a reasonable period of time that is not less than fifteen (15) days after the date of presentation of an amendment setting forth the right to rescind. Sponsor will return any deposit or downpayment promptly to Purchasers who rescind.

Once the Declaration is recorded, no change may be made in the number of Units nor may the size of any Unit be changed by subdivision or combination or alteration of boundary walls as aforesaid or otherwise, nor may the Common Interest of any Unit be changed, unless, in each such event, the Declaration and Floor Plans and this Plan are amended with the consent of each Unit Owner whose Unit is so changed. Sponsor will have the right to amend or to cause the Residential Board or Condominium Board to amend the Declaration to reflect any such change and to file such amendment and any necessary plans and specifications in connection therewith.

As long as the layout and dimensions of a Residential Unit conform substantially to the Residential Unit Plans, a Purchaser will not be excused from purchasing the Residential Unit and will not have any claim against Sponsor as a result of any insubstantial or immaterial change or discrepancy.

INTERIM LEASES

Sponsor and the owner of any Unsold Residential Unit reserves the right with respect to any Unsold Residential Unit, prior to the date of closing thereto, to rent or lease such Unsold Residential Unit on an interim basis for such rent and term and on such other conditions as may be agreed to between Sponsor or such owner and a Purchaser. Purchasers are advised that the tenancy under such Interim Lease is not subject to governmental regulation as to amount of rent or terms. No occupancy may commence until a temporary Certificate of Occupancy has been obtained for such Unsold Residential Unit. The interim lease will provide, however, among other things, that an uncured default by the Purchaser under the Agreement with respect to the Unsold Residential Unit which is the subject of the interim lease will constitute a default under the interim lease entitling Sponsor or such owner, at its option, to terminate such interim lease in accordance with applicable Law. In addition, each Agreement may provide that an uncured default by the Purchaser under any lease or use and occupancy agreement with respect to the Unsold Residential Unit which is the subject of the Agreement will constitute a default under the Agreement entitling Sponsor or such owner, at its option, to terminate such Agreement and to exercise any remedies therein provided; provided however, that before Sponsor or such owner utilizes the default under the interim lease to declare a default under the Agreement, Sponsor or such owner will either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the lessee unless the lessee has vacated the Unsold Residential Unit. A Purchaser will have thirty (30) days to vacate an Unsold Residential Unit after a default under the Agreement or the exercise of a right of rescission.

Purchasers entering into an interim lease for an Unsold Residential Unit will be required to pay the legal fees of Sponsor's counsel in connection therewith upon execution of the interim lease. All other charges or other fees due under a interim lease will be adjusted as of the Closing to the Residential Unit. Notwithstanding any of the foregoing, Sponsor will be under no obligation to enter into any interim lease and no portion of the rent paid under an interim lease will be credited towards the Purchase Price of a Unit unless the interim lease expressly provides.

PROCEDURE TO PURCHASE

A person desiring to purchase a Residential Unit will be required to execute an Agreement in quintuplicate (i.e., five (5) original copies), which will be substantially in the form set forth in Part II of the Plan.

Prospective purchasers shall be afforded not fewer than three business (3) days to review the Plan and all amendments thereto prior to executing an Agreement. If a Purchaser has not received and read the Plan at least three (3) full business days prior to executing an Agreement, a purchaser shall have the right to rescind the Agreement and have the full deposit refunded promptly within seven (7) days after delivering an executed Purchase with the required deposit. The Purchaser must either personally deliver a written notice of rescission to the Sponsor or Selling Agent within the seven (7) day period or mail the notice of rescission to the Sponsor or Selling Agent and have the mailing postmarked within the seven (7) day period. The Agreement sets forth in detail the terms of sale with respect to each Residential Unit and should be read carefully by each prospective purchaser. Prospective purchasers should be aware that if any conflict exists between the Plan and the Agreement, the provisions of the Plan shall in all events control except where such provisions were requested by Purchaser and agreed to by Sponsor.

Although a Purchaser may obtain financing from a lending institution or any other source, Purchaser's obligation to purchase a Residential Unit pursuant to the Agreement shall not be contingent on Purchaser obtaining financing for such purchase.

Agreements will not be binding on Sponsor until approved and executed by it, and delivered by Sponsor to the prospective Purchaser or such Purchaser's attorney. Sponsor will have thirty (30) days after delivery by Purchaser of an executed Agreement and the Deposit required thereby, within which to accept or reject such Agreement. Sponsor reserves the right to request thorough identification and financial information concerning any prospective purchaser, subject to any limitations and requirements imposed by Law.

If an Agreement is not accepted by Sponsor within the aforesaid thirty (30) day period (by Sponsor executing the Agreement and returning same to Purchaser or Purchaser's counsel within the aforesaid thirty (30) day period), the Agreement shall be deemed to have been rejected and canceled and all sums theretofore deposited thereunder, without interest, shall be promptly returned to the prospective purchaser. Sponsor hereby reserves the right at any time and from time to time for any reason whatsoever, without prior notice or prior amendment to the Plan and without the consent of any Board, to refuse to approve and execute an Agreement for any Residential Unit, except as prohibited by Law. No prospective purchaser will have any claim against Sponsor for Sponsor's failure to execute an Agreement.

The Agreement shall not contain, and shall in no event be modified to contain, a provision waiving the Purchaser's rights or abrogating Sponsor's obligations under the Plan or under Article 23-A of the General Business Law of the State of New York.

At the time of execution of an Agreement, a Purchaser is required to make a payment in an amount equal to at least the sum of ten percent (10%) of the purchase price (the "Initial Deposit") with an additional ten percent (10%) of the purchase price (the "Additional Deposit")

due and payable no later than the earlier to occur of: (i) six (6) months after the date of the Agreement or (ii) fifteen (15) days after Sponsor presents an amendment declaring the Plan effective, but in no event later than the Closing, subject to collection. The Initial Deposit and the Additional Deposit are hereinafter collectively referred to as the "Deposit."

All Deposit checks must be made payable to the direct order of "STROOCK & STROOCK & LAVAN LLP, ESCROW AGENT." All checks delivered in payment of the Deposit (other than any portion thereof paid at Closing) shall be accepted subject to collection, and if any such check is returned for insufficient funds or any other reason, Sponsor shall have the right, among other things, to deem such Agreement to be canceled and of no further force or effect.

Each prospective purchaser should note that Sponsor is only obligated to provide the equipment, fixtures and furnishings described in the "Description of Property" set forth in Part II of this Plan. If a person desiring to purchase a Residential Unit requests that Sponsor perform special work on such Residential Unit or provide extra furnishings, including, but not limited to, any deviation from the materials or specifications described in the "Description of Property," and Sponsor agrees to perform such special work and/or provide such furnishings, then a description of such work or furnishings shall be inserted as an addition to the Agreement and Sponsor may require such person to pay for said special work or furnishings. However, Sponsor shall be under no obligation whatsoever to agree to perform any special work or provide extra furnishings for a Purchaser, nor shall Sponsor have any obligation to allow a Purchaser or its agents to perform any special work or install extra furnishings prior to Closing. Any and all special or additional work which a Purchaser desires to be performed with regard to a Residential Unit shall be done only upon Sponsor's written consent thereto and Sponsor's approval of all contractors and suppliers in connection therewith, which consent and approval are within the sole discretion of Sponsor. In no event shall the presence of any furniture, furnishings, equipment or decorations in any model apartment or Common Element or in any advertisements with respect thereto, imply or represent that any Residential Unit will contain such furniture, furnishings, equipment or decorations upon delivery of the Residential Unit to Purchaser unless Purchaser agrees to pay Sponsor an amount determined by Sponsor in addition to the purchase price for such Residential Unit.

The balance of the purchase price shall be payable simultaneously with the delivery of the deed to the Residential Unit by an official bank check or an unendorsed certified check drawn on or issued by a New York bank or trust company which is a member of The New York Clearinghouse Association and shall be payable to the direct order of Sponsor, or otherwise if Sponsor should so notify Purchaser. The deed will be substantially in the form set forth in Part II of the Plan. Interest, if any, on Purchaser's Deposit will be credited or paid to Purchaser at Closing.

TIME IS OF THE ESSENCE AS TO PURCHASER'S OBLIGATIONS PURSUANT TO THE AGREEMENT, INCLUDING, WITHOUT LIMITATION, FOR THE PAYMENT OF THE BALANCE OF THE PURCHASE PRICE. FUNDS DRAWN ON OUT-OF-STATE OR FOREIGN BANKS WILL NOT BE ACCEPTED IN PAYMENT OF THE PURCHASE PRICE FOR A RESIDENTIAL UNIT.

After an amendment declaring the Plan effective has been accepted for filing, Sponsor will serve Purchasers with written notice of the originally scheduled Closing Date at least thirty (30) days prior to the originally scheduled Closing Date and, in the event Purchaser fails to close on the designated date, then Purchaser will have a thirty (30) day period after written notice within which to cure such default, time being of the essence, following which Sponsor shall have the remedies set forth below. A Purchaser may waive written notice of such Purchaser's Closing Date.

At the closing of title and simultaneously with the delivery of the deed conveying the Unit to Purchaser, Purchaser shall execute and acknowledge a power of attorney to the Condominium Board, the Residential Board and Sponsor substantially in the form set forth in Part II of the Plan. Failure of the Purchaser to execute and acknowledge the power of attorney shall constitute an event of default.

In the event of any default by a Purchaser under an Agreement where the Purchaser does not cure such default within thirty (30) days after Sponsor gives written notice to the Purchaser of such default, Sponsor may, cancel such Agreement and retain the Deposit (which Deposit may be in excess of ten percent (10%) of the Deposit based upon the ruling in Uzan v. 845 UN Limited Partnership. 778 NYS2d 171 (NYAD 2004)) made by Purchaser, together with any interest earned thereon, as liquidated damages, in which event all rights, obligations and liabilities of Sponsor and Purchaser shall wholly cease and terminate. In addition, Sponsor shall also be entitled to retain (i) any costs or expenses incurred by Sponsor for special work requested by Purchaser and (ii) the reasonable cost to restore the Residential Unit to its condition prior to such special work being performed. Sponsor will be entitled to maintain an action against purchaser for such additional costs.

Notwithstanding the foregoing, if and only to the extent that the sale of the Residential Units is not exempt from the provisions of the Interstate Land Sales Full Disclosure Act, the amount of the Deposit to be retained by Sponsor upon Purchaser's failure to cure a default after the expiration of the thirty (30) day notice and opportunity to cure period will be the greater of (i) fifteen percent (15%) of the Purchase Price (excluding any interest owed) or (ii) the amount of damages incurred by Sponsor due to the default. For purposes hereof, "damages" means actual damages resulting from the default, as determined under New York law.

Sponsor will fix dates for closing title to all Unsold Residential Units for which Agreements have been executed by serving notice upon each Purchaser stating the scheduled date of the First Closing setting such Purchaser's Closing Date.

If a Purchaser fails for any reason to close title to the Residential Unit on the originally scheduled Closing Date (a) the closing apportionments described in the Section entitled "Closing Costs and Adjustments" will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual Closing occurs, and (b) Purchaser will be required to pay to Sponsor, as a reimbursement of Sponsor's higher carrying costs for the Residential Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Agreement and this Plan, an amount equal to 0.03% of the purchase price of the Residential Unit for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date.

Prior to the closing of title to a Residential Unit, the Agreement prohibits a contract vendee from listing the Residential Unit for resale or rental with any broker or from advertising or otherwise offering, promoting or publicizing the availability of the Residential Unit for sale or lease, without Sponsor's prior written consent. In addition, a Purchaser (other than a Purchaser purchasing for such Purchaser's own occupancy) may not advertise, list or sell a Residential Unit acquired from Sponsor for twelve (12) months after the date of closing of such Residential Unit (provided however, such limitation shall not apply from and after the date that the Sponsor conveys title to all of the Residential Units). Any such conveyances in violation of the foregoing will be voidable by Sponsor.

It is anticipated that the First Closing will occur by the commencement date for the First Year of Condominium Operation as set forth in Schedule B which is October 1, 2007. If the First Closing does not occur by September 30, 2008, as such date may be extended by duly filed amendment to the Plan, Sponsor will amend the Plan to update the budget and to offer Purchasers the right to rescind their Agreements within fifteen (15) days after the presentation of the amendment disclosing the updated budget, and any Purchaser electing rescission will have their Deposits and any interest earned thereon returned. If the Plan is withdrawn or abandoned, the Deposit previously paid to and actually collected by Sponsor, together with any interest earned thereon, shall be returned to Purchaser within fifteen (15) days of the date of such withdrawal or abandonment, in accordance with the provisions herein set forth.

The risk of loss to any Residential Unit by fire or other casualty until the Closing for such Residential Unit is assumed by Sponsor (unless and until a Purchaser takes possession of such Unit pursuant to an interim lease or written agreement with Sponsor, at which time such risk to the Residential Unit (but not to any portion of the Common Elements) shall be assumed by Purchaser), but without any obligation or liability by Sponsor to repair or restore any Residential Unit. In the event of damage or destruction of a Residential Unit due to fire or other casualty prior to the Closing, but subsequent to the signing of an Agreement, provided Sponsor elects (which election shall be in its sole discretion) to repair or restore the Residential Unit, the Agreement shall continue in full force and effect, and, thereafter, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the purchase price for the subject Residential Unit. In such event Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration, and any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the respective Boards and other Unit Owners, belong entirely to Sponsor. In the event of damage or destruction to any Residential Unit by fire or other casualty prior to the Closing, but subsequent to the signing of an Agreement, if Sponsor notifies Purchaser that it does not elect (which election shall be in its sole discretion) to repair or restore the Residential Unit or if the Unit Owners do not resolve to make such repair or restoration pursuant to the By-Laws (see the Section entitled "Rights and Obligations of Unit Owners and Boards of Managers"), the Agreement shall be deemed canceled and of no further force or effect and Escrow Agent shall return to Purchaser all sums deposited thereunder, together with interest earned thereon, if any, whereupon the parties to the Agreement shall be released and discharged from all obligations and liability thereunder and under this Plan; provided, however, notwithstanding anything to the contrary herein, if Purchaser is then in default under the Agreement (beyond any applicable grace period), Sponsor shall retain all such sums as and for liquidated damages.

Notwithstanding anything to the contrary set forth above, in the event that an Agreement is terminated or rescinded for any reason, Sponsor may retain escrow funds equal to the cost for special work performed at the request of the Purchaser as well as the cost of any work necessary to restore the Residential Unit to its condition prior to such work having been performed.

From and after the Closing of each Residential Unit, Purchaser will become obligated for the payment of Residential Common Charges, real estate taxes and assessments (including water charges and sewer rents, if separately assessed) and all other expenses with respect to such Residential Unit Owner's Unit, whether or not the Residential Unit Owner has taken possession of such Residential Unit Owner's Unit, and whether or not all work required to be performed by Sponsor or anyone else in or to the Residential Unit or the Building has been completed.

Agreements are not assignable without the prior written consent of Sponsor, which consent may be granted or denied by Sponsor in its sole discretion. If Purchaser is a corporation, partnership, limited liability company, trust or other legal entity, any sale, assignment, transfer, pledge, encumbrance or other disposition of any of the ownership interest of Purchaser (including without limitation, the stock, membership or beneficial interests of the stockholders, partners, members or beneficiaries of Purchaser or its stockholders, partners, members or beneficiaries) shall be considered an assignment of this Agreement.

At the closing of title and simultaneously with the delivery of the deed conveying a Residential Unit to Purchaser, Purchaser shall execute and acknowledge a power of attorney to the Condominium Board, the Residential Board and Sponsor substantially in the form set forth in Part II of the Plan. Purchaser's failure to duly complete and sign before a notary public and deliver at closing the power of attorney will constitute an event of default under the Agreement, in which case Sponsor may, cancel such Agreement and retain the Deposit made by Purchaser, together with any interest earned thereon, as liquidated damages, in which event all rights, obligations and liabilities of Sponsor and Purchaser shall wholly cease and terminate. In addition, Sponsor shall also be entitled to retain (i) any costs or expenses incurred by Sponsor for special work requested by Purchaser and (ii) the reasonable cost to restore the Residential Unit to its condition prior to such special work being performed. Sponsor will be entitled to maintain an action against purchaser for such additional costs.

Escrow and Trust Fund Requirements

All Deposits received by Sponsor under an Agreement will be held in escrow in conformity with the provisions set forth below.

Sponsor will comply with the escrow and trust fund requirements of General Business Law Sections 352-e(2-b) and 352-h and the Attorney General's regulations promulgated pursuant thereto.

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

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

All Deposits made by Purchasers prior to the closing of each individual transaction, will be placed, within five (5) business days after tender of the Deposit and executed Agreement by Purchaser to Sponsor or Selling Agent, in a segregated special escrow account of Stroock & Stroock & Lavan LLP, the escrow agent (the "Escrow Agent"), whose address is 180 Maiden Lane, New York, New York 10038 and whose telephone number is (212) 806-5400. Escrow Agent has established a master escrow account at Bank of America (the "Escrow Bank"), 1185 Avenue of the Americas, New York, NY 10036, in account number [redacted] entitled "Stroock & Stroock & Lavan LLP" (the "Master Escrow Account"). The attorneys who are signatories on this account authorized to withdraw funds are: Leonard Boxer, Esq., Lewis Cole, Esq., Stuart Coleman, Esq., Brian Diamond, Esq., Michel Evanusa, Esq., Lawrence Handelsman, Esq., Thomas Heftler, Esq., Lewis Kruger, Esq., Alan Klinger, Esq., Charles Moerdler, Esq., Martin Neidell, Esq. All Deposits will be placed initially in a non-interest bearing checking portion of the Master Escrow Account. Each Purchaser is required to deliver a completed and signed Form W-9 (Request for Taxpayer Identification Number) in the form set forth in Part II of the Plan or a Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), in the form set forth in Part II of the Plan, as applicable, to Sponsor or Selling Agent at the time Purchaser tenders the Deposit and the Agreement. If a Deposit is accompanied by a completed and signed Form W-9 or Form W-8BEN, the Deposit will thereafter be promptly transferred to an individual interest bearing sub-escrow savings account in the name of Purchaser. If a Purchaser does not deliver the Form W-9 or Form W-8BEN, signed and fully completed with the taxpayer identification number, if required, the Deposit will remain in the non-interest bearing checking portion of the Master Escrow Account and Sponsor will have no obligation to provide interest to a Purchaser. At such time as the Deposit is released, the Deposit will be transferred from the individual sub-escrow savings account to the non-interest bearing checking portion of the Master Escrow Account so that checks may be drawn thereon. Bank of America is covered by federal bank deposit insurance to a maximum of $100,000 per individual deposit. The following are special risks of this offer: (i) if a Purchaser makes a Deposit in excess of $100,000 for the purchase of a unit, such Deposit will not be federally insured in excess of $100,000; and (ii) while the Deposit is in the non-interest bearing checking portion of the Master Escrow Account, the Deposit may not be fully federally insured even if the Deposit does not exceed $100,000.

The Deposit may be tendered by Purchaser to Sponsor or Selling Agent by either personal delivery, delivery by messenger or courier service or mailed by certified mail, return receipt requested, overnight courier or express mail service. The Deposit shall be deemed tendered by Purchaser on the date it is actually received by Sponsor or Selling Agent together with a fully executed Agreement.

Acceptance of the Deposit by Sponsor or Selling Agent and the placement of the Deposit into the special escrow account, shall not be deemed a binding agreement by Sponsor to sell to Purchaser unless and until Purchaser executes an Agreement and Sponsor or Selling Agent executes a duplicate thereof and delivers the Agreement to Purchaser in accordance with the terms of the Plan.

If a Purchaser tenders a Deposit without an executed Agreement, Sponsor shall have the right to reject the Deposit and return it to Purchaser: (i) within five (5) business days after tender, if the Deposit has not been deposited into escrow, and (ii) at any time, if the Deposit has been deposited into escrow.

The checking account portion of the Master Escrow Account will not be interest-bearing. The sub-escrow savings account portion of the Master Escrow Account will be interest-bearing. All interest will be credited to Purchaser at such time as: (i) there is a closing under the Agreement, or (ii) Purchaser is entitled to a return of the Deposit. All interest will be credited to Sponsor only in the event Purchaser defaults. The interest rate to be earned will be the prevailing rate for these accounts which varies. When last confirmed by Sponsor, the rate for Deposits between $100,000 and $500,000 and Deposits greater than $500,000 was 1.35%. Sponsor makes no representations or guaranties that the interest rate paid on Deposits will not increase or decrease and makes no representations regarding the interest which will be paid on the Deposits. Interest will begin to accrue within: (i) three (3) business days, if the Deposit is cash or cash equivalent, or (ii) five (5) business days, if the Deposit is other than cash or cash equivalent. All instruments shall be made payable directly to the order of "Stroock & Stroock & Lavan LLP, as Escrow Agent." Endorsed instruments will not be accepted. Information regarding the Escrow Account may be provided to Sponsor and Sponsor's construction lender which may be entitled to access to records with respect thereto.

ESCROW AGENT'S NOTICE THAT THE DEPOSIT HAS BEEN DEPOSITED WILL NOT MEAN THAT PURCHASER HAS BEEN APPROVED AS A PURCHASER OR THAT THE AGREEMENT HAS BEEN SIGNED BY SPONSOR. IT SIMPLY MEANS THE CHECK HAS BEEN DEPOSITED.

In the event a check delivered by a Purchaser fails of collection, the Agreement will be deemed void ab initio (as if the Agreement had never been executed) at the option of Sponsor, who reserves the right to exercise this option in its discretion by written notice to Purchaser given within five (5) business days of Sponsor receiving notice from Escrow Agent of such failure of collection.

Before funds are transferred to a new escrow account, or if the Escrow Agent is replaced, the Plan must be amended to provide the same full disclosure with respect to the new account, the escrow agent and the escrow agreement as was originally provided herein. A bond, letter of credit or other security may be substituted for the escrow account only after the Office of the Attorney General approves in writing the use of such alternate form of security.

With respect to the release of the Deposit, under no circumstances shall Sponsor apply for a release of the Deposit of a defaulting purchaser until after consummation of the Plan. The consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL Section 352-h. Within ten (10) business days after tender of the Deposit, Escrow Agent will notify Purchaser that such funds have been deposited into escrow and will provide the account number and the initial interest rate, if any. If Purchaser does not receive notice of such Deposit within fifteen (15) business days after tender of the Deposit, (i) Purchaser may cancel the purchase and rescind so long as the right to rescind is exercised within ninety (90) days after tender of the Deposit or (ii) Purchaser may also apply to the Attorney General of the State of

New York for relief. Rescission may not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely deposited and requisite notice was timely mailed to Purchaser in conformity with the Attorney General's regulations.

Escrow Agent will hold the Deposit in escrow until otherwise directed in:

(i) a writing signed by both Sponsor and Purchaser; or

(ii) a determination of the Attorney General pursuant to the dispute resolution procedures contained in the Attorney General's regulations; or

(iii) a judgment or order of a court of competent jurisdiction.

If there is no written agreement between the parties to release the Deposit, Escrow Agent will not pay the Deposit to Sponsor until Escrow Agent has given Purchaser written notice of not fewer than ten (10) business days. Thereafter, the Deposit may be paid to Sponsor unless Purchaser has already made application to the Department of Law pursuant to the dispute resolution provisions of the Attorney General's regulations and has so notified Escrow Agent in accordance with such provisions and Escrow Agent has received such notice.

Sponsor shall not object to the release of the escrowed funds to:

(1) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Plan or in an amendment to the Plan; or

(2) all Purchasers after an amendment abandoning the Plan is accepted for filing by the Department of Law.

Purchaser will not object and will be deemed to have agreed, without the need for a written agreement, to the release of the Deposit to Sponsor in the event Sponsor and Purchaser close title under the Agreement.

Purchasers and Escrow Agent may apply to the Attorney General in the event of a dispute for a determination on the disposition of the Deposit and any interest thereon. Sponsor must avail itself of this procedure if there is a dispute which needs to be resolved. A form for this purpose is set forth in Part II of the Plan. The party applying for a determination must send to all other parties by certified mail, return receipt requested, a copy of the application.

Pending the determination of the Attorney General to grant or deny the application, Sponsor, Purchaser and Escrow Agent shall abide by any interim directive issued by the Attorney General.

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.

The Attorney General shall act upon the application within thirty (30) days after its submission to the Office of the Attorney General, by either making a determination or notifying the parties that an extension of time in which to do so is necessary for stated reasons.

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.

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 or judgment of a court of competent jurisdiction or by written agreement of the Sponsor and Purchaser.

Set forth in Part II of the Plan is a copy of the form of escrow agreement between Sponsor and Escrow Agent which incorporates the terms of the Attorney General's regulations.

Escrow Agent shall be permitted to act as counsel to Sponsor in any dispute as to the disbursement of the Deposit or any other dispute between Sponsor and a Purchaser whether or not Escrow Agent is in possession of the Deposit and continues to act as Escrow Agent.

Sponsor has agreed to indemnify Escrow Agent from all costs, claims, expenses and damages incurred in connection with or arising out of the escrow agreement or the performance or non-performance of Escrow Agent's duties under the escrow agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of the escrow agreement or involving gross negligence of Escrow Agent.

Sponsor has agreed to compensate Escrow Agent for services rendered in connection with Escrow Agent's duties under the escrow agreement, if any. Escrow Agent's fees and disbursements will neither be paid by Sponsor from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

Escrow Agent will maintain all records concerning the Master Escrow Account for seven years after the release of funds. The Department of Law may perform random reviews and audits of any records involving escrowed accounts to determine compliance with the applicable statute and regulation.

Sponsor may agree to modify the floor plans and finishes of certain Residential Units or to do special work or provide extras to the Residential Units as requested by individual Purchasers as negotiated by Sponsor and Purchaser. Purchaser shall bear the cost of such modification to floor plans and finishes. All funds received by Sponsor from Purchasers for such modified or additional work in Units, as aforesaid, shall be initially placed in escrow and shall be paid to Sponsor by the escrow agent to be used by Sponsor to pay for such work. Accordingly, in the event a Purchaser becomes entitled to rescission after the release of such funds, the Purchaser shall not receive a refund of any funds used for special work or extras.

The Plan and all Agreements are subject to the requirements of Section 71-a(3) of the Lien Law a copy of which is set forth in Part II of the Plan and incorporated into the Plan and the Agreement by reference. Please refer to Part II of the Plan for further details.

EFFECTIVE DATE

Sponsor's offer to sell the Units under this Plan is contingent upon the Plan being declared effective pursuant to Section 20.3(q) of Title 13 NYCRR (i.e., Agreements signed by bona fide purchasers for 15% of the Units offered under the Plan). The Plan must be declared effective when Agreements have been executed by prospective purchasers and accepted by Sponsor with respect to eighty (80%) percent of the Units offered for sale. The Plan may be declared effective at an earlier date, at Sponsor's sole election, when bona fide Agreements (including those executed by investors) have been executed and accepted by Sponsor with respect to fifteen (15%) percent of the Units being offered for sale under the Plan.

The Plan will not be declared effective based on Agreements: (i) signed by purchasers who have been granted a right of rescission that has not yet expired or been waived; or (ii) signed by purchasers who have not been afforded at least three (3) business days to review this Plan and all filed amendments prior to executing an Agreement or at least seven (7) days to rescind; or (iii) signed by any purchaser who is Sponsor, the Selling Agent, the Managing Agent, or a principal of either, or is related by blood, marriage or adoption or as a business associate, an employee, a shareholder or a limited partner of Sponsor, the Selling Agent, the Managing Agent or a principal of either (except that such a purchaser other than Sponsor or a principal thereof may be counted only if Sponsor has submitted proof satisfactory to the Department of Law establishing that the purchaser is bona fide).

This Plan will be declared effective either by: (a) personal service of written notice to all purchasers and, within five (5) business days following such notice, an amendment to this Plan confirming that this Plan was declared effective as of the date of such notice will be submitted to the Department of Law, which amendment, upon acceptance for filing, will be delivered to all purchasers; or (b) by duly filed amendment to this Plan. The closing of title with respect to any Unit shall in no event take place prior to the acceptance for filing of such amendment to this Plan.

Prior to being declared effective, the Plan may, at the option of Sponsor, be abandoned at any time for any reason. After the Plan has been declared effective, the Plan may be abandoned in the event of: (a) the existence of one or more title defects (including violations of record or work orders of a mortgagee or insurance carrier) affecting any one or more Units or the Property that cannot be removed, cured or complied with without litigation or for less than one-half of one percent of the total offering in the aggregate, (b) substantial damage to or destruction of the Building (or any portion thereof) by fire or other casualty that cannot be repaired prior to the date set for the First Closing for less than one half of one percent of the total offering; or (c) a taking of all or part of the Property in condemnation proceedings or by eminent domain. Any stated dollar amount relied upon as a basis for abandonment after effectiveness must exclude any attorney's fees or any such title defects or determinations of any authority or regulatory association which exist on the date of presentation of the Plan and are either known to the Sponsor or are a matter of public record.

In the event the Plan is withdrawn or abandoned, it will be by a duly filed amendment and all Deposits, together with interest earned thereon, if any, will be returned to Purchasers within fifteen (15) days following such withdrawal or abandonment. Upon the return of the

Deposits, together with any interest earned thereon, the Agreements will be null and void and Sponsor will have no further obligation or liability to Purchasers under the Plan or the Agreements. Funds received by Sponsor from a Purchaser for modified or additional work in Residential Units, if any, will not be returned to such Purchaser following withdrawal or abandonment of the Plan. Sponsor shall promptly submit an amendment to the Department of Law confirming such abandonment or withdrawal and, in the case of an abandonment, shall file a notice of abandonment on form RS-3 or such other form as the Department of Law may require and explain the reason for the abandonment and disposition of all funds received.

TERMS OF SALE

The term "Closing" as used herein refers to the conveyance of title to a Unit from Sponsor to Purchaser by the delivery to Purchaser of a deed upon payment by Purchaser to Sponsor of the balance of the purchase price for such Unit. The Closing to each Unit shall be held at the offices of Sponsor's attorneys, Stroock & Stroock & Lavan LLP, 180 Maiden Lane, New York, New York 10038 or at such other place as Sponsor may designate on not less than two (2) business days' prior notice. The Closing to each Unit shall take place only after or concurrently with the following events:

a. the Plan has been declared effective in accordance with its terms and the amendment to the Plan disclosing same has been accepted;

b. the recording or filing of the Declaration, By-Laws, Floor Plans and engineer's and tax authority certifications required by Section 339-p of the New York Condominium Act or other applicable Law and such other documents as may be required by Law;

c. either (i) the release of the Unit and its appurtenant interest in the Common Elements from the lien of all mortgages, if any, or (ii) if the Purchaser is obtaining financing on such Unit, the assignment to the Purchaser's mortgagee of any existing mortgage(s) encumbering such Unit and its appurtenant interest in the Common Elements;

d. the delivery to Purchaser of written notice of the time and place of the Closing to the Unit at least thirty (30) days prior to the Closing Date specified therein, including a reasonable opportunity, upon written request of Purchaser, for Purchaser to examine the Unit and the Property, during normal business hours and in the company of Sponsor's agent, prior to Closing;

e. the execution and delivery by Sponsor of a bargain and sale deed with covenants against grantor's acts (which deed shall be substantially in the form set forth in Part II of the Plan) conveying title to the Unit and its appurtenant Common Interest, free and clear of all liens, encumbrances and other title exceptions other than the Permitted Encumbrances;

f. the assignment by Sponsor to Purchaser of the right to proceed under any existing assignable warranties covering appliances, equipment or fixtures installed in the Unit, and the assignment by Sponsor to the Condominium Board or Residential Board of the right to proceed under any existing assignable warranties covering appliances, equipment or fixtures installed in the General Common Elements, Residential Common Elements or Residential Limited Common Elements, as the case may be. (Purchasers should be aware that warranties vary in length, depending partly on when the appliances, equipment and fixtures covered by such warranties are first installed. Sponsor makes no representation as to which, if any, of the warranties will continue to remain in force upon the Closing Date of any particular Unit);

g. the execution and delivery by Purchaser of the Power of Attorney, the form of which is set forth in Part II of the Plan;

h. the issuance of a temporary or permanent certificate of occupancy for the entire project or, issuance of a partial, temporary or permanent certificate of occupancy for the Unit closed or the Building in which the Unit is located; and

i. if Purchaser has requested title insurance, the issuance to Purchaser (at Purchaser's sole expense) of a policy of title insurance in at least the amount of the purchase price of the Unit, insuring that (i) Purchaser has fee title to the Unit free and clear of all liens and encumbrances except for (1) Permitted Encumbrances and standard printed exceptions, (2) liens and encumbrances (other than Permitted Encumbrances) to which the Unit's title is subject, which have been expressly accepted by Purchaser, and (3) any mortgage and related security documents that Purchaser executes in connection with the financing of the purchase price of the Unit and (ii) the Condominium has been validly created pursuant to the Condominium Act.

Sponsor is not obligated to repair any damage from a casualty or other cause that occurs before the closing of a Purchaser's Unit. If Sponsor elects to repair any such damage, Purchaser's Agreement will remain in full force and effect, and Purchaser shall not have the right to reject title or receive a credit against or an abatement in, the Purchase Price. Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. If Sponsor notifies Purchaser that it does not elect to repair or restore the Unit, the Agreement shall be deemed canceled and Sponsor shall return to Purchaser all sums deposited by Purchaser under the Agreement, together with interest earned thereon, if any, and neither party shall have any further liability to the other except (i) if Purchaser is in default under the Agreement, Sponsor will retain any such sums as and for liquidated damages and (ii) Sponsor may retain escrow funds equal to the cost for special work performed at the request of the Purchaser as well as the cost of any work necessary to restore the Residential Unit to its condition prior to such work having been performed.

Title to each Unit and its appurtenant interest in the Common Elements will be conveyed at closing free and clear of all liens, encumbrances and title exceptions other than those described in the Plan and the proposed Unit Deed.

The existence of mortgages, liens and encumbrances other than Permitted Encumbrances shall not be objections to title, provided bonds or properly executed instruments in form for recording necessary to satisfy or release Units from such impermissible liens or encumbrances are delivered at Closing and proper adjustments are made for the cost of recording or filing such instruments. Sponsor will bear the responsibility and cost of recording or filing such instruments.

The acceptance of a deed by a Purchaser shall be deemed an acknowledgment that Sponsor has performed and discharged every agreement and obligation on the part of Sponsor to be performed under the Plan except those (if any) which may be expressly stated in the Plan, in the Agreement, in 13 NYCRR, Part 20 (the regulations of the Attorney General of the State of New York governing the acceptance for filing of this Plan) and in General Business Law Section

352-e to survive delivery of the deed. The Purchaser of a Unit shall inspect such Unit prior to the Closing Date and shall execute at such time an inspection statement acknowledging Purchaser's acceptance of the Unit in good condition and in accordance with the terms of the Plan, provided that if Purchaser finds that Sponsor's improvements have not been completed as described in the Plan then Sponsor and the Purchaser in question will agree to include on the inspection statement a list of "punch list" work to be completed in the Unit by Sponsor following the Closing Date. Sponsor shall have no obligation to complete any work described herein which is not specifically designated by the Purchaser on the inspection statement. A Purchaser shall receive prior notice that a Residential Unit is available for inspection pursuant to this Paragraph. as more particularly set forth in the Agreement in Part II of the Plan and as described in the Section of the Plan entitled "Rights and Obligations of Sponsor." A Purchaser who fails to inspect such Residential Unit shall be deemed to have accepted the Residential Unit in good condition and in accordance with the terms of the Plan. After Closing of title to each Residential Unit the Purchaser thereof must comply with the procedures established by the Managing Agent regarding such Purchaser's move into the Residential Unit. This may include "move in" fees which will be refunded to the Purchaser unless the Purchaser or the Purchaser's agents damage the Common Elements or another Residential Unit during the move in.

In no event will Sponsor be responsible for any condition resulting from (i) normal wear and tear or natural deterioration or from the normal movement, settlement and/or shrinkage of the Building and/or Building materials; (ii) defects of an insubstantial nature, such as, without limitation, partial or total loss of any trees, shrubs, bushes or other landscape improvements, nail pops, protruding dry wall fastenings, ridging on gypsum board, lumber and wood trim shrinkage or warpage, door or window sticking, door warpage including, without limitation, warpage of the main entrance door within reasonable tolerances of doors of similar size and weight, scratches in plastic laminate, vitreous china, natural stone, wood, stainless steel or porcelain surfaces; bathroom finish grouting; adjustment of doors; walls not square and/or straight; electrical plates not straight; discoloration or shrinkage; slight separation between base and floors; (iii) normal settlement and deflection or any consequential damage resulting therefrom including, without limitation, cracks in roof ballast, or concrete cracks which do not reduce the structural integrity of the Building; (iv) deviations in the level or straightness of ceilings, and imperfections in ceiling finishes; (v) imperfections in painting finishes; (vi) deviations in the level or straightness of a floor or failure of finished floors and walls to be straight or on plane or at less than 90° from each other; (vii) alignment of bathroom finishes and variation in grouting thickness; (viii) air infiltration and water infiltration from windows, vents, electrical outlets and similar openings in the wall, in accordance with customary practice and professional standards (ix) noise from normal plumbing, heating, ventilating and air conditioning operation; (x) normal floor noises and creaking; (xi) carpet or floor discoloring or stretching, (xii) scratches and imperfections or variations in width, length, thickness, finish or color range of wood floor strips or other flooring or floor finishes, also, normal shrinkage or expansion of wood flooring due to changes in moisture content of wood, or due to homeowner's failure to maintain consistent temperature; (xiii) repair of chips, scratches, mars, breaks, dents, cracks or other defects in: exterior stone; windows, window glass, frames and hardware; insulation attached to the curtain wall; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, waterclosets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile or natural stone floors and walls; saddles; all appliances; woodwork, millwork and doors; mirrors and after the Unit Closing, paint

touch-ups, repair of dented appliances, or replacement of light bulbs; (xiv) cracks or variations in tone or color of natural stone or variations in tone or color of vanity tops or any other natural stone surfaces; (xv) leaching or color variation in color mortar and colored brick, and dimensional variations in brick joints, and mortar droppings on bricks; (xvi) ponding and/or controlled drainage on the roof surface; (xvii) cracks in pressure-treated lumber used or intended for use outside the Building; (xviii) cracks or discoloration in concrete used in cellar walls and paving; (xix) discoloration to hardware and plumbing finishes; (xxi) stains, runs, lumps, shags or imperfections in weave in fabric panels; (xx) scratched, dirty or cracked lenses in light fixtures; or (xxi) Terrace or Loggia tiles not laid flat, or color variation in tiles or mortar, or stained tiles; (xxii) subsequent to the Residential Unit Closing, paint touch-ups, repairs of dented appliances or replacement of fluorescent light ballasts, or (xxiii) salting or color variation in exterior colored mortar and deep colored brick. Sponsor will be obligated to repair only abnormally chipped stone, formica and porcelain surfaces, which repair will be made by filling the stone or formica or refinishing the porcelain, but Sponsor will not be obligated to replace such stone, formica or porcelain surfaces. THE ITEMS AND CONDITIONS DESCRIBED IN THIS PARAGRAPH ARE NOT DEFECTS AND MAY BE FOUND IN ANY NEWLY CONSTRUCTED BUILDING. PURCHASERS WHO PURCHASE A RESIDENTIAL UNIT IN THE BUILDING OR IN ANY OTHER NEWLY CONSTRUCTED BUILDING MAY EXPERIENCE SOME OR ALL OF THESE ITEMS AND CONDITIONS IN THEIR UNIT, THE COMMON ELEMENTS OR ELSEWHERE IN THE BUILDING. SPONSOR HAS NO OBLIGATION TO CORRECT OR REPAIR ANY OF THESE ITEMS AND CONDITIONS AND WILL NOT BE LIABLE TO ANY PURCHASER OR THE BOARD THEREFOR. IF PURCHASERS OR ANY BOARD DESIRES TO CORRECT OR REPAIR ANY OF THESE ITEMS OR CONDITIONS, TO THE EXTENT THEY CAN BE CORRECTED OR REPAIRED, THEY WILL HAVE TO PROCEED AT THEIR SOLE COST AND EXPENSE BY THEMSELVES AND/OR UNDER ANY WARRANTIES OR UNDERTAKINGS ASSIGNED TO THEM BY SPONSOR.

As more fully set forth in the Section of the Plan entitled "Rights and Obligations of Sponsor" Sponsor is obligated to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan. The Housing Merchant Implied Warranty Law (General Business Law Article 36-B) is not applicable to this offering. Sponsor is not making any express or implied warranties of fitness for a particular purpose, merchantability or habitability. Without limiting the generality of the foregoing, Sponsor hereby disclaims any and all express or implied warranties as to view, light quality, sound and/or odor transmission, the existence of molds, mildew, spores, fungi and/or other toxins within the Condominium. Sponsor has not given and Purchaser has not relied on or bargained for any such warranties. In the event of any conflict between the foregoing disclaimers and Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan, Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan will control. In no event will Sponsor be liable for incidental or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise), including, without limitation, any costs associated with a Unit Owner vacating the Unit or its contents during any period of repair or alteration which Sponsor has agreed or is required to perform, it being intended that Sponsor's sole obligations under the Plan will be to repair or, at Sponsor's option, replace (or cause to be repaired or

replaced) any defective item of construction (whether arising as a result of defects in material or improper workmanship or material substantially at variance with the Plans and Specifications), subject to the terms and conditions (and within the time limits) set forth in this paragraph.

Sponsor will not be obligated to correct and will not be liable to any Purchaser as a result of (i) any insubstantial variations from the Plans and Specifications or the description of any portion of the Building or a Residential Unit set forth in the Plan or (ii) variations from the Plans and Specifications or the description of any portion of the Building or a Residential Unit set forth in the Plan which are neither in violation of applicable building codes, nor require the approval of any governmental authority having jurisdiction, provided such variations are of substantially similar or better quality than as set forth in the Plans and Specifications or description in this Plan. Any such variation affecting the Property which is material will be disclosed in a duly filed amendment to the Plan.

All personal property located within the Unit on the date the Agreement is signed or located within the Common Elements on the date the Declaration is filed, that is owned by the Sponsor or the owner of the property, is included in the conveyance to Purchaser unless specifically excepted in the Plan, as same may be amended from time to time.

CLOSING COSTS AND ADJUSTMENTS

As more particularly set forth in the Agreement, in addition to Purchaser's own legal fees, Purchaser will pay the closing costs set forth below at the time of the closing of title of the Purchaser's Unit. Recording charges, fees and taxes are based on rates in effect on the date of the Plan and are subject to change without notice and a Purchaser will not be relieved of Purchaser's obligation under an Agreement by reason of any change in such charges, fees or taxes.

(a) Purchaser will pay a contribution to the Working Capital Fund of the Residential Section in an amount equal to one (1) month's Residential Common Charges then applicable to each Unit being purchased.

(b) Purchaser will pay the cost for title insurance. which will vary depending upon the purchase price of the Residential Unit. The premium as of the date of this Plan for owner's title insurance is currently seventy percent (70%) of the sum of $402 for the first $35,000 of fee insurance plus from $6.67 to $2.76 for each $1,000 of additional fee insurance or fraction thereof depending on the amount of insurance. The premium for mortgage title insurance is currently seventy percent of the sum of $344 for the first $35,000 of coverage plus from $5.55 to $2.31 for each $1,000 of additional mortgage title insurance or fraction thereof depending on the amount of insurance. These rates are subject to change without notice. Each title company utilized by a Purchaser must agree to submit all real estate transfer tax forms required to be submitted in connection with the conveyance of a deed to a Purchaser and all transfer taxes due in connection therewith (as more particularly summarized in subparagraphs (d) and (e) below) and will be obligated to indemnify Sponsor for such title company's failure to file such transfer tax forms and remit the required transfer taxes in connection therewith in a timely manner.

(c) Purchaser will pay a fee for recording the deed, Power of Attorney, mortgage, if any and any other document being $42.00 for each deed and $17 for each additional instrument plus $5.00 per page as collected by LandAmerica Financial Group, Inc. (each title company establishes its own additional service and surcharges in this regard).

(d) If Purchaser obtains a mortgage loan, the Purchaser will pay Sponsor a sum equal to the partial mortgage tax credit to which Purchaser may be entitled pursuant to Section 339-ee(2) of the Condominium Act, which sum will be paid as a reimbursement for the mortgage recording tax previously paid by Sponsor in connection with any existing mortgage(s). Alternatively, Sponsor may require, in its sole discretion, that a Purchaser, who is financing the purchase of said Unit with a purchase money loan secured by a mortgage (the "Purchase Money Mortgage"), must cause the lender making such loan to accept from the Sponsor an assignment of a portion of any mortgage securing the Property in an amount up to the Purchase Money Mortgage as determined by Sponsor. Upon such assignment, the Purchase Money Mortgage will be exempt from mortgage recording tax under Section 255 of the Real Property Tax Law. Sponsor shall be solely entitled to the benefits of such exemption and accordingly, Purchaser must pay

to Sponsor an amount equal to the mortgage recording tax which would have otherwise been due in connection with the recording of the Purchase Money Mortgage.

(e) Purchaser will pay the New York City Real Property Transfer Tax ("RPT Tax"), which currently, for the purchase of a single Residential Unit is 1.425% of the purchase price, assuming a purchase price over $500,000, and the New York State Real Estate Transfer Tax ("NYS Tax"), presently $2.00 for each $500.00 (or part thereof) of the purchase price of a Unit. Purchasers will also be obligated to pay the filing fee for the RPT Tax form which is currently $75.00. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the consideration subject to tax. Therefore, the steps to compute the tax are:

I Multiply the purchase price by the RPT Tax rate to compute the City tentative tax.

II Multiply the purchase price by the NYS Tax rate to compute the tentative NYS Tax.

III Add the tentative taxes to the purchase price.

IV Multiply (iii) by the RPT Tax rate to determine the RPT Tax payable.

V Multiply (iii) by the NYS Tax rate to determine the NYS Tax payable.

Example for the purchase of a Residential Unit :
Purchase price = $2,950,000

(1)	$2,950,000 x 1.425%	= $ 42,037.50
(2)	$2,950,000 x .4%	= $ 11,800.00
(3)	$2,950,000 + $53,837.50	= $3,003,837.50
(4)	$3,003,837.50 x 1.425%	= $ 42,804.68
(5)	$3,004,000.00 x .4% (rounded up)	= $ 12,016.00

Under the current policies of the City of New York Department of Finance, where a purchaser purchases two or more Residential Units that have not been physically combined into a single residence before the transfer, the NYC RPT Tax rate will be 2.625% (this may be the case even if the Residential Units are transferred to the purchaser pursuant to separate sales contracts with separate closing dates). Purchasers of Residential Units should consult their own tax advisors regarding recent New York City Tax Appeals Tribunal decisions rejecting the above interpretation. There is also no guarantee that The City of New York will not change its positions with respect to the foregoing or require that each Purchaser's allocable portion of the cost of the Superintendent's Apartment be included in the total consideration.

(f) If the purchase price of the Residential Unit is $1,000,000 or more, Purchaser will pay the New York State Additional Tax pursuant to Article 31 of the Tax Law, commonly referred to as the "Mansion Tax," which is currently one percent (1%) of

the purchase price (the computation of which shall include the RPT Taxes and NYS Taxes as described above).

(g) The legal fees of Sponsor's attorneys in the amount of $2,000 will be payable by a purchaser to Stroock & Stroock & Lavan LLP. All legal costs, fees and expenses charged by the Purchaser's attorney shall be the sole responsibility of each Purchaser. In addition, Purchaser shall also be responsible for payment of the following fees to Sponsor's attorneys, Stroock & Stroock & Lavan LLP, in connection with the closing of title to Purchaser's Unit: If the Purchaser requests the Closing to occur other than at the offices of Stroock & Stroock & Lavan LLP or such other place as Sponsor may designate in its closing notice and Sponsor consents to such change, an attendance fee of $500 for each Closing held within Manhattan and $700 for each Closing held in any borough outside Manhattan. In addition, if Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of the Agreement, or for the addition, deletion or substitution of names on the Agreement, a fee of $1,000, payable in advance, for preparation of an assignment agreement. Purchaser may pay more than one fee pursuant to this paragraph with respect to a single Unit. In addition to an attendance fee in connection with a completed Unit transfer, Sponsor's attorneys shall also be entitled to an attendance fee of $500 if the scheduled closing is adjourned through no fault of Sponsor, the determination of which shall be within the sole discretion of Sponsor's attorneys. In addition, more than one assignment fee shall be payable if Sponsor consents to more than one request.

(h) Purchaser will pay a share of the cost of purchasing the Resident Manager's Apartment allocated in accordance with the Residential Common Interest of each Residential Unit, as more particularly described on Schedule A, "Purchase Prices and Related Information." The costs of maintaining the Resident Manager's apartment will be a Residential Common Expense, as more particularly described on Schedule B, "Projected Budget for First Year of Condominium Operation."

(i) If Purchaser obtains a mortgage loan, Purchaser will be responsible for the payment of all mortgage recording tax, origination, appraisal and closing costs and other expenses in connection therewith (including legal fees) in amounts determined by governmental authorities and such lender. As of June 1, 2005, the mortgage recording tax for mortgages for Residential Units where the mortgage is under $500,000 is $2.05 for each $100 of principal. The mortgage recording tax for Residential Units for mortgages in the amount of $500,000 or greater is $2.175 for each $100 of principal. The tax is reduced for Residential Units in both instances by $30.00 if the mortgage principal exceeds $10,000. For Commercial Units, the mortgage recording tax for mortgages of less than $500,000 is $2.05 for each $100 of principal and for mortgages of more than $500,000 such tax is $2.80 for each $100 of principal. No representation or warranty is made with respect to the amounts of such closing costs and expenses or the availability or cost of mortgage loans from any sources. As previously stated in paragraph (e) above, if a mortgage tax credit becomes available pursuant to Section 339-ee(2) of the Condominium Act, such credit will inure solely to the benefit of Sponsor. Accordingly, at Closing, each Purchaser utilizing mortgage financing will pay the full amount (but not in excess thereof) of the mortgage recording tax chargeable on the entire amount being

financed and Sponsor will be reimbursed by Purchaser to the extent of any mortgage tax credit allowed. In addition, where a Purchaser obtains a mortgage loan, the Purchaser will be responsible for all costs associated therewith, including, without limitation, costs incurred in connection with the mortgage application, bank's attorney, survey, appraisal, credit report and points.

The following table illustrates an example of the projected closing costs (based on current rates) for Tower Unit 850 at a Purchase Price of $1,600,000, assuming such Purchaser finances seventy five (75%) percent (i.e., $1,200,000) of the purchase price:

Fee Title Insurance (if purchased simultaneously with mortgage title insurance)	$ 4,290.93
Fee for recording Unit Deed (7 pages) and Unit Owner's Power of Attorney (5 pages)	$ 125.00
Mortgage Loan Closing Costs - recording mortgage (assuming 20 pages)	$ 150.00
- mortgage recording tax at 2.05% of mortgage under $500,000 or 2.175% if $500,000 or more (less $25 exemption for first $10,000) a portion of which will be paid directly to Sponsor	$ 26,075.00
- mortgage title insurance (if purchased simultaneously with fee title insurance)	$ 2,728.08
- other bank charges (appraisal fee of $275 and legal fees of $350 and assuming further that the lender does not require Purchaser to deposit funds to establish a real estate tax escrow)	$ 625.00
RPT Tax and NYS Transfer Tax (inclusive of $75 filing fee for New York State Transfer Report RP-5217NYC)	$ 29,811.10
Mansion Tax if purchase price is over $1,000,000 (increased by RPT Tax and NYS Transfer Tax bulk-up)	$ 16,292.00
Working Capital Payment (one month's common charges)	$ 1,035.00
Closing Fee (assuming the closing occurs at the offices of Sponsor's counsel) +	$ 2,000.00
TOTAL	$ 83,132.12

The projected closing costs referred to above are approximate and are not guaranteed. Purchasers are advised that they are responsible for all mortgage loan closing costs which vary widely among different lenders (who may include points) and also will vary depending on the loan program chosen.

In addition to the above-specified costs and expenses, a mortgage on a Unit may provide that the Unit Owner deposit monthly with the lender one-twelfth (1/12) of the estimated annual real estate taxes and tax assessments which are assessed or to be assessed against the Unit, together with one-twelfth (1/12) of the annual fire and casualty insurance policy premiums for the Unit, or other amounts, and, at Closing, Purchaser may be required to deposit with the lender a multiple of the aggregate of such one month's real estate taxes, tax assessments and insurance premiums, or other amounts, in order that sufficient funds will be available for the lender to pay the same when due and such sums may be due even if a real estate tax escrow is paid to the Condominium Board at Closing.

All legal costs, fees and expenses of Sponsor's attorneys, other than those specifically set forth above, will be the sole responsibility of Sponsor.

At Closing, adjustments will be made as of midnight of the day preceding the Closing Date between Sponsor and each Purchaser with respect to (a) real estate taxes and assessments, if any (including water charges and sewer rents, if separately assessed) on the basis of the period for which assessed, (b) Residential Common Charges for the month in which title closes and (c) accrued rent and any other charges pursuant to an interim lease or use and occupancy agreement, if any, covering Purchaser's Residential Unit. Sponsor may also collect, on behalf of the Condominium Board, Residential Common Charges for the month following the month in which the Closing occurs. In the event the Units have not been separately assessed for real estate tax purposes prior to the First Closing, each Unit Owner will pay a pro rata share in the proportion that such Unit's Common Interest bears to the aggregate Common Interest of Units of all real estate taxes with respect to the Property to the Condominium Board as Common Charges. (please refer to Schedule A for an estimate of real estate taxes payable during the first year of Condominium operation). In addition, to the extent the Units will not be separately assessed, Sponsor may collect at Closing, on behalf of the Condominium Board, real estate taxes due and payable for the tax periods in which the Units will not be separately assessed. The Condominium Board will pay such taxes either to the Finance Administration of The City of New York when due or directly to Sponsor if Sponsor has already paid such real estate taxes. If any Unit Owner fails to pay such Unit Owner's pro rata share as set forth above, the Condominium Board will have a lien on such Unit for non-payment of Common Charges. (See the Section entitled "Rights and Obligations of Unit Owners and the Board of Managers" under the subsection entitled –"Common Charges: Collection and Lien for Non-Payment, Attachment of Rent" for further discussion.) At such time as a Unit is separately assessed and separately billed, its Unit Owner will pay such taxes directly to the taxing authority.

If a Purchaser fails for any reason to close title to the Residential Unit on the originally scheduled Closing Date, (a) the closing apportionments described above will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual Closing occurs, and (b) Purchaser will be required to pay to Sponsor, as a reimbursement of Sponsor's higher carrying costs for the Unit by virtue of the delay, and in addition to the other

payments to be made to Sponsor under the Agreement and this Plan, an amount equal to 0.03% of the purchase price of the Unit for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date.

Except as specifically set out in this Plan, Sponsor must pay all costs and expenses incurred in connection with the promulgation and consummation of this Plan, the creation of the Condominium and the initial sale of Residential Units, including, but not limited to, all selling expenses and commissions payable to Selling Agent for the initial sale of Residential Units pursuant to this Plan, advertising, printing and architects' fees, the fees of Sponsor's attorneys, engineering and appraisal costs and governmental filing fees, whether incurred prior or subsequent to the effective date of the Plan, in connection with the obligations of Sponsor (see the Section entitled "Rights and Obligations of Sponsor".)

RIGHTS AND OBLIGATIONS OF SPONSOR

Sponsor's Obligations
with Respect to the Building

Subject to the terms and conditions of the Plan, Sponsor shall have the following obligations and all Purchasers upon execution of their respective Agreements will be deemed to have accepted, approved and agreed to abide and be bound by the following:

(a) Sponsor will diligently, expeditiously and at its sole cost and expense, perform or cause to be performed such work, and will supply or cause to be supplied all materials, necessary to complete construction of the Building substantially in accordance with the Plans and Specifications. Sponsor shall not be obligated to correct and will not be liable to any Purchaser as a result of any insubstantial variations from the Plans and Specifications or the description of the Building or a Unit set forth in the Plan. Sponsor reserves the right to amend or modify, in any way, the Plans and Specifications (including, without limitation, changing materials, appliances, equipment, fixtures and other construction details), provided, however, that:

(i) any materials, appliances, equipment and fixtures which Sponsor may substitute shall be similar products of substantially equal or better quality or design; and

(ii) Sponsor shall not materially change the size or location of the Units or Common Elements if such changes affect the percentage of common interest or adversely affect the value of any Unit to which title has closed or for which an Agreement has been executed and is in effect, unless all affected Unit Owners and contract vendees consent in writing to such change.

Under the present construction schedule, it is anticipated that, except for finishing work to stairways, hallways and other areas of the Building which are not intended for the exclusive use of any one Unit Owner and specialized work, if any, which Sponsor agrees to perform in individual Units at the request of Residential Unit Owners, a first temporary certificate of occupancy could be issued in September 2007 and the Building will be substantially completed by September 2008, subject to Unavoidable Delays. Sponsor, however, makes no warranty or representation as to the date of the issuance of the temporary certificate of occupancy or the date of substantial completion due to Unavoidable Delays. Construction is a complicated process requiring the coordination of numerous tasks, contractors and suppliers and the balancing of complex mechanical and architectural systems. No assurance can be given with regard to the accuracy of any projected completion dates set forth herein. During the first years of Condominium operations, construction workers and related personnel will be at the Property from time to time completing construction of the Building, making adjustments and corrections and performing various tasks related to the completion of construction, which may occur at all hours and could compromise the Building's security systems. During this period, various building systems, including but not limited to water supply, air conditioning,

heating, cooling, ventilating and elevators, may need to be shut down temporarily. Sponsor and its designees, including tenants performing work in the Commercial Units, will have the right to complete construction of the Building and shall have an easement through all parts of the Building, including the Units and the Common Elements in furtherance thereof and may utilize elevators and other building systems and may install and retain scaffolding and other equipment on and in the Building to complete construction of the Building. Sponsor may not fully complete the decoration of portions of the Building, including, without limitation, the lobbies or corridors in the Building, the installation of light fixtures, the hanging of wall coverings or laying carpeting, until a particular Section of the Building is complete or a particular floor is fully occupied by Residential Unit Owners. The Condominium Board and or Residential Board may refuse to permit a Residential Unit Owner to perform alterations in a Residential Unit until such time as the Building has been completed and a permanent certificate of occupancy has been obtained therefor. Certain services, such as telecommunications, and other similar services may be provided by outside suppliers and delays in providing these services will not be the responsibility of Sponsor. Such suppliers may not provide these services until occupancy in the Building has reached certain levels.

(b) Sponsor will obtain a temporary or permanent certificate of occupancy for the Building. A permanent Certificate of Occupancy is required for permanent residential use of the Building and the Residential Units. Temporary residential use of the Building is permitted upon the issuance of a temporary Certificate of Occupancy, but if a temporary Certificate of Occupancy, which may be extended up to a total of two (2) years, expires prior to obtaining a permanent Certificate of Occupancy, residential occupancy of the condominium will be in violation of the Multiple Dwelling Law, subjecting the occupants of the Building, the Residential Unit Owners and the Condominium Board to penalties under the Multiple Dwelling Law, including, possibly, the eviction of residential occupants. Sponsor makes no representation or guarantee that the Department of Buildings will issue a permanent certificate of occupancy within two (2) years after issuance of the first temporary certificate of occupancy. In the event that Sponsor does not obtain a permanent certificate of occupancy for the Building, the Condominium Board will be obligated to obtain the permanent certificate of occupancy and any costs associated therewith could be assessed against all Unit Owners as a Common Expense.

(c) Each Residential Unit and the fixtures and personal property contained therein are being sold and delivered as described in the Plan, at the time of transfer of title to such Residential Unit, unless Sponsor and Purchaser otherwise agree. Sponsor will maintain each Residential Unit, and the fixtures and personalty contained therein, up to the time of the transfer of title to the Unit in question. The Purchaser of a Residential Unit shall inspect such Unit prior to the Closing Date and shall execute at such time an inspection statement acknowledging Purchaser's acceptance of the Unit in good condition and in accordance with the terms of the Plan. However, if the Purchaser finds that Sponsor's improvements to the Unit have not been completed, although such improvements have been substantially completed, then Sponsor and the Purchaser in question will immediately thereafter agree to include on the inspection statement a list of incomplete work of a nature to be completed in the Unit by Sponsor following the Closing for the Unit in question. The

failure of Sponsor to complete such work shall not be a ground for Purchaser delaying the Closing. Sponsor shall have no obligation to complete any work described herein which is not specifically designated on the inspection statement by the Purchaser, except for work necessary to cure violations and to obtain a temporary or permanent Certificate of Occupancy. Notwithstanding anything to the contrary set forth herein, nothing contained in the Plan shall be construed as to render Sponsor liable for consequential damages (whether based upon negligence, breach of contract, breach of warranty or otherwise) it being intended that Sponsor's sole obligation shall be to perform its obligations as expressly provided in the Plan. Sponsor will provide each Purchaser with notice of the date and time of the inspection of the Unit prior to closing as more particularly set forth in the Plan and will establish such procedures as may be required, in Sponsor's discretion, to complete the inspection of the Units and perform necessary punch list work therein. In the event a Purchaser fails to inspect a Unit after notification and an opportunity to perform such inspection, Sponsor reserves the right, in its discretion, to postpone the scheduled Closing or to deem Purchaser to have waived the right to cause punch list work, if any, to be completed. After closing of title to each Residential Unit, the Purchaser thereof must comply with the procedures established by the Managing Agent regarding such Purchaser's move into the Residential Unit. During the period when Sponsor is completing construction of the Building, moves into the Building may be restricted to those periods when the elevators and other access to the Building are being utilized by the construction trades.

(d) If Sponsor fails to obtain a temporary Certificate of Occupancy for the Property prior to the First Closing, Sponsor will be obligated to: (i) direct the Escrow Agent to hold and maintain those monies received pursuant to all Agreements (see the Section entitled "Procedure To Purchase") which would otherwise be payable to Sponsor in the special trust account required by the General Business Law of the State of New York, Sections 352-e(2-b)and 352-h, provided, however, that if Sponsor's Architect certifies that a lesser amount than the amount held in the special trust account is reasonably necessary to complete all alterations and improvements to be performed by Sponsor, then the amount exceeding the sum so certified by Sponsor's Architect shall be released from the special escrow account to Sponsor; or (ii) Sponsor shall deposit with Escrow Agent an unconditional, irrevocable letter of credit, deposit cash or post a surety bond, or provide other collateral acceptable to the Department of Law, in an amount Sponsor's Architect, from time to time, certifies is reasonably necessary to complete such work needed to obtain the permanent Certificate of Occupancy. Any amount held in escrow, in excess of the amount certified as reasonably necessary to complete the work needed to obtain the permanent Certificate of Occupancy, can be released from escrow upon the receipt by Escrow Agent of a request by Sponsor. Escrow Agent will rely entirely upon such certificate in releasing such funds and will not make any independent inquiry or evaluation. All interest and income on such escrowed funds may be paid to Sponsor, as and when earned and collected. The fact that various portions of the Common Elements or other Units may not have been completed prior to a scheduled Closing, shall not provide a basis for Purchaser delaying the closing or receiving any abatement or credit against the Purchase Price.

(e) Following the recording of the Declaration, Sponsor will deliver, assign or otherwise grant to the Residential Board, on behalf of all Unit Owners, or the

Condominium Board, on behalf of all Unit Owners, as the case may be, the right to proceed under any assignable warranties and other undertakings received by Sponsor from contractors, materialmen or others in connection with the construction and equipping of the Building, except that warranties and undertakings received by Sponsor which relate to appliances, equipment or fixtures located in the Unit of a Purchaser shall be assigned to such Purchaser on the date of closing of title to the Unit. Purchasers should be aware that warranties vary in length, depending partly on when the appliances, equipment and fixtures covered by such warranties are first installed. Sponsor makes no representation as to which, if any, of the warranties will continue to remain in force upon the Closing Date of any particular Unit.

(f) As more fully set forth in the Section of the Plan entitled "Rights and Obligations of Sponsor" Sponsor is obligated to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan. The Housing Merchant Implied Warranty Law (General Business Law Article 36-B) is not applicable to this offering. Sponsor is not making any express or implied warranties of fitness for a particular purpose, merchantability or habitability. Without limiting the generality of the foregoing, Sponsor hereby disclaims any and all express or implied warranties as to view, light quality, sound and/or odor transmission, the existence of molds, mildew, spores, fungi and/or other toxins within the Condominium. Sponsor has not given and Purchaser has not relied on or bargained for any such warranties. In no event will Sponsor be liable for incidental or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise). In the event of any conflict between the foregoing disclaimers and Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan, Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan will control. See the Section entitled "Rights and Obligations of Sponsor" under the Subsection entitled "Sponsor's Obligations With Respect to the Building" in Part I of the Plan for further discussion.

(g) Prior to the Closing of title for each Unit, Sponsor will cause such Unit and its appurtenant Common Interest, benefits, rights and easements as described in the Declaration and By-Laws to be released from the lien of any mortgages or security agreements encumbering the Unit (other than any mortgage or security agreements obtained by the Purchaser).

(h) Sponsor will bear all costs and expenses incurred by it in connection with the creation of the Condominium and the preparation of the Plan and all selling expenses and compensation payable to sales or other personnel of Sponsor.

(i) Sponsor will pay or cause to be paid all contractors, subcontractors and materialmen and all others involved in the construction and equipping of the Building in accordance with the New York Lien Law, for work performed and fixtures, material and equipment supplied or installed during construction thereof and will cause any and all mechanics' liens arising out of such construction and equipping, if any, to be discharged by bonding, or otherwise, promptly after the filing of any such liens.

(j) Sponsor shall have only such obligation to defend any suit or proceeding arising out of Sponsor's acts or omissions or to indemnify any Board(s) or Unit Owner(s) in any such action or proceeding as is required by Law.

(k) Following the issuance of a permanent Certificate of Occupancy for the Building, Sponsor will deliver to the Condominium Board a complete set of "as built" mechanical, electrical and plumbing drawings for the entire Building.

(l) In accordance with Section 339-p of the Condominium Act, a registered architect or licensed professional engineer shall certify within reasonable tolerances that the Floor Plans are an accurate copy of portions of the plans of the Building as filed with and approved by the municipal or other governmental authority having jurisdiction over the issuance of permits for the construction of the Building.

(m) Sponsor will pay all Common Charges, special assessments and real estate taxes allocated to any Unsold Units in accordance with the provisions of the By-Laws. Sponsor represents that it has the financial resources to meet such obligations with respect to Unsold Units. Sponsor will fund its financial obligations from proceeds from the sales of Units, rental income from Unsold Units, and financing. No bond or other security will be posted by Sponsor with respect to this obligation.

(n) In the event of damage or destruction of a Unit due to fire or other casualty prior to the Closing, but subsequent to the signing of an Agreement, provided Sponsor elects (which election shall be in its sole discretion) to repair or restore the Unit, the Agreement shall continue in full force and effect, and, thereafter, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the purchase price for the subject Unit. In such event Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration, and any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the respective Boards and other Unit Owners, belong entirely to Sponsor. In the event of damage or destruction to any Unit by fire or other casualty prior to the Closing, but subsequent to the signing of an Agreement, if Sponsor notifies Purchaser that it does not elect (which election shall be in its sole discretion) to repair or restore the Unit or if the Unit Owners or the Condominium Board do not resolve to make such repair or restoration pursuant to the By-Laws, the Agreement shall be deemed canceled and of no further force or effect and Escrow Agent shall return to Purchaser all sums deposited thereunder, together with interest earned thereon, if any, whereupon the parties to the Agreement shall be released and discharged from all obligations and liability thereunder and under this Plan; provided, however, notwithstanding anything to the contrary herein, (i) if Purchaser is then in default under the Agreement (beyond any applicable grace period), Sponsor will retain all such sums as and for liquidated damages and (ii) Sponsor will be entitled to reimbursement for the cost of any special work performed in the Residential Unit at the request of the Purchaser together with the cost to restore the Residential Unit to the condition it was in prior to the special work having been performed.

(o) Sponsor will initially procure on behalf of the Condominium Board the insurance relating to the Condominium which is required to be maintained by the Condominium Board in accordance with the provisions of the By-Laws (see the section entitled "Rights and Obligations of Unit Owners and the Boards of Managers") the cost of which insurance has been reflected in the Projected Budget set forth in Schedule B.

(p) Pursuant to the provisions of Section 352-e of the New York General Business Law, copies of the Plan and all exhibits or documents referred to herein shall be available for inspection, by prospective Purchasers and by any person who shall have purchased a Unit offered by the Plan or shall have participated in the offering of such Unit, at Sponsor's office and shall remain available for such inspection for a period of six years from the date of the recording of the Declaration. In addition, a set of Floor Plans showing the layout, location and approximate dimensions of each Unit and its unit number designation and tax lot number, certified by the appropriate governmental authority of The City of New York as conforming to the official tax lot number for each such Unit, will be filed in the City Register's office when the Declaration is recorded, and an additional set will be furnished to the Condominium Board.

(q) Sponsor is obligated to deliver to the Condominium Board all books of account and records pertaining to the Building's operation which are in Sponsor's possession on the First Closing.

(r) Sponsor may dissolve or liquidate at any time. In the event of such an occurrence or the transfer (other than to purchasers under the Plan) of ten (10) or more Units or twenty percent (20%) of the Units in the Condominium, whichever is less, the principals of Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of Sponsor for those Units under this Plan, applicable Law or regulations.

(s) New York City Local Law 7 of 2004 requires the installation of carbon monoxide detectors by owners of multiple dwellings, including owners of units in residential condominiums. Sponsor intends to provide carbon monoxide detectors in each Unit in accordance with New York City Local Law 7 of 2004. Each Unit Owner will be responsible to keep and maintain the carbon monoxide detectors in good repair and to replace any carbon monoxide detectors which has been stolen, removed, found missing or rendered inoperable. Sponsor makes no representations whether Unit Owners will comply with the foregoing obligations.

(t) All representations under the Plan, all obligations pursuant to the GBL and such additional obligations under the Plan which are to be performed subsequent to the closing of each Unit will survive delivery of the deed.

(u) Except as required by Law, no bond or other security has been furnished by Sponsor to secure Sponsor's obligations including Sponsor's obligations to complete construction of the Condominium.

Sponsor and its contractors, subcontractors, agents and employees will have a right of access to each Unit and to all of the Common Elements for the purpose of fulfilling Sponsor's obligations under the Plan and performing certain alterations and repairs in or about the Unsold Residential Units. Sponsor will use reasonable efforts in order to exercise such access in such a manner as will not unreasonably interfere with the use of any Residential Unit for its permitted purposes. If reasonable care under the circumstances is exercised to safeguard the Unit Owner's property, such entry shall not render Sponsor or its authorized agents liable for any damage to the Unit or to the personality or fixtures contained therein.

Construction of the Building is being financed by Bank of America, N.A. for itself and as agent for any other lenders who participate in the construction loan (the "Construction Lender"), which financing is secured by, among other things, mortgages and security agreements (collectively the "Construction Loan"). The Construction Lender will release Residential Units from the mortgages and liens of the mortgages provided that: (i) the Construction Lender receives not less than 10 days notice of the proposed release, (ii) there shall be a sale of such Residential Unit pursuant an approved contract, (iii) the net proceeds of the sale shall be received by Construction Lender, (iv) a copy of the temporary or permanent certificate of occupancy for the Residential Unit is provided and (v) a certification or opinion is issued from the title company that said lien insured by the title company is not impaired or diminished by the release of the Residential Unit.

The foregoing sets forth the entire obligations of Sponsor hereunder and no others shall be implied, except that nothing contained herein shall be deemed to limit the rights of Residential Unit Owners under their respective Agreements or to include any financial limitation on Sponsor's liability for failure to perform its obligations under the Plan. Sponsor makes no representation or warranty as to the work, materials, appliances, equipment or fixtures to be provided or performed by Sponsor or located at the Property other than as set forth in the Plan. Notwithstanding anything to the contrary set forth herein, nothing contained in the Plan shall be construed as to render Sponsor liable for consequential damages (whether based upon negligence, breach of contract, breach of warranty or otherwise) it being intended that Sponsor's sole obligation shall be to perform its obligations as expressly provided in the Plan.

Obligations of Sponsor hereunder with respect to the Residential Section shall be enforceable by the Residential Board on behalf of Residential Unit Owners and obligations with respect to the General Common Elements shall be enforceable by the Condominium Board on behalf of all Unit Owners. To the extent permitted by Law, Sponsor will have no liability to any Purchaser, subsequent purchaser of a Unit, Unit Owner, the Residential Board or Condominium Board with respect to its obligations under the Plan (other than for actual, non-consequential damages, including property damage, personal injury or wrongful death, arising as a result of the negligence of Sponsor or its authorized agents or employees in connection with the transactions contemplated in the Plan) in excess of the net proceeds paid to Sponsor from the sale of all Unsold Residential Units after payment of, or reasonable reserve for, any liabilities of Sponsor arising out of the consummation of the transactions contemplated in the Plan.

Except as set forth above or as required by Law or governmental regulation, Sponsor has not furnished any bond or other security for the performance of the obligations of Sponsor under the Plan. The ability of Sponsor to perform its obligations hereunder will partly depend upon its

financial condition at the time it is called upon to perform. No representation can be made that it will be financially able to perform any or all of such obligations. Unless expressly provided to the contrary herein, the obligations of Sponsor under the Plan shall survive the delivery of the respective Residential Unit deeds. In the event Sponsor is not financially able to perform its obligations under the Plan, sales will cease and the Plan will be amended to offer rescission to purchasers, if any.

Leasing and Use of
Unsold Residential Units

Sponsor and its designee have reserved the unconditional right to rent or lease any Unsold Unit prior to closing the sale thereof to the Purchaser thereof or any other party, to cease marketing Units for sale at any time, in Sponsor's sole discretion or to use or offer the Unsold Units for any lawful purpose. Under the terms of the of the Construction Loan, Lender has additionally required the following with respect to any leases entered into between Sponsor as Landlord and any tenant (i) the lease shall provide that they are subordinate to the construction financing and (ii) Sponsor shall not enter into any residential Leases for more than five percent (5%) of the total square feet of Residential Units without the prior consent of Construction Lender, which consent shall not be unreasonably withheld or delayed. Except whereas prohibited by Law, certain Units may be occupied under short-term leases. Accordingly, residents of the Condominium may be comprised of both Unit Owners and tenants leasing from Sponsor or other Unit Owners. Accordingly, it is possible that a significant proportion of Unit Owners will not be residents of the Building and that a significant portion of tenants in the Building may not be Unit Owners. As a consequence of the foregoing, a Unit Owner seeking to resell or refinance a Unit may experience difficulty. In addition, residents of the Condominium who are not Unit Owners have no investment in their Units and, therefore, do not share the same economic interests as Unit Owners in the maintenance and care of the Building's facilities and amenities and owner-occupants and non-resident Unit Owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing (i.e. purchase as a home as opposed to as an investment).

Sponsor and its designee reserve the right, without prior notice or amendment to the Plan, to use Common Elements and Unsold Residential Units on any floor of the Building as sales and rental offices and model apartments for the Building and any other building in which Sponsor or principals of Sponsor have an interest. In the event Sponsor or its designee thereafter elects to sell any such Unsold Residential Units, Sponsor or its designee may require the purchaser thereof to purchase all or any of the furnishings, equipment or decorations therein and pay, in addition to the purchase price for such Unit, such amounts as Sponsor may determine. In no event shall the presence of any furniture, furnishings, equipment or decorations in any model apartment (or any Common Elements appurtenant thereto) or any advertisement therefor, imply or represent that any Residential Unit will contain such furniture, furnishings, equipment or decorations upon delivery of the Residential Unit to the Purchaser of the Residential Unit unless expressly agreed to by Sponsor on such terms and conditions as may be mutually agreed by the parties.

CONTROL BY SPONSOR

There is no limit on the length of time that Sponsor may control the Residential Board or the Condominium Board. The Sponsor has the right to appoint a majority of the members of the Residential Board and the Condominium Board (and therefore control such Boards) for a period ending on the date which is five (5) years from the First Closing unless the Sponsor voluntarily relinquishes such right prior to the expiration of such five year period. After the date which is five (5) years from the First Closing, Sponsor may continue to control the Condominium Board and the Residential Board if it has sufficient votes to elect a majority of the members of the Residential Board. Accordingly during the period ending on the date which is five (5) years from the First Closing, Sponsor could control the Residential Board and the Condominium Board notwithstanding the fact that Sponsor no longer owns Units. Sponsor reserves the right to relinquish and regain voting control of the Residential Board and the Condominium Board at any time. During the period that Sponsor controls the Condominium Board or the Residential Board, as the case may be, Sponsor will have control of maintenance, facilities and services to be provided to Unit Owners and will determine the Residential Common Charges to be paid by all Residential Unit Owners. The Residential Board shall initially consist of two (2) persons designated by Sponsor, and the Condominium Board shall initially consist of the two (2) members of the Residential Board, the Rental Unit Owner and one (1) person designated by the Commercial Unit Owner (who shall comprise the initial Commercial Board).

The Residential Board will call for a special meeting of the Residential Unit Owners to elect a new Residential Board (the "First Annual Meeting") no later than one (1) year after the First Closing. The First Annual Meeting shall be held not less than ten (10) days nor more than forty (40) days after the sending of the notice of the meeting.

Commencing with the First Annual Meeting, the Residential Board shall consist of five (5) persons. Three (3) of the five (5) members of the Residential Board shall also serve as members of the Condominium Board. Following the first annual meeting of the Commercial Unit Owners, the Commercial Board will consist of two (2) persons. The two (2) Commercial Board members and four (4) members designated by the Rental Unit Owner shall serve as representatives to the Condominium Board. The number of Residential Board members and the number or composition of Condominium Board members may not be changed except in accordance with the procedures described in the By-Laws.

At the First Annual Meeting and at all times thereafter, Sponsor may be able to elect members of the Residential Board as a result of its ownership of or interest in Unsold Residential Units. Sponsor shall retain voting control of the Residential Board (and the Condominium Board) if Sponsor is able to cast sufficient votes at such meetings to establish such control. In addition, Sponsor, for so long as Sponsor owns at least two (2) Residential Units, shall have the right, at its option, to designate at least one member of the Residential Board.

Within ten (10) days after the Sponsor Control Period expires, one of the Sponsor designated members of the Residential Board shall resign in which event a Residential Unit Owner meeting will be held to elect a new board member unrelated to the Sponsor within thirty (30) days after the expiration of the Sponsor Control Period. Nothing contained herein shall be deemed to limit the right of Sponsor to cast its votes for individuals nominated to the

Condominium Board or the Residential Board who are not nominated or designated by Sponsor, which individuals, if elected, shall not be deemed Sponsor nominees or designees and shall not be deemed to cause Sponsor to control either the Condominium Board or the Residential Board after the Sponsor Control Period.

The By-Laws do not include a provision that after the Sponsor Control Period, a majority of the Board must be owner-occupants or members of an owner-occupant's household who are unrelated to Sponsor and its principals.

Until Sponsor or its designee has conveyed title to all the Residential Units, but in no event later than five (5) years after the First Closing, whichever shall first occur, the Condominium Board and the Residential Board may not take any of the following actions without Sponsor's prior written consent (notwithstanding the number of votes Sponsor controls): (a) make any addition, alteration or improvement to the Common Elements or to any Residential Unit, (b) assess any General Common Charges or Residential Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund, (c) increase or decrease the number, or change the kind of, employees referred to in the Plan, (d) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the First Closing or otherwise provide services in excess of those referred to in the Plan, except as is required to reflect normal annual increases in operating services, (e) borrow money on behalf of the Condominium or on behalf of the Residential Section, or (f) exercise a right of first refusal to lease or purchase a Residential Unit; provided, however, that Sponsor's written consent is not necessary to perform any function or take any action described in items (a) through (f) above, if, and only if, the performance of such function or the carrying out of such an action is necessary, and no other alternative is available, to enable the Condominium Board or the Residential Board to comply with Laws of any governmental authority having jurisdiction over the Condominium, to remedy any notice of violation or to remedy any work order by an insurer.

During Sponsor Control Period, Sponsor may not exercise veto power over expenses described in the Section entitled "Schedule B-Projected Budget for First Year of Condominium Operation" (the "Budget") or over expenses required (i) to comply with applicable laws; or (ii) to remedy any notice of violation; or (iii) to remedy any work order by an insurer. Sponsor may exercise veto power over expenses other than those described in the foregoing sentence but such veto power shall both extend to any period is the sooner of five (5) years after the closing of the first Unit or whenever the Unsold Units constitute less than twenty-five per cent (25%) of the common interest.

Notwithstanding the foregoing, for as long as Sponsor, Rental Declarant and Commercial Declarant have the voting power to elect all members of both the Residential Board and the Commercial Board, the Residential Board, at the election of Sponsor, shall have three (3) members, the Commercial Board shall have two (2) members and the Condominium Board shall have six (6) members including the Rental Unit Owner. In addition, for so long as Sponsor owns less than fifty percent (50%) of the Residential Units but more than fifteen percent (15%) of the Unsold Residential Units (a) Sponsor shall have the right to vote all of the Common Interests attributable to Unsold Residential Units owned by it to designate at least two members of the Residential Board and for so long as Sponsor at least two (2) of the Unsold Residential Units,

Sponsor shall have the right to vote all of the Common Interests attributable to Unsold Residential Units owned by it to designate at least one (1) member of the Residential Board.

BOARDS OF MANAGERS

Generally the affairs of the Condominium shall be governed by the Condominium Board, the affairs of the Residential Section will be governed by the Residential Board, the affairs of the Rental Section will be governed by the Rental Unit Owner and the affairs of the Commercial Section will be governed by the Commercial Board. The Commercial Board shall be initially be comprised of one (1) representative designated by the Commercial Delcarant, the Residential Board shall initially be comprised of two (2) representatives designated by Sponsor and the Rental Section represented by the Rental Unit Owner and all of which shall comprise the initial Condominium Board. On or before the date which is one (1) year after the First Closing, the Residential Board will call for the First Annual Meeting of Residential Unit Owners, such meeting to be held not less than ten (10) days nor more than forty (40) days after such date. At the First Annual Meeting, the incumbent Residential Board shall resign and the Residential Unit Owners shall elect a new Residential Board consisting of five (5) members. (See the Section entitled "Control by Sponsor.") Thereafter, at each annual meeting, members of the Residential Board shall be elected and shall serve until the next annual meeting thereof and until a successor has been elected and qualified. Three (3) of the five (5) members of the Residential Board shall also serve on the Condominium Board. From and after the First Annual Meeting the Commercial Board shall be comprised of two (2) members, and the Condominium Board shall be comprised of nine (9) members who shall be the members of the Residential Board and Commercial Board, in addition to the four members designated by the Rental Unit Owner. The Condominium Board shall meet at least annually.

The first annual meeting of the Commercial Unit Owners shall also be called by the Commercial Board for the same date as the First Annual Meeting for the Residential Unit Owners. At such meeting, the Commercial Unit Owners shall elect a new Commercial Board consisting of two (2) members who shall serve as the representatives of the Commercial Section on the Condominium Board. Thereafter, at each annual meeting of the Commercial Unit Owners, new members of the Commercial Board and new representatives to the Condominium Board shall be elected. Notwithstanding anything to the contrary set forth above, to the extent there is only one owner of the Commercial Units, such Unit Owner shall be deemed to have all of the powers of the Commercial Board in connection with the operation of the Commercial Section.

Except for Board members designated by Sponsor or its designee, all members of the Residential Board must be either Residential Unit Owners or certain parties (e.g. directors, shareholders of Unit Owners) as described in the By-Laws. No member of the Residential Board shall continue to serve on the Residential Board if, during such Unit Owner's term of office, said member shall cease to be a Residential Unit Owner or an interested party. All Board members shall serve without compensation.

The Boards shall collectively have the powers and duties necessary for or incidental to the administration of the affairs of the Condominium. Generally, all determinations which affect only the Residential Section and do not adversely affect the Rental Section, the Rental Unit Owner, the Commercial Section, Commercial Unit Owners or the business of the tenants or occupants thereof, shall be made by the Residential Board. Similarly, all determinations which affect only the Commercial Section and do not adversely affect the Residential Section, Rental

Section, or the use of Rental Unit or Residential Units for their permitted purposes, shall be made by the Commercial Board. Further, all determination which affect only the Rental Section and do not adversely affect the Residential Section, the Residential Unit Owners, the Commercial Section, the Commercial Unit Owners for their permitted purposes, shall be made by the Rental Unit Owner. Generally, all other determinations with respect to the administration of the affairs of the Condominium including those which (i) relate to the Residential Section and do not adversely affect the Rental Section or the Commercial Section, and vice versa, or (ii) relate to or affect the General Common Elements, shall be made by the Condominium Board.

As more fully set forth in the By-Laws, (i) all determinations required to be made by the Residential Board or the Commercial Board shall be by majority of the votes cast at any meeting at which a quorum is present, and (ii) all determinations required to be made by the Condominium Board shall be by majority of the votes cast at any meeting at which a quorum is present. Any dispute between the Residential Board, the Rental Unit Owner and the Commercial Board as to which Board or entity shall be entitled to make any determination or with respect to any matter the determination of which is entitled to be made by the Condominium Board shall be settled by arbitration in the manner provided in the By-Laws.

For convenience of operation of the Condominium, any Board may designate any other Board to act as its agent with respect to any matters the determination concerning which is entitled to be made by such designating entity.

Annual meetings of Residential Unit Owners shall be held within approximately thirty (30) days of each anniversary of the First Annual Meeting. At such meetings, the Residential Unit Owners shall elect the five (5) member Residential Board, subject to any rights of Sponsor to designate Board members, and there shall also be transacted such other business as may properly come before such meetings. In addition, special meetings may be held from time to time pursuant to the By-Laws. The Secretary of the Residential Board shall mail a notice of each annual or special meeting of the Residential Section to all Residential Unit Owners of record. The notice, which will generally be given at least ten (10) days prior to any such meeting, shall state the purpose of the meeting as well as the time and place where it is to be held. Except as otherwise provided in the By-Laws or Declaration, at all meetings of Residential Unit Owners, the presence in person or by proxy of Residential Unit Owners owning more than thirty (30%) percent of the Common Interests attributable to all Residential Units shall constitute a quorum and a majority of the votes cast at any such meeting at which a quorum is present shall be binding upon all Residential Unit Owners. Except as otherwise provided in the By-Laws or Declaration, if any joint meeting between Residential Unit Owners, Rental Unit Owner and the Commercial Unit Owners is held, the presence in person or by proxy of more than fifty (50%) percent of the Common Interests attributable to all Units shall constitute a quorum and a majority of votes cast at any such meeting at which a quorum is present shall be binding on all Unit Owners.

At all meetings, each Unit Owner (or such Unit Owner's proxy) entitled to vote thereat (including Sponsor or its designees with respect to Unsold Residential Units) shall be entitled to cast one vote for each .0001% of interest in the Common Elements attributable to such Unit Owner's Unit or Units.

The principal officers of the Residential Board shall be a President, Vice President, Secretary and Treasurer, all of whom shall be elected by the Residential Board. The principal officers of the Condominium Board shall be a President who shall be the same person serving as President of the Residential Board, a Vice President and Treasurer who shall be the same person serving as President of the Commercial Board and a Secretary who shall be the Rental Unit Owner. The initial members of the Condominium Board shall be Edward J. Minskoff who shall serve as President, Jeffrey Sussman who shall serve as Vice President, Benjamin McGrath who shall serve as Treasurer and Carlos Olivieri who shall serve as Secretary of the Condominium Board respectively. Each of these individuals work for Edward J. Minskoff Equities, Inc. and are a principal of or are affiliated with Sponsor or its principals. The Condominium Board and the Residential Board may appoint additional officers. Except as otherwise provided by the Board for which such officer serves, no officer shall receive any compensation for acting as such. The By-Laws provide that all instruments of a Board are to be executed by any officer thereof or by such other person or persons as may be designated by the applicable Board. However, by resolution of such Board, any expenditure in excess of a specified amount by such Board will be countersigned by two (2) members of the said Board, one of whom is also a member of the Residential Board and the other having been designated as a member of the Condominium Board by the Commercial Board or Rental Unit Owner.

The term of office of the members of the Residential Board and Condominium Board shall be for one (1) year or until their successors are elected. Members of the Residential Board and Condominium Board shall serve without compensation. Any member of the Residential Board may resign at any time by written notice hand delivered or sent by certified mail, return receipt requested, to the President or Secretary of the Residential Board. Notwithstanding the term of such member's office, such resignation shall take effect at the time specified therein.

A member of the Residential Board designated or elected by the Residential Unit Owners may be removed with or without cause by an affirmative vote of a Majority of Residential Unit Owners (as defined in the By-Laws) who are present at a meeting containing a quorum of Residential Unit Owners; provided, however, that Residential Board members designated by Sponsor may only be removed with cause and replaced by another Sponsor designee. No member of the Residential Board shall continue to serve on the Residential Board if, during such Unit Owner's term of office, said member shall cease to be a Residential Unit Owner or an interested party as described in Section 2.1 of the By-Laws; provided, however, that this provision respecting Residential Unit ownership and Residential Board membership shall not apply to members of the Residential Board designated by Sponsor or its designee.

Upon the affirmative vote of a majority of the members of the Residential Board, any officer may be removed with or without cause. A successor officer may be elected at any regular Board meeting or at any special Board meeting called for such purpose.

All officers, Board members and employees of the Residential Section and of the Condominium will be bonded at all times from and after the First Closing under fidelity bonds in favor of the Residential Section and the Condominium. The amount and cost of the bonds has been provided for in the projected budget for the first year of Condominium operation contained in Schedule B. The By-Laws provide that to the extent permitted by applicable Law, no member of any Board shall have any personal liability with respect to any contract, act or omission of any

Board or of any managing agent or manager in connection with the affairs or operation of the Condominium, the Rental Section, Commercial Section, or the Residential Section or any Limited Common Element (except in their capacities as Unit Owners). Board members shall have no liability to Unit Owners except that a Board member shall be liable for such Board member's own bad faith or willful misconduct. All Unit Owners shall severally, to the extent of their respective interests in their Units and their appurtenant Common Interests, indemnify each Condominium Board member and each Residential or Commercial Board member, as the case may be, against any liability or claim except those arising out of such member's own bad faith or willful misconduct.

In exercising their respective powers and performing their respective duties under the Declaration and the By-Laws, each Board shall act in good faith as, and shall be, the agent of the Unit Owners such Board represents, subject to and in accordance with the provisions of the Declaration and the By-Laws.

Under the terms of the By-Laws, if required under the terms of any Permitted Mortgage, in the event of a default under such Permitted Mortgage (including the Construction Loan), the Permitted Mortgagee will be entitled to designate, remove or replace the members of the Boards which the Unit Owners whose Units are subject to the lien of said Permitted Mortgage. Generally, subject to certain exceptions concerning, among other things, Sponsor, the Commercial Section, the Rental Section, and Unsold Residential Units, and provided that required consents of the Residential Mortgage Representatives, if any, are obtained, any provision of the Declaration, By-Laws or Rules and Regulations affecting (a) only the Residential Section or the Residential Unit Owners may be amended, modified, added to or deleted by affirmative vote of at least sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of all Residential Unit Owners, (b) only the Commercial Section or the Commercial Unit Owners may be amended, modified, added to or deleted by affirmative vote of at least sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of the Commercial Unit Owners (c) only the Rental Unit may be amended, modified, added to or deleted by the Rental Unit Owner and (d) the General Common Elements or all Unit Owners may be amended, modified, added to or deleted by affirmative vote of at least sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of all Unit Owners; provided, however, that the Common Interest appurtenant to each Unit may not be altered without the written consent of all Unit Owners directly affected thereby.

Notwithstanding any provision contained in the By-Laws to the contrary, no amendment, modification, addition or deletion of or to the By-Laws, the Declaration or the Rules and Regulations shall be effective in any way (a) without the prior written consent of the affected Commercial Unit Owner(s), with respect to any amendment, modification, addition or deletion of or to the By-Laws, the Declaration or the Rules and Regulations modifying the permitted uses of any Rental Unit, Commercial Unit or affecting the rights, privileges, easements, licenses or exemptions granted to any Rental Unit Owner or Commercial Unit Owner, (b) without the prior written consent of Sponsor or its designee with respect to any amendment, modification, addition or deletion of or to the By-Laws, the Declaration or the Rules and Regulations modifying the permitted uses of the Building or any portion thereof or affecting the rights, privileges, easements, licenses or exemptions granted to Sponsor or its designee, or otherwise adversely affecting Sponsor or its designee or the owner of any Unsold Residential Unit or (c) without the

prior written consent of the holder of any present or future mortgage, pledge, or other lien or security interest covering any Unsold Residential Unit with respect to any amendment, modification, addition or deletion of or to the By-Laws, the Declaration, or the Rules and Regulations modifying the permitted uses of such Unsold Residential Unit or affecting the rights, privileges, easements, licenses or exemptions granted to Sponsor or its designee.

It is possible that amendments, modifications, additions or deletions of or to the Declaration, By-Laws and Rules and Regulations may be necessary, appropriate or desirable in connection with the operation of the Rental Section and the Commercial Section, the subdivision of any Rental Unit or Commercial Unit into individual commercial or rental condominium units and/or the offering for sale or lease of all or any portion of the Rental or Commercial Units. In connection therewith, the Rental Unit Owner or the Commercial Board may, subject to compliance with all applicable Laws, if any, cause the Declaration, By-Laws and Rules and Regulations to be amended, modified, added to or deleted from and the resulting provisions thereof may be similar or dissimilar to those affecting the Residential Section and Residential Unit Owners.

As more particularly set forth in the Special Risk Section and the Section of the Plan entitled "Rights and Obligations of Sponsor", it is possible that a significant proportion of Residential Unit Owners will not be residents of the Building and that a significant portion of tenants in the Building may not be Residential Unit Owners. Because there is no commitment on the part of Sponsor to sell more than fifteen percent (15%) of the Residential Units, as needed to declare the Plan effective, owner-occupants may never gain effective control and management of the Condominium and may have difficulty in financing or reselling their Units. The By-Laws do not require that members of the Residential Board be owner-occupants of a Residential Unit. Owner-occupants and non-resident owners (including the Sponsor) may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing (i.e. purchase as a home as opposed to an investment.

The By-Laws do not include a provision that after the Sponsor Control Period, a majority of the Board must be owner-occupants or members of an owner-occupant's household who are unrelated to Sponsor and its principals. In addition, non-resident owners, including Sponsor, have no investment in their Residential Units and, therefore, do not share the same economic interests as Unit Owners in the maintenance and care of the Building's facilities and amenities, and owner-occupants and non-resident Unit Owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing (i.e., purchase as a home as opposed to as an investment).

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND THE BOARDS OF MANAGERS

Sales and Leases of Units

Each Residential Unit Owner may sell or lease such Unit Owner's Residential Unit provided such Unit Owner (the "Transferor") first gives the Residential Board, on behalf of all Residential Unit Owners, or the Sponsor for so long as Sponsor or its designees own any Units in the Building (collectively the "Inside Offeror"), notice of such Unit Owner's intention to sell or lease such Unit and an opportunity to purchase or lease such Unit at the same price or rental and on the same terms as were offered in good faith by a prospective purchaser or lessee, as more specifically provided in Article 8 of the By-Laws. If the Inside Offeror does not elect to purchase or lease the Residential Unit within twenty (20) days after receipt of the offering Residential Unit Owner's notice, the Transferor will have an additional sixty (60) days to enter into a written agreement with the prospective purchaser or lessee, as the case may be, embodying the terms set forth in said notice. In the event such written agreement is not executed by the Transferor within said sixty-day period or such sale or lease is not consummated within an additional sixty (60) days following the expiration of said sixty-day period, the Transferor will be required to again first offer the same to each Inside Offeror; provided that each Inside Offeror shall be entitled to waive, or to permit an extension of, either or both of such sixty (60) day periods. The Residential Board may not exercise its option to purchase or lease any Residential Unit without prior approval of a majority in interest of Residential Unit Owners present in person or by proxy and voting at a meeting at which a quorum is present and subject to the right of Sponsor to approve such purchase or lease by the Residential Board during the period not to exceed five (5) years from the First Closing, as more particularly described in the Section of the Plan entitled "Control by Sponsor." In any vote of all the Residential Unit Owners, the Transferor shall have the right to vote in any vote conducted by the Residential Board for the purpose of determining whether the Residential Board shall exercise its right of first refusal to purchase or lease the Transferor's Unit. Any such deed given by a Transferor shall provide that the acceptance thereof by the grantee shall constitute an assumption of the provisions of the Declaration, the By-Laws and the Rules and Regulations, as the same may be amended from time to time. Any such lease shall be consistent with the By-Laws and shall provide that it may not be materially modified, amended, or extended without the prior consent in writing of the Residential Board, that the tenant shall not assign the lease or sublet the demised premises or any part thereof without the prior consent in writing of the Residential Board, and that the Residential Board, if permitted by applicable Law, shall have the power to terminate such lease and/or to bring summary proceedings to evict the tenant in the name of the landlord thereunder, in the event of default by the tenant in the performance of such lease. The form of any such lease shall be a printed, reasonably applicable form of residential lease approved by the Residential Board which is generally accepted in New York City such as an appropriate Real Estate Board of New York, Inc. or Blumberg form, except for such changes therein as provided in the By-Laws. Any lease entered into with a Residential Unit Owner, as landlord, should not be subject to state or local rent laws with respect to rent or other terms but will be subject to laws applicable to all rental leases in the State and City of New York such as requirements regarding warranties of habitability. Purchasers should refer to their own attorneys for guidance regarding their rights and obligations as a landlord under a lease for a Residential Unit.

Any purported sale or lease of a Residential Unit in violation of this section shall be voidable at the election of the Residential Board or the Sponsor as the case may be.

In the event the Residential Board exercises its right to purchase a Residential Unit, the Residential Board shall utilize available funds in the Working Capital Fund or shall make a special assessment for such purpose. With respect to the right of first refusal, the Residential Board may not discriminate against any person on the basis of race, creed, color, national origin, sex, age, religion, affectional preference, disability, marital status or other grounds prohibited by law. Please see "Units Acquired by Residential Board or Condominium" in this Section of the Plan for further details regarding Units acquired or leased by the Boards.

A Residential Unit Owner may lease, sell or convey the Residential Unit to a spouse, adult child or grandchild, parent, grandparent or adult sibling, may convey such Unit Owner's Residential Unit by gift, may devise such Unit Owner's Residential Unit by will, or have it pass by intestacy, without complying with the foregoing restrictions; provided, however, that each succeeding Residential Unit Owner shall be bound by, and such Unit Owner's Residential Unit shall be subject to, the preceding restrictions. In addition, any Residential Unit Owner may lease, sell or convey the Unit to a related or controlled individual or entity, as more particularly set forth in the By-Laws.

The restrictions upon the sale and lease of Residential Units shall not apply to Sponsor or its designee with respect to any Unsold Residential Units or to Residential Units acquired by a mortgagee in foreclosure or by deed in lieu of foreclosure, and they shall be free to sell or lease without first offering to sell or lease to the Residential Board. Such restrictions shall also be inapplicable to the Rental Unit and Commercial Units, whether owned by Rental Declarant or Commercial Declarant or their designees or by any subsequent owner or by any mortgagee, and, subject to compliance with applicable Laws and governmental regulations, if any, the Rental Unit Owner or the Commercial Unit Owners shall be free to sell, lease, mortgage or otherwise transfer or hypothecate all or any part of the Rental Unit or the Commercial Units.

A Residential Unit Owner may only sell or lease such Unit Owner's entire Unit. In addition, each conveyance of a Unit by a Residential Unit Owner shall include, as part of the property to be conveyed, such Residential Unit Owner's undivided interest in (a) the Residential Common Elements, Residential Limited Common Elements and the General Common Elements, (b) any Unit or Units acquired by the Residential Board on behalf of all Residential Unit Owners, or any proceeds of the sale or lease thereof and (c) any other assets of the Residential Section and the Condominium. No part of the Unit Owner's interest in the Common Elements may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the Unit or as part of a sale, transfer or other disposition of the specific interest in the Common Elements by all affected Unit Owners.

The By-Laws provide that the Residential Board has the right, but not the obligations to require that before any Residential Unit is conveyed to a government or governmental mission, or to a department, agency or consulate of a government, or to any other party who or which may be entitled under applicable laws, conventions or treaties (including, without limitation, the United States Foreign Sovereign Immunities Act as same may be amended) to any present or future claim to any immunity, whether characterized as sovereign immunity or otherwise (or

diplomatic or consular immunity, if applicable), from any legal or equitable proceedings in the United States of America or elsewhere, may occur or be valid or effective, the Residential Board may require that certain additional conditions be satisfied. Specifically, the Residential Board may require that the potential grantee enter into an agreement with the Residential Board, on terms acceptable to the Residential Board and its counsel, in which the potential grantee (i) agrees to a specified arrangement for service of process, (ii) expressly and irrevocably waives, to the full extent permitted by law (including, without limitation, the United States Foreign Sovereign Immunities Act, as same may be amended), with respect to the potential grantee, and with respect to any and all other intended occupants of the Unit, any present or future claim to any immunity, whether characterized as sovereign immunity or otherwise, (and diplomatic and consular immunity, if applicable) from any legal or equitable proceedings in the United States of America or elsewhere, brought by the Residential Board or any other party claiming with respect to the Unit (including without limitation, immunity from service of process, immunity from jurisdiction of any court or tribunal, and immunity of any of that party's property from attachment prior to entry of judgment and from attachment in aid of execution, and from execution itself, upon a judgment), (iii) agrees that any legal action or proceeding with respect to the Unit may be brought in the courts of the State of New York, and in the City of New York, or in the United States District Court for the Southern District of New York, as the Residential Board shall elect, and (iii) permits execution and enforcement of any judgment obtained by the Residential Board. The foregoing provisions do not apply to sales of Unsold Residential Units.

A Residential Unit may not be conveyed unless all unpaid Residential Common Charges and liens against such Unit (other than Permitted Mortgages) are paid and/or satisfied at or prior to closing. In addition, the Residential Board may establish reasonable fees for the processing of sale and lease notices, which shall be payable by the selling or leasing Residential Unit Owner, as the case may be, to the Managing Agent.

Notwithstanding anything contained herein to the contrary, prior to the closing of title to a Unit, the Agreement prohibits a Purchaser from listing such Unit for resale or rental with any broker or from advertising or otherwise offering, promoting or publicizing the availability of the Unit for sale or lease, without Sponsor's prior written consent.

Use of Units

Residential Units shall be used only as a residence (except as described below). The Residential Board, may in its sole discretion, permit a Residential Unit to be used for other purposes provided such use is permitted by Law, does not violate the then existing Certificate of Occupancy and complies with all applicable governmental regulations.

Notwithstanding the preceding paragraph, Sponsor or its designee may, without the permission of the Residential Board (a) use or grant permission for the use of any Unsold Residential Unit as a professional office or for any other purpose, including, without limitation, use as a long or short term rental or other use, provided such use is permitted by Law, does not violate the then existing certificate of occupancy for such Residential Unit (subject to Sponsor's right to amend the certificate of occupancy to conform to use as provided in the By-Laws), and the user of such Unit complies with all applicable governmental regulations with respect to such use, and (b) retain ownership of one or more Residential Units for use as models and sales, rental

and/or promotion offices in connection with the sale or rental of other Residential Units in the Condominium or in buildings in which principals of Sponsor may have an interest.

It is the responsibility of each Residential Unit Owner to notify the Managing Agent in writing when a child or children under the age of eleven (11) years lives or resides (even temporarily) in the Residential Unit. Windows in the Residential Units will be mechanically fastened. The Residential Unit Owner shall maintain all mechanically fastened window limit stops in all windows installed in the Residential Unit and shall not remove same until permitted by applicable Law and in any event, without full knowledge of the Managing Agent. Sponsor makes no representations whether Residential Unit Owners will comply with the foregoing obligations. See "Rights and Obligations of Unit Owners and the Board of Managers" for further details.

The current zoning Law permits a person who resides in a Residential Unit to use up to twenty-five percent (25%) of the floor area of such Unit Owner's Unit (but in no event to exceed 500 square feet) for certain home occupations including a fine arts studio, professional offices (e.g., lawyer, doctor or dentist) and teaching of not more than four (4) persons. No transient tenant may be accommodated in a Residential Unit, except in Unsold Residential Units, as permitted by Law. Such home occupation use may only be engaged in with the consent of the Residential Board or by Sponsor, as more particularly provided in the By-Laws.

The Commercial Units may be used for any lawful purpose, including, but not limited to, a garage, health club, theaters, retail stores, banks, grocery stores, restaurants and commercial and professional offices subject to certain limitations more fully set forth in the Section of the Plan entitled "Commercial Units." No income derived from any use of the Commercial Units will constitute income to the Condominium Board or Residential Unit Owners or the Rental Unit Owner.

The Rental Unit may be used for any lawful purpose, including but not limited to residential apartments. No income derived from any use of the Rental Unit will constitute income to the Residential Unit Owners or the Commercial Unit Owners.

No nuisance, immoral, improper, offensive or unlawful use shall be allowed in the Residential Section or any portion thereof. All valid Laws of governmental bodies having jurisdiction thereof relating to any portion of the Property shall be complied with at the sole expense of the respective Unit Owners or Boards, whoever or whichever shall have the obligation to maintain or repair such portion of the Property.

No "For Sale," "For Rent," "For Lease" sign, or any other sign evidencing a similar purpose, or other window display or advertising shall be maintained or permitted in any Residential Unit, except that these sign restrictions shall not apply with respect to Unsold Residential Units.

No awnings, air conditioning equipment or ventilators shall be installed or modified in the Residential Section without prior written approval of the Residential Board. No radio or television aerial, satellite dishes or other similar device shall be erected by Residential Unit Owners on the roof or exterior walls, windows or terraces or loggias of the Building or on the

Property, without obtaining in each instance the written consent of the Residential Board or except as may otherwise be required by Law.

No pets other than dogs, caged birds, cats and fish (which do not cause a nuisance, health hazard or unsanitary condition) may be kept in a Residential Unit without the consent of the Residential Board or the Managing Agent. In no event will a Residential Unit Owner be entitled to maintain more than two (2) pets in any Unit without the consent of the Residential Board. Each Residential Unit Owner who keeps any type of pet in such Unit Owner's Residential Unit will be required to abide by any and all reasonable Rules and Regulations of the Residential Board adopted with respect thereto and may be required to enter into an agreement with the Condominium Board governing the maintenance of such pets and indemnifying and holding harmless the Condominium, all Unit Owners and the Managing Agent from all claims and expenses resulting from acts of such pet.

Each Unit Owner shall keep such Unit Owner's Unit in a good state of preservation and cleanliness and each Unit Owner shall be obligated to maintain and keep in good order and repair such Unit Owner's own Unit in accordance with the provisions of the By-Laws and the rules and regulations of municipal departments or agencies having jurisdiction thereof. The Rules and Regulations concerning the use of Residential Units may be amended from time to time by the Residential Board provided that copies thereof are furnished to each Residential Unit Owner prior to the time that they become effective (except that no amendment thereof affecting the Commercial Units or Unsold Residential Units may be made unless agreed to by the Commercial Unit Owners or Sponsor or its designee, as the case may be). Further restrictions on the use and leasing of Residential Units are set forth in the By-Laws and Rules and Regulations.

Mortgage of Units by Unit Owners

Each Residential Unit Owner may mortgage such Unit Owner's Unit, provided that the conditions with respect thereto set forth in the By-Laws are first complied with by such Unit Owner. As more fully set forth in the By-Laws, these conditions include the requirements that (a) the mortgage be substantially in the form of the New York Board of Title Underwriters form of mortgage, or such other form approved by the Residential Board, (b) the Residential Board is notified in writing of the making of such mortgage and receives a conformed copy of the note and mortgage and (c) the Unit Owner making such mortgage first satisfies all unpaid liens against such Unit Owner's Unit, other than Permitted Mortgages. The Commercial Unit Owners shall have the right to mortgage any Commercial Unit without any restriction or limitation.

In certain instances the consent of the Residential Mortgage Representative is necessary in order to amend the Declaration, By-Laws or Rules and Regulations. The By-Laws provide that no more than three (3) Residential Mortgage Representatives shall be designated by the holders of mortgages (a) which satisfy the conditions set forth in the By-Laws (as described above) and (b) which holders of such mortgages are (i) Sponsor or its designee, (ii) a bank, trust company, insurance company, real estate investment or mortgage trust or (iii) a governmental or union employee, welfare, pension or retirement fund or system.

Common Charges:
Determination and Assessment

Residential Common Expenses, which are payable only by Residential Unit Owners and are included in their Residential Common Charges, are allocated among Residential Unit Owners in proportion to their respective Residential Common Interests. Residential Common Charges shall also be deemed to include any special assessment imposed by the Residential Board. In addition, the Residential Common Charges include the Residential Unit Owner's allocable portion of the General Common Expenses. The respective Common Interests of each Unit, as estimated by Sponsor, are 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. Residential Common Expenses include, among other things, all costs and expenses (including the payment of wages) in connection with the Maintenance of the Residential Common Elements and Residential Limited Common Elements. Residential Common Expenses may include amounts for certain other items as the Residential Board may deem proper, such as amounts for reserves or in connection with the purchase or lease by the Residential Board of any Residential Unit.

Commercial Common Expenses will be determined and borne solely by the Commercial Unit Owners. Commercial Common Expenses include, among other things, all costs and expenses in connection with the maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Commercial Common Elements.

General Common Expenses which include, among other things, the costs and expenses (including the payment of wages) in connection with the maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the General Common Elements and certain other expenses common to all Unit Owners, such as premiums for insurance covering the Building, managing agent fees and legal and accounting fees will be determined by the Condominium Board. Generally, such expenses will be allocated to the Residential Board and the Commercial Board pro rata in accordance with their aggregate respective Common Interests. The Residential Board will then allocate its pro rata share of such expenses among the Residential Unit Owners in accordance with their respective Residential Common Interests. In addition to basing charges on Common Interests, the Condominium Board may also make allocations and assessments of General Common Expenses in accordance with submetering, contract allocations and usage (both projected and actual) so long as such allocations are reasonable under the circumstances and are in accordance with applicable provisions of the Law.

In the event that the annual Common Charges levied against Unit Owners during the first year of condominium operation commencing on the date of First Closing exceed the actual expenses less income from sources other than Unit Owners for that period accounted for on an accrual basis by an amount in excess of $100,000, the receipts from Unit Owners over and above such amount may be rebated to the Unit Owners by the Condominium Board in proportion to each Unit's percentage of Common Interest. Rebates, if any, attributable to Units purchased from Sponsor during the first year of condominium operation will be distributed by the Condominium Board to Sponsor and the Residential Unit Owner(s) in proportion to the amount of time Sponsor and each Residential Unit Owner owned such Unit. Sponsor makes no

representations that there will be any excess receipts for rebate to Residential Units Owners or, if rebates are made, what the tax consequences of such rebates would be to Residential Unit Owners. In the event Sponsor concludes that the Common Expenses during the First Year of Condominium Operation are less than projected due to the fact that the Building is not fully operational or occupied, Sponsor may cause the Condominium Board or the Residential Board, as the case may be to adopt an interim budget reflecting the reduced Common Expenses which will reduce the Common Charges due from each Unit Owner. See the Attorney's Income Tax Opinion in Part I of the Plan for further discussion regarding the income tax consequences of the ownership of Residential Units by individual Unit Owners.

At least annually (a) the Condominium Board will prepare a budget for General Common Expenses and allocate, as aforesaid, and assess General Common Charges to the Residential Board and the Commercial Board to meet such expenses and (b) the Residential Board will prepare a budget for Residential Common Expenses and allocate, as aforesaid, and assess among all Residential Unit Owners, Residential Common Charges to meet (i) Residential Common Expenses and (ii) the Residential Board's pro rata share of General Common Expenses.

The Residential Board will furnish copies of each budget on which Residential Common Charges are based to all Residential Unit Owners and advise such Unit Owners of the amount of Residential Common Charges payable by them. Unless otherwise determined by the Board to which they are payable, General Common Charges and Residential Common Charges will be payable monthly in advance on the first day of each month.

Common Charges: Collection and Lien for Non-Payment

Pursuant to Section 339-z of the Real Property Law and under the provisions of the By-Laws, (a) the Residential Board, on behalf of all Residential Unit Owners, will have a lien on each Residential Unit for unpaid Residential Common Charges together with interest thereon, assessed against such Unit (b) the Condominium Board, on behalf of all Unit Owners, will have a lien on all Residential Units, for General Common Charges unpaid to it by the Residential Board, together with interest thereon, in proportion to the respective Common Interests of the Residential Units, a lien on the Rental Unit, for General Common Charges unpaid to it by the Rental Unit Owner, together with interest thereon, as well as a lien on the Commercial Units, for General Common Charges unpaid to it by the Commercial Board, together with interest thereon. All such liens, however, to the extent permitted by applicable Law, will be subordinate to the lien of any first Permitted Mortgage of record and to liens for real estate taxes on the particular Unit. Pursuant to Section 339-aa of the Real Property Law, any lien for unpaid General Common Charges or Residential Common Charges, against a Unit will be effective from and after filing of a verified notice thereof in the City Register's Office until all sums secured thereby with interest accrued thereon shall have been fully paid, or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever shall occur sooner. The By-Laws provide that such liens may be foreclosed by a suit brought in the name of the appropriate Board (acting on behalf of all Unit Owners or all Residential Unit Owners, as the case may be) in like manner as the foreclosure of a mortgage on real property or an action may be brought by the appropriate Board to recover unpaid Common Charges without foreclosing such lien. Notwithstanding the foregoing, during the Sponsor Control Period the Sponsor shall

cause the Residential Board or the Condominium Board, as the case may be, to file a lien as provided for in Section 339-aa of the Real Property Law on Units owned by Sponsor in which Sponsor is more than thirty (30) days in arrears of Common Charges.

No Unit Owner may be exempted from liability for such Unit Owner's Common Charges by waiving use of any of the Common Elements or by abandonment of such Unit Owner's Unit. Dissatisfaction with the quantity or quality of maintenance or services furnished to the Property or the degree to which the construction in the Building shall have been complete shall not be grounds for a Unit Owner withholding or failure to pay all or any portion of the Common Charges or any other assessments. No Unit Owner, however, will be liable for the payment of any part of the Common Charges assessed against such Unit Owner's Unit subsequent to a permissible sale, transfer or other conveyance of such Unit. In addition, as more specifically set forth in the By-Laws, (a) a Residential Unit Owner may, by conveying such Unit Owner's Unit without consideration to the Residential Board and complying with certain conditions in connection therewith, exempt himself from Residential Common Charges thereafter accruing and (b) the Commercial Unit Owners of any Commercial Unit may, by conveying the Commercial Unit without consideration to the Condominium Board and complying with certain conditions in connection therewith, be exempt from General Common Charges thereafter accruing.

On a resale of a Residential Unit, the purchaser thereof will be liable for the payment of Residential Common Charges accrued and unpaid against such Unit prior to such Unit Owner's acquisition. Prior to the permissible sale, transfer or other conveyance of a Residential Unit, any seller or purchaser of a Residential Unit shall be entitled to a statement (an "Estoppel Letter") from the Residential Board, setting forth the amount of the unpaid Common Charges accrued against the Unit and neither such seller nor purchaser shall be liable for, nor shall the Unit be conveyed subject to a lien for, any unpaid Common Charges against such Unit accrued prior to such conveyance in excess of the amount set forth in such statement. In the event of a foreclosure by either Board of its lien on any Unit for unpaid Common Charges, if the net proceeds of the foreclosure sale shall be insufficient for the payment of such unpaid charges or if a Unit is acquired by a mortgagee or purchaser in foreclosure, the Unit Owner will remain liable for the unpaid balance. Neither (a) a Permitted Mortgagee (as defined in the Condominium Declaration) acquiring title to a Unit at foreclosure sale nor (b) a purchaser at a foreclosure sale shall be liable, and the Unit shall not be subject to a lien, for the payment of the Common Charges assessed prior to the acquisition of title to such Unit by such Permitted Mortgagee or purchaser. However, such Permitted Mortgagee or purchaser at a foreclosure sale shall be liable for payment of all Common Charges after the acquisition of title to such Unit. The Residential Board will have the right to assess such unpaid balance as a Residential Common Charge among all Residential Unit Owners.

RPL §339-jj-Borrowing by Condominium

A new subsection jj to Section 339 of the Real Property Law ("RPL"), was enacted into law on August 26, 1997 and authorizes the Condominium Board to incur debt provided that such debt (a) is incurred no earlier than the fifth anniversary of the First Closing and (b) is approved by Unit Owners owning Units to which there is appurtenant a majority of the Common Interests. Any such debt may be secured by future income and Common Charges in which event the

Common Charges shall be deemed trust funds for the purpose of paying such debt. The Condominium Board cannot secure such debt by a lien on the Common Elements without the consent of all Unit Owners.

RPL §339-kk-Payment of Rent Where Default in Payment of Common Charges

A new subsection kk to Section 339 of the RPL, a copy of which is set forth in Part II of the Plan, was enacted into law July 22, 1998. RPL §339-kk is applicable to all condominiums in the State of New York. RPL §339-kk is intended to provide additional financial protection for a condominium association if a sponsor or other non-occupant unit owner of a residential unit fails to make monthly payments for common charges, assessments and late fees due in connection with such owner's units.

RPL §339-kk provides, by its terms, among other things, that with respect to unsold units of a Condominium owned by a sponsor or by any other non-occupant unit owner and occupied by a tenant:

(a) If payment of common charges, assessments or late fees by any non-occupant unit owner is more than sixty (60) days late after the expiration of any grace period within which they are due, payments from a tenant of such unit may become directly payable to the Condominium upon written notice by the Condominium to the tenant and the non-occupant unit owner. Where a majority of the Condominium Board has been elected by unit owners who are in occupancy of their respective units, the Condominium Board may elect not to require that the rental payments be paid to the Condominium. Once the common charges, assessments and late fees of the non-occupant unit owner have been brought current, the Condominium Board must notify the non-occupant unit owner and tenant within three (3) business days and thereafter the rent will be payable to the non-occupant unit owner or a designated agent.

(b) Payment by a tenant of rent or the amount required pursuant to the tenant's lease or statutory tenancy to the Condominium pursuant to the RPL §339-kk, relieves the tenant from the obligation to pay rent to the non-occupying unit owner.

(c) Any rights existing under any other Laws are not limited by RPL §339-kk.

(d) A non-occupant unit owner who disputes a Condominium's claim to rental payments is entitled to present facts supporting such owner's position at the next scheduled meeting of the Condominium Board, which must be held within thirty (30) days after receipt of notice that the unit owner seeks to dispute the Condominium's claim.

Sponsor makes no representation or guarantee that any Unit Owner (other than Sponsor), any tenant, or the Condominium, will in fact comply with RPL §339-kk, and Sponsor shall have no liability for their failure to do so.

RPL §339-kk does not address a number of issues. Accordingly, Sponsor makes no representation as to (i) RPL §339-kk 's effect on the lien priority of a loan heretofore or hereafter made to a non-occupant owner and secured by the unit, or whether RPL §339-kk's enactment or

compliance therewith by a tenant constitutes a default by the unit owner under said loan, (ii) RPL §339-kk's effect on assignments of leases and rents given by a non-occupant owner to a mortgagee in connection with purchase-money financing or otherwise, (iii) the Condominium's remedies if a tenant fails or refuses to make rental payments to the Condominium Board after notice from the Condominium Board (in accordance with RPL §339-kk) to do so, (iv) the consequence of the Condominium Board's failure to give notice to a tenant (i.e., does failure constitute a waiver of the Condominium's rights?), or (v) who is responsible for designating an agent to whom rental payments are to be made after the non-occupant unit owner is brought current in payment of common charges, assessments and late fees.

Finally, no representation is made about the tax effects of RPL §339-kk.

All prospective purchasers should review RPL §339-kk to determine its effect on their own situation.

Repairs to and Maintenance
of Units and Common Elements

Generally, all painting, decorating, and routine Maintenance, (a) in or to any Unit (other than to the General Common Elements or Commercial Common Elements or Residential Common Elements included therein), including the individual cooling systems and the interior side of entrance doors thereto, will be made by the owner of such Unit at such Unit Owner's sole cost and expense, (b) in or to the General Common Elements will be made by the Condominium Board and the cost and expense thereof will be charged to the Residential Board, to the Rental Unit Owner and the Commercial Board as a General Common Expense, (c) in or to the Residential Common Elements, and the Residential Limited Common Elements will be made by the Residential Board and the cost and expense thereof will be charged to all Residential Unit Owners as a Residential Common Expense. (d) in or to the Rental Common Elements will be made by the Rental Unit Owner at its sole cost and expense and (e) in or to the Commercial Common Elements will be made by the Commercial Board and the cost thereof will be charged to all Commercial Unit Owners as a Commercial Common Expense. Notwithstanding the foregoing, any repairs by Residential Unit Owners to the HVAC system, sprinkler system, modifications to the plumbing system affecting main risers and modifications to gas service within each Residential Unit shall only be made by contractors or servicemen who have been previously approved by the Residential Board.

The Declaration further provides that if a Limited Common Element benefits only certain Commercial Unit Owners, then the Commercial Section's costs of alteration, addition, repair, replacement and restoration thereto (except in connection with a casualty or condemnation) shall be borne solely by those Commercial Unit Owners who benefit from the Commercial Limited Common Element in the proportion that the Common Interest of each benefiting Commercial Unit Owner bears to the Common Interest of all benefiting Commercial Unit Owners. In addition, except as otherwise provided in the By-Laws, such Commercial Unit Owners shall be responsible for the normal operation and Maintenance, including but not limited to the cost of staff necessary for such operation and Maintenance of any such Commercial Limited Common Element at their sole cost and expense.

Notwithstanding the above, all normal Maintenance of any Terrace or Loggia shall be made by the Residential Unit Owner having access to same, at such Unit Owner's own cost and expense, but any structural repairs to such Terrace or Loggia (including any leaks which are not caused by the negligence or misconduct of the Residential Unit Owner having access to the same) will be made by the Residential Board and the cost and expense thereof will be charged to all Residential Unit Owners as a Residential Common Expense. Any Residential Unit Owner having access to a Terrace or Loggia shall keep it free of snow, ice and accumulation of water, which will cause damage to the Building. In accordance with the By-Laws, the Condominium Board and the Residential Board will have the right to require a Residential Unit Owner to obtain the consent of the Condominium Board and/or the Residential Board prior to installing plantings, surface coverings and other furniture, equipment and installations on the Terraces or Loggias and may require a Residential Unit Owner to remove same if the Condominium Board or the Residential Board determines, in their respective discretion, that such plantings, surface coverings, furniture, equipment or other installations adversely affect the integrity of the roofs or adversely affect the appearance of the Building or that such removal is needed to facilitate access to the roofing system or other Common Elements pursuant to the Declaration and By-Laws. No Terrace or Loggia may be enclosed without the express written consent of the Condominium Board. The Condominium Board and the Residential Board may establish such other rules and regulations it deems necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

The Residential Section will contain window washing equipment servicing the exterior surface of all windows in the Residential Section except for the terrace and loggia windows which will be the responsibility of the Unit Owner. The cost and expense thereof shall be a Residential Common Expense included in the monthly Residential Common Charges. The interior glass surfaces of all windows located in any Unit and the exterior glass surfaces of all windows located in the Commercial Units shall be washed and cleaned at the sole discretion of the Unit Owner or occupant thereof at such Unit Owner's sole cost and expense. Any replacement of glass windows in any Residential Unit because of breakage or otherwise shall be made by the Residential Board at the sole cost and expense of the owner of such Residential Unit (unless such breakage is caused by the Residential Board, the Condominium Board or the negligence of any other Unit Owner, in which event such replacement of glass windows will be at the sole cost and expense of the Residential Board, the Condominium Board or such Unit Owner). No replacement, modification or alteration may be made to or of the windows (other than replacement of the window panes) without the consent of the Condominium Board. All window treatments in a Residential Unit, when viewed from the outside of the window, must be white.

The By-Laws provide that each Unit and all portions of the Common Elements shall be kept in first-class condition (and with respect to any roof or other part of the Property exposed to the elements, free of snow, ice and accumulation of water which will cause damage to the Building) by the Unit Owner or appropriate Board, whichever is responsible for the Maintenance thereof. In the event any Unit Owner fails to keep such Unit Owner's Unit in such condition, the appropriate Board may, at the expense of such Unit Owner, enter such Unit and perform such acts as are necessary to cure such default. (See the subsection entitled "Rights of Access"). A Residential Unit Owner shall not permit excessive noise or vibrations to emanate from the Unit. Each Unit Owner will be obligated to heat and cool such Unit Owner's Unit so as to maintain the

appropriate temperature in such Unit Owner's Unit in order to avoid causing damage to the Common Elements or the Units, including, without limitation, freezing pipes and damage to the wood floors and moldings. In the event a Unit Owner that fails to so maintain the Unit, such Unit Owner may be liable for any damage arising from such failure, including, without limitation, any claims pertaining to environmental hazards such as mold or other bacterial contamination.

The By-Laws further require that those public or other areas of the Building exposed to public view that are required to be maintained by each Unit Owner or each Board, be kept in good appearance in conformity with the dignity and character of the Building by such Unit Owner or Board.

In addition, the Rules and Regulations require that at least eighty (80%) percent of the floor area of Residential Units (except for kitchens, bathrooms, closets and foyers) be covered with rugs, carpeting or equally effective noise-reducing material.

Alterations and Improvements
of Units and Common Elements

No Residential Unit Owner may make any structural alteration, addition, improvement or repair in or to such Unit Owner's Unit without the prior written approval of the Residential Board but, as more fully set forth in the By-Laws, this provision does not apply to Sponsor or its designee. Except as otherwise permitted in the By-Laws, no Unit Owner may make any alteration, addition, improvement or repair in or to the Common Elements without the prior written approval of the appropriate Board. The Residential Board may impose fees upon such Unit Owner to reimburse the Condominium for costs incurred in connection with the review or supervision of such Unit Owner's work.

Prior to, and as a condition of, the granting of its consent to the making of a structural alteration, addition, improvement or repair in or to a Residential Unit, the Residential Board shall have the right to approve the Unit Owner's plans and specifications, the Unit Owner's contractors and suppliers and may, at its option, require the Unit Owner to execute an agreement in form and substance satisfactory to the Board setting forth the terms and conditions under which such alteration, addition, improvement or repair may be made, including, without limitation, the days and hours during which any work may be done.

Any contractor performing work in the Residential Units shall not employ any personnel or means that may cause labor disturbances or stoppage in the work of Building employees or other contractors or subcontractors employed in the Building.

No application or other document shall be filed with any governmental authority for a permit covering an addition, alteration or improvement to be made in a Residential Unit, unless approved and executed, if necessary, by the Residential Board or, if required, by the Condominium Board. The Residential Board (or the Condominium Board) will not unreasonably refuse to approve and execute, if necessary, any application or other document required to be filed in connection with approved structural alterations, additions, improvements or repairs, provided that the Residential Board, the Condominium Board and the Unit Owners shall not be

subject to any expense or liability by reason of such approval and execution or, by reason of such addition, alteration or improvement, including, without limitation, liability to any contractor, subcontractor, materialman, architect or engineer, or to any person having any claim for injury to person or damage to property arising therefrom. The provisions of this paragraph shall not apply to Sponsor or its designee, provided any alteration to such Unit shall be in accordance with, and only as permitted by, the Condominium Act and all governmental regulations. Under the terms of the By-Laws, Sponsor is authorized on behalf of the Boards to execute such applications, permits or other documents as may be required to undertake, perform and complete such work to the Building (including the Units and Common Elements) as Sponsor is entitled to perform in accordance with the terms of the Declaration and the By-Laws and to obtain such certificates of completion as may then be required by Law and, the appropriate Board, if requested by Sponsor is obligated to execute the aforesaid documentation. In addition, the Power of Attorney to be executed by each Residential Unit Owner upon acquisition of the Residential Unit further grants to Sponsor a power of attorney to execute such documentation. "Required Documentation" refers to such applications, permits, certifications, affidavits, forms, agreements, acknowledgments or other documents as may be required to enable the Declarant to exercise its rights or obligations under this Plan or the Declaration and the By-Laws, including, without limitation, Declarant's rights to undertake, perform and complete work in the Units and Common Elements.

In the event that any alterations, additions, improvements or repairs made by any Residential Unit Owner materially delay, prevent or adversely affect, or create a significant risk of materially delaying, preventing or adversely affecting, whether directly or indirectly, the issuance of a temporary or permanent certificate of occupancy for such Unit, other Units or the Building, then upon the written request of Sponsor, the Condominium Board or the Residential Board, the Unit Owner shall restore the Unit, at such Unit Owner's sole cost and expense, to its original condition. If such Unit Owner fails to commence diligently and continuously restoring the Unit within fifteen (15) days of receipt of the written request, then the party requesting such restoration shall be entitled to enter and restore the Unit at the expense of the Unit Owner and to exercise any remedies provided in the By-Laws.

Generally all alterations or improvements in or to the General Common Elements will be made by the Condominium Board and the cost and expense thereof will be charged to the Residential Board, the Rental Unit Owner and the Commercial Board as a General Common Expense. Maintenance of the Residential Common Elements will be made by the Residential Board and the cost and expense thereof will be charged to all Residential Unit Owners as a Residential Common Expense; and alterations, additions or improvements in or to the Rental Common Elements will be made by the Rental Unit Owner at its sole cost and expense or alterations, additions or improvements in or to the Commercial Common Elements will be made by the Commercial Board and the cost and expense thereof will be charged to the Commercial Unit Owners as a Commercial Common Expense.

The Commercial Unit Owners or the Rental Unit Owner, without the consent of the Residential Board or the Condominium Board may make any alteration, addition, improvement or repair in or to any Commercial Unit, Rental Unit or the Commercial Common Elements or Rental Common Elements provided that the work is performed by the Rental Unit Owner or the Commercial Unit Owners is in compliance with governmental Laws and in accordance with all conditions described in the Declaration. Sponsor, without the consent of the Residential Board,

the Rental Unit Owner, the Commercial Board or the Condominium Board, may make any alteration, addition, improvement or repair in or to any Unsold Residential Unit or the Common Elements provided that the work is performed by Sponsor in compliance with Law and in accordance with all conditions described in the Declaration. In addition, Sponsor, the Rental Unit Owner and the Commercial Unit Owners may erect, maintain, repair and replace, or permit their tenants to erect, maintain, repair or replace, from time to time, one or more signs on the Property for the purpose of advertising the availability for sale or rental of any Unsold Residential Unit, Rental Unit or Commercial Unit or the operation of any business of Sponsor, a tenant, occupant managing agent or operator of the Commercial Units including, but not limited to, signs on the facade of the Building and on any awnings, canopies or other protrusions from the facade of the Building.

Rights of Access

As more fully set forth in the By-Laws, each Board and any managing agents, managers, superintendents and other persons authorized by any Board, will have a right of access to any Unit for the purposes of performing installations, alterations or repairs to the mechanical or electrical services or other Common Elements in the Unit or elsewhere in the Building, to remove violations, cure defaults by a Unit Owner, correct any condition originating in any Unit and threatening another Unit or any Common Element, and for any other purposes provided in the Plan, Declaration or as may be required by Law, provided that requests for entry (except in Emergency situations) are made in advance and that any such entry (except in Emergency situations) is at a time reasonably convenient to the Unit Owner and the tenants of any Unit. In case of an Emergency, such right of entry shall be immediate, whether the Unit Owner is present at the time or not. Provided reasonable care is exercised to safeguard the Unit Owner's property, any entry described herein shall not render the Board or its authorized agents liable for damage incurred in connection with the exercise of such right of entry. The By-Laws give Sponsor a right of access to any Unit for the purpose of performing punch-list work or for the purpose of performing or completing construction in the Building and give service providers the right to access their equipment and the conduit in which such equipment is located in order to install, maintain, operate, repair, replace and service same.

Compliance with Terms of Declaration, By-Laws and Rules and Regulations

Each Unit Owner must strictly comply with the provisions of the Declaration, the By-Laws, and the Rules and Regulations. Pursuant to Section 339(j) of the Condominium Act, failure to comply is grounds for an action for damages or injunctive relief, or both, but such forms of relief shall not be exclusive of other remedies provided by Law. The By-Laws, together with the Rules and Regulations, will be recorded with the Declaration in the City Register's Office.

Examination of Books and Records

Each Unit Owner and each mortgagee of a Unit shall be permitted, upon prior request, to examine the books of account of the Condominium and other records of the Condominium during normal business hours on business days at the office of the Condominium.

Repair or Reconstruction
after Fire or Other Casualty

In the event that the Building or any part thereof is damaged or destroyed by fire or other casualty, the Residential Board with respect to any damage to or destruction of the Residential Section, the Rental Unit Owner with respect to any damage to or destruction of the Rental Section, the Commercial Board with respect to any damage to or destruction of the Commercial Section and the Condominium Board with respect to any damage to or destruction of the General Common Elements, will, except as set forth below, arrange for the prompt repair and restoration thereof.

If only the Commercial Section is destroyed or damaged by fire or other casualty and if the net insurance proceeds are insufficient to cover, or exceed, the cost of repairs and restoration, the Commercial Unit Owners will bear the entire amount of the deficit, or shall receive all of the surplus, as the case may be. If only the Rental Section is destroyed or damaged by fire or other casualty and if the net insurance proceeds are insufficient to cover, or exceed, the cost of repairs and restoration, the Rental Unit Owner will bear the entire amount of the deficit, or shall receive all of the surplus, as the case may be. Similarly, if only the Residential Section is damaged or destroyed by fire or other casualty and the insurance proceeds are insufficient to cover, or exceed, the cost of repairs and restoration, the deficit or surplus, as the case may be, will be shared entirely by all Residential Unit Owners in proportion to their respective Common Interests. If said damage or destruction by fire or other casualty affects the Commercial Section, the Residential Section and the General Common Elements, or any combination thereof, then any deficit or surplus in insurance proceeds shall be borne or shared by all Unit Owners in proportion to their respective Common Interests in the proportion that the cost of repairing the damage or destruction to the Residential Section, Rental Section, Commercial Section and General Common Elements bears to the total cost of repairing all damage or destruction. However, the Commercial Board shall still have the right to make all arrangements for the prompt repair and restoration of the Commercial Units to the extent they are affected by such damage or destruction. If said damage or destruction, however, affects only the General Common Elements, then any deficit or surplus in insurance proceeds shall be borne or shared by all Unit Owners in proportion to their respective Common Interests. Notwithstanding anything in this paragraph to the contrary, no payment of surplus insurance proceeds shall be made to a Unit Owner until there has first been paid out of such Unit Owner's share of such funds such amounts as may be necessary to reduce unpaid liens on such Unit Owner's Unit, other than mortgages which are not Permitted Mortgages, in the order of priority of such liens. The provisions of this paragraph are subject to the next paragraph.

Unless the Unit Owners have elected not to restore the Building as provided below, damage or destruction to a Unit or a Limited Common Element as a result of fire or other casualty shall be promptly repaired and reconstructed by the Owner of the affected Unit(s) where such repair or reconstruction does not involve the Common Elements for which the repair or reconstruction is the obligation of the Condominium Board, the Residential Board, the Rental Unit Owner or the Commercial Board under the Declaration and By-Laws. If a Residential Unit Owner fails to repair or reconstruct such Unit Owner's Unit, the Condominium Board or the Residential Board may cause the Residential Unit to be repaired or reconstructed and the costs

incurred in connection therewith shall be a charged to the defaulting Unit Owner as a Special Assessment.

If three-fourths or more of the Building is destroyed or substantially damaged and if 75% or more of all Unit Owners do not promptly resolve to proceed with the repair or restoration thereof, the Building will not be repaired and the Property shall be subject to an action for partition instituted by any Unit Owner or lienor, as if owned in common, in which case the net proceeds of sale, together with the net proceeds of insurance policies, shall be divided among all Unit Owners in proportion to their respective Common Interests, provided, however, that no payment shall be made to a Unit Owner until there has first been paid out of such Unit Owner's share of such funds such amounts as may be necessary to discharge all unpaid liens on such Unit Owner's Unit (other than mortgages which are not Permitted Mortgages) in the order of the priority of such liens.

Notwithstanding anything contained herein to the contrary, the proceeds of all policies of physical damage insurance maintained by the Condominium Board shall be payable to the Board entitled to adjust such loss in the event of a loss amounting to $1,000,000 or less. In the event that such proceeds are in excess of $1,000,000, such proceeds shall be payable to a New York City bank or trust company designated by the Condominium Board or the Rental Unit Owner, as insurance trustee and held and disbursed in accordance with the provisions of the By-Laws.

Insurance

The Condominium Board is required to obtain and maintain, in accordance with the provisions of the By-Laws, to the extent obtainable and to the extent determined by the Condominium Board to be appropriate, the following insurance: (a) property insurance with all risk extended coverage, vandalism and malicious mischief endorsements, insuring the entire Building (including each Unit, but excluding fixtures, furniture, furnishings or other personal property not constituting a part of such Unit), together with all service machinery contained therein and covering the interests of the Condominium, each of the Boards and all Unit Owners and Permitted Mortgagees, as their respective interests may appear, in an amount equal to the full replacement value of the Building (exclusive of foundation and footings and, at the election of the Condominium Board in its sole and absolute discretion, terrorism insurance); (b) rent insurance in an amount equal to Residential, Rental and Commercial Common Charges for one year; (c) worker's compensation and New York State disability benefits insurance; (d) boiler and machinery insurance; (e) plate glass insurance to the extent, if any, determined by the Condominium Board; (f) water damage insurance to the extent, if any, determined by the Condominium Board; (g) elevator liability and collision insurance; (h) fidelity insurance covering all Boards and all officers, directors and employees of the Condominium, the Residential Section, Rental Section and the Commercial Section; (i) directors and officers liability coverage; and (j) such other insurance as the Condominium Board may determine. Each Unit Owner shall be an additional insured.

The property insurance policies shall contain a New York standard mortgagee clause in favor of each Permitted Mortgagee which shall provide that the loss, if any, thereunder shall be payable to such Permitted Mortgagee as its interest may appear, subject, however, to the loss payment provisions described in the By-Laws.

The amount of property insurance and all risk extended coverage to be maintained until the first Condominium Board meeting following the First Annual Meeting of the Residential Unit Owners shall be in at least the sum set forth in Schedule B.

All policies of physical damage insurance shall contain, to the extent obtainable, waivers of subrogation and waivers of any defense based on (i) co-insurance, (ii) other insurance, (iii) invalidity arising from any acts of the insured or (iv) pro rata reduction of liability, and shall provide that such policies may not be canceled or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all Unit Owners and Permitted Mortgagees.

The Condominium Board shall also be required to obtain and maintain, to the extent obtainable, comprehensive general liability insurance against claims for personal injury, bodily injury or property damage occurring upon, in or about the Property, in such limits as he Condominium Board may from time to time determine, covering (1) each Board, the Managing Agent or agents thereof, each Board member and each officer and employee of the Condominium and Residential and Rental and Commercial Sections, (2) the Commercial Unit Owners, and all officers, directors and employees thereof, (3) the Rental Unit Owner and (4) each Residential Unit Owner, except that such policy will not cover liability of a Unit Owner arising from occurrences within such Unit Owner's own Unit or within the Residential Limited Common Elements, if any, exclusive to such Unit Owner's Unit. The Condominium Board shall review such limits not less than once each year. Until the first meeting of the Condominium Board following the First Annual Meeting of Residential Unit Owners, such liability insurance shall be in at least the sum set forth in Schedule B with respect to bodily injury and property damage, combined single limit. The insurance discussed above shall also include cross-liability claims of one insured against another.

Any insurance maintained by the Condominium Board may provide for such deductible amounts as the Condominium Board determines. The premiums for all insurance referred to above shall be a General Common Expense allocated pro rata in accordance with the aggregate respective Common Interests of the Residential Unit Owners and the Commercial Unit Owners.

The Condominium Board is not required to obtain or maintain any insurance with respect to the Units or any property contained in a Unit. Pursuant to the By-Laws, each Unit Owner shall, at the Unit Owner's own cost and expense, obtain and keep in full force and effect (a) comprehensive personal liability insurance against any and all claims for personal injury, death or property damage (including, but not limited to, loss due to water damage) occurring in, upon, or from the Unit or any part thereof, with minimum combined single limits of liability of $1,000,000 for bodily injury or death arising out of any one occurrence including $1,000,000 for damage to property plus at least $2,000,000 umbrella liability coverage and (b) tenant's "all-risk" property insurance in respect of property damage occurring in, upon, or from the Unit or any part thereof (including, but not limited to appropriate coverage for additions, alterations improvements and betterments and loss due to water damage and personal property). The limits of liability set forth in (a) and (b) above may be increased by the Condominium Board from time to time. Policies maintained by Unit Owners as aforesaid must provide that they cannot be canceled without at least thirty (30) days prior notice to the Condominium Board.

Liability of Boards of
Managers and Unit Owners

Every contract made by the Condominium Board or the Residential Board or by any managing agent or manager thereof shall state that (a) it is made only as agent for all Unit Owners or Residential Unit Owners, respectively, and such Board members or managing agent or manager shall have no personal liability thereon (except in their capacities as Unit Owners) and (b) the liability of any Residential Unit Owner with respect to such contract shall be limited to (i) such proportionate share of the total liability as the Common Interest of such Unit Owner bears to the aggregate Common Interests of all Unit Owners or Residential Unit Owners, as the case may be, and (ii) to the extent permitted by Law, unless otherwise determined by the appropriate Board in its sole and absolute discretion, such Unit Owner's interest in such Unit Owner's Unit and its appurtenant Common Interest. To the extent permitted by applicable Law, Board members shall have no liability to Residential Unit Owners except that a Board member shall be liable for such member's own bad faith or willful misconduct. All Residential Unit Owners shall severally, to the extent of their respective interests in their Units and their appurtenant Common Interests, indemnify each Condominium Board member and each Residential Board member, as the case may be, against any liability or claim except those arising out of such member's own bad faith or willful misconduct. Any Board may contract or effect any transaction with any Board member, any Unit Owner, Sponsor or its designee, or any affiliate of any of them without incurring any liability for self-dealing except in cases of bad faith or willful misconduct.

Reports to Unit Owners

An annual report of the receipts and expenditures of the Condominium, certified by an independent certified public accountant, shall be submitted by the Board to all Unit Owners within four (4) months after the end of each fiscal year as more particularly described in the Section of the Plan entitled "Reports to Unit Owners" in Part I of the Plan.

Termination of Condominium

The Condominium shall continue and the Property shall not be subject to an action for partition (unless terminated by casualty loss, condemnation or eminent domain as provided in the By-Laws) until such time as the Property shall be withdrawn from the provisions of the Condominium Act as a result of the vote to do so of at least eighty (80%) percent in number and in Common Interest of all Unit Owners. Such vote shall not be effective, however, unless written consents are obtained from (a) the Residential Mortgage Representatives, if any, (b) the Commercial Mortgage Representative, if any, (c) the Rental Mortgage Representative, if any, (d) Sponsor, until such time as Sponsor has conveyed title to all Residential Units, provided that in no event shall Sponsor's consent be required more than five (5) years after the First Closing and (e) all Commercial Tenants, if such approvals are required under the term of the applicable Commercial Leases. In the event of withdrawal, the Property shall be subject to an action for partition by any Unit Owner or any lienor as if owned in common, in which event the net proceeds of the sale shall be divided among all Unit Owners in proportion to their respective Common Interests after first applying the share of the net proceeds of such sale otherwise

payable to any Unit Owner to the payment of any liens on such Unit Owner's Unit (other than mortgages which are not Permitted Mortgages), in the order of priority of such liens.

Units Acquired by Residential Board,
Rental Unit Owner or Commercial Board

All Units acquired or leased by the Residential Board, Rental Unit Owner or the Commercial Board or their designees shall be held by such Board, or its designee, on behalf of all Residential Unit Owners or on behalf of the Rental Owner or on behalf of all Commercial Unit Owners, as the case may be, and the rent or purchase price, closing costs and adjustments payable in connection therewith shall be assessed against all Residential Unit Owners, Rental Unit Owner or all Commercial Unit Owners, as the case may be. No Units held by any Board or the Condominium Board shall carry any voting rights.

The purchase of any Unit by the Residential Board, the Rental Unit Owner or the Commercial Board or their designees, on behalf of their respective Unit Owners, may be made from the funds deposited in the capital and/or expense accounts of such Board or the Rental Unit Owner. If the funds in such accounts are insufficient to effectuate any such purchase, a Board may levy an assessment against each Residential Unit Owner, Rental Unit Owner or Commercial Unit Owner, as the case may be, in proportion to such Unit Owner's respective Common Interest, as a General Common Charge, Residential Common Charge or Commercial Common Charge, as the case may be, and/or such Board may, in its discretion, finance the acquisition of such Unit; provided, however, that financing may only be obtained when permitted by the By-Laws and that no such financing may be secured by an encumbrance or hypothecation of any portion of the Property other than the Unit to be purchased together with its appurtenant interests in the Common Elements.

Procedure to Review
Real Estate Tax Assessments

The Residential Board, on behalf of and as agent for all Residential Unit Owners, will be authorized to commence, pursue and settle certiorari proceedings to obtain reduced real estate tax assessments with respect to Residential Units. All Residential Unit Owners will share the costs in connection therewith and the benefits derived therefrom based on their respective Common Interests. In the event any Residential Unit Owner individually seeks to have the assessed valuation of such Unit Owner's Unit reduced by bringing a separate certiorari proceeding, the Residential Board, if necessary for such proceeding, will execute any documents or other papers required for, and otherwise cooperate with such Unit Owner in pursuing, such reduction, provided that such Unit Owner indemnifies the Residential Board from all claims, costs and expenses (including, without limitation, reasonable attorneys' fees) resulting from such proceedings. The Commercial Unit Owners will have the right to commence certiorari proceedings on their own at their sole cost and expense.

Mechanics' Liens

Under the provisions of the Condominium Act, no lien of any nature may arise or be created against the General or Limited Common Elements except with the unanimous consent of

all Unit Owners affected thereby. Liens may arise or be created against only the several Units and their respective Common Interests. Labor performed on, or materials supplied to, a Unit may not be the basis for a mechanic's lien against the Unit of a Unit Owner not expressly consenting to or requesting such work, except in the case of emergency repairs. No labor performed on, or materials furnished to, the General or Limited Common Elements shall be the basis for a lien thereon but (a) all Residential Common Charges received by the Residential Board shall constitute trust funds for the purpose of paying the cost of labor performed or materials furnished at the request or with the consent of the Residential Board or the Managing Agent for the Residential Common Elements and the Residential Limited Common Elements and (b) all General Common Charges received by the Condominium Board shall constitute trust funds for the purposes of paying the cost of labor performed or materials furnished at the request or with the consent of the Condominium Board or the Managing Agent for the General Common Elements.

Easements

In order to facilitate the operation and Maintenance of the Building and the sale or leasing of Units therein, each of the Units will be subject to certain easements including easements in favor of Sponsor, the Commercial Unit Owners, the Rental Unit Owner, other Unit Owners and the Boards. These easements, which are more particularly set forth in the Declaration, include an easement of support and necessity in favor of all other Units and the Common Elements, and an easement in favor of each Residential Unit Owner to use the General Common Elements and the Residential Common Elements provided that such easements shall be exercised in such a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units, the Rental Unit or with the use of the Residential Units for their permitted purposes. Sponsor and its designee shall have an easement to erect, maintain, repair and replace lights and lighting fixtures and to erect maintain and replace satellite communication equipment and similar equipment, as permitted by Law, on the roofs and facade of the Building and elsewhere on the Common Elements which shall entitle Sponsor or its designee to utilize such easement for its own account or the account of any licensee of Sponsor or its designee for the purpose of servicing the Condominium or any other building or area. In addition, Sponsor and its designee shall have an easement to erect, maintain, repair and replace any signs, awnings, marquees, canopies, banners, flags, pennants, aerials, antennas or the like (each a "Sign") permitted by Law on the Property for the purposes of advertising the sale of any Unit, the leasing of space in any Unit and the operation of any business of a tenant or occupant of any Unit.

Name of Condominium

As set forth in the Declaration, the Condominium and the Building shall be designated and known as "The Warren Street Condominium." Any and all rights and interests appurtenant to such name, if same exist, are owned and controlled by Sponsor. Similarly, any and all obligations and liabilities appurtenant to such name shall be the sole responsibility and obligation of Sponsor. For so long as Sponsor owns any Units in the Building only Sponsor shall have the right to change the name of the Condominium and/or the Building, and such right may be exercised by Sponsor at any time without the vote or consent of any Board or Unit Owner. In addition, Sponsor shall have the right, for so long as the Property is a condominium, to maintain

a plaque identifying Sponsor as the sponsor of the condominium offering, together with such other information as Sponsor determines in its sole discretion.

The Declaration and By-Laws

A copy of the Declaration and a copy of the By-Laws are set forth in Part II of the Plan. A prospective purchaser should read the Plan in its entirety including the Declaration and By-Laws.

REAL ESTATE TAXES

Each Unit will be taxed as a separate tax lot for real estate tax purposes, and no Unit Owner will be responsible for payment of, nor will the Unit be subjected to, any lien arising from the non-payment of real estate taxes on other Units. Generally, Units may not be separately assessed until the tax year following the tax year in which the Declaration of Condominium is recorded. Until the Units are separately assessed and billed, each Unit Owner shall pay such Unit Owner's pro rata share (in the proportion that such Unit Owner's Unit's Common Interest bears to the aggregate Common Interest of all Units) of all real estate taxes with respect to the Property to the Condominium Board as Common Charges.

Section 581 of the Real Property Tax Law provides that real property owned on a condominium basis shall be assessed for real estate tax purposes at a sum not exceeding the assessment which would be placed thereon if the property were not owned on a condominium basis. Section 339-y of the Condominium Act provides in part that each Unit and its Common Interest shall be separately assessed for tax purposes and that in no event shall the aggregate of the assessment of the Units plus their Common Interest exceed the total valuation of the property were the property assessed as one parcel.

Assuming the Property does not receive any exemption from real estate taxes, estimated that the aggregate real estate taxes attributable to all Residential Unit Owners for the first year of Condominium operation will total approximately $6,473,079.64, based on an opinion prepared by Marcus & Pollack LLP dated August 18, 2005 which assumes (a) an assessed valuation attributable to the residential portion of the Property of $53,219,100 for the 2008 through 2009 tax year, (b) a mini tax assessment deductible to the residential portion of the Property of $46,276,050 and (c) a projected tax rate of $12.396 per $100 of assessed valuation. SPONSOR MAKES NO REPRESENTATION THAT THE ASSESSED VALUE OF THE PROPERTY, THE ESTIMATED ALLOCATIONS OR THE TAX RATE WILL NOT BE CHANGED. PURCHASERS ARE ADVISED THAT THE NEW YORK CITY TAXING AUTHORITIES HAVE IMPLEMENTED SIGNIFICANT INCREASES IN THE TENTATIVE ASSESSED VALUATIONS FOR NEW CONSTRUCTION CONDOMINIUMS FOR THE TAX YEAR 2005/2006 WHICH DO NOT APPEAR CONSISTENT WITH THEIR VALUATIONS IN PRIOR YEARS. SPONSOR MAKES NO REPRESENTATIONS REGARDING THE METHODOLOGY WHICH THE TAXING AUTHORITIES WILL USE IN FUTURE TAX YEARS.

As set forth below Sponsor intends to apply for partial exemption from real estate taxes with respect to the Building pursuant to Section 421-a of the New York State Real Property Tax Law with respect to the Property. Under the Section 421-a program the real estate tax estimate for the first year of Condominium operations will be based upon the assessed valuation of the Property in the tax year prior to construction, which is commonly referred to as the "mini-tax." During the tax year prior to construction (2002/2003) the assessed valuation of the entire Property was $12,510,000. As set forth in the Opinion issued by Marcus & Pollack, LLP, insofar as the Property did not exist as a separate tax lot during the "mini-tax" year, there is no existing valuation for the Property and for purposes of estimating the mini-tax due in the event Section 421-a benefits are available, it has been assumed that the City of New York will the allocable percentage of the assessed valuation of the Land based upon ($12,510,000) to floors 5 - 35 resulting in estimated

taxes of $860,660.48 for said floors, assuming a tax rate of $11.00 per $100. The estimate of the taxes for each Residential Unit has been determined by multiplying the total taxes due of $860,660.48 by a percentage derived by dividing the Common Interest of each Residential Unit by the total Common Interests of all Residential Units and Retained Units located on floors 5 through and including 35. Please refer to the opinion of the Marcus & Pollack set forth in Part I of the Plan for further discussion regarding real estate taxes for the residential portion of the Property.

The real estate tax estimates for each Residential Unit were calculated on the assumption that the real estate taxes payable with respect to each Residential Unit for the first year of Condominium operation will be allocated in proportion to each Residential Unit's percentage interest in the Common Elements. Upon determination of individual tax lots and individual Residential Unit assessments, the New York City tax authorities may allocate taxes between the Residential Units in proportion to each Residential Unit's purchase price rather than its percentage interest in the Common Elements, and, if so, Residential Units having the same percentage interest may pay different real estate taxes.

PURCHASERS ARE ADVISED THAT THE FOREGOING INFORMATION IS NOT A GUARANTEE OR WARRANTY (i) regarding the method of allocating real estate taxes which will be employed by the New York City tax assessor; (ii) of the assessed value of the residential portion of the Property during the first year of Condominium Operation, (iii) of the tax rates in effect during the first year of Condominium operation or (iv) whether the Property will qualify for benefits under the 421-a Program.

The By-Laws provide that the Residential Board is entitled to execute and deliver documents necessary in connection with proceedings to obtain reduced real estate tax assessments with respect to Unit Owners, for the benefit and on behalf of (i) all Residential Unit Owners, or (ii) for individual Residential Unit Owners, provided that each such Residential Unit Owner indemnifies the Residential Board from and against all claims, costs and expenses (including, without limitation, reasonable attorneys' fees) resulting from such proceedings. There are currently no tax certiorari proceedings pending with respect to the Property.

Section 421-a Real Estate Tax Benefits

Sponsor intends to apply for a partial exemption from real estate taxes with respect to the Building pursuant to Section 421-a of the New York State Real Property Tax Law to the New York City Department of Housing Preservation and Development ("HPD"), the governmental agency which administers the Section 421-a program.

In connection with the Section 421-a benefits, negotiable certificates of eligibility will be purchased by Sponsor for the number of residential units for which exemption will be claimed.

There is no guaranty or assurance that the criteria for continued availability of Section 421-a benefits for the Residential Units will be satisfied or that a Final Certificate of Eligibility will be issued by HPD. If, for any reason, Sponsor's application for a Final Certificate of Eligibility is not approved, the Units will be subject to full taxation and will receive no benefits under Section 421-a. See Schedule A for projected monthly real estate taxes for each Residential Unit with and without benefits under Section 421-a.

Prospective purchasers should note that increases in a property's assessed valuation resulting from changes in its market value (other than changes resulting from new construction or alteration of an existing improvement) are phased in over five (5) fiscal tax years in annual increments of twenty percent (20%) each. Any further increase in assessed valuation during such five-year period resulting from a still higher market value is similarly phased in over an additional five-year period from the date of such increase. The full increased assessed valuation targeted to be in effect after the end of the five-year period is called the "actual" assessed valuation, and the amount of the incremental assessed valuation upon which taxes are actually computed for each fiscal tax year during such five-year period is called the "transitional" assessed valuation.

Prospective purchasers should note that the real estate taxes that will be payable by the Unit Owners for future years will vary in accordance with the amounts of the Unit's assessed valuation (transitional and actual) and of the real estate tax rate. In this regard, prospective purchasers should note that, assuming the partial exemption from real estate taxes pursuant to Section 421-a is maintained, the real estate taxes payable by the Unit Owners will in any event increase periodically over the ten (10) years of condominium ownership as an integral part of the Section 421-a program. The ten (10) year exemption from taxation consists of two (2) years of full exemption, followed by two years of exemption from 80 percent of such taxation, followed by two years of exemption from sixty percent (60%) of such taxation, followed by two (2) years of exemption from forty percent (40%) of such taxation, followed by two (2) years of exemption from twenty percent (20%) of such taxation.

Benefit Years	% of Exemption
1	100%
2	100%
3	80%
4	80%
5	60%
6	60%
7	40%
8	40%
9	20%
10	20%
11	0%

Sponsor will keep all records required by HPD and will make them available to HPD whenever requested to do so. HPD routinely conducts audits which can result in the reduction or revocation of benefits if proper documentation is not provided. Upon recording of the Condominium Declaration, Sponsor will make all tax benefit documents available to the Condominium Board for inspection and copying for the life of the benefits and Sponsor will file all applications and timely comply with all procedures required to properly process and maintain the tax benefits. Please refer to the opinion of Marcus & Pollack, LLP, set forth in Part I of the Plan, for further details regarding the real estate tax assessment for the Property.

TAXES – DEDUCTIONS TO RESIDENTIAL UNIT OWNERS AND TAX STATUS OF CONDOMINIUM

The following discussion of certain income tax consequences of the ownership of Residential Units by purchasers who use such Residential Units as a personal residence was prepared by Sponsor based, in part, upon the Attorney's Income Tax Opinion prepared by Stroock & Stroock & Lavan LLP, counsel to Sponsor, a copy of which is set forth in Part I of this Plan.

STROOCK & STROOCK & LAVAN LLP IS COUNSEL TO SPONSOR AND NOT THE UNIT OWNERS. TO ENSURE COMPLIANCE WITH REQUIREMENTS IMPOSED BY THE IRS IN CIRCULAR 230, ALL UNIT OWNERS, POTENTIAL UNIT OWNERS AND THE CONDOMINIUM ARE HEREBY INFORMED THAT (I) ANY TAX ADVICE CONTAINED IN THIS PLAN AND/OR THE ATTORNEY'S INCOME TAX OPINION IS NOT INTENDED OR WRITTEN TO BE USED, AND CANNOT BE USED, FOR THE PURPOSE OF AVOIDING PENALTIES UNDER THE INTERNAL REVENUE CODE, (II) THE ADVICE IS WRITTEN TO SUPPORT THE PROMOTION OR MARKETING OF THE TRANSACTIONS OR MATTERS ADDRESSED IN THE PLAN, AND (III) EACH UNIT OWNER, EACH POTENTIAL UNIT OWNER, AND THE CONDOMINIUM SHOULD SEEK ADVICE BASED ON ITS PARTICULAR CIRCUMSTANCES FROM AN INDEPENDENT TAX ADVISOR.

Deductibility of Mortgage Interest and Real Estate Taxes

Each Residential Unit Owner will own such Unit Owner's Residential Unit and its appurtenant interest in the Common Elements in fee simple and each Residential Unit will be a separate tax lot for purposes of New York City real estate taxes and assessments. Since each Residential Unit Owner will own such Unit Owner's Residential Unit in fee simple, the owner may mortgage such Unit and become individually liable for the payment of the principal and any finance charges or interest on such mortgage indebtedness.

It is the opinion of Stroock & Stroock & Lavan LLP that a Residential Unit Owner who uses such Unit Owner's Residential Unit as a personal residence and itemizes such Unit Owner's deductions will, under present Law, for Federal, New York State and New York City income tax purposes, be entitled to a deduction for mortgage interest and real estate taxes in the year paid in the case of cash basis taxpayers or accrued in the case of other taxpayers, subject to certain exceptions and limitations which are more particularly discussed in the Attorney's Income Tax Opinion. Purchasers should note that mortgage interest is deductible generally only with respect to (1) secured debt used to acquire or substantially improve a principal or second residence (up to a total indebtedness of $1 million), plus (2) other debt (not in excess of $100,000) secured by a principal or second residence. Interest on home mortgage debt in excess of those limitations would not be deductible. Special limitations also apply with respect to the deductibility of points and other prepaid interest, if any, on the mortgage debt and may apply to the overall allowance of itemized deductions.

Taxation of the Condominium

If the Condominium meets the requirements for qualification as a "homeowners association," under Section 528 of the Internal Revenue Code, which requirements are discussed in the Attorney's Income Tax Opinion, it may elect not to be subject to Federal income tax on amounts received as membership dues, fees or assessments from Residential Unit Owners. If such an election is made, the Condominium will remain liable for Federal income tax on any taxable income it may have from other sources, such as interest earned on any reserve funds, and possibly income from assessments from Commercial Unit Owners (in each case, less expenses directly connected with the production of such income).

Sponsor anticipates that it is likely that the Condominium will not qualify as a homeowners association. Assuming the Condominium does not qualify as a homeowners association, or if it does but chooses not to make the election noted above, the present state of the Law is uncertain as to the tax treatment of any income of the Condominium in excess of appropriate deductions and credits. As discussed in the Attorney's Income Tax Opinion, the tax authorities may take the position that the Condominium is a separate taxable entity and that some or all of such income (including the nonmembership, and possibly membership, income described above less expenses related to such income) is subject to Federal corporate income tax, New York State Corporation Franchise Tax and New York City Corporate Franchise or Unincorporated Business Tax. Schedule B, Budget for the First Year of Condominium Operation, does not contemplate any substantial income which might be taxable and accordingly does not budget any amounts for taxes for nonmembership or membership income. Alternatively, it is possible that some or all of such income might be reportable directly by the Unit Owners or otherwise treated. The tax treatment of the Condominium may be affected by certain United States Treasury Department regulations relating to entity classification.

The qualification of an organization as a homeowners association is determined annually at the close of each taxable year, and it is possible that if the Condominium does not qualify in one year it may nevertheless qualify in one or more future years.

No warranties are given that the Internal Revenue Service, the New York State Department of Taxation and Finance or the Finance Administration of the City of New York will allow the aforementioned deductions for mortgage interest and real estate taxes. There is also no assurance that the tax laws or the regulations or rulings issued thereunder, or any judicial interpretation thereof, upon which Stroock & Stroock & Lavan LLP, as counsel to Sponsor, bases its opinion, will not change. In no event will Sponsor, Stroock & Stroock & Lavan LLP, the Selling Agent, the Managing Agent or any other person connected with this offering be liable if at any time it is held that the Residential Unit Owners, or any of them, are not entitled to such income tax deductions. In addition, none of the aforesaid give any warranties with respect to the tax consequences of this Plan or the tax consequences of ownership of any Units offered under this Plan, and no one has been authorized to give any warranties.

ATTORNEY'S INCOME TAX OPINION OF STROOCK & STROOCK & LAVAN LLP

STROOCK

October 31, 2005

101 Warren Street Associates LLC
c/o Edward J. Minskoff Equities, Inc.
1325 Avenue of Americas
New York, New York 10019

Re: Condominium Offering Plan
The Warren Street Condominium (the "Condominium")

Ladies and Gentlemen:

You have requested our opinion concerning (i) the deductibility, for Federal, New York State and New York City income tax purposes, of mortgage interest and real estate taxes paid by residents of New York who purchase the offered Residential Units for their own residential use pursuant to the above-referenced Condominium Offering Plan (the "Plan"), and (ii) the qualification of the Condominium as a "homeowners association" under Section 528 of the Internal Revenue Code of 1986, as amended (the "Code"). This opinion does not address the tax consequences of the ownership of Residential Units by corporations, other entities or foreign persons. Furthermore, this opinion does not address the tax consequences of (i) ownership of any Unsold Residential Units, any Residential Unit that is used for commercial or mixed residential/commercial purposes, or any Units other than the Residential Units (such as the Commercial Units), (ii) ownership or rental of any Unit purchased or rented for use by the Resident Manager (including the deductibility of any mortgage interest or real estate taxes pertaining to such Unit), (iii) ownership of any rights with respect to any Storage Bins, or any other storage space in or appurtenant to the Condominium, or (iv) any rebates or other payments that may be made, or benefits provided, to owners of Residential Units. Except where otherwise indicated, the terms used in this opinion have the same meaning as in the Plan.

In connection with rendering this opinion, we have reviewed the Plan and have examined the schedules, exhibits and documents accompanying the Plan, including the declaration establishing, and the By-Laws governing, the operations of the Condominium (the "Plan Documents"). We have also considered the relevant sections of the Code, the New York State Tax Law, the New York City Administrative Code, the regulations promulgated thereunder and such other materials as we deemed relevant.

In rendering this opinion, we have assumed that the Plan is the document pursuant to which owners of the Residential Units will acquire their Residential Units and that the relevant facts are as set forth therein.

Pursuant to the Plan, the purchaser of a Residential Unit will receive legal title in fee simple to his or her Residential Unit, coupled with ownership of an undivided interest in the appurtenant Common Elements held in common with other Unit Owners. Such purchaser will have the right to place an individual mortgage on his or her separate Residential Unit and will be liable to the local tax authority for the tax assessment with respect to his or her interest in the Property. Under these circumstances, the Internal Revenue Service (the "IRS") has ruled that the owner of a residential condominium unit may deduct interest paid on his or her mortgage indebtedness and the real estate taxes assessed and paid on his or her interest in the property. Rev. Rul. 64-31, 1964-1 (Part I) C.B. 300.

Accordingly, based on the foregoing, it is our opinion that an owner of a Residential Unit who itemizes deductions and who uses his or her Residential Unit as a personal residence will be entitled under current law to deduct from his or her gross income for Federal income tax purposes, subject to an overall limitation on itemized deductions as may be in effect under Section 68 of the Code, real estate taxes assessed against his or her Residential Unit and paid to the local tax authority. However, no deduction for real estate taxes is permitted for purposes of the Federal alternative minimum tax. Owners of the Residential Units should consult their tax advisers regarding the applicability of the overall limitation on itemized deductions to the deductibility of real estate taxes.

Purchasers are advised that an exemption from real estate taxes may be available for veterans and other purchasers under the New York State Real Property Tax Law, as amended, and/or various codes, rules and regulations of the City of New York. Prospective purchasers are advised to consult with their own attorneys or other advisers to determine whether the prospective purchaser qualifies for any exemption from real estate taxes.

A taxpayer generally is entitled to a deduction for Federal income tax purposes for interest paid with respect to a principal and one secondary residence (a "qualified residence") to the extent that the interest is attributable to indebtedness which is secured by the qualified residence and which (i) is incurred in acquiring, constructing or substantially improving the qualified residence (or which constitutes a refinancing thereof, to the extent that such indebtedness does not exceed the amount of the

refinanced debt), up to a maximum of $1,000,000 for any period ($500,000 in the case of a married individual filing a separate return) ("acquisition indebtedness"), or (ii) is any indebtedness other than acquisition indebtedness, up to the excess of the fair market value of any one qualified residence over the amount of acquisition indebtedness with respect to such residence ("home equity indebtedness"), but not to exceed $100,000 ($50,000 in the case of a married individual filing a separate return) in the aggregate for all qualified residences of the taxpayer in any period. Accordingly, an owner of a Residential Unit who itemizes deductions and uses his or her Residential Unit as a qualified residence will be entitled, under current law, to deduct from his or her gross income for Federal income tax purposes, subject to an overall limitation on itemized deductions as may be in effect under Section 68 of the Code, interest paid or accrued by him or her on (i) acquisition indebtedness incurred with respect to his or her Residential Unit to the extent that such indebtedness, when added to the amount of acquisition indebtedness incurred with respect to a second qualified residence (if any), does not exceed $1,000,000 ($500,000 in the case of a married individual filing a separate return) and (ii) home equity indebtedness with respect to his or her Residential Unit to the extent that such indebtedness, when added to the amount of home equity indebtedness incurred with respect to a second qualified residence (if any), does not exceed $100,000 ($50,000 in the case of a married individual filing a separate return). Since the rules and limitations regarding the deductibility of home mortgage interest are complex, purchasers are urged to consult their tax advisers regarding the application of such rules and limitations to them, as well as regarding the deductibility of interest with respect to their Residential Units for Federal alternative minimum tax purposes (which at present is subject to rules different than those described above for regular tax purposes). In addition, owners of Residential Units should consult their tax advisers regarding potential limitations on the deductibility of points and prepaid interest, if any, on their mortgage loans and any overall limitation on the allowance of itemized deductions.

Each owner of a Residential Unit who uses his or her Residential Unit as a residence will generally be entitled to the same deduction for mortgage interest and real estate taxes paid or accrued with respect to his or her Residential Unit for New York State and New York City income tax purposes as is allowed for Federal (regular) income tax purposes. However, under New York State and New York City income tax law, itemized deductions, such as interest and real estate tax deductions, are subject to reduction by as much as 50% in the case of individuals having income exceeding certain prescribed levels. Furthermore, purchasers should consult their tax advisers to determine the application, if any, of the New York State and New York City minimum taxes to

the deduction for mortgage interest and real estate taxes with respect to their Residential Units.

If the Condominium qualifies as a homeowners association within the meaning of Section 528 of the Code, it may elect not to be subject to Federal income tax on amounts received as membership dues, fees or assessments from Residential Unit Owners. However, even if the election is made, the Condominium will remain liable for Federal income tax on any taxable income it may have from other sources, such as interest earned on any reserve or working capital funds and possibly income from assessments from the Commercial Unit Owners (in each case, less expenses directly connected with the production of such income).

To qualify as a homeowners association, the Condominium must meet all of the following conditions: (1) it must be organized and operated to provide for the acquisition, construction, management, maintenance and care of association property, (2) at least 60% of its gross income for each taxable year must consist solely of amounts received as membership dues, fees or assessments from Residential Unit Owners, (3) 90% or more of its expenditures for each taxable year must be made for the acquisition, construction, management, maintenance and care of association property, (4) no part of its net earnings can inure to the benefit of any private shareholder or individual (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by rebate of excess membership dues, fees, or assessments), (5) the Condominium must elect to be treated as a homeowners association, and (6) at least 85% of the total square footage of all Units within the Condominium must be used by individuals for residential purposes. See Treasury Regulation § 1.528-4(b). The qualification of an organization under the provisions of Section 528 is to be determined annually at the close of each taxable year and it is possible, therefore, that if the Condominium does not qualify in one year, it may nevertheless qualify in one or more future years.

Based on the information contained in Schedule A to the Plan, less than 85% of the total square footage of all Units of the Condominium will be used by individuals for residential purposes under Treasury Regulation § 1.528-4(b). Accordingly, assuming the Plan becomes effective during the Condominium's first taxable year and there are no changes in the facts and/or the relevant provisions of current law, the Condominium will not be eligible to elect to be treated as a homeowners association under Section 528 of the Code for its first taxable year.

Absent the application of Code Section 528, the present state of federal law is unclear as to the precise tax status of the Condominium. An entity classification regime was adopted in regulations issued by the United States Treasury Department on December 17, 1996 and there is no authority addressing the application of those entity classification regulations to condominiums. Because the By-Laws of the Condominium provide that the Boards will act as the agent of the Unit Owners represented by each such Board, the Condominium Board may take the position that the Condominium is not a separate entity and accordingly is not subject to the classification regime. In such case, the Unit Owners would, in the aggregate, include in their gross income and be taxed on all income earned by the Condominium (which income may include, among other things, interest or similar income earned from interim investments of the amounts assessed and collected from the Unit Owners), reduced by the expenses incurred in earning such income. For this purpose, the Residential Common Charges should not be considered income earned by the Condominium with respect to the Residential Unit Owners. If, however, the Condominium is considered a separate entity it is unclear whether the Condominium would be taxable as a corporation or treated as a partnership for Federal income tax purposes. If the Condominium is taxable as a corporation, it would be considered a separate taxpayer with respect to income (potentially including the Common Charges, among other things) and deductions and return filing requirements and would be subject to Federal corporate income tax. If the Condominium is treated as a partnership, the partnership would not be subject to an entity level tax, the items of income (potentially including the Common Charges, among other things) and deduction of the partnership would generally be passed through to the Unit Owners in accordance with the provisions of Subchapter K of the Code, and the partnership would be required to file information returns.

The precise tax status of the Condominium for New York State and New York City tax purposes is also unclear. The relevant New York State and New York City laws incorporate by reference federal entity classification provisions which, as discussed above, do not specifically address the treatment of condominiums. If the Condominium is properly treated as a separate entity that is an association taxable as a corporation for Federal income tax purposes, it appears likely that the Condominium would be subject to the New York State Corporation Franchise Tax and the New York City General Corporation Tax. If the Condominium does not constitute an association that is taxable as a corporation for Federal income tax purposes, it is still possible, although not certain, that the Condominium might be subject to the New York State Corporation Franchise Tax. Further, in such event, the Condominium likely would be subject to the New

York City Unincorporated Business Tax, unless it were eligible for and elected treatment under Code Section 528 as a homeowners association.

To ensure compliance with requirements imposed by the IRS in Circular 230, we hereby inform you that (i) any tax advice contained in this opinion is not intended or written to be used, and cannot be used, by any taxpayer for the purpose of avoiding penalties under the Code, (ii) any such tax advice is written to support the promotion or marketing of the transactions or matters addressed in this Opinion and the Plan, and (iii) each Unit Owner, each potential Unit Owner, the Sponsor and the Condominium should seek advice based on its particular circumstances from an independent tax advisor.

We express no views as to any Federal, New York State or New York City tax consequences other than those explicitly discussed in this opinion, or as to the tax status or tax consequences of the Plan under the laws of any other U.S. or foreign jurisdiction. Moreover, this opinion, while based on existing rules of law applied to the facts and documents referred to above, is not binding on the IRS or any court. No assurances can be given that the tax laws upon which we base this opinion will not change. In no event will the Sponsor, Stroock & Stroock & Lavan LLP, any of the Boards, the Selling Agent or any other person be liable if there are changes in the facts on which we have relied in issuing this opinion or if there are changes in the applicable statutes, regulations, decisional law or IRS rulings on which we have relied which cause the owners of Residential Units not to be entitled to the income tax deductions described herein, or which would affect the tax treatment of the Condominium as described herein.

We hereby authorize the use of this opinion, or a reproduction thereof, in the Plan and references to our name in the Plan.

Very truly yours,

STROOCK & STROOCK & LAVAN LLP

1624356v1

339-i OPINION OF STROOCK & STROOCK & LAVAN LLP

STROOCK

April 10, 2006

101 Warren Street Associates, LLC
c/o Edward J. Minskoff Equities, Inc.
1325 Avenue of the Americas
23rd Floor
New York, NY 10019

Re: The Warren Street Condominium
99 Warren Street and 101 Warren Street
New York, New York (the "Condominium")

Gentlemen:

You have requested our opinion regarding the allocation of common interests to the Units at the above referenced Condominium as required by NYCRR Section 20.3(y)(5). Except where otherwise indicated, the terms used in this opinion have the same meaning as in the Offering Plan for the referenced project (the "Plan").

In connection with rendering this opinion we have reviewed the allocation of Common Interests as shown on the Schedule A of the Plan and the declaration establishing the Condominium. We have also considered the relevant sections of the New York State Condominium Act and such other materials as we deemed relevant. Our opinion is based upon the factual determinations made by Penmark Realty Corp. as set forth in its opinion contained in the Plan as required by NYCRR Section 20.3(i). We have made no independent investigation of the truth or accuracy of the factual determinations of Penmark Realty Corp.

Based upon our review of the foregoing, we have determined that Common Interests were allocated pursuant to the method set forth in Real Property Law Section ("RPL") 339-i (1)(iv), i.e., 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.

Accordingly, based on the foregoing it is our opinion that Real Property Law Section 339-i has been complied with in assigning Common Interests to the Units. This opinion, while based upon existing rules of law applied to the facts and documents referred to above, is not a guarantee to purchasers. In no event will the Sponsor, Stroock & Stroock & Lavan LLP, the Selling Agent or the Condominium Board be liable if there are changes in the facts on which we have relied in issuing this opinion or if there are changes in RPL Section 339 or other applicable law.

The opinion expressed herein is based solely on New York law.

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We hereby authorize the use of this opinion, or a reproduction thereof, in the Plan and references to our name in the Plan.

Very truly yours,

Stroock & Stroock & Lavan LLP

STROOCK & STROOCK & LAVAN LLP

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REAL ESTATE TAX OPINION OF MARCUS & POLLACK LLP

MARCUS & POLLACK LLP
ATTORNEYS AT LAW
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(212) 490-2900
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JOEL R. MARCUS
ROBERT M. POLLACK

PHILIP H. AZARIAN

taxappeal@marcuspollack.com

September 30, 2005

101 Warren Street Associates, LLC
c/o Edward J. Minskoff Equities, Inc.
1325 Avenue of the Americas
New York, New York 10019

Re: 99 Warren Street
101 Warren Street
Manhattan, Block 142 Lot 110
Tax Lot to be Apportioned and Condominium Tax Lots to be Created
Projection of Assessed Value for the For Sale Residential Condominium Only

Dear Sirs:

You have requested us to project the real estate tax liability of the residential for sale condominium spaces only in the above referenced premises, after the condominium declaration has been filed, and with regard to any Section 421-a partial tax exemption benefits for which the parcel may qualify.

It has been the practice of the Real Property Assessment Department of the City of New York to review the assessed valuation of newly constructed buildings. While there is a formula which has been utilized by the Real Property Assessment Department in assessing such properties in the past, it has not been employed consistently, and it is therefore not possible to estimate or determine the post-construction assessed valuation of this property with any degree of certainty. However, the estimates presented below are based upon current policies and practices of that department.

All prospective purchasers are advised that although the estimate of assessed valuation upon completion of construction is a good-faith estimate, such assessed valuation, when actually made, may be less or greater than as estimated below.

The Final Actual (Target) and Transition assessed valuations for the subject property for the four most recent tax years are set forth as follows:

Tax Year		Land	Total
2002/03	Actual	$11,250,000	$11,250,000
2002/03	Transition	$11,250,000	$11,250,000
2003/04	Actual	$11,250,000	$11,250,000
2003/04	Transition	$11,250,000	$11,250,000
2004/05	Actual	$12,510,000	$12,510,000
2004/05	Transition	$11,502,000	$11,502,000
2005/06	Actual	$14,400,000	$14,400,000
2005/06	Transition	$12,132,000	$12,132,000

You have advised us of the following facts regarding this project:

1. 101 Warren Street Associates, LLC an affiliate of Edward J. Minskoff Equities, Inc. is constructing a mixed use development that will include: a) a new residential use multiple dwelling to consist of 228 for sale residential apartment units with no commercial space; b) a commercial unit and; c) a multiple dwelling to consist of 162 rental apartments which will comprise of one condominium unit.

2. The total gross square footage of the residential condominium building, including accessory uses and limited common elements such as, superintendent's unit, residential services, lobby, mechanical rooms, elevator shafts, etc. is approximately 532,191 square feet. The New York City Department of Finance records show that this property is on a combined land plot of approximately 90,565 square feet. The residential condominium will occupy a portion of the land area.

3. When purchased, the site was comprised of a single vacant and unimproved tax lot together with certain zoning lot development rights attributable to, among other things, certain approvals received from the City of New York, 228 individual condominium units will be created, each with a separate tax lot.

4. The subject property will apply for real estate tax exemptions granted by the Housing Preservation and Development Agency ("HPD") through the 421-a program for the residential units only. This opinion letter addresses 421-a eligibility of the for sale residential condominium only.

5. Construction as defined by HPD regulations commence on or about November 2005 and a Temporary Certificate of Occupancy for all residential units is anticipated by December 2007.

There are three recognized appraisal methods which are employed by the Real Property Assessment Department to determine the full market value of income-producing real property. These methods are the original cost method, capitalization of income approach, and the sales price comparison method.

The original cost method is based on the theory that the value of a given property is reflected by its cost of construction plus the acquisition cost of the underlying land. This method of valuation is considered a highly significant indicator of value with respect to new buildings. Relevant data used in the cost method include material and labor ("hard") costs, and financing, engineering, architectural, testing and professional fees, construction period taxes ("soft") costs.

The capitalization of income method is based upon the proposition that the annual net income that can be generated by a property, when divided by the rate of return an investor at a given time would accept for his money in a competing investment, yields a close estimate of the market value of the property.

The sales price comparison method is founded upon the belief that value can be ascertained by surveying market prices. Market value has been defined as that price which a property would bring in a competitive and open market, wherein both buyer and seller are acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. However, the addition of sale prices of individual units may not be the basis for arriving at the assessed valuation of a residential condominium or cooperative housing corporation (See, New York State Real Property Tax Law Section 581, and Real Property Law Section 339-y).

Since tax year 1982/1983, Real Property Tax Law section 1805 (3) has mandated that increases in assessed valuation must be phased in over a five-year period, resulting in a "Transitional Assessment." However, the statute requires the Finance Department to include all physical (new construction, renovation, rehabilitation, or addition of square footage to existing structures) changes directly into the Taxable Assessed Valuation without the five-year phase-in. The "Actual Assessment" is the Target value which will be reached at the end of the five-year period, assuming the assessment is not increased in the interim. Taxes are payable based upon the lower of the Transition and Actual Assessed Values.

In arriving at the assessed valuation for each unit in the Condominium, the building is first assessed in its entirety. This overall assessment is then apportioned among the respective units, each of which will be assigned a tax lot designation once the condominium Declaration has been recorded and the floor plans are filed with the office of the City Register. The apportionment will be based in part upon the proportionate share (percentage) presented in the Offering Plan for each residential unit (hereinafter, "Proportionate Valuation").

Reconciliation of the three approaches to valuation discussed above, including review of final 2005/2006 assessed valuations of comparable recently constructed residential apartment buildings, buildings in the vicinity of the subject, justifies an overall assessed valuation for the entire condominium inclusive of all tax lots and uses (including "land" and "building") of $53,219,100 or approximately $100 per square foot of gross building area (532,191 sqft.). Prospective purchasers are advised that this valuation estimate assumes that the taxing authority is assessing a post-construction, completed, occupied building and is not intended to reflect any "progress"or interim valuation. In the event completion of construction is delayed for any reason, it is possible that the 2008/2009 assessed valuation may be somewhat lower than as estimated herein.

It is projected that for tax years 2006/2007 and 2007/2008, when the building will still be in the course of construction, the valuation for the entire premises (residential condominium units) will be limited to the land. Section 11-209 of the Administrative Code of the City of New York provides as follows:

> **Taxable status of building in course of construction.** A building in the course of construction, commenced since the preceding fifth day of January and not ready for occupancy on the fifth day of January following, shall not be assessed unless it shall be ready for occupancy or a part thereof shall be occupied prior to the fifteenth day of April.

Consequently, assuming the project meets the requirements of the foregoing statute, the building will not be assessed until the following tax year (2008/2009).

The most recent and currently available tax rate for tax year (2005/2006), for residential real property is 12.396% and for commercial property the current tax rate is 11.306%. For purposes of the following projections, a tax rate of 12.396% has been utilized for tax year 2008/2009. Taxes payable during tax year 2008/2009 by the Residential Units as defined above, are projected as follows (assuming the site does qualify for partial tax exemption benefits pursuant to Section 421-a of the Real Property Tax Law):

Our analysis of comparable recently constructed residential buildings adjusted for age and location along with 421-a participation by the comparable properties shows an average total assessment per square foot of gross building area at $100.00 per square foot.

The analyses mentioned above were conducted using the 2005/2006 final assessment roll. It is our projection that by tax year 2008/2009 the for sale residential condominium units ("Residential Condo Unit") only of subject property's total assessment before the apportionment for each condominium unit will be as follows:

Residential Units Assessment and related common area supports space are elevator and superintendent unit) (532,191 sqft. X $100 psf)	$53,219,100

Taxes payable during tax year 2008/2009 are projected as follows:

Projected Total Actual Assessed Valuation:	$53,219,100
Less Mini Tax Assessed Value: (2004/2005 Assessment Prior to the beginning of construction)	$ 6,943,050
After Mini-Tax Assessment (Actual Assessed Value):	$46,276,050
Exemption Percent:	100%
Exempt Total Assessment:	$46,276,050
Taxable Assessment (Actual Assessed Value)	$ 6,943,050
Assumed Tax Rate:	12.396%
Projected Total Real Estate Taxes After 421-a Exemption for the 1st and 2nd Years	$ 860,660.48
Total Real Estate Taxes For the 1st and 2nd Years Without The 421-a Exemption:	$ 6,473,079.64

The tax liability of a particular "Residential Condo Unit" unit, assuming (a) the overall actual assessment as estimated above; (b) the Proportionate Valuation calculated in accordance with the guidelines set forth above; ©) tax rates as estimated above; and (d) Section 421-a partial tax exemption benefits, may be estimated as follows for tax year 2008/2009:

Estimated Tax Liability for Residential Individual unit = $6,943,050 x 12.396% =$860,660.48 x Proportionate Valuation

When not considering the 421-a Exemption and assuming the total actual assessment estimated above, the tax rate estimated above and the Proportionate Valuation for each unit the estimated tax liability for an individual residential unit without 421-a benefits is $53,219,100 x 12.396% = $6,473,079.64 x Proportionate Valuation.

MARCUS & POLLACK LLP

This letter was prepared at the request of the condominium sponsor, 101 Warren Street Associates, LLC. Certain figures set forth herein are approximations derived from material submitted by the sponsor and are subject to variation. We have not passed upon the accuracy of any figures or estimates contained in the Plan, and offer no warranties of the amount of any tax liabilities for any period.

The opinions expressed above are based on our interpretation of the Real Property Tax Law, Administrative Code of the City of New York, and the applicable rules and regulations, policies and practices of the Department of Finance in effect as of the date hereof. While we believe our opinions are well founded, they are not intended, and should not be construed as, representations or warranties. You should be aware that the laws, regulations and practices of the Department of Finance upon which this opinion is predicated may in the future be revised in a manner adverse to your interests, or that there may be an adverse interpretation of the law or regulations by one or more agencies of the City of New York, or Courts of competent jurisdiction.

The foregoing analysis is based upon our experience with the Real Property Assessment Department and the Tax Commission of the City of New York, and their assessment policies regarding newly constructed properties held in condominium ownership. Application of a particular approach to valuation by an individual assessor may yield a different result. This would necessitate commencement of real property tax review proceedings at the Tax Commission or Supreme Court level to bring the assessment in line with the estimates presented herein.

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

Very truly yours,

Joel R. Marcus

JRM/ak

421-A REAL ESTATE TAX OPINION OF MARCUS & POLLACK LLP

MARCUS & POLLACK LLP
ATTORNEYS AT LAW
INCLUDING PROFESSIONAL CORPORATIONS
708 THIRD AVENUE
11TH FLOOR
NEW YORK, NY 10017-4112

(212) 490-2900
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JOEL R. MARCUS
ROBERT M. POLLACK

PHILIP H. AZARIAN

taxappeal@marcuspollack.com

September 30, 2005

101 Warren Street Associates, LLC
c/o Edward J. Minskoff Equities, Inc.
1325 Avenue of the Americas
New York, New York 10019

Re: 99 Warren Street
101 Warren Street
Manhattan, Block 142 Lot 110
Tax Lot to be Apportioned and Condominium Tax Lots Will Be Created
Eligibility for the For Sale Residential Condominium Only
RPTL Section 421-a Tax Exemption

Dear Sirs:

We have been requested to (I) render our opinion as to the eligibility of the 228 residential condominium units ("the Residential Units") at the above- referenced property (the "Project") to receive partial real estate tax exemption benefits pursuant to Section 421-a of the Real Property Tax Law ("421-a"), (ii) describe the procedures for obtaining such benefits, and (iii) describe typical fees made payable to the New York City Department of Housing and Preservation. Unless specifically stated otherwise, the analyses and conclusions set forth herein are based on facts given to us by 101 Warren Street Associates, LLC, an affiliate of Edward J. Minskoff Equities, Inc. Please note that 421-a benefits may not apply to any portions of the building used for commercial purposes and that the opinion expressed here only applies to the for sale Residential Condominium Units.

We have been advised that the Project is to be developed and owned as a condominium building and is expected to contain the Residential Units and no commercial condominium units. In order for the completed Project to be eligible for partial real estate tax exemption benefits pursuant to 421-a, Section 11-245 of the New York City Administrative Code and the Rules and Regulations governing the 421-a program, the following major requirements will have to be satisfied:

1. The Project must consist of a new multiple dwelling containing not less than three dwelling units. As the Project will contain approximately 228 dwelling units, this requirement is satisfied. The project must be constructed pursuant to a new building permit.

2. The land on which the "Project" is to be constructed must have been vacant, predominantly vacant, under-utilized, or improved with a non-conforming use on the operative date, i.e., 36 months prior to the commencement of construction. It may not be mapped as a public park or utilized for 10 or more consecutive years prior to October 1, 1971 as a private park.

   The site is designated on the official tax maps of the City of New York currently as Block 142 Lot 110 in Manhattan. We have been advised that the construction will commence as that term is defined in the 421-a Rules and Regulations on or about November 2005. The operative date, therefore, is November 2002. An Inspection of the official records of the City of New York indicates that for fiscal year 2002/2003 the property was vacant land, the property assessment was as follows:

Property	2002/03 Land Av	2002/03 Bldg Av	2002/03 Total Av
270 Greenwich St. M/142/110	12,510,000	0	12,510,000

   The 2002/2003 assessment indicates 421-a eligibility for the vacant land test.

   In addition, we have been advised that the land did not contain any buildings and was neither mapped or used as a park. Therefore, pursuant to Section 6-02(f)(3) of the 421-a rules and regulations, the site meets the regulatory definition of under-utilized land and satisfies this requirement.

3. Section 6-02(e) of the Rules and Regulations provides that, if the new multiple dwelling contains more than 100 dwelling units, not less than ten percent (10%) of such units must contain at least 4.5 zoning rooms and, in addition, not less than fifteen percent (15%) of such units must contain at least 3.5 zoning rooms. We have been advised that the project will have 228 dwelling units of which at least 120 units or 52% of the units will have 4.5 rooms and at least 41 units or 18% of the unit will have 3.5 rooms. Therefore, this requirement will be satisfied.

4. The construction of the building must commence on or after January 1, 1975 and before December 31, 2007, as amended by Chapter 427 of the Law of 2001 signed October 31, 2001. We have been advised that construction will commence on or around November 2005. The commencement of the Project within the aforesaid time period satisfies this requirement.

5. On November 29, 1984, the Board of Estimate approved Local Laws 78 and 79 of 1984, now Section 11-245 of the administrative Code of the City of New York. The Section provides that 421-a tax exemption benefits shall not be available for construction commenced after November 29, 1985 if the property is located in the therein described geographic exclusion area. The Project is located within an eligible geographic area.

6. The Application for the Preliminary Certificate of Eligibility must be filed with HPD after the commencement of construction but prior to completion of construction. As the project will be owned as a condominium, the Application for a Final Certificate of Eligibility must be filed with HPD prior to the first taxable status date following the completion of construction. The first taxable date following the completion of construction is estimated to be January 5, 2008. The Final Application must be completed within 90 days of the issuance of a Permanent Certificate of Occupancy or a Temporary Certificate of Occupancy covering all residential space in the building. Both the Preliminary and Final Certificates of Eligibility must be filed with the Real Property Assessment Bureau of the New York City Department of Finance.

An Application for the Preliminary Certificate of Eligibility will be timely filed, this will satisfy the eligibility requirement listed in Paragraph 6.

7. Although there are a number of additional criteria for determining eligibility for Section 421-a benefits, they are not applicable to buildings on land which previously was improved with under-utilized non-residential buildings. The subject property is eligible for 421-a benefits pursuant to the under utilized rule. With respect to incidental requirements applicable to this project, such as the current payment of water and sewer charges and real estate taxes, the payment of a $100 application fee which is a non-refundable deposit against the payment of HPD filing fees, equal to .4% (four tenths of one percent) of total development costs or the Condominium's total sell-out price, and the availability of books and records in the event the project is selected for audit by HPD, we have assumed that they will be satisfied.

If the foregoing information and assumptions are accurate and valid, and all of the 421-a requirements are met, the residential condominium tax lots shall receive a partial exemption from taxation for local purposes, other than assessments for local improvements, for the construction period, not to exceed three years, and for 10 years after the taxable status date immediately following the completion of construction, or the three-year maximum construction period, whichever is less. No other facts or circumstances were brought to our attention that would preclude the granting of 421-a exemption.

The real estate taxes on the project will be partially exempted in declining percentages during the 10 years following completion of construction, as set forth below:

Year Following Completion of Construction	Percentage of Value Which is Exempt
1-2	100%
3-4	80%
5-6	60%
7-8	40%
9-10	20%
11	0%

These percentages of exemption will be diminished to the extent that the commercial, community facility if any, and any accessory use space ("Commercial Space"), as defined in section 6-01 of the Rules and Regulations which does not include accessory parking spaces, exceeds twelve percent of the aggregate floor area of the residential condominium units. We have been advised that there will not be any commercial space in this condominium therefore, the Commercial Space will not exceed twelve percent of the aggregate floor area of the Residential Units.

In addition to the foregoing taxes, the Real Property Tax Law requires that taxes shall be paid in each tax year during which 421-a benefits are received in an amount equal to the assessed value of the land and any improvements thereon during the tax year preceding the commencement of construction, this amount being referred to as the "mini" tax, payable at the then current tax rate.

An examination of the records of the New York City Department of Finance indicates that in the tax year prior to commencement of construction, 2002/2003, the total actual land assessed value of Block 142 Lot 110 (the original tax lot) prior to the condominium creation was $12,510,000. Based upon the relative size of each of the planned condominium tax lots, 55.5% (based on the New York City Department of Finance records) of the aggregate original land assessment is allocated to the planned residential condominium tax lots. Accordingly, if a Final Certificate of Eligibility is issued for the Project, the taxable assessed valuation should be $6,943,050 (for mini-tax calculations) or approximately $860,660.48 in taxes for the period of construction (up to three years) and for the first two years following the completion of construction, plus the non-exempt portion of the assessed value attributable to the excess Commercial space, if any (none is projected).

No warranties are made herein that HPD will approve the Section 421-a application or that the laws or regulations or policies and practices upon which this opinion is based will not be changed after the date of this opinion. The analysis and conclusions set forth herein are based upon facts provided to us by Edward J. Minskoff Equities, Inc. In addition, we do not warranty or represent the amount of tax savings if the project receives partial real estate tax exemption benefits.

Very truly yours,

Joel R. Marcus

JRM/ak

WORKING CAPITAL FUND AND APPORTIONMENTS

The Purchaser of each Residential Unit shall be required to make a contribution at the Closing of such Unit Owner's Unit(s) to the Working Capital Fund of the Residential Section (the "Working Capital Fund"). Such contribution shall be in an amount equal to one (1) month's Residential Common Charges in effect for such Unit(s).

At the First Closing, Sponsor will apportion with the appropriate Boards the following items as of midnight of the date preceding said Closing:

(1) employees' wages, vacation and severance pay, pension and welfare benefits and accruals, uniforms and all other payments or obligations relative to the employees of the Building;

(2) deposits with utility companies, if any, and fees for assignable permits and licenses, if any;

(3) charges for electricity and other utilities for the General and Limited Common Elements;

(4) cost of fuel on hand (plus sales tax), if any;

(5) charges and receipts in connection with service, maintenance and concession contracts;

(6) water charges and sewer rents on the basis of the fiscal or calendar year for which assessed (unless separately assessed to individual Units);

(7) cost of Building supplies on hand at Sponsor's cost (including sales tax);

(8) premiums for transferable insurance policies, if any;

(9) management fees; and

(10) other customary adjustments.

Adjustments for prepaid expenses between Sponsor and the Board(s), if any, may be deducted from the Working Capital Fund. If any of the foregoing items to be apportioned cannot be adjusted at the First Closing because they are not fully ascertainable or there are insufficient funds in the Working Capital Fund, they shall be apportioned and adjusted to the extent reasonably possible at the First Closing, and final adjustment will be made as soon thereafter as the undetermined amounts are ascertained. Except as herein otherwise expressly provided, the customs in respect to title closings adopted by the Real Estate Board of New York, Inc., as amended, shall apply to apportionments and other matters herein mentioned.

The Working Capital Fund will be held and used for working capital, for closing costs and adjustments in connection with the Resident Manager's Unit, or for such other appropriate

purposes as will be determined by the Residential Board and may be augmented by allocations from the monthly Residential Common Charges collected from each Residential Unit.

The Residential Board will be able to utilize the money in the Working Capital Fund at any time and, accordingly, no representation or warranty can be made and no assurance can be given as to the exact amount of funds available at any specific time. There is no minimum amount set for the Working Capital Fund regardless of the amount of adjustments. However, in no event shall any portion of the Working Capital Fund be used to pay any Residential Common Charges or Residential Common Charges attributable to Unsold Residential Units.

In the event that capital expenditures for renewal or replacement of building components or systems or to remedy major building defects are needed, it may be necessary to increase Common Charges or make special assessments payable by Unit Owners who are responsible for the repair and replacement of the Common Element in need of such renewal, replacement or remedy. Alternatively, a Board may determine to seek financing from a bank or other lending institution for such expenditures in accordance with the terms of the By-Laws and subject, in certain instances, to Unit Owner approval. In addition, pursuant to the By-Laws each Board is entitled to determine amounts for a reserve for replacements in establishing the annual budgets. No representation or warranty is made that the Working Capital Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium operation. Neither the Department of Law nor any other government agency has passed upon the adequacy of the Working Capital Fund.

RESERVE FUND

No reserve fund for capital expenditures has been established for the Condominium. The contingency fund reflected in Schedule B is not intended and may not be sufficient to meet the cost of any major capital repairs or replacements which may be required. If funds are required to meet such costs, it may be necessary to increase monthly Common Charges or institutive a special assessment of Common Charges.

MANAGEMENT AGREEMENT

The Condominium Board will enter into a management agreement (the "Management Agreement") with Edward J. Minskoff Equities, Inc., having an address at 1325 Avenue of the Americas, New York, New York 10019 (the "Managing Agent"), with respect to the Building at or prior to the First Closing. The principals of the Managing Agent are affiliated with Sponsor or its principals.

The management agreement provides for a term of two years commencing on the First Closing and thereafter, if not otherwise terminated by the Condominium Board for a two year period, subject to any changes in fees set forth in a notice to be delivered to the Condominium Board which must be served at least forty-five (45) days but not more than sixty (60) days prior to the expiration of the initial term of the Management Agreement. The Management Agreement may only be terminated by the Condominium Board for cause; if the Managing Agent shall fail to perform or abide by any of its services, agreements, representations, warranties, covenants, or obligations herein, and shall fail to cure said failure within 30 days of notice of said failure sent by the Condominium to the Managing Agent, the Condominium shall have the right to terminate the Management Agreement at the end of any calendar month on not less than sixty (60) days' prior written notice to the Managing Agent. If the Condominium shall unreasonably refuse to comply with or abide by any proper rule, order, determination, ordinance or Law of any federal, state or municipal authority having jurisdiction or asserting jurisdiction, the Managing Agent may terminate this agreement at any time on ten (10) days' prior notice in writing to the Condominium. The Managing Agent may otherwise terminate this Agreement on thirty (30) days' prior written notice to the Condominium. The Condominium Board Corporation may not assign the Management Agreement without the written consent of the Managing Agent. The Managing Agent may assign the Management Agreement.

The Managing Agent will receive an annual fee of $150,000 during the first and second year of condominium operation. The annual fee will be payable in equal monthly installments of $12,500.00. The Residential Section will be responsible for payment of $142,500 of the annual fee. The Commercial Section will be responsible for payment of the remainder of the annual fee. In addition, for services rendered to Residential Unit Owners (other than Sponsor or its designee) in connection with processing applications to sell or otherwise transfer Units and obtaining necessary waivers of the right of first refusal by any Boards, the Managing Agent shall receive the following fees from Residential Unit Owners (i) $550 upon the sale, lease or other transfer of a Unit for reviewing the waiver of the Condominium's right of first refusal and other required documents, (ii) $350 in connection with the processing of a lease renewal application for a Residential Unit Owner, (iii) $350 in connection with a Residential Unit Owner's application for an appraisal or mortgage refinancing an (iv) $300 in connection with the alteration or renovation of a Residential Unit where an alteration does not entail in excess of $10,000 of work. In the event such alterations exceed $10,000 the Managing Agent shall be entitled to a fee equal to $300 or 2% of the cost of the alterations whichever is greater. In addition, refundable fees for move ins may be required of each Purchaser or tenant. Such fees may be retained by the Condominium in the event a Purchaser, tenant or their agents damages the Common Elements during the move in. The fees charged by the Managing Agent are consistent with fees charged with other managing agents managing buildings in Manhattan.

The Condominium Board shall reimburse the Managing Agent for all reasonable out of pocket expenses incurred by Agent in the performance of its duties under the Management Agreement including, but not limited to, messenger expenses and storage charges for the Condominium Board's documents and filing fees.

The duties and services to be rendered by the Managing Agent include, among others:

(1) billing and collecting Residential Common Charges and Commercial Common Charges payable by Unit Owners and General Common Charges payable by the Residential Board, the Commercial Board and the Rental Unit Owner;

(2) causing the Common Elements to be maintained, repaired, replaced and altered in the manner deemed advisable by the Condominium Board, the Residential Board, the Rental Unit Owner and the Commercial Board. The approval of the Condominium Board is necessary for any expenditure of over $5,000 for any one item of ordinary repairs or alterations (other than emergency repairs or repairs to comply with a governmental notice or order);

(3) contracting for necessary services and purchasing all supplies necessary to properly maintain and operate the Building and its Common Elements subject to the approval of the Condominium Board where such service contract is in excess of three (3) years or $15,000 per annum requires the consent of the Condominium, unless said service contract is part of a pre-approved budget;

(4) checking all bills received in connection with the maintenance and operation of the Common Elements and causing all such bills and other expenses to be paid;

(5) supervising, hiring and discharging employees necessary for the proper maintenance and operation of the Building;

(6) rendering monthly statements of receipts and disbursements to the Condominium Board or other designated entity, upon request;

(7) maintaining payroll records and filing withholding tax statements for employees;

(8) maintaining accurate sets of books for the Condominium Board;

(9) cooperating with the Boards' accountants in preparing and submitting annually to the Condominium Board an operating budget of the anticipated income and expenses for the ensuing year;

(10) attending annual meetings of the Boards and Unit Owners, and preparing agendas and sending notices relating to such meetings, and if requested by the Condominium, provide a secretary, at the Condominium's expense to record the minutes of such meeting; and

(11) generally, doing all things deemed reasonably necessary or desirable by the Boards for the proper management of the Building.

The Board will indemnify the Managing Agent against liability for all claims for all acts properly performed by the Managing Agent pursuant to the management agreement or at the instructions of the Board, provided however, any such indemnification shall not cover any claims resulting from the Managing Agent's gross negligence or willful misconduct.

The Management Agreement cannot be assigned without the written consent of the Condominium Board and the Managing Agent, except that the Managing Agent may assign the Management Agreement to an entity in which one or more of the principals are also principals of the Managing Agent.

Notwithstanding anything to the contrary set forth above, the Managing Agent's responsibility under the management agreement shall not extend to supervising or managing major capital renovations or major capital improvements, unless specifically agreed upon in writing by the parties and unless the Managing Agent receives an additional fee therefor. The Managing Agent, at the expense of the Condominium, will be bonded during the term of the Management Agreement under fidelity or general surety bonds in the amount of $100,000 in favor of Condominium for any loss resulting from fraudulent or dishonest acts committed by the Managing Agent, its directors, officers or employees.

IDENTITY OF PARTIES

Sponsor

Sponsor is 101 Warren Street Associates LLC, a Delaware limited liability company with an office at c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York, 10019 formed on June 13, 2005.

The managing member of Sponsor is 270 Greenwich Holdings LLC, a Delaware limited liability company having an office c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York, 10019. The sole member of 270 Greenwich Holdings LLC is Edward J. Minskoff having an office c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York, 10019. Edward J. Minskoff is a principal of Sponsor and has been involved in ownership, management and sale of real estate for over 40 years.

The principals of Sponsor has not been involved in any condominium or cooperative offering plans for the last five years and do not own ten (10%) percent or more of the unsold units or unsold shares in any building.

There have been no prior felony convictions of Sponsor, or any principals of Sponsor; and no prior convictions, injunctions and judgments against Sponsor, or any principals of Sponsor that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of this Plan.

Selling Agent

Selling Agent is The Sunshine Group. Ltd., having its main office at 41 East 57th Street, Gallery 500, New York, New York 10022. The Sunshine Group, Ltd. is a pre-eminent marketing company with offices located in New York and Florida. Its specialties include predevelopment planning as well as on-site sales and leasing of luxury properties to user and investors. In the past decade The Sunshine Group, Ltd. has been involved with properties that total well in excess of $10 billion in sales. These include 165 Charles Street, The Hubert, River Lofts, Spring, Downtown By Philippe Starck, 50 Gramercy Park North at the Gramercy Park Hotel, Time Warner Center, One Beacon Court, 230 West 56th Street, The Chatham, 181 East 65th Street, The Park Laurel, 15 West 63rd Street, 15 East 69th Street, 610 Park Avenue, Trump International Hotel and Tower, and several others in New York, Florida, Las Vegas and California.

There have been no prior felony convictions of Selling Agent, or any principals of Selling Agent; and no prior convictions, injunctions and judgments against Selling Agent, or any principals of Selling Agent that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of this Plan.

Managing Agent

Edward J. Minskoff Equities, Inc., having an office at 1325 Avenue of the Americas, New York, New York will be the managing agent for the Building. (See the Section entitled "Management Agreement" in Part I of the Plan). The Managing Agent is affiliated with

Sponsor. The Managing Agent has been engaged in the development ownership, operation and management of New York City properties for 18 years.

There have been no prior felony convictions of the Managing Agent, or any principals of the Managing Agent; and no prior convictions, injunctions and judgments against the Managing Agent, or any principals of the Managing Agent that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of this Plan.

A list of properties which have been managed by the Managing Agent include:

1325 Avenue of the Americas
New York, New York

A list of properties currently being managed by the Managing Agent include:

159-30 Rockaway Boulevard
Jamaica, New York 11434

825 Seventh Avenue
New York, New York

590 Madison Avenue
New York, New York

1166 Avenue of the Americas
New York, New York (Commercial Condominium)

Attorneys for Sponsor

Sponsor has retained the law firm of Stroock & Stroock & Lavan LLP, having an office at 180 Maiden Lane, New York, New York 10038 to represent it in connection with the Plan. Stroock & Stroock & Lavan LLP prepared the Plan, the Declaration, the By-Laws and the forms of Agreement, Residential Unit deed and Power of Attorney and has also rendered an opinion with respect to the availability of income tax deductions to purchasers of Residential Units and compliance with Section 339-i of the Real Property Law. Michel Evanusa, Esq. had principal responsibility for the preparation of the Plan. Stroock & Stroock & Lavan LLP will serve as Escrow Agent and will represent Sponsor in connection with matters relating to Unit Closings.

Sponsor has retained Marcus & Pollack LLP, having offices 708 Third Avenue, 11th Floor, New York, New York 10017 to represent it in connection with the estimated valuation of the Property for real estate tax purposes and to represent it in connection with its application for 421-a benefits.

Sponsor's Architects/Engineers

The design architect for the Building is Skidmore Owings and Merrill LLP, having an office at 14 Wall Street, New York, New York 10005 which has had extensive experience in residential design and overall planning for over forty (40) years.

The associated architect for the Building is Ismael Leyva Architects PC, having an office at 48 West 37th Street, New York, New York 10018 which has been working in residential design and overall planning for eleven (11) years.

Cosentini Associates, having an office at 2 Penn Plaza, New York, New York 10121, is the mechanical engineer for the Building.

Cantor Seinuk Structural Engineers, having an office at 228 East 45th Street, New York, New York, were the structural engineers for the Building.

HRH Construction, having an office at 50 Main Street, White Plains, New York is construction manager for the Building.

None of the aforementioned architects or engineers are affiliated with Sponsor or Sponsor's principals.

Sponsor's Energy Expert

Cosentini Associates, having an address at 2 Penn Plaza, New York, New York 10121, New York, New York, prepared the estimates of energy usage by individual Residential Unit Owners set forth in Part I of the Plan. Cosentini Associates also prepared the estimates of energy usage by individual Residential Unit Owners set forth in Part I of the Plan.

Sponsor's Condominium Expert

Penmark Realty Corp., having an address at 5 East 86th Street New York, New York 10028, estimated all amounts of income and expenses in Schedule B, "Projected Budget For First Year of Condominium Operation," in consultation with Sponsor and provided its opinions regarding the adequacy of the Budget and the adequacy of the Common Charges payable by the Commercial Unit Owners.

Service of Process

The Secretary of State of the State of New York has been designated to receive service of process for Sponsor which is a Delaware limited liability company.

REPORTS TO UNIT OWNERS

It is the obligation of the Condominium Board to give Unit Owners annually:

(1) a financial statement of the Condominium prepared by a certified public accountant within four months after the end of each fiscal year, which statement shall be certified while the Sponsor is in control of the Condominium Board;

(2) prior notice of the Annual Unit Owner's meeting; and

(3) a copy of the proposed annual budget of the Condominium delivered to Unit Owners at least five (5) days prior to the adoption thereof. For so long as Sponsor controls the Condominium Board, Sponsor will have the annual budget of the Condominium certified in accordance with 13 NYCRR 20.4(d).

RECORDATION, INSPECTION AND DELIVERY OF DOCUMENTS

Pursuant to the provisions of Section 352-e of the New York General Business Law, copies of the Plan and all exhibits or documents referred to herein shall be available for inspection by prospective Purchasers, and by any person who shall have purchased a Unit offered by the Plan or shall have participated in the offering of such Unit, at Sponsor's office and shall remain available for such inspection for a period of six (6) years all without charge and for copying for a reasonable charge. In addition, a set of Floor Plans showing the layout, locations and approximate dimensions of each Unit and its unit number designation and tax lot number, certified by the appropriate governmental authority of The City of New York as conforming to the official tax lot number for each such Unit, will be filed in the City Register's Office following the recording of the Declaration, and an additional set will be furnished to the Condominium Board.

The Declaration and the By-Laws will be recorded in advance of or concurrently with the First Closing. The recording of all deeds conveying individual Units will also be in the City Register's Office.

GENERAL

The Plan does not knowingly omit any material fact or knowingly contain any untrue statement of any material fact. Sponsor believes that the Plan contains a fair summary of the material provisions of the documents referred to in the Plan, including those documents contained in Part II of the Plan. Exact copies are contained in Part II of the Plan of the form of Declaration, form of By-Laws, form of Agreement, form of Residential Unit deed, form of Power of Attorney and other documents and Purchasers are urged to read the documents set forth in Part II of the Plan in their entirety. Statements made in Part I of the Plan as to the provisions of such documents or any other document referred to herein, copies of which are on file with Sponsor, are necessarily not complete. Each such statement is qualified in all respects by the contents of such documents and, in the case of any such document executed by or with the written consent of a Purchaser pursuant to the Plan, any rider or separate agreement changing or adding provisions to such document.

No party other than the respective Purchasers shall have any right or benefit herein or herefrom, including without limitation, the right to insist upon or enforce against Sponsor the performance of all or any of Sponsor's obligations hereunder and no such third party (including without limitation, parties purchasing from Purchasers) shall be deemed to have received any benefit as a result of any of the provisions of the Plan.

Sponsor reserves the right, from time to time, upon amendment to the Plan, without obtaining the consent of Purchasers or others, to substantially revise the terms and conditions upon which the Units are to be sold, including changes affecting the rights, obligations and liabilities of Sponsor, the Purchasers and/or prospective Purchasers under the Plan. However, Sponsor may not unilaterally cancel an Agreement which is in effect, except as therein provided, as in the case of an uncured default, nor unilaterally change the purchase price or payment terms contained in such Agreement. All substantive or material revisions will be contained in a duly filed amendment to the Plan. If there is a material amendment to the Plan as to which rescission is required by the Department of Law, Purchasers will have a right of rescission which may only be exercised within fifteen (15) days from the date of presentation of said amendment. Escrow Agent shall promptly return any Deposit, together with any interest thereon, to Purchasers who rescind, except that Escrow Agent shall return to Sponsor the Deposit (and any interest thereon) of any Purchaser who is in default under the Agreement beyond any applicable grace period.

In accordance with the provisions of the Laws of the State of New York, neither Sponsor nor any selling agent engaged by Sponsor will discriminate against any person in the sale of Units offered by the Plan or in the leasing of any such Units because of such person's sex, race, creed, religion, affectional preference, color, national origin, marital status, age, disability or any other ground proscribed by Law.

Unless the context otherwise requires, words used in the singular in Part I of the Plan include the plural and vice versa, and a reference herein to any one gender, masculine, feminine or neuter, includes the other two.

No person has been authorized to make any statement or representation or furnish any information not expressly contained herein. Any information, data, or representations not

contained herein or in the documents and exhibits referred to herein must not be relied upon. The Plan may not be changed or modified orally.

The Property and the Building have not been the subject of any prior public offerings. Sponsor has previously tested the market pursuant to Cooperative Policy Statement No. 1, File No. CD-05-0158.

SPONSOR'S STATEMENT OF BUILDING CONDITION

Sponsor hereby adopts the Description of Property set forth as Exhibit 4 in Part II of the Plan and represents that is has no knowledge of any material defects or need for major capital repairs to the Property.

PART II

THE WARREN STREET CONDOMINIUM

101 WARREN STREET

NEW YORK, NEW YORK 10007

EXHIBIT "1"

AGREEMENT

OPTION AGREEMENT

101 WARREN STREET ASSOCIATES LLC

Sponsor-Seller

TO

_____

Purchaser

UNIT NUMBER _____

RESIDENTIAL SECTION

OF

THE WARREN STREET CONDOMINIUM
99 WARREN STREET AND 101 WARREN STREET
NEW YORK, NEW YORK 10007

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UNIT NUMBER(S) _____

RESIDENTIAL SECTION

OF

THE WARREN STREET CONDOMINIUM
99 WARREN STREET AND 101 WARREN STREET
NEW YORK, NEW YORK 10007

(to be executed in quintuplicate)

This option agreement (the "Agreement"), made as of the date on the signature page of the Agreement, between 101 Warren Street Associates LLC, a Delaware limited liability company, having an office at c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019 ("Sponsor"), and

_____, having an address at

_____ ("Purchaser").

WITNESSETH:

1. THE PLAN. Purchaser acknowledges having received and read a copy of the Offering Plan for the Residential Section of The Warren Street Condominium and all amendments thereto, if any, filed with the Department of Law of the State of New York (hereinafter, collectively, referred to as the "Plan") at least three (3) days prior to Purchaser's signing this Agreement. If Purchaser has not received and read the Plan and all amendments thereto at least three (3) full days prior to Purchaser's signing this Agreement, Purchaser shall have the right to rescind this Agreement within seven (7) days from the date of this Agreement. The Plan is incorporated herein by reference and made a part hereof with the same force and effect as if set forth at length. In the event of any inconsistency between the provisions of this Agreement and the Plan, the provisions of the Plan will govern and be binding.

2. DEFINITIONS. Terms used herein which are also used in the Plan shall have the same meanings herein as therein unless the context otherwise requires.

3. THE UNIT. Upon and subject to the terms and conditions set forth herein, Sponsor agrees to sell and convey, and Purchaser agrees to purchase, the unit ("Unit") to be designated as Unit __ in the Plan, together with the ___ percentage undivided interest in the General Common Elements of the Condominium appurtenant thereto.

4. PURCHASE PRICE.

4.1 The purchase price for the Unit ("Purchase Price") is $_____.

The Purchase Price is payable as follows:

(a) $_____ (the "Initial Deposit"), due upon Purchaser's signing and submitting this Agreement, by check (subject to collection), receipt of which is hereby acknowledged.

(b) $_____ (the "Additional Deposit"), by check payable no later than the earlier to occur of: (i) _____ which is six (6) months after the date of the Agreement or (ii) fifteen (15) days after Sponsor presents an amendment declaring the Plan effective, but in no event later than the Closing, subject to collection. The Initial Deposit and the Additional Deposit are hereinafter collectively referred to as the "Deposit."

(c) $_____, constituting the balance of the Purchase Price, payable on the delivery of the deed as hereinafter provided.

4.2 All checks shall represent United States currency and shall be drawn on or issued by a New York bank or trust company which is a member of The New York Clearing House Association, unless otherwise agreed to by Sponsor. Checks for the Deposit (other than any portion of the Deposit paid at the Closing pursuant to the provisions of this Agreement) shall be made payable to "Stroock & Stroock & Lavan LLP, Escrow Agent." Checks for the balance of the Purchase Price (including any portion of the Deposit paid at the Closing pursuant to the provisions of this Agreement) shall be made payable by good certified check of Purchaser or official bank check to the direct order of "101 Warren Street Associates LLC" or such other party as Sponsor may designate upon not less than two (2) days prior notice. If any check is returned for insufficient funds or any other reason, Sponsor at its option, may declare this Agreement void ab initio and of no further force and effect and may institute an action against Purchaser for the collection of the Deposit as liquidated damages or may declare a default by Purchaser under this Agreement which shall entitle Sponsor to exercise any of the remedies set forth in Article 15 hereof.

5. CLOSING OF TITLE.

5.1 The closing of title shall be held at such place in the City and State of New York and on such date and hour as Sponsor may designate to Purchaser on notice served not less than thirty (30) days' prior to the scheduled date for closing. If Sponsor consents to close at any other location as an accommodation to Purchaser, Purchaser shall pay to Sponsor's attorneys at closing an extra fee as set forth in the Plan. Sponsor, from time to time, may adjourn the date and hour for closing on written notice to Purchaser. In the event of such adjournment, a closing may be rescheduled by Sponsor upon written notice to Purchaser, which notice shall fix a new date, hour and place for the closing of title and will be given not less than two (2) business days prior to the new scheduled date and time for closing. In the event this Agreement is executed after the First Closing, the closing of title shall occur thirty (30) days after the date of this Agreement.

5.2 The closing of title shall occur only after or concurrently with the compliance with the prerequisites as set forth under "Terms of Sale" in Part I of the Plan.

5.3 The term "Closing Date" or "closing of title" or words of similar import, whenever used herein, shall mean the date designated by Sponsor on which the deed to the Unit is delivered to Purchaser, or any adjourned date fixed by Sponsor pursuant to subsection 5.1 hereof.

6. DELIVERY OF THE DEED AND POWER OF ATTORNEY.

6.1 At the closing of title, Sponsor shall deliver to Purchaser a bargain and sale deed with covenant against grantor's acts conveying title to the Unit to Purchaser. The deed shall be prepared by Sponsor in substantially the form set forth in Part II of the Plan and shall be executed and acknowledged by Sponsor in form for recording. Purchaser shall pay all New York State and New York City real property transfer taxes, and Sponsor and Purchaser shall duly execute a New York City Real Property Transfer Tax return and any other forms then required by Law, all of which shall be prepared by Sponsor.

6.2 At the closing of title and simultaneously with the delivery of the deed conveying the Unit to Purchaser, Purchaser shall execute and acknowledge a power of attorney to the Condominium Board, the Residential Board and Sponsor substantially in the form set forth in Part II of the Plan.

6.3 The deed and power of attorney to the Condominium Board, Residential Board and Sponsor shall be delivered to the representative of the title company insuring Purchaser's title (or, if no such representative is present, then to Sponsor's attorney) for recording in the City Register's Office, which recording shall be at Purchaser's expense. After being recorded, the deed shall be returned to Purchaser and the power of attorney shall be sent to the Managing Agent.

6.4 Sponsor shall deliver to Purchaser a certification stating that Sponsor is not a foreign person in the form then required by the Code Withholding Section and (ii) each party shall execute, acknowledge and deliver to the other party such instruments, and take such other actions, as such other party may reasonably request in order to comply with IRS §6045(e), as amended, or any successor provision or any regulations promulgated pursuant thereto, insofar as the same requires reporting of information in respect of real estate transactions.

7. FEE TITLE. At the closing of title, Sponsor shall convey to Purchaser fee simple title to the Unit, free and clear of all encumbrances other than those expressly agreed to by Purchaser or set forth in Schedule A annexed hereto and made a part hereof. Any encumbrance to which title is not to be subject shall not be an objection to title if (a) the instrument required to remove it of record is delivered at or prior to the closing of title to the proper party or to Purchaser's title insurance company, together with the attendant recording or filing fee, if any, or (b) LandAmerica Financial Group, Inc., having an address at Two Grand Central Tower, 140 East 45th Street, New York, New York 10017 ((212) 949-0100 phone and (212) 986-3049 fax) (or such other title insurance company as Purchaser may utilize), is or would be willing, in a fee policy issued by it to the Purchaser, to insure Purchaser that it will not be collected out of the Unit if it is a lien, or will not be enforced against the Unit if it is not a lien.

8. CLOSING ADJUSTMENTS AND REAL ESTATE TAXES.

8.1 Subject to Paragraph 15 hereof, the following adjustments shall be made as of midnight of the day preceding the Closing Date with respect to the Unit:

(a) real estate taxes and assessments, if any (including water charges and sewer rents, if separately assessed), on the basis of the period for which assessed;

(b) Residential Common Charges for the month in which title closes; and

(c) accrued rent and any other charges pursuant to an interim lease or use and occupancy agreement, if any, covering the Unit.

8.2 If closing of title occurs before the tax rate is fixed, adjustment of taxes shall be based upon the latest tax rate applied to the most recent applicable assessed valuation. Installments for tax assessments due after the delivery of the deed, if any, shall be paid by Purchaser and shall not be considered a defect in title. If a Unit has not been separately assessed as of the Closing Date, the adjustments and collection of taxes under subsection 8.1(a) hereof and future tax payments shall be as described in the Section of the Plan entitled "Closing Costs and Adjustments."

8.3 If Sponsor obtains a refund for real estate taxes paid (or a credit for such taxes to be paid) on Purchaser's Unit, Purchaser and Sponsor will apportion the refund (as well as the costs and/or fees for obtaining the refund or credit) based on the percentage of time for which the refund or credit is obtained during which each party hereto owned the Unit in question. The provisions of this subsection shall survive the closing of title.

8.4 The "Customs in Respect of Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned except as otherwise provided herein.

8.5 Any errors or omissions in computing apportionments at closing shall be corrected and payment made to the proper party promptly after discovery. The provisions of this subsection shall survive the closing.

9. MORTGAGE TAX CREDIT. In the event a mortgage recording tax credit becomes available pursuant to Section 339-ee(2) of the Condominium Act, it is specifically understood that such credit shall inure to the benefit of Sponsor. Accordingly, at closing, a Purchaser who elects mortgage financing will be responsible to pay the full amount (but not in excess thereof) of the mortgage recording tax chargeable on the entire amount being financed. Sponsor at closing will be reimbursed by Purchaser to the extent of any mortgage tax credit allowed. Alternatively, Sponsor may require, in its sole discretion, that a Purchaser, who is financing the purchase of said Residential Unit with a purchase money loan secured by a mortgage (the "Purchase Money Mortgage"), must cause the lender making such loan to accept from the Sponsor an assignment of a portion of any mortgage securing the Property in an amount up to the Purchase Money Mortgage as determined by Sponsor. Upon such assignment, the

Purchase Money Mortgage will be exempt from mortgage recording tax under Section 255 of the Real Property Tax Law. Sponsor will be solely entitled to the benefits of any mortgage tax credit which Purchaser receives as a result of such assignment. Accordingly, at the Closing, Purchaser will pay to Sponsor an amount equal to the mortgage recording tax which would have otherwise been due in connection with the recording of the Purchase Money Mortgage.

10. CLOSING COSTS. In addition to those costs and adjustments described in Articles 8 and 9 herein, Purchaser shall be required to pay the other closing costs which are Purchaser's responsibility as more particularly described in Part I of the Plan entitled "Closing Costs and Adjustments."

11. DEPOSIT. The Deposit made pursuant to this Agreement is subject to the requirements of Section 71-a(3) of the State of New York Lien Law (the provisions of which are set forth in Part II of the Plan and deemed incorporated herein by reference) and Sections 352-e(2-b) and 352-h of the General Business Law of the State of New York. Any Deposit received from Purchaser will be held in accordance with the provisions of the Subsection entitled "Escrow and Trust Fund Requirements" under the Section entitled "Procedure to Purchase" set forth in Part I of the Plan. By signing this Agreement, Purchaser will not object and will be deemed to have agreed, without the need for a further written agreement, to the release of the Deposit to Sponsor in the event Sponsor and Purchaser close title under this Agreement. Sponsor is required by Law to submit a Form 1099 to the Internal Revenue Service reporting interest earned on Purchaser's Deposit, if any. Purchaser will be taxed accordingly on such interest.

12. BINDING EFFECT OF DECLARATION, BY-LAWS AND RULES AND REGULATIONS. Purchaser hereby accepts and approves the Plan (including the Declaration, By-Laws and Rules and Regulations contained therein) and agrees to abide and be bound by the terms and conditions thereof.

13. AGREEMENT SUBJECT TO MORTGAGE. No encumbrance shall arise against the Property as a result of this Agreement or any monies deposited hereunder. In furtherance and not in limitation of the provisions of the preceding sentence, the provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgage, including, but not limited to, any construction or building loan mortgage, heretofore or hereafter made any advances heretofore or hereafter made thereon and any payments or expenses made or incurred or which hereafter may be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent thereof, without the execution of any further legal documents by Purchaser. This subordination shall apply in all cases, regardless of the timing of, or cause for, the making of advances of money or the incurring of expenses. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of each Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date, unless Purchaser voluntarily assumes such mortgage or consents to the continuation of the lien thereof. The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its (their) undivided interest in the Common Elements, shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of its other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage(s) is subordinated to the Declaration.

14. PURCHASER'S REPRESENTATIONS. Purchaser represents that Purchaser has full right and authority to execute this Agreement and perform Purchaser's obligations hereunder. If Purchaser is not a natural person, Purchaser agrees to deliver at any time, such documents evidencing Purchaser's authority as may be required by Purchaser's title company or Sponsor. Purchaser acknowledges and agrees that Sponsor may desire to obtain certain information about Purchaser's (or Purchaser's principals) character, general reputation, personal characteristics and mode of living prior to counter-executing this Agreement and in order to permit Sponsor to comply with the requirements of the Fair Credit Reporting Act, Purchaser hereby authorizes Sponsor, if Sponsor elects in its sole discretion, to obtain such information and to retain a credit reporting agency to obtain such information.

15. DEFAULT BY PURCHASER.

15.1 The following shall constitute "Events of Default" hereunder:

(i) Purchaser's failure to pay the Additional Deposit or the balance of the Purchase Price on the Closing Date designated by Sponsor; or

(ii) Purchaser's failure to duly complete and sign before a notary public and deliver at closing the power of attorney or the New York State and City transfer tax returns; or

(iii) If Purchaser is or becomes the tenant of record of the Unit, Purchaser's failure to pay rent or to otherwise comply with Purchaser's lease or tenancy obligations; or

(iv) If Purchaser is or becomes the tenant of record of the Unit and Purchaser vacates or abandons the Unit; or

(v) Purchaser's assignment of any of Purchaser's property for the benefit of creditors, or Purchaser's filing a voluntary petition in bankruptcy; or

(vi) If a non-bankruptcy trustee or receiver is appointed over Purchaser or Purchaser's property, or an involuntary petition in bankruptcy is filed against Purchaser; or

(vii) If a judgment or tax lien is filed against Purchaser and Purchaser does not pay or bond the same; or

(viii) Purchaser's failure to pay any closing costs set forth in this Agreement or the Plan, on the Closing Date designated by Sponsor; or

(ix) The failure to pay, perform or observe any of Purchaser's other obligations hereunder.

15.2 TIME IS OF THE ESSENCE with regard to Purchaser's obligations to pay the balance of the Purchase Price and to perform Purchaser's other obligations under this Agreement. If Purchaser fails to make such payment when required as herein provided or fails to

perform any of Purchaser's other obligations hereunder, Sponsor shall give notice to Purchaser of such default. If such default shall not be cured within thirty (30) days thereafter, Sponsor may, at its option, cancel this Agreement by notice of cancellation to Purchaser. If Sponsor elects to cancel this Agreement, (a) Sponsor may retain all sums deposited by Purchaser hereunder (including any amounts paid by Purchaser for additional work in the Unit), together with interest earned thereon, as liquidated damages (Sponsor's actual damages being difficult or impossible to ascertain) and, upon retaining such sum, this Agreement shall be terminated and neither party hereto shall have any further rights, obligations or liability to or against the other under this Agreement or the Plan and (b) Sponsor may sell the Unit to any third party as though this Agreement had never been made (without any obligation to account to Purchaser for any part of the proceeds of such sale). Notwithstanding the foregoing, if and only to the extent that the sale of the Residential Units is not exempt from the provisions of the Interstate Land Sales Full Disclosure Act, the amount of the Deposit to be retained by Sponsor upon Purchaser's failure to cure a default after the expiration of the thirty (30) day notice and opportunity to cure period will be the greater of (i) fifteen percent (15%) of the Purchase Price (excluding any interest owed) or (ii) the amount of damages incurred by Sponsor due to the default. For purposes hereof, "damages" means actual damages resulting from the default, as determined under New York law.

15.3 If Purchaser fails for any reason to close title to the Unit on the originally scheduled Closing Date (a) the closing apportionments described in Section 8.1 of this Agreement will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual closing of title occurs, and (b) Purchaser will be required to pay to Sponsor, as a reimbursement of Sponsor's higher carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under this Agreement and the Plan, an amount equal to 0.03% of the Purchase Price for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date. If, through no fault of Purchaser, Sponsor postpones the originally scheduled Closing Date, these provisions shall apply to the rescheduled Closing Date if Purchaser fails for any reason to close title to the Unit on the rescheduled Closing Date.

16. CLOSING CONTINGENT UPON PLAN BEING DECLARED EFFECTIVE.

16.1 The respective obligations of Purchaser and Sponsor hereunder are contingent upon the Plan being declared effective. The Plan shall not be declared effective except in accordance with the prerequisites set forth in the Plan, as same may be amended from time to time. Purchaser understands and agrees that Sponsor shall have the right to abandon the Plan at any time prior to its being declared effective or thereafter in certain limited cases set forth in the Plan (see the Section in the Plan entitled "Effective Date" for full details). Sponsor shall notify Purchaser, in writing or by a duly filed amendment to the Plan, when the Plan becomes effective or is abandoned.

16.2 If the Plan is abandoned or if after being declared effective the Plan will not be consummated for any reason, this Agreement will be deemed canceled and the Deposit paid by Purchaser hereunder, together with interest earned thereon, if any, will be disbursed to Purchaser, subject to Sponsor's rights to retain certain funds deposited by Purchaser for special work in the Unit, as more particularly described in the Section of the Plan, entitled "Effective

Date." After the monies are so disbursed, Purchaser and Sponsor will have no claim against each other or the Selling Agent in connection with this Agreement or the Plan, and all of same will be released and discharged from all liabilities and obligations hereunder and under the Plan.

17. SPONSOR'S INABILITY TO CONVEY THE UNIT. If Sponsor is unable to deliver title to the Unit to Purchaser in accordance with the provisions of this Agreement and the Plan, Sponsor will not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever in excess of its obligations set forth in the Plan in order to cure such inability, and, in such case, if Sponsor notifies Purchaser of its refusal to cure such inability and if Purchaser is not in default hereunder, Purchaser's sole remedy will be to either (a) take title to the Unit subject to such inability (without any abatement in, or credit against, the Purchase Price, or any claim or right of action against Sponsor for damages or otherwise) or (b) terminate this Agreement. If Purchaser so elects to terminate this Agreement, Sponsor will, within thirty (30) days after receipt of notice of termination from Purchaser, return to Purchaser the Deposit paid by Purchaser hereunder, together with interest earned thereon, if any, subject to Sponsor's rights to retain certain funds deposited by Purchaser for special work in the Unit, as more particularly described in the Section of the Plan, entitled "Terms of Sale," and, upon making such payment, this Agreement will be terminated and neither party hereto will have any further rights, obligations or liability to or against the other under this Agreement or the Plan. The foregoing remedy must be exercised by notice of Purchaser in writing to Sponsor within fifteen (15) days after the giving of Sponsor's notice of refusal to cure such inability, failing which it will be conclusively deemed that Purchaser elected the remedy described in clause (a) above (i.e., to acquire title subject to such inability).

18. FIXTURES, APPLIANCES AND PERSONAL PROPERTY. Only those fixtures, appliances and items of personal property which are described in the Description of the Property in Part II of the Plan as being part of the Unit are included in the sale of the Unit pursuant to the provisions of this Agreement. At the Closing, Sponsor shall transfer to Purchaser any assignable warranties and undertakings received by Sponsor which relate to appliances, equipment or fixtures located in the Unit.

19. ACCEPTANCE OF CONDITION OF PROPERTY. Purchaser shall accept title (without abatement in, or credit against, the Purchase Price or any provision for escrow deposits at the closing of title) notwithstanding the failure to complete construction of (a) the "punch list" items in the Unit (b) other Units or (c) the Common Elements of the Property which do not prevent Purchaser's use of the Unit provided that Sponsor delivers a temporary certificate of occupancy for the Unit. The Unit and the fixtures and personal property contained therein, are being sold and delivered as described in the Plan, at the time of transfer of title to such Unit, unless Sponsor and Purchaser otherwise agree. Sponsor will maintain each Unit, and the fixtures and personality contained therein, up to the time of the transfer of title to the Unit in question. The Purchaser of a Unit shall have the right to inspect such Unit prior to the Closing Date. However, the failure of Sponsor to complete "punch list" type work shall not be a ground for Purchaser delaying the Closing provided that Sponsor agrees to complete such work promptly after closing. Purchaser will receive at least five (5) business days notice that the Unit is available for inspection and Sponsor reserves the right to postpone and/or reschedule any scheduled inspections of the Unit upon one (1) business day's notice and Sponsor reserves the right to schedule additional inspections as Sponsor deems necessary or appropriate. If Purchaser

fails to inspect the Unit within said period(s), Purchaser shall be deemed to have accepted the Unit in good condition and in accordance with the terms of the Plan. Except as expressly provided in this Agreement or the Plan, including but not limited to subparagraph (f) of the subsection entitled "Sponsor's Obligations with Respect to the Building" of the Section entitled "Rights and Obligations of Sponsor," Sponsor shall have no obligation to repair or improve the Unit, any portion of the Property, or the appliances, equipment or fixtures attached to or used in connection with the Unit or the Property. Sponsor is obligated to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan. The Housing Merchant Implied Warranty Law (General Business Law Article 36-B) is not applicable to this offering. Sponsor is not making any express or implied warranties of fitness for a particular purpose, merchantability or habitability. Without limiting the generality of the foregoing, Sponsor hereby disclaims any and all express or implied warranties as to view, light quality, sound and/or odor transmission, the existence of molds, mildew, spores, fungi and/or other toxins within the Condominium. Sponsor has not given and Purchaser has not relied on or bargained for any such warranties. In the event of any conflict between the foregoing disclaimers and Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan, Sponsor's obligations to construct the Building in accordance with all applicable codes and filed building plans and specifications as well as the provisions of the Plan will control. In no event will Sponsor be liable for incidental or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise). See the Section entitled "Rights and Obligations of Sponsor" in Part I of the Plan for further discussion.

Sponsor will not be obligated to correct, and will not be liable to any Board or Unit Owner as a result of any defects in construction, or in the installation or operation of any mechanical equipment, appliances, other equipment, finishes, materials or fixtures (including kitchen appliances and bathroom fixtures), except as more as specifically set forth in the Section of the Plan entitled "Rights and Obligations of Sponsor."

Notwithstanding the foregoing, Sponsor will be obligated to repair abnormal scratches in plastic laminate, vitreous china, natural stone, wood, porcelain and metallic surfaces by filling or refinishing the same, but Sponsor will not be obligated to replace any such surfaces. The provisions of this Article shall survive the closing of title.

20. DAMAGE TO THE UNIT. If between the date of this Agreement and the closing of title the Unit is damaged by fire or other casualty, the following shall apply:

20.1 The risk of loss to the Unit by fire or other casualty is assumed by Sponsor until the earlier of closing of title or possession of the Unit by Purchaser, but without any obligation or liability by Sponsor to repair or restore the Unit. If Sponsor elects to repair or restore the Unit, this Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the respective Boards and other Unit Owners if the Declaration has theretofore been recorded, belong entirely to Sponsor and, if such

proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. The provisions of the preceding sentence shall survive the closing of title.

20.2 In the event Sponsor notifies Purchaser that it does not elect to repair or restore the Unit, or, if the Declaration has been recorded prior thereto and the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, this Agreement will be deemed canceled and of no further force and effect and Sponsor will return to Purchaser the Deposit paid by Purchaser hereunder, together with interest earned thereon, if any, subject to Sponsor's rights to retain certain funds deposited by Purchaser for special work in the Unit, as more particularly described in the Section of the Plan, entitled "Terms of Sale," and neither party hereto will have any further rights, obligations or liability to or against the other hereunder or under the Plan, except that if Purchaser is then in default hereunder (beyond any applicable grace period), Sponsor will retain all such sums deposited by Purchaser hereunder, together with any interest earned thereon, as and for liquidated damages.

21. NO REPRESENTATIONS. Purchaser acknowledges that Purchaser has not relied upon any architect's plans, sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Sponsor, Selling Agent or otherwise, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners, the estimated Residential Common Charges allocable to the Unit, the estimated real estate taxes on the Unit, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, the right to any income tax credit with respect to the purchase of the Unit, or any other data, except as herein or in the Plan specifically represented, Purchaser having relied solely on such Purchaser's own judgment and investigation in deciding to enter into this Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor except as herein or in the Plan specifically set forth. No oral representations or statements shall be considered a part of this Agreement. Sponsor makes no representation or warranty as to the work, materials, appliances, equipment or fixtures in the Unit, the Common Elements or any other part of the Property other than as set forth herein or in the Plan. The provisions of this Article shall survive the closing of title.

22. PROHIBITION AGAINST ADVERTISING AND SELLING. Prior to the closing of title to a Residential Unit, the Agreement prohibits Purchaser from listing the Residential Unit for resale or rental with any broker or from advertising or otherwise offering, promoting or publicizing the availability of the Residential Unit for sale or lease, without Sponsor's prior written consent. In addition, a Purchaser (other than a Purchaser purchasing for such Purchaser's own occupancy) may not advertise, list or sell a Residential Unit acquired from Sponsor for twelve (12) months after acquisition of such Residential Unit (provided however, such limitation shall not apply from and after the date that the Sponsor conveys title to all of the Residential Units). Any such conveyances in violation of the foregoing will be voidable by Sponsor.

23. BROKER. Purchaser represents to Sponsor that Selling Agent, Sponsor and [ ] (collectively the "Broker") **is [are]** the only broker(s) or sales agent(s) with whom Purchaser has dealt in connection with this transaction, and Sponsor agrees to pay the

commission earned by the Broker pursuant to a separate agreement. Purchaser agrees that should any claim be made against Sponsor for commissions by any broker, other than the Broker, on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold Sponsor free and harmless from and against any and all liabilities and expenses in connection therewith, including reasonable legal fees. The provisions of this Article 23 shall survive the closing of title.

24. AGREEMENT MAY NOT BE ASSIGNED. Purchaser does not have the right to assign this Agreement without the prior written consent of Sponsor. If Purchaser is a corporation, partnership, limited liability company, trust or other legal entity, any sale, assignment, transfer, pledge, encumbrance or other disposition of any of the ownership interest of Purchaser (including without limitation, the stock, membership or beneficial interests of the stockholders, partners, members or beneficiaries of Purchaser or its stockholders, partners, members or beneficiaries) shall be considered an assignment of this Agreement and shall be subject to the provisions, prohibitions and terms of this Article concerning assignment of this Agreement. For purposes of this Agreement, it is the intent of the part(ies) that the individuals controlling Purchaser shall be deemed to be _____. Any purported assignment by Purchaser in violation of this Agreement will constitute a default hereunder and will be voidable by Sponsor. Sponsor's refusal to consent to an assignment will not entitle Purchaser to cancel this Agreement or give rise to any claim for damages against Sponsor. If Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of this Agreement, or for the addition, deletion or substitution of names on this Agreement, then Purchaser will be required to pay Sponsor's attorneys a fee of $1,000, in advance, for preparation of an assignment agreement.

25. BINDING EFFECT. This Agreement shall not be binding on Purchaser or Sponsor until a fully executed counterpart hereof has been delivered to Purchaser. If this Agreement is not accepted within thirty (30) days after delivery by Purchaser of an executed Agreement by the delivery to Purchaser of a fully executed counterpart, this Agreement shall be deemed to have been rejected and canceled and the deposit paid on the execution hereof shall be promptly returned to Purchaser.

26. NOTICES. Any notice, request, letter, consent or other communication hereunder or under the Plan (other than amendments to the Plan which shall be served in accordance with the Plan or documents for which the method of notice and or delivery is otherwise set forth in the Plan) shall be in writing and delivered by regular mail as well as hand delivered or sent, postage prepaid, by registered or certified mail, by facsimile or by Federal Express or other reputable overnight courier, to Purchaser at the address given at the beginning of this Agreement, and to Sponsor at the address given at the beginning of this Agreement, with a copy to Stroock & Stroock & Lavan LLP, 180 Maiden Lane, New York, New York 10038, Attn.: Michel Evanusa, Esq. in the same manner as notice is given to Sponsor, or to such other address as either party may hereafter designate to the other in writing. Except as otherwise expressly provided herein, the date of hand delivery or mailing shall be deemed to be the date of the giving of notice, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address. Any notice either of the parties hereto receives from the other party's attorneys shall be deemed to be notice from such party itself (including, without limitation, any notices of closing or default which Sponsor's counsel is hereby expressly designated and empowered to issue). A failure by Purchaser to acknowledge receipt of any notice, request, letter, consent or

other communication hereunder shall not in anyway invalidate such communication. Notwithstanding anything to the contrary, notices regarding closing costs or ministerial matters, the rescheduling of Closing Dates or the scheduling or rescheduling of inspections may be made by facsimile to each party's attorneys.

27. JOINT PURCHASERS. The term "Purchaser" shall be read as "Purchasers" if more than one person are purchasers, in which case their obligations shall be joint and several.

28. PERFORMANCE BY AND LIABILITY OF SPONSOR. Purchaser's acceptance of the deed for the Unit shall be deemed to be a full performance and discharge of each and every agreement and obligation on the part of Sponsor to be performed pursuant to the provisions of this Agreement, the Plan, 13 NYCRR, Part 20 (the regulations of the Attorney General of the State of New York governing the acceptance for filing of the Plan) and General Business Law §352-e, except those (if any) herein or therein expressly stated to survive delivery of such deed.

29. FURTHER ASSURANCES. Either party shall execute, acknowledge and deliver to the other party such instruments, and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. The parties acknowledge that, for federal income tax purposes only, this Agreement shall be deemed an option. The provisions of this Article shall survive the closing of title.

30. AGREEMENT NOT CONTINGENT UPON FINANCING. The terms and provisions of this Agreement and Purchaser's obligations hereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof) stated in Section 4 of this Agreement, and Purchaser understands and agrees that Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations hereunder. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, nor any change in Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

31. COSTS OF ENFORCING AND DEFENDING AGREEMENT. Purchaser shall be obligated to reimburse Sponsor for any legal fees and disbursements incurred by Sponsor in defending Sponsor's rights under this Agreement or, in the event Purchaser defaults under this Agreement beyond any applicable grace period, in canceling this Agreement or otherwise enforcing Purchaser's obligations hereunder.

32. SEVERABILITY. If any provision of this Agreement or the Plan is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Agreement or the Plan and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Agreement or the Plan, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by Law.

33. STRICT COMPLIANCE. Any failure by Sponsor to insist upon the strict performance by Purchaser of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, and Sponsor, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by Purchaser of any and all of the provisions of this Agreement to be performed by Purchaser.

34. GOVERNING LAW. The provisions of this Agreement shall be governed by and construed in accordance with the Laws of the State of New York applicable to agreements made and to be performed wholly in the State of New York, without regard to principles of conflicts of Law.

35. WAIVER OF JURY. EXCEPT AS PROHIBITED BY LAW, THE PARTIES SHALL, AND THEY HEREBY DO, EXPRESSLY WAIVE TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF, OR CONNECTED WITH, OR RELATING TO, THE PLAN THIS AGREEMENT OR THE RELATIONSHIP CREATED HEREBY. THE PROVISIONS OF THIS ARTICLE SHALL SURVIVE THE CLOSING OF TITLE.

36. ENTIRE AGREEMENT. This Agreement together with the Plan constitutes the entire agreement between the parties and supersedes any and all understandings and agreements between the parties with respect to the subject matter hereof.

37. CERTAIN REFERENCES. A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires. The terms "herein," "hereof" or "hereunder" or similar terms used in this Agreement refer to this entire Agreement and not to the particular provision in which the term is used, unless the context otherwise requires. Unless otherwise stated, all references herein to Articles, Sections, subsections or other provisions are references to Articles, Sections, subsections or other provisions of this Agreement.

38. CAPTIONS. The captions in this Agreement are for convenience of reference only and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

39. RULE OF CONSTRUCTION. There shall be no presumption against the draftsman of this Agreement or the Plan.

40. SUCCESSORS AND ASSIGNS. The provisions of this Agreement shall bind and inure to the benefit of Purchaser and Purchaser's heirs, legal representatives, successors and permitted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

41. NO ORAL CHANGES. This Agreement cannot be changed or terminated and no provision waived orally. ANY CHANGES OR ADDITIONAL PROVISIONS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY THE PARTIES HERETO OR BY AN AMENDMENT TO THE PLAN.

42. COUNTERPART SIGNATURES. This Agreement may be executed in any number of counterparts, any one of which shall constitute an original of this Agreement. When counterparts have been executed by all parties, they shall have the same effect as if the signatures to each counterpart were upon the same documents and shall be deemed valid as originals. The parties agree that all such signatures may be transferred to a single document upon the request of any party. This Agreement shall not be binding unless and until it shall be fully executed and delivered by all parties hereto.

43. **INTERSTATE LAND SALES. THE FOLLOWING PROVISION IS DEEMED INCORPORATED ONLY SO LONG AS THE PROPERTY IS NOT EXEMPT FROM THE PROVISIONS OF THE INTERSTATE LAND SALES FULL DISCLOSURE ACT 15 USC §§ 1701 ET SEQ.**

YOU HAVE THE OPTION TO CANCEL YOUR CONTRACT OR AGREEMENT OF SALE BY NOTICE TO THE SPONSOR UNTIL MIDNIGHT OF THE SEVENTH DAY FOLLOWING THE SIGNING OF THE CONTRACT OR AGREEMENT.

IF YOU DID NOT RECEIVE A PROPERTY REPORT PREPARED PURSUANT TO THE REGULATIONS OF THE OFFICE OF INTERSTATE LAND SALES REGULATION, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, IN ADVANCE OF YOUR SIGNING THE CONTRACT OR AGREEMENT, THE CONTRACT OR AGREEMENT MAY BE CANCELED AT YOUR OPTION FOR TWO YEARS FROM THE DATE OF SIGNING.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date below.

Date: _____
(To be inserted after execution by Sponsor)

SPONSOR:

101 WARREN STREET ASSOCIATES LLC

By: 270 Greenwich Holdings LLC,
its managing member

_____
By: Edward J. Minskoff, sole member

PURCHASER:

_____

(Social Security or Federal
I.D. Number): _____
Telephone No.: _____

_____

(Social Security or Federal
I.D. Number): _____
Telephone No.: _____

SCHEDULE A
PERMITTED ENCUMBRANCES

1. Building restrictions and zoning and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted.

2. Any state of facts which an accurate survey of the Property would show, provided such state of facts would not make title to the Unit uninsurable, except as otherwise permitted herein.

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 the Purchaser to the Residential Board, and the Floor Plans; as all of the same may be amended from time to time.

4. Consents by the Sponsor 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 stoops, 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, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.

9. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, or vault charge, 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 Residential Board), except that the Sponsor shall pay all such assessments due prior to the Closing Date (with the then current installment to be apportioned as of the Closing Date) and the Purchaser shall pay all assessments due from and after the Closing Date.

11. Any declaration or other instrument affecting the Property which the Sponsor deems necessary or appropriate to comply with any Law 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 demolition, construction, alteration, repair or restoration of the Building.

12. Any encumbrance as to which LandAmerica Financial Group, Inc. (or such other New York Board of Title Underwriters member title insurance company which insures the Purchaser's title to the Unit) would be willing, in a fee policy issued by it to the Purchaser, to insure the Purchaser that such encumbrance (1) will not be collected out of the Unit if it is a lien or (2) will not be enforced against the Unit if it is not a lien.

13. Any other encumbrance, covenant, easement, agreement, or restriction against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Residential Unit for residential purposes.

14. Any lease covering the Unit made from the Sponsor to the Purchaser.

15. Any violation against the Property (other than the Unit) which is the obligation of the Residential Board, Commercial Board, Condominium Board, or another Unit Owner to correct.

16. Any title exceptions noted in the Specimen Title Policy set forth in Part II of the Plan.

STORAGE BIN RIDER TO AGREEMENT

Re: _____ ("Purchaser")
Storage Bin No. ___
The Warren Street Condominium
101 Warren Street
New York, New York 10007

THIS RIDER TO AGREEMENT made as of the _____ day of _____, ____ by and between 101 Warren Street Associates LLC, a Delaware limited liability company, having an office at c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 212-554-0555 ("Sponsor") and _____, having an address at _____, _____ ("Purchaser").

WITNESSETH:

1. This Rider (the "Rider") amends and modifies that certain Agreement (the "Agreement") by and between 101 Warren Street Associates LLC ("Sponsor") and Purchaser with respect to the above referenced Unit in the condominium known as The Warren Street Condominium located at 101 Warren Street, New York, New York. In case of any inconsistencies between any of the terms and conditions of the Agreement, including any handwritten modifications thereto, and the terms and conditions of this Rider, the terms and conditions of this Rider shall prevail. All of the paragraphs and provisions contained in this Rider are incorporated into the Agreement and made a part thereof with the same force and effect as if therein originally contained.

2. (a) Upon and subject to the terms and conditions set forth in this Rider, Sponsor agrees to sell and grant, and Purchaser agrees to purchase a license to use a storage bin designated as Storage Bin ___ (the "Storage Bin") simultaneously with the closing of title to the Unit. The license to use the Storage Bin (the "Storage Bin License") shall be substantially in the form set forth in Part II of the Condominium Offering Plan. The Purchase Price for the Storage Bin License is $_____ ("Storage Bin Price") which is separate from and in addition to the Purchase Price for the Unit. The Storage Bin Price shall be paid at the closing of title to the Unit by Purchaser delivering a good certified check of Purchaser or official bank check payable to Sponsor or such other party as Sponsor may designate upon not less than two (2) days notice. Purchaser shall be responsible for the payment of transfer and other taxes, if any, that are associated with the Storage Bin License.

(b) A default by Purchaser under this Rider shall constitute a default under the Agreement for the Unit and that any other default by Purchaser under the Agreement for the Unit shall constitute a default under this Rider entitling Sponsor to those remedies as more fully described in the Agreement and the Plan.

(c) Purchaser acknowledges and agrees that the Storage Bin may not be ready for use and/or occupancy at the time of the closing of title to the Unit and that notwithstanding such event, Purchaser shall remain obligated to close title to the Unit and purchase the Storage

Bin License. In such event the Storage Bin Price shall be paid to Escrow Agent and Storage Bin License shall be executed at Closing and the Storage Bin Price and Storage Bin License shall be held in escrow by the Escrow Agent. Upon notification from Sponsor that the Storage Bin is available for use, Escrow Agent shall release the Storage Bin Price to Sponsor with interest earned thereon, if any, and shall deliver Storage Bin License to Purchaser.

3. The captions in this Rider and the Agreement are for convenience of reference only and in no way define, limit or describe the scope of this Rider or the Agreement or the intent of any provision hereof.

IN WITNESS WHEREOF, the parties have executed this Rider as of the date written hereinbelow.

DATE: _____
(To be inserted by Sponsor after countersignature by Sponsor)

SPONSOR

101 WARREN STREET ASSOCIATES LLC

By: 270 Greenwich Holdings LLC,
its managing member

By: _____
Name: Edward J. Minskoff
Title: Sole Member

PURCHASER

_____

_____

EXHIBIT "2"

POWER OF ATTORNEY

POWER OF ATTORNEY

Terms used in this Power of Attorney which are used (a) in the declaration (the "Declaration") submitted by 101 Warren Street Associates LLC, 270 Greenwich Street Associates LLC and 89 Murray Street Associates LLC (herein collectively referred to as "Declarant") establishing a plan for condominium ownership of the premises known as The Warren Street Condominium and by the street number 99 Warren Street and 101 Warren Street, New York, New York 10007 under Article 9-B of the Real Property Law of the State of New York, dated _____, 20__, and recorded in the New York County Office of the Register of The City of New York on _____, 20_, in Reel _____, page _____, or (b) in the by-laws of The Warren Street Condominium (the "By-Laws") attached to, and recorded together with, the Declaration, shall have the same meanings in this Power of Attorney as in the Declaration or the By-Laws.

The undersigned, _____, the owner of the Condominium Unit (the "Unit") in The Warren Street Condominium which is (are) designated and described as Unit No. _____ in the Declaration and also designated as Tax Lot ____, in Block 142 of Section 05 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans, do(es) hereby nominate, constitute and appoint the persons who may from time to time constitute the Condominium Board and/or the Residential Board and/or the Commercial Board, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, in their own names, as members of the Commercial Board or Residential Board or Condominium Board or in the name of their designee (corporate or otherwise), on behalf of all Residential Unit Owners or Commercial Unit Owners, in accordance with such Unit Owners' respective interests in the Common Elements, subject to the provisions of the By-Laws then in effect, (1)(a) following due authorization by a Majority of Residential Unit Owners or Commercial Unit Owners, to acquire or lease any Residential Unit or Commercial Unit, together with its Appurtenant Interests, from any Residential Unit Owner or Commercial Unit Owner desiring to sell, convey, transfer, assign, surrender or lease the same, (b) to acquire any Residential Unit or Commercial Unit, together with its Appurtenant Interests, from any Owner who elects to surrender the same pursuant to the By-Laws, and (c) following due authorization by a Majority of Residential Unit Owners or Majority of Commercial Unit Owners, to acquire any Residential Unit or Commercial Unit, as the case may be, together with its Appurtenant Interests, which becomes the subject of a foreclosure or other similar sale, all on such terms and at such price or rental, as the case may be, as said attorneys-in-fact shall deem proper, in the name of the Residential Board or its designee or in the name of the Commercial Board or its designee, corporate or otherwise, on behalf of all Residential Unit Owners or Commercial Unit Owners, and, after any such acquisition or leasing, to convey, sell, lease, sublease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Residential Unit or Commercial Unit so acquired by them, or to sublease any Residential Unit or Commercial Unit so leased by them without the necessity of further authorization by the Residential Unit Owners or Commercial Unit Owners, on such terms as said attorneys-in-fact may 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, (2) upon determination by the Residential Board or Commercial Board, to commence, pursue, appeal, settle and/or terminate administrative and certiorari proceedings to obtain reduced real estate tax assessments with respect to Residential Units or Commercial Units,

including retaining counsel and taking any other actions which the Residential Board or Commercial Board deems necessary or appropriate, and (3) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Common Elements which the Condominium Board, with respect to the General Common Elements and the Residential Board with respect to the Residential Section and the Commercial Board with respect to the Commercial Section deem necessary or appropriate to comply with any 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 General Common Elements or the Residential Section or the Commercial Section as the case may be, (b) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Residential Section or the Commercial Section which the Residential Board or the Commercial Board deems necessary or appropriate or (c) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the General Common Elements which the Condominium Board deems necessary or appropriate or (d) for execution of any agreement(s) or waiver(s) including but not limited to agreement(s) or waiver(s) in connection with a zoning lot development agreement substantially in the form of the ZLDA, at any time deemed appropriate, as necessary for the parties thereto to elect to use, transfer, assign or otherwise convey the Excess Development Rights retained by the City of New York on behalf on of all Unit Owners.

The acts of a majority of such persons constituting the Residential Board or the Commercial Board or the Condominium Board shall constitute the acts of said attorneys-in-fact.

The undersigned, do(es) hereby nominate, constitute and appoint the Declarant, true and lawful attorney-in-fact for the undersigned, coupled with an interest, with power of substitution, on behalf of all Unit Owners, in accordance with such Unit Owners' respective interests in the Common Elements, subject to the provisions of the By-Laws then in effect, to execute an amendment to the Declaration, By-Laws and the Rules and Regulations of the Condominium or any permits, applications or documents required to undertake, perform or complete work to the Unsold Units or Common Elements by Declarant or obtain an amended certificate of occupancy therefor, or any of said documents when such amendment (i) shall be required to reflect any changes in Unsold Residential Units, Commercial Units and/or the reapportionment of the Common Interests of the aforesaid Units resulting therefrom made by Declarant in accordance with the Declaration or (ii) shall be required by an (x) Institutional Lender designated by Declarant to make a mortgage loan secured by a mortgage on any Unit, (y) any governmental agency having regulatory jurisdiction over the Condominium, or (z) any title insurance company selected by Declarant to insure title to any Unit, provided, however, that any amendment made pursuant to the terms of this paragraph shall not (i) change the Common Interest of the Undersigned's Unit, (ii) require a material or physical modification to the undersigned's Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage held by an Institutional Lender covering the undersigned's Unit unless the undersigned (in the event described in subdivision (i) or (ii) of this paragraph) or the holder of such mortgage (in the event described in subdivision (iii) of this paragraph) shall consent thereto by joining in the execution of such amendment.

This Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned has/have executed this Power of Attorney as of the ____ day of _____, 20_.

_____

(ACKNOWLEDGMENT)

EXHIBIT "3"

RESIDENTIAL UNIT DEED

RESIDENTIAL UNIT DEED

THIS INDENTURE, made the ____ day of _____, 20__, between 101 Warren Street Associates LLC, a Delaware limited liability company, having an office at c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019 (the "Grantor") and _____ (the "Grantee"), having an address
at _____.

WITNESSETH:

That the Grantor, in consideration of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (the "Unit") in the premises known as The Warren Street Condominium and by the street number 99 Warren Street and 101 Warren Street, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Residential Unit No. _____ in the declaration ("Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), dated _____, 20__ and recorded in the New York County office of the Register of The City of New York (the "City Register's Office") on _____, in Reel _____, page ____, and also designated as Tax Lot(s) ____ in Block 142 of Section 05 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of said building, certified by _____, on _____, 20__, and filed in the Real Property Assessment Department of the City of New York on _____ as Condominium Plan No. _____ also filed in the City Register's Office on _____, 20__, as Condominium Map No. ____. The premises within which the Unit is (are) located are more particularly described in Schedule A attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or in the by-laws of The Warren Street Condominium. (Said by-laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws.")

Together with an undivided _____ percentage interest in the General Common Elements (as such term is defined in the Declaration):

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

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws, all of which shall constitute covenants running with the Land shall bind any person having at any time any interest or estate in (any of) the Unit, as though recited and stipulated at length herein.

Grantee, on behalf of itself, its successors and assigns, and every successor in interest to the premises, or any part thereof, covenants and agrees to be bound by the following covenants,

which shall be binding for the benefit of the New York City Economic Development Corporation ("NYCEDC") and the City of New York (the "City") and enforceable by NYCEDC and the City against Grantee and its successors and assigns to the fullest extent permitted by law and equity:

(i) Grantee, its successors and assigns, and any lessees of the premises or any improvements erected or to be erected thereon, or any part thereof, shall comply with all applicable federal, state, and local laws in effect from time to time prohibiting discrimination or segregation by reason of age, race, creed, religion, sex, color, national origin, ancestry, sexual orientation or affectional preference, disability, or marital status (collectively, "Prohibited Distinctions") in the sale, lease, or occupancy of the premises or any improvements erected or to be erected thereon, or any part thereof.

(ii) Grantee, its successors and assigns, and any lessees of the premises or any improvements erected or to be erected thereon, or any part thereof, shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the sale, lease, or occupancy of the premises or any improvements erected or to be erected thereon, or any part thereof, is restricted upon the basis of any Prohibited Distinction.

Subject also to such other liens, agreements, covenants, easements, restrictions and other matters as pertain to the Unit and/or to the Property as more particularly described in Schedule B attached hereto and made a part hereof.

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

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision which is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Declaration regarding such invalidity shall control.

Except as otherwise specifically permitted by the Residential Board or provided in the Declaration or the By-Laws, the Residential Unit is intended for residential use only.

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

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, 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 purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date below.

Date: _____
(To be inserted after execution by Sponsor)

101 WARREN STREET ASSOCIATES LLC

By: 270 Greenwich Holdings LLC,
its managing member

By: _____
Edward J. Minskoff, Sole Member

_____
Grantee

_____
Grantee

(ACKNOWLEDGMENT)

EXHIBIT A

DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Warren Street with the easterly side of West Street;

RUNNING THENCE easterly along the southerly side of Warren Street, 461.67 feet to the corner formed by the intersection of the westerly side of Greenwich Street with said southerly side of Warren Street;

THENCE southerly along the westerly side of Greenwich Street, 206.18 feet to the corner formed by the intersection of the northerly side of Murray Street with said westerly side of Greenwich Street;

THENCE westerly along the northerly side of Murray Street, 203.57 feet to a point distant 225.00 feet easterly from the corner formed by the intersection of the easterly side of West Street with the northerly side of Murray Street;

THENCE northerly along a line forming an interior angle with the last mentioned course of 70 degrees 35 minutes 40 seconds, a distance of 86 feet to a point;

THENCE westerly at a right angle to the last mentioned course, 272.49 feet to the easterly side of West Street;

THENCE along the easterly aide of West Street, then following three courses and distances:

(1) Northerly a distance of 5.18 feet to a point;

(2) Continuing northerly a distance of 100.02 feet to a point

(3) Continuing northerly a distance of 81.01 feet to the point or place of BEGINNING.

LESS AND EXCEPT all that portion of the above described parcel lying above a horizontal plane drawn at an elevation of 600.00 feet above the datum level used by the Topographical Bureau, Borough of Manhattan, which is 2.75 feet above the National Geodetic Survey Vertical Datum of 1929, mean sea level, Sandy Hook, New Jersey.

SCHEDULE B

PERMITTED ENCUMBRANCES

REFER TO PERMITTED ENCUMBRANCES SET FORTH AS SCHEDULE A TO AGREEMENT

TO BE INSERTED PRIOR TO CLOSING

EXHIBIT "4"

DESCRIPTION OF PROPERTY

SOM

'THE WARREN STREET CONDOMINIUM'

AG Report

DESCRIPTION OF THE PROPERTY AND SPECIFICATIONS

The Warren Street Condominium
101 Warren Street
99 Warren Street
New York, New York

A. Location and Use of the Property:

1. Address:	101 Warren Street and 99 Warren Street New York, New York 10007
2. Block/Lot Number:	Block 142. Lot 110
3. Zoning:	C6-4
4. Permissible Use:	UG 1-12
5. Proposed Use:	UG 6 & 10 Retail UG 2 Residential
6. Other:	This development does not have a landmark status.

B. Status of Construction:

1. Class of Construction:	The building will be classified as Class 1B (Non-Combustible) and will conform to all applicable regulations of the Building Code of the City of New York ("Building Code"), and Local Law 58 (Handicapped Access Law). The plans were filed under number NB 104256804 with the Department of Buildings. Permit No. 104256804-01 NB was issued for the construction of this building The building will comply with Local Law 58/87

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2. Status of Construction: The Building is presently under construction and it is anticipated that the first residential unit will be substantially completed on or about January 1, 2008 and the building will be substantially completed on or about April 1, 2008 unless delayed by weather, strikes, lockouts, acts of God, shortages of, or inability to obtain materials, equipment or labor, governmental restrictions or preemption, damage by fire or the elements or any other cause over which the Sponsor has no control.

3. Certificate of Occupancy:

A Certificate of Occupancy will be issued for the building. The Certificate of Occupancy will include the residential condominiums at 101 Warren Street and 99 Warren Street, the commercial areas on the first and second floors, and the parking garage in the cellar. The anticipated date of issuance of the first Temporary Certificate of Occupancy is December 2007. The sponsor will obtain a Temporary Certificate of Occupancy for each residential unit prior to the closing of each residential unit.

C. Site:

1. Size: The size of the Building Lot (110) is approximately 90,565 square feet.

2. Number and Use of The Building:

The Building, which will be the only structure on the property located on the south side of Warren Street between West Street and Greenwich Street, will be used primarily for residential purposes. The building consists of 228 Residential Condominium units.

The primary residential entrances for the Residential Condominium units are located on Warren Street, 101 Warren Street and 99 Warren Street. The retail entrances are located on Murray, Greenwich, Warren Street, and West Streets. The service entrance/egress exits are located on Murray, Greenwich, Warren Street and West streets.

3. Streets:

Murray, Greenwich and Warren Streets abut the property. These streets are paved with asphalt, are owned and maintained by the City of New York and are in fair condition.

West Street abuts the property and is owned and maintained by NY State D.O.T.

The streets abutting the property are pitched to drain to catch basins. The catch basins are part of the New York City storm water drainage system. They are in usable condition.

The street lighting will be provided by the City of New York. The lights and the poles are owned, operated, and maintained by the City of New York and are in fair condition.

4. Drives, Sidewalks and Ramps:

The sidewalk adjacent to the property will be replaced with a new concrete sidewalk running full width from the property line along the street and pitched for drainage to the curb. All curbs abutting the property will be replaced with new steel-faced concrete curbs. The retail entry areas are recessed 18" into the property and the paved area in this recess will have stone pavers. The paved area in front of the residential lobbies will have stone pavers.

Sidewalk lighting will be provided primarily by the existing New York City light poles.

Site lighting will consist of standard -, wall - and/or pole-mounted fixtures. Numbers of fixtures of each type are as shown on plans.

D. Utilities:

1. Electricity: Consolidated Edison Company will provide Electricity at 277/480 volts. The electricity consumed in the Common Elements and residential units will be collectively metered by Con Edison at 277/480 volts. Residential units will be sub metered using a computerized sub-metering system.

Each condominium unit shall be direct metered by a Quad logic electronic metering system.

2. Gas: Con Edison Company will provide gas service. Gas for the Residential Units will be collectively metered. The cost of the gas consumed in the residential section (including all gas used for cooking purposes in the apartments) will be borne by the residential unit owners as a common expense.

3. Water and Sewer: Water and Sewer service will be provided by the City of New York. The charges for water and sewer service provided to the building will be levied on the basis of metered usage and the cost of the same will be borne by the residential unit owner as a common expense.

4. Telephone: Verizon and/or other service provider will provide "Local" telephone service. Every Unit Owner will be required to pay their associated telephone charges and initial charges for activating individual outlets in the Unit. The telephone charges with respect to the public areas of the Building (such as the concierge's

desk, maintenance offices, etc.) will be borne by all Unit Owners as a Common Expense.

5. Information Service Facilities:

Access will be provided to allow Resident Unit owners and tenants to procure information and entertainment services from a variety of providers, including but not limited to:

A. Internet services via broadband or cable

B. Cable Television

C. Satellite TV

E. Sub-Soil Conditions:

The foundations system under the western two thirds of the site will be driven Taper Tube piles with a 240 tons capacity and caisson piles with a 400 tons capacity. The portion of the structure located at the balance of the site will rest on a Mat Foundation over virgin soil with an allowable bearing capacity of 4-tons/ft^2. The underground cellar will be confined by conventional fourteen inch thick reinforced concrete foundation walls. Permanent groundwater level at the site should be at about Elev. -2 (BPM) due to the site's proximity to the Hudson River. However, water readings in three observation wells taken on February 28, 2006 indicate that the site's groundwater levels are between Elev. -26 and Elev. -29 due to dewatering at an adjacent construction site (Site 5C). The slab will be designed to resist the permanent water pressure beneath the pressure slab. The waterproofing system will occur beneath the pressure slab and will rest on a 4" mud slab.

F. Landscaping:

1. Planting Areas:

There is a large planting area at the Third construction floor adjacent to and accessible

from the Residential 'Amenities Pavilion.' Wood deck areas are directly adjacent to the pavilion. These areas are only accessible to residents and their guests. Adjacent to the wood deck, certain areas are planted. Plantings will consist of pine trees, and ground cover.

Planting will be provided at the first floor/lobby level adjacent to the Lobby at 101 Warren Street. This consists of a planter adjacent to the lobby entrance. Plantings will consist of shrubs, perennials and ground cover.

See drawing L-101 - Planting Plan, dated February 6, 2006 set forth in Part II of the Offering Plan

2. Fencing, Gates, Garden Walls:

   Garden walls, at the perimeter of the Third construction floor landscaped areas, are a combination of painted steel planters and metal rail.

   There are no gates.

3. Display Pools and Fountains:

   None.

4. Street trees: Street trees will be planted on West Street and Warren Street in a single row at the sidewalk edge. Two rows of trees will be planted along Greenwich Street. The trees will be planted in 5'X5' tree pits with granite block pavers flush to the adjacent sidewalk, per NYC-DOT and NYS-DOT standards.

5. Exterior Entrances: There are two primary residential Condominium entrances: 101 Warren Street and 99 Warren Street. Both entrances are located on Warren Street. Each will have a revolving door and two swing doors with metal trim and tempered glass

with a vestibule. A pair of metal and glass sliding doors is located between the vestibule and lobby. At the Lobby Entrance for 101 Warren Street, there is a stone ramp and stair leading from the sidewalk. The railings are metal. The walls directly adjacent to 101 Warren Street and 99 Warren Street entrances are stone.

The service entrance/ egress stair exit, to the east of each residential entrance will have a hollow metal door with hollow metal frame.

The doors to the roof will be 1.5 hour fire rated, self-closing, hollow metal doors with metal frames, complying with code.

G. Building Height:

1. Total Height: The total height of the 101 Warren Street building from the ground floor slab elevation 11.40' to the 36th floor Mechanical Floor roof elevation is 393.40'.

2. Cellar: There is one cellar - height varies.

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3. Number of Floors Above Grade:

   There are 32 construction floors inclusive of roof levels in the Condominium building. The Condominium building is located above two floors of retail.

4. The floor-to-floor heights of the retail floors are approximately as follows:

	Floor-to-floor heights
First floor:	21'-0"
Second floor:	25'-0"

   The floor to floor heights of the residential units are approximately as follows:

Condominium	floor-to-floor heights	floor-to-ceiling heights
5th – 11th Floors	10'-10"	10'-2"
12th Floor	12'-3"	11'-7"
14th-30th Floors	10'-10"	10'-2"
31st Floor	12'-3"	10'-9"
32nd Floor	12'-3"	11'-5"
33rd -34th Floor	12'-3"	11'-7"
35th Floor	14'-11"	13'-11"

   Actual clear heights will be lower due to the thickness of slab, beams and installations of mechanical, electrical and plumbing systems, and will vary from room to room.

5. Equipment Rooms: The equipment rooms are located at the Cellar floor, First floor mezzanine, 36th floor Mechanical Roof, and Condominium Roof Mezzanine.

6. Parapet/Railing Assemblies:

   The parapet and/or railing assemblies extend a minimum of 3'-6" above the roof finished paving levels.

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H. Occupancy:
(Location of Units and residential lobby)

*Please note that all floor plans, apartment drawings, and other references to floors in this report will utilize the marketing numbering of floors.

1. There will be 228 residential units in the Condominium building.

   I. Cellar: Parking, Residential Parking Lobby, Tenant Storage (approximately 108 Storage Units), Mechanical rooms
   II. First Floor: Residential Lobbies, Retail Tenant A, Retail Tenant B, Retail Tenant C, Retail Tenant D and the Second floor retail entrance.
   III. Second Floor: Retail Tenant E, Retail Tenant F
   IV. Floor 5-35 Residential Amenities, Residential Units
   V. Floor 36: Mechanical Room
   VI. Floor 37: Roof and Elevator Machine Room

2. For the purposes of Marketing, floor numbers three, four and thirteen have been excluded. Construction necessitates a realistic numbering of floors, which includes floors three, four and thirteen. Therefore, two different methods of numbering of floors exist and are shown below:

Construction Floors (Actual)	Marketing Floors
Cellar	Cellar
1	1
2	2
3	5
4	6
5	7
6	8
7	9
8	10
9	11
10	12
11	14
12	15
13	16
14	17

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Construction Floors (Actual)	Marketing Floors
15	18
16	19
17	20
18	21
19	22
20	23
21	24
22	25
23	26
24	27
25	28
26	29
27	30
28	31
29	32
30	33
31	34
32	35
33	36
34	37
35	38

J. Auxiliary Features:

1. Refuse Disposal: The refuse chute will be located off the public corridor at the service vestibule on the residential floors. The refuse chute will lead to a compactor located at the Cellar. The compactor, when installed, will receive all necessary government approvals.

2. Laundry Room: None.

All Residential Units will be provided with an electric clothes washer and a ventless electric dryer.

3. Amenities Pavilion and Landscape:

There will be an 'Amenities Pavilion' and a landscaped terrace located in the Building at the 5th Floor accessible from the public corridor. This facility will be for residential occupants only. The Pavilion will be furnished with exercise equipment, tables and chairs. An adjacent terrace will have plantings and benches. The 'Amenities Pavilion' and landscaped terrace will be part of the General Common Elements and the costs and expenses to operate and maintain the facility will be included in the Common Expenses of the Residential Condominium Units.

I. Structural System:

1. Sub-Soil Conditions:

The foundations will consist of Pile Foundation and Concrete Mat Foundation systems each for distinctive parts of the project.

The part of the structure located at the western two thirds of the site will rest on driven Taper Tube piles with a 240 tons capacity and caisson piles with a 400 tons capacity. The portion of the structure located at the balance of the site will rest on a Mat Foundation over virgin soil with an allowable bearing capacity of 4-tons/ft^2. The basement level will be surrounded by conventional fourteen inches thick reinforced concrete foundation walls. All basement area will be protected with a waterproofing membrane at the exterior wall face and under the slab on ground.

Due to the presence of underground water a twenty two inch thick structural slab over the waterproofing membrane will be provided to resist the permanent water pressure.

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2. Structural System:

The structure consists of a combination of structural steel and reinforced cast in place concrete flat plate construction.

The structural steel is used at the base of the building and will extend from the foundation to the third floor. It will consist of composite metal deck with light weight concrete supported on structural steel framing and columns, coupled with concrete shear walls encasing some of the steel columns.

The residential floors will be eight inch thick "Flat Plate" that will be supported on columns and shear walls.

The Building will be laterally supported by shear walls/frame interaction system and is designed based on the provisions of the New York City Building Code.
Wind Tunnel Test was performed in order to confirm the Cladding pressures and the response of the structure.

3. Exterior Walls:

The exterior wall is primarily a unitized (panelized) curtain wall system and shall be a combination of fixed and out-swing awning 1" factory assembled structurally glazed insulating units, tempered where required, and aluminum construction with painted finish with various types of paneled infill including stone and aluminum.

A window cleaning system will be employed at the 101 Warren Street building. Maintenance of the facades will be accomplished through the use of a boom mounted on a roof carriage. Once the carriage is powered, it can easily be

moved to a desired location along the periphery of the roof terrace. The work platform, with the workers, is suspended from a fixed boom. The height of 101 Warren Street requires stabilization of the platform as it traverses down and back up the façade. This will be in the form of stabilization buttons built into the curtain wall.
Loggia windows will be cleaned by the unit owners directly from the Loggias.

4. Windows and Doors: The exterior windows and doors at 101 Warren Street and 99 Warren Street shall be a combination of fixed and out-swing awning 1" factory assembled structurally glazed insulating units, tempered where required, and aluminum construction with painted finish. Certain exterior glass panels in the duplex units will be replaced with opaque panels,where necessary to maximize the privacy of adjoining loggias. No screens or separate storm windows will be provided. The perimeter of all windows will be caulked to control water and air infiltration. The R-Value for the walls shall be R-12 as calculated using proposed materials. The roof is R-20.

Window Warranty: Contractor's one-year warranty on all installed systems. Ten (10) year warranty for exterior paint finishes and glass. Five (5) year labor and material warranty on all other components.

Structural performance: Withstand without excessive deflection, damage or impairment of function the wind or seismic load established by the requirements of the New York City Building Code or a wind tunnel study commissioned in

order to determine the appropriate wind load requirements for this project.

5. Parapets and Coping: Parapets will be an extension of the curtain wall system consisting of metal panel copings and/or stone panels on the exterior façade side with either metal and/or stone on roof side, with glass and metal rails where required, all secured with anchors to the structure and finished height to be at least 3'-6" from the finished paving.

6. Chimneys: Each of 101 Warren Street and 99 Warren Street will have one refuse chute. The chutes will be metal enclosed in a 3 hr. rated concrete and/or concrete block flue with 1 1/2 hour rated doors at every opening. The chutes will comply with NFPA requirements and will vent a minimum of 6'-0" above the roof. The chillers, domestic hot water heaters and boilers shall be equipped with flues. Each flue will be encased in a 2 hr. rated enclosure, where it passes through the building. Fire place flues for the penthouse units will vent above the roof.

7. Loggias & Terraces: Loggias will have wood decking as the finish material with parapets and railings as described in Article I.4. The loggia divider walls will be frosted glass. Each loggia is provided with a deck drain connected into the storm drain system.

Loggias are located on the 7th, 9th and 11th floors of 99 Warren Street; Two (2) units per floor will have one (1) loggia on the 11th – 31st floor of 101 Warren Street; each unit on the 32nd floor of 101 Warren Street will have Loggias. Terraces will be located on the 5th floor of 99 Warren Street and on the 14th & 34th floors of 101 Warren Street.

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8. Exterior Entrances: Exterior doors and frames will be metal and glass. The roll down doors at the loading dock will be metal.

9. Service Doors: Service doors will be 1.5 hour or 45 minute fire rated, self closing, hollow metal doors with metal frames.

10. Roof and Roof Structures:

The roofing system will be an Insulated Roof Membrane Assembly (IRMA) roof comprised of fluid-applied water-proofing installed below extruded polystyrene board insulation, installed below precast concrete pavers or roofing aggregate.

Flashing will be as follows: base flashing, fluid-applied water-proofing membrane; counter-flashing and drain-flashing; stainless steel.

Cast iron roof and area drains will be provided for all roof areas, which will discharge through internal cast iron leaders into the building storm drain system, except portions of the bulkheads will be drained through scuppers at the parapet and leaders down to splash blocks at the roof.

Stair, elevator and mechanical equipment bulkheads will be constructed of a combination of curtain wall system similar to the typical exterior wall and / or metal panels.

The roofing manufacturer will provide a single source warranty for the IRMA roof for a period of twenty (20) years.

11. Fire Escapes: None

12. Yards and Courts: None

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13. Interior Stairs:

Stairs A/B are a pair of scissor stairs (separately enclosed as per code) which is located in 101 Warren Street, serving floors Cellar, 1st Floor/Lobby Level, Fifth floor - Roof Level (37th floor). Stairs C/D are a pair of scissor stairs (separately enclosed as per code) which is located in 99 Warren Street, serving floors Cellar, 1st Floor/Lobby Level, Fifth floor - Roof Level (14th floor). The stair enclosures will be constructed of reinforced concrete. Partition separating the two scissor stairs from one another will be concrete block. Partition separating the stairs from the corridor will be rated sheet rock. Steel pipe handrails will be provided.

Interior stairs at in the duplex units will be of concrete construction with wood risers and treads and wood handrails.

14. Interior Doors and Frames:

The apartment entrance door will be a flush door with stained wood veneer finish FPSC 1.5 hour rated, STC-35 db, with stone saddles. The frame will be a hollow metal frame concealed with wood trim.

Residential unit interior doors will be 8'-3" high paint finish solid core flush doors 1¾ "thick. Stone saddles will be provided at full bathrooms only.

All public corridor doors and frames and stair hall doors and frames will be painted flush-panel hollow metal, 1 ¾" thick, F.P.S.C. 1 1/2 hour rated with stone saddles.

Service doors and frames will be painted flush-panel hollow metal, 1 3/4" thick, F.P.S.C. 1½ hour or 45 minute rated with saddles, as required.

15. Elevators:

There shall be three (3) passenger and one (1) service elevator servicing The 101 Warren Street residential units and one (1) garage elevator servicing The 101 Warren Street garage lobby. There shall be one (1) passenger and one (1) passenger/service elevator servicing The 99 Warren Street residential units and one (1) garage elevator servicing The 99 Warren Street garage lobby.

The make and model number of elevators PE1, PE2 and PE3 will be either:
Fujitec Elevator Company
Otis Elevator Company
Schindler Elevator Company
Thyssenkrupp Elevator Company
Kone Elevator Company
or approved equal.

The capacity of the elevators and the floors served are as follows:

PE1: 2,000 lbs/13 person capacity, overhead gearless, serves 1st-35th floors
PE2: 2,000 lbs/13 person capacity, overhead gearless, serves 1st-35th floors
PE3: 2,000 lbs/13 person capacity, overhead gearless, serves 1st-35th floors
PE/SE4: 2,000 lbs/13 person capacity, overhead geared, serves 1st-12th floors
PE5: 2,000 lbs/13 person capacity, overhead geared, serves 1st-12th floors
SE1: 2,500 lbs/16 person capacity, overhead geared, serves cellar-36th floors
GE1: 2,000 lbs/13 person capacity, hydraulic dual jack serves cellar-1st floors
GE1: 2,000 lbs/13 person capacity, hydraulic dual jack serves cellar-1st floors

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The elevator machine rooms for 101 Warren Street passenger elevators PE1, PE2, & PE3 will be at the 37th floor, and the service elevator SE1 will be at the 38th floor. The elevator machine rooms for 99 Warren Street passenger elevator PE5 will be at the 15th floor, and the passenger/service elevator P/SE4 will be at the 15th floor.

A. Emergency Lighting Fixture

Each elevator shall be provided with a self-powered emergency lighting system consisting of light fixture, alarm bell and a power pack unit. The system shall provide continuous illumination and mechanical ventilation for at least four (4) hours and one (1) hour alarm bell operation.

B. Intercom

Each elevator shall be provided with an ADA compliant, microprocessor-based intercommunication system. The system shall provide two-way multi-path communication between its elevator car stations and master stations. When a call is not answered within a predetermined time, the system shall automatically dial an outside emergency number. Up to four emergency phone numbers shall be available. If the first number does not respond to the call within a predetermined time period, the second number shall be automatically dialed. The system shall continue to rotate through the programmed phone numbers until the call is answered. The intercom system shall be provided with battery backup to ensure uninterrupted operation upon loss of normal power and line monitoring for shorts and power loss.

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16. Elevator Cabs: The floor material of the passenger elevator cabs will be stone or carpet. The walls will be wood panels with ornamental metal trim. The ceiling will be painted metal panels with recessed fixtures.

K. Plumbing and Drainage:

1. Water Supply: One 4-inch domestic water service with a double check backflow preventer and water meter will be provided from the public water main to triplex roof tank fill pumps, (2) pumps on line, (1) pump standby. The Building will be supplied by three (3) zones of cold water, hot water and hot water circulation. Hot water will be provided via gas fired hot water storage heaters. Hot water will be provided via gas fired hot water heaters.

   The piping system shall consist of type L copper tubing with 95-5 tin-antimony soldered joints, for piping 4" and smaller and brazed joints for piping 5" and larger.

2. Fire Protection System:

   a. Fire water Services: Two 6-inch fire services, one from Warren Street and one from Greenwich Street, each service with 6-inch double detector check valve to supply 500 GPM automatic and 750 GPM manual fire pumps located in Cellar Level.

   b. Standpipes: The fire standpipe system will consist of one 6-inch combined sprinkler and one 4" standpipe riser. The 6" riser serves sprinklers on all floors and is located in the stairway. A three way roof manifold is provided. Two combined fir and domestic gravity tanks with each tank having 7,614 gallons of fire reserve. Total fire

reserve will be 15,228 gallons. The tanks will supply fire protection from the 35th floor and down to the 5th floor. An automatic 500 GPM fire pump will supply fire protection from the 2nd floor mezzanine down to garage, and 750 GPM manual fire pump will supply entire building as per NYC Code. A 500 GPM special service fire pump will supply the upper three floors of the condo.

Piping is schedule 10 or 40 steel piping with rolled or cut grooved Victaulic or threaded joints.

c. Hose Rack, Hoses and Nozzles:

A central hose station and locked key box will be located at the first floor.

A 2½ inch hose valve with cap and chain will be located at fire protection risers at each floor above the 1st Floor/Lobby Level. Fire hose racks will be provided at all levels below 1st floor. Adjustable pressure reducing valves are provided at 2-1/2" hose valves where pressure exceeds 50 PSI and at hose racks where pressure exceeds 80 PSI.

d. Sprinkler System:

Automatic wet sprinklers will be supplied from the 6" combined FSP/sprinkler riser for entire Building. An automatic dry sprinkler system will be provided at the garage levels subject to freezing.

Piping is schedule 10 or 40 steel piping with rolled or cut grooved Victaulic or threaded joints.

e. Siamese Connections:

(5) Five 6"x3"x3" combined sprinkler and standpipe Siamese connections will be

provided at West, Warren Street, Greenwich, and Murray Streets.

3. Water Pressure and Maintenance:

   Domestic water pressure will be maintained by duplex constant-pressure booster system to provide a minimum of 30 psi at all fixtures in the high zone. A gravity tank will pressurize the mid and low zones and street pressure for cellar and 1st floor.

4. Sanitary Sewage System:

   a. Sewage Piping: Sanitary sewage will be conveyed by gravity via vented soil and waste branches, stacks and house drains, to combined house sewer.

   Drainage and vent piping will be no-hub cast iron piping with stainless steel couplings and rubber gaskets.

   b. Sanitary Ejector Pumps:
   Two sets of Duplex ejector pumps serving the garage level areas.

   c. Sewage Disposal:
   One (1) 15" and one (1) 12" combined sewers, connected to city sewer in Warren Street.

5. Permits required: The plumbing and sprinkler contractors will obtain all permits.

6. Storm Drainage System:
   Gravity roof drainage from roof drains, and terrace drains to one (1) 15" and one (1) 12" combined house sewer connected to city sewer in Warren Street.

   a. Catch Basins: None.

b. Roof and Terrace Drains:

Roof and terrace drains will be located on the roof and terraces.

c. Piping: Cast iron piping with no hub fittings with push-on gasketed joints or Schedule 40 steel with threaded fittings.

7. Garage Drainage System:

The design of the garage drainage system has seventeen (17) drains located along two valleys, running in the east/west direction, located approximately 40' on center at low points. The drains will handle any snow melting from the vehicles as well as for general cleanup. A trench has been incorporated into the base of the ramp with two drains located in the trench to receive any snow melting or water which will come down from the top of the ramp. The garage drainage piping system is designed to be split approximately mid-point of the garage in a north /south direction. The piping will flow by gravity to two ejector pits, one pit located under the rental tower and the other under the condo tower. Both ejector pits will be pumped to nearby sanitary sewers located at the building foundation wall.

L. Heating:

1. Domestic Hot Water:

Duplex gas fired storage heaters for each zone will provide domestic hot water. Electric hot water heaters will supply hot water to fixtures below the 1st floor.

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2. Space heating:	Two gas-fired absorption chiller-heaters shall provide space heating. Hot water is distributed to the various areas by a two pipe distribution system. Heat will be provided to dwelling units through four-pipe fan-coil units. Heating capacities of heat pumps for dwelling units are based on 175 deg water and 68 deg entering air temperatures. The heating system shall maintain an indoor temperature of 68 deg. The four-pipe fan-coil units shall provide heated air to each thermal zone. The ambient design condition, or outdoor winter design condition, of 13-Degrees Fahrenheit, as dictated by NYS Energy Code, Zone 10b. The system is designed to meet the New York City and State Energy Code. Common lobbies and entrances to the Building from the streets are heated by a combination of cabinet unit heaters, air-handling units and baseboard radiation. Common Elements above the first floor such as the tops of stairwells and exits to the roof are heated with electric resistance type heaters or fan forced hot water unit heaters or cabinet heaters.
3. Boiler Manufacturer:	Absorption chiller-heaters to be as manufactured by York International, or equal.
4. Burners:	Burners shall be as manufactured by Power Flame or equal.
5. Type of Control:	Absorption chiller-heaters will be controlled by an outdoor temperature sensor and system demand.

6. Piping, Insulation, Pumps:

Schedule 40 steel with standard weight fittings. Hot water piping is insulated as required by the 2003 Energy Code.

There will be primary hot water pumps and secondary hot water pumps for circulating heating water throughout the system. Each pump shall be equipped with variable-frequency drives.

7. Fuel: Absorption chiller-heaters will be fired by natural gas.

M. Gas Supply:

1. Type: The Building will be provided with gas service and metering as called for on the drawings for absorption chiller-heaters, cooking ranges and boiler pilots.

2. Meters: The gas to the space heating absorption chiller-heaters will be metered at prevailing Con Edison rates and charged as a Common Charge.

3. Piping Material: Black steel Schedule 40 pipe with malleable fittings for low pressure piping 3 inch and smaller and welded joints for low pressure piping over 3 inches. High-pressure piping upstream of pressure regulators to be welded and radiologically examined.

N. Air Conditioning:

1. Type of system: Four-pipe fan-coil units with hot-water and chilled water coils.

2. Cooling Tower and Pumps:

There will be a two-cell open cooling tower on the roof with plate-and-frame heat exchanger for waterside economizer operation. The two cell cooling tower is manufactured by BAC or equal.

The open condenser water loop will have two (2) base mounted, pumps provided for condenser water circulation.

The cooling tower plant and water circulating pumps sizing is based on the peak cooling load for the residential areas of the Building, and are calculated in accordance with ASHRAE Guide recommendations and the NY State Energy Code.

The cooling tower shall provide condenser water, when ambient conditions permit, through plate-and-frame heat exchangers and water-side economizer cycle.

3. Individual units:

Individual units will contain four pipe fan coil units serving each room of the unit. The units will contain a chilled water coil, hot water coil, fan, blower motor, chilled water isolation, balancing and control valves, supply and return air grilles, and thermostats to maintain room temperature set point. Each fan coil unit will range in capacity depending on the size and exposure of the room. All fan coil units will run on 120/208v power. Some rooms with large glass areas will be provided with baseboard electric heat. Individual units are designed to meet all requirements of NY State Energy Code. Cooling capacities are based on ASHRAE and ARI conditions of 89 deg F DB/73 deg WB outside, 78 deg F DB/63 deg F WB inside air.

Separate packaged water-cooled, air-cooled or chilled-water HVAC units will be provided for main entrance lobby and miscellaneous areas such as the elevator machine rooms, telephone rooms, etc.

Cooling and heating of corridor ventilation air will be provided by packaged, chilled-water air-handling units with energy-recovery coils and hot water heating coils as indicated on drawings.

O. Ventilation:

1. Kitchens: Residential kitchens will be ventilated with an exhaust ventilation system as indicated on drawings from each kitchen. The cook top hood units will be non-ventilated type.

2. Bathrooms: Interior residential bathrooms will be ventilated with an exhaust ventilation system exhausting 50 cubic feet of air per minute from each bathroom.

3. Non-Residential Bathrooms: Interior non-residential bathrooms will be ventilated with an exhaust ventilation system exhausting 50 cubic feet of air per minute for each water closet and urinal.

4. Locker Rooms: Locker rooms will be ventilated with exhaust ventilation capable of exhausting air at a rate of four air changes per hour.

5. Public Corridors: Typical floor corridors are provided with conditioned air as required by NYC code.

6. Laundry Room: Individual washer/dryers are provided in each Residential Unit. The dryers will be non-ventilated type.

7. Gas Meter Room: Gas meter room will be provided with natural ventilation to the outside.

P. Electrical System:

1. Service from main switchgear:
   Electrical service will be provided into Cellar Level electric switchboard room terminating in two (2) switchboards each with several switches of various sizes from 400 Amp to 800 Amp. Service will be rated 277-480-Volt, 3-Phase, 4-Wire and distributed to building distribution panels and Residential Unit distribution panels. Residential Unit distribution panels will be stepped down to 120-208 volt, through several step down transformers.

2. Service to individual units:
   From Residential Unit distribution panels located on floors 5, 8, 11, 14, 17, 20, 23, 26, 29 and 32, individual feeders are to run to each Residential Unit. Each Residential section will be served by a panel sized between 150 to 200 amp single phase service, depending on the size of the unit. Residential Unit feeders vary in size as required by load and voltage drop. Residential Unit feeders vary in size as required by load and voltage drop.

3. Metering: Computerized sub metering system will be utilized

4. Unit service: The equipment will be rated to comply with New York City Code and takes into account all equipment provided in Residential Units such as washing machines, clothes dryers, dishwashers, microwaves, etc.

5. Adequacy:

a. Service: Capacity provided for each Residential Unit will be in accordance with Code requirements in various sizes from 150 to 200 Ampere @ 120/208V, 1Ø3W. Average number of circuits per Residential Unit panel boards will be provided for an average total of 24 circuits. Service will be adequate for modern usage.

b. Lighting and fixtures:

Switched lighting fixtures will be provided in bathrooms, foyers and kitchens. Fixtures will be incandescent or fluorescent type in foyers, baths and kitchens.

c. Convenience outlets, appliance outlets:

Switched receptacles will be provided in living rooms and bedrooms to meet NYC Electrical Code. Ground fault receptacles will be provided in all bathrooms and waterproof devices are provided at Residential Unit terraces. Appliance receptacles will be provided in kitchens and dining rooms. Convenience receptacles will be provided to meet the requirements of the NYC Electrical Code

Q. Telephone, Intercom and Security Systems:

Telephone services will enter the Building from Warren Street and feed to a telephone room located on the cellar level. It will then be distributed throughout the Building through risers and sleeves. Each Residential Unit will have access to telephone service in a panel from a demark panel within the Unit.

Each Residential Unit will be provided with an intercom system linked to the concierge desk that utilizes the telephone system.

The Building is to be provided with an intercom system linking the service entry areas with the concierge desk.

Closed circuit television cameras will monitor entrances and elevators, with viewing monitors at the concierge desk.

The cameras will be designed to cover the immediate area within view of the cameras and will not necessarily cover all of the area involved.

Wiring will be installed in each Residential Unit to enable the Unit Owner to obtain telephone and cable television service at the Unit Owner's expense.

The Building will not be equipped with a master television antenna system.

R. Public Area Lighting: Lighting will be furnished to the public areas of the Building through fluorescent and/or incandescent fixtures. Lobby lighting will be recessed down lights and indirect cove lighting. Public corridors will have recessed down lighting. The exterior entrance area will also have recessed down lighting.

S. Garage: The building will have an attended public parking garage located on the Cellar floor with vehicular and public access to the parking using the garage ramp located on Murray Street, and residential access using a dedicated elevator located in each residential Condominium lobby down to the Cellar floor. Parking is not allocated and will be operated by a Private Parking Company. The parking garage will be operated under Garage Special Permit, C 050430 ZSM. The structure will be constructed of reinforced concrete and/or

concrete block and/or gypsum wallboard and will have fluorescent lighting, mechanical ventilation, and a dry sprinkler system throughout. The finish on the concrete floor will be a clear traffic coating; the walls and ceiling will be painted.

T. Recreation Facilities: The building will have an amenity space located on the Fifth floor. The program will include a lounge with seating, children's area, locker rooms and toilets, an exercise area and an outdoor area. The Amenity Facility will initially contain a limited amount of exercise equipment and machinery which will be provided by Sponsor and which will become the property of the Residential Board. The Sponsor will provide one or more treadmills, exercise bikes, weight machines and elliptical machines. All additional equipment will be provided by a third party operator. The Amenity Facility Operator will be responsible for the operation of the Amenity Facility and may provide massage, personal training, consulting and nutritional counseling, for additional fees to be determined by the Amenity Facility Operator.

U. Permits and Certificates: The plans were filed under number NB 104256804. Permit No. 104256804-01 NB was issued for the construction of this building. Zoning Special permit C 050429 ZSM has been issued. Garage Special Permit, C 050430 ZSM has been issued. Curb Cut permit N 050431 ZAM has been issued. These special permits will be signed off pursuant to the self-certification process

V. Violations: None.

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W. Vaults: The building will have vaults for the Con Edison services on Greenwich Street.

X. Lot Line Windows: There are no lot line windows.

Y. Unit Information:

1. Residential Unit Information:

There will be 228 Residential Units.

Ceiling heights in the residential units at the living rooms and bedrooms are set at 10'-0". Ceiling heights at the kitchens, bathrooms, closets and foyers, etc. will be 8'-6". Ceiling heights in the public corridors will be 8'-6".

All ceiling heights noted above are from the top of the finish floor to the underside of the floor slab or hung ceiling above.

All kitchens are custom designed within the Bulthaup b3 system. The kitchen cabinets are finished with Bulthaup standard laminate and custom stone counter tops.

2. Fixtures and Appliances:

Subject to Sponsor's right to make substitutions as set forth in the Offering Plan, the Residential Units will be equipped with the following fixtures and appliances:

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Kitchen Fixtures:

5 burner cook top	-Miele 36" wide stainless steel finish
4 burner cook top	-Miele 30" wide stainless steel finish
Refrigerator 36" wide	-Sub Zero Stainless steel finish
Refrigerator 27" wide	-Sub Zero Stainless steel finish
Dishwasher	-Bosch 60cm wide with stainless steel finish
Wall Oven	-Miele 30" wide with stainless steel finish
Oven / Microwave Combination	-Miele 30" wide with stainless steel finish
Washer	-Bosch Washer 23-5/8" W x 22-1/4" D x 33-1/2" H; White finish
Dryer	-Bosch Condensation dryer 23-5/8" W x 22-3/4" D x 33-1/2" H; White finish
Recirculation Hood 36"	-Sirius 90cm wide with stainless steel finish. Ceiling mounted
Recirculation Hood 36"	-Sirius 90cm wide with stainless steel finish. Mounted against wall beneath cabinetry
Under mount Sink 36" wide	- Elkay stainless steel
Under mount Sink 23" wide	- Elkay stainless steel
Faucet	- KWC stainless steel

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Master Baths:

Toilet	-Toto Cotton White
Vanity	- Kohler Vitreous China sink, Custom wood vanity w/ stone top
Vanity Faucet (Single lever basin mixer)	- Dornbracht Lulu
Tub (under mount)	- Kohler Tea-for-Two
Tub Spout	- Dornbracht Lulu
Shower Faucet	- Dornbracht Lulu
Shower Mixer (Wall mounted single-lever)	- Dornbracht Lulu
Shower Mixer (Wall mounted single-lever)	- Dornbracht Lulu
Shower Head (Ceiling Mounted)	- Dornbracht Lulu
Shower Pan	- Stone
Shower Valve Trim w/diverter	- Dornbracht Lulu
Shower Valve Rough	- Dornbracht Lulu

Powder Room:

Toilet	- Toto Cotton White
Vanity Sink	- Corian Vanity
Vanity Faucet (Single lever basin mixer)	- Dornbracht Lulu

Second Bath:

Toilet	-Toto Cotton White
Vanity	- Kohler Vitreous China sink, Custom wood vanity w/ stone top
Vanity Faucet (Single lever basin mixer)	- Dornbracht Lulu

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Tub	- Kohler Tea-for-Two
Tub Spout	- Dornbracht Lulu
Mixer (Wall mounted single-lever)	- Dornbracht Lulu
Head with three settings	- Dornbracht Lulu

Shower Bath:

Toilet	-Toto Cotton White
Vanity	- Kohler Vitreous China sink; Custom wood vanity w/ stone top
Vanity Faucet (Single lever basin mixer)	- Dornbracht Lulu
Shower Faucet	- Dornbracht Lulu
Shower Mixer (Wall mounted single-lever)	- Dornbracht Lulu
Shower Mixer (Wall mounted single-lever)	- Dornbracht Lulu
Shower Head (Ceiling Mounted)	- Dornbracht Lulu
Shower Pan	- Stone
Shower Valve Trim w/diverter	- Dornbracht Lulu
Shower Valve Rough	- Dornbracht Lulu

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Finish Schedule:

The following is a finish schedule for a typical Residential Unit:

Location	Floor	Base	Walls	Ceiling	Remarks
Foyer, Corridors	wood	painted MDF	gypsum board- painted	gypsum board- painted	
Living Room, Dining Room, Library,	wood	painted MDF	gypsum board- painted	Conc. w/ Kadex-painted	
Bedroom	wood	painted MDF	gypsum board- prime painted	Conc. w/ Kadex-painted	
Master Bathroom	stone	Ceramic tile	Ceramic tile	WR gypsum board-painted	Ceramic tile to tub surround and shower; Custom wood vanity with stone counter; Mirror medicine cabinet
Secondary Bathrooms	stone	Ceramic tile	Ceramic tile and WR gypsum board- prime painted	WR gypsum board-painted	Ceramic tile to tub surround; Custom wood vanity with stone counter; Mirror medicine cabinet
Shower Rooms	stone tile	Ceramic tile	Ceramic tile and WR gypsum board- prime painted	WR gypsum board-painted	Ceramic tile to shower; Custom wood vanity with stone counter; Mirror medicine cabinet
Powder Rooms	Wood floor	Painted mdf	WR gypsum board- prime painted	Gypsum board - painted	Custom vanity; mirror

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Location	Floor	Base	Walls	Ceiling	Remarks
Kitchen	Wood floor	Painted mdf or factory finished base to cabinets	gypsum board- prime painted	Gypsum board - painted	
Closets	Wood floor	Painted mdf	gypsum board- prime painted	Gypsum board - painted	
Laundry closet	Wood floor	Painted mdf	gypsum board- prime painted	Gypsum board - painted	

AA. Safety and Warning Devices:

1. Residential Unit Smoke/Carbon Monoxide Detection System:

Each Residential Unit will contain a smoke detector and a carbon monoxide detector located in the vicinity of the bedrooms. The detector will be wired to a 120-volt local power supply and will be self-contained with its own sounding device. (Local Law 7 of 2004)

BB. Substitutions: The Sponsor reserves the right to substitute materials, appliances, fixtures and equipment of equal or better quality than those set forth in this report.

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CC. Additional Information on Floor Areas of Units:

The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls, at the Building line and/or Property line, "(or, with respect to the second (2nd) floor of all duplex units on Floors 8, 10 and 33, to the exterior side of the enclosing glass facade)", to the midpoint of the interior walls and partitions separating the Unit from another Unit, or the exterior side of the interior walls and partitions separating a unit from public corridor, stairs, elevators, or any other public spaces. Columns and mechanical pipes, and in ducts and shafts (whether along the perimeter, along the corridor, or within the Unit) are not deducted from the square foot area of the Unit.

Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

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'THE WARREN STREET CONDOMINIUM'

Carl Galioto, FAIA
Partner

Stamp



Sworn to before me this 16th day of March, 2006

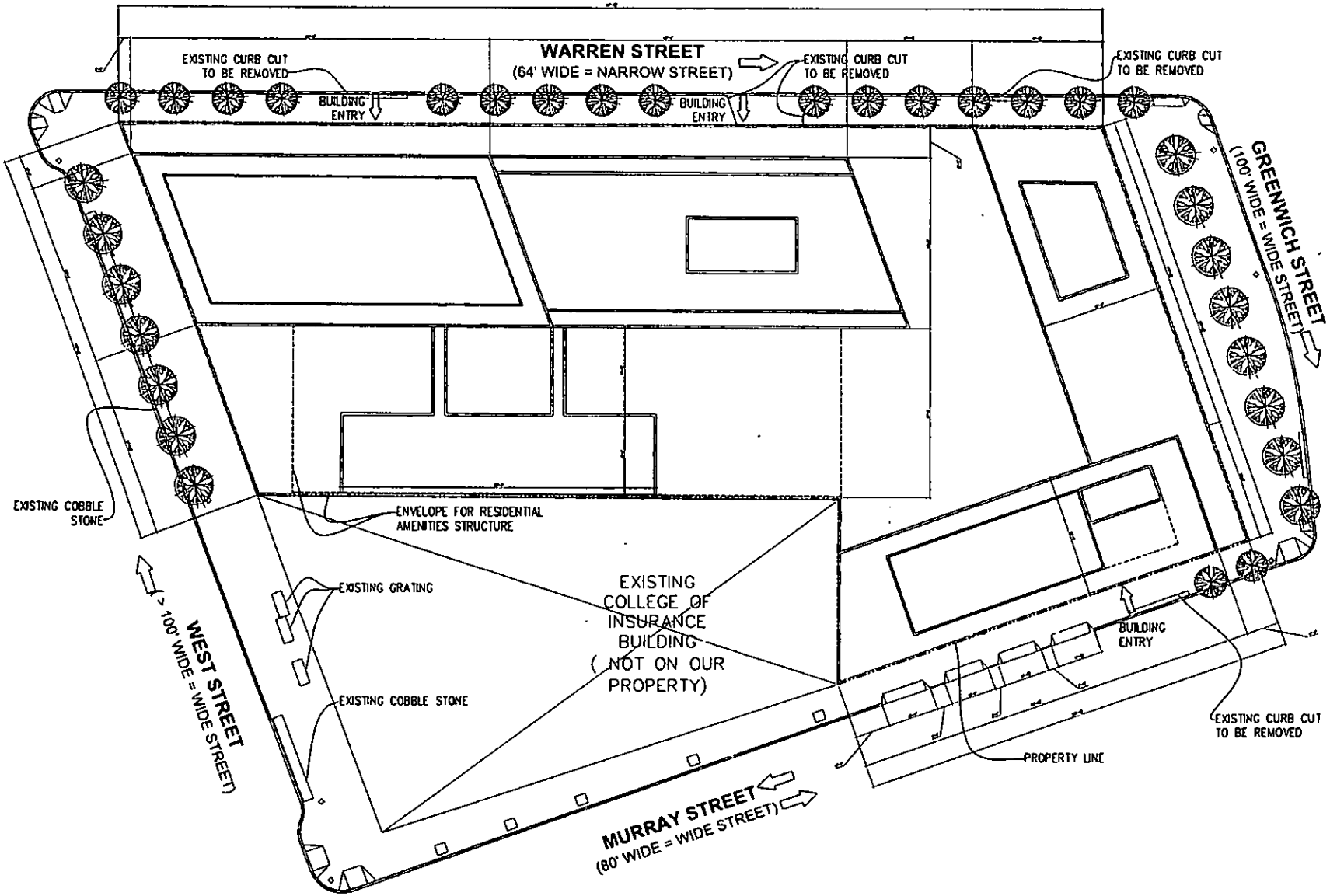
Notary Public

PATRICIA L. ARAGUNDI
Notary Public, State of New York
No. 41-4756931
Qualified in Queens County
Certificate Filed in New York County
Commission Expires Sept. 30, 2006

Skidmore, Owings & Merrill LLP
14 Wall Street, New York, NY 10005
212 298-9300, Fax 212 298-9500, www.som.com

EXHIBIT "5"

FLOOR PLANS



1 SITE PLAN

SCALE: 1/16" = 1'-0"

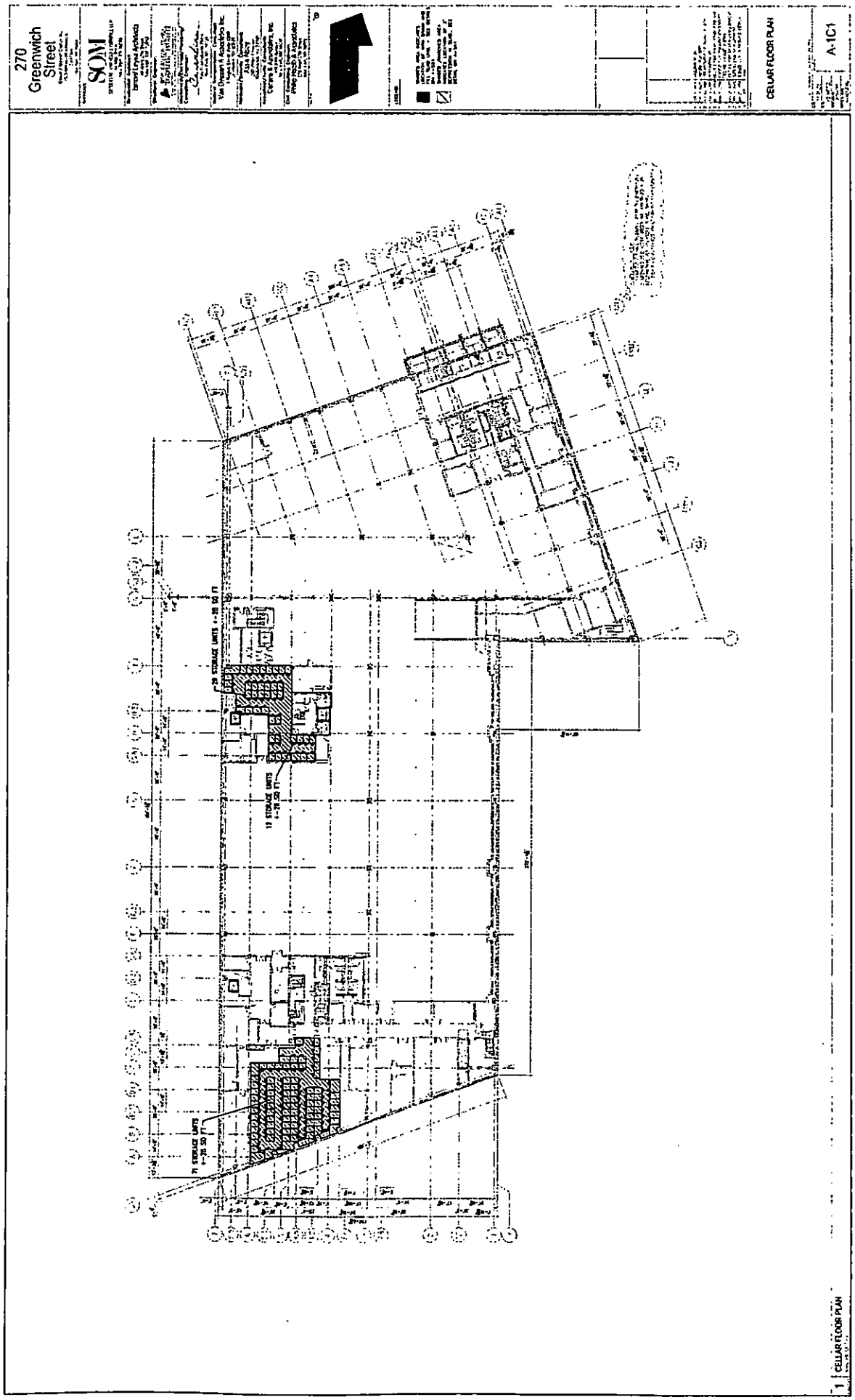
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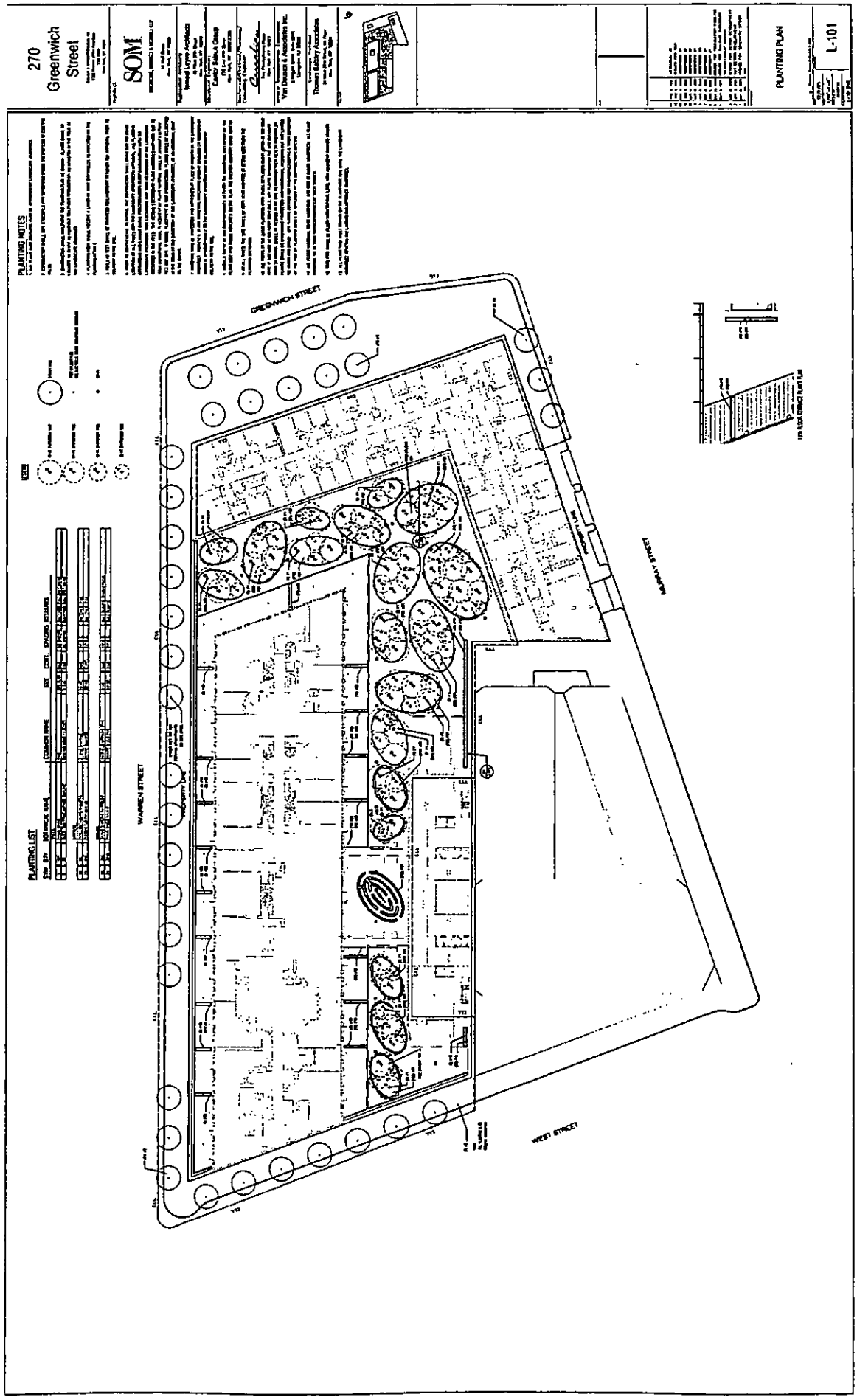
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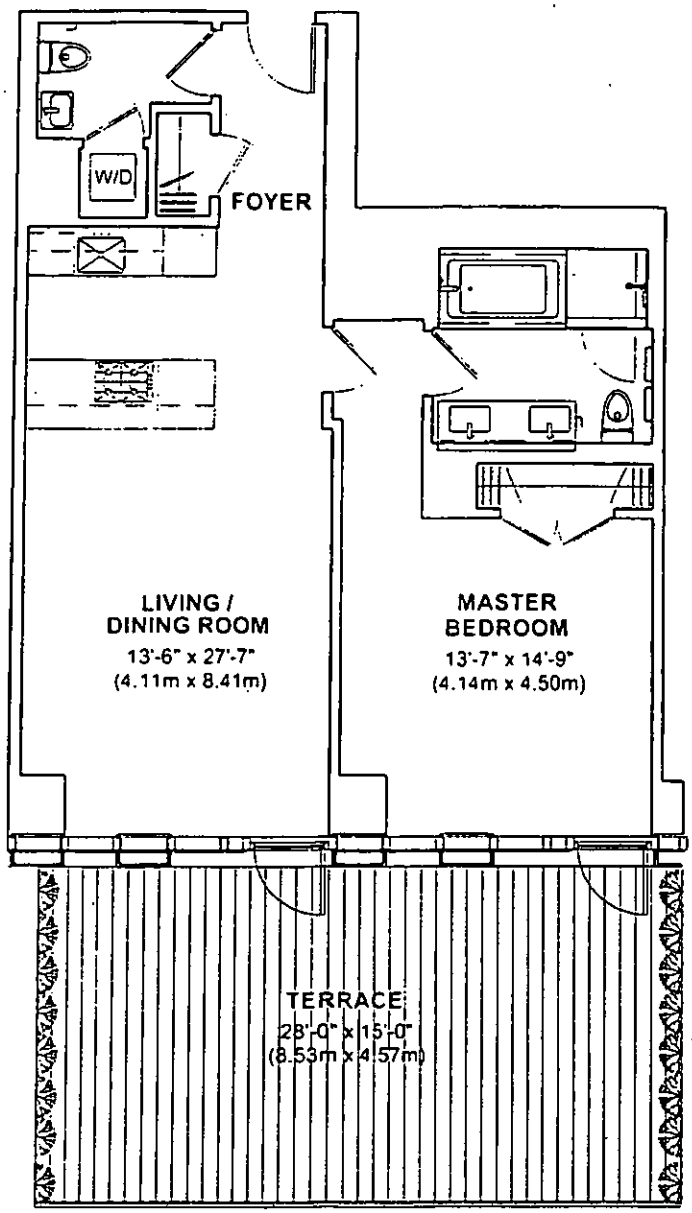
SKIDMORE, OWINGS & MERRILL LLP

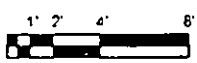
SITE PLAN

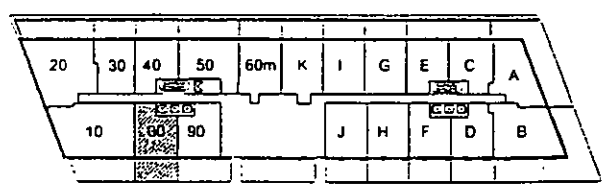
SP-1


270 Greenwich Street
SOM
CELLAR FLOOR PLAN
A-1C1
1 CELLAR FLOOR PLAN


270 Greenwich Street
SOM
PLANTING NOTES
PLANTING LIST
GREENWICH STREET
WARREN STREET
MURRAY STREET
WEST STREET
PLANTING PLAN
L-101



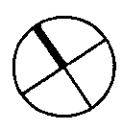




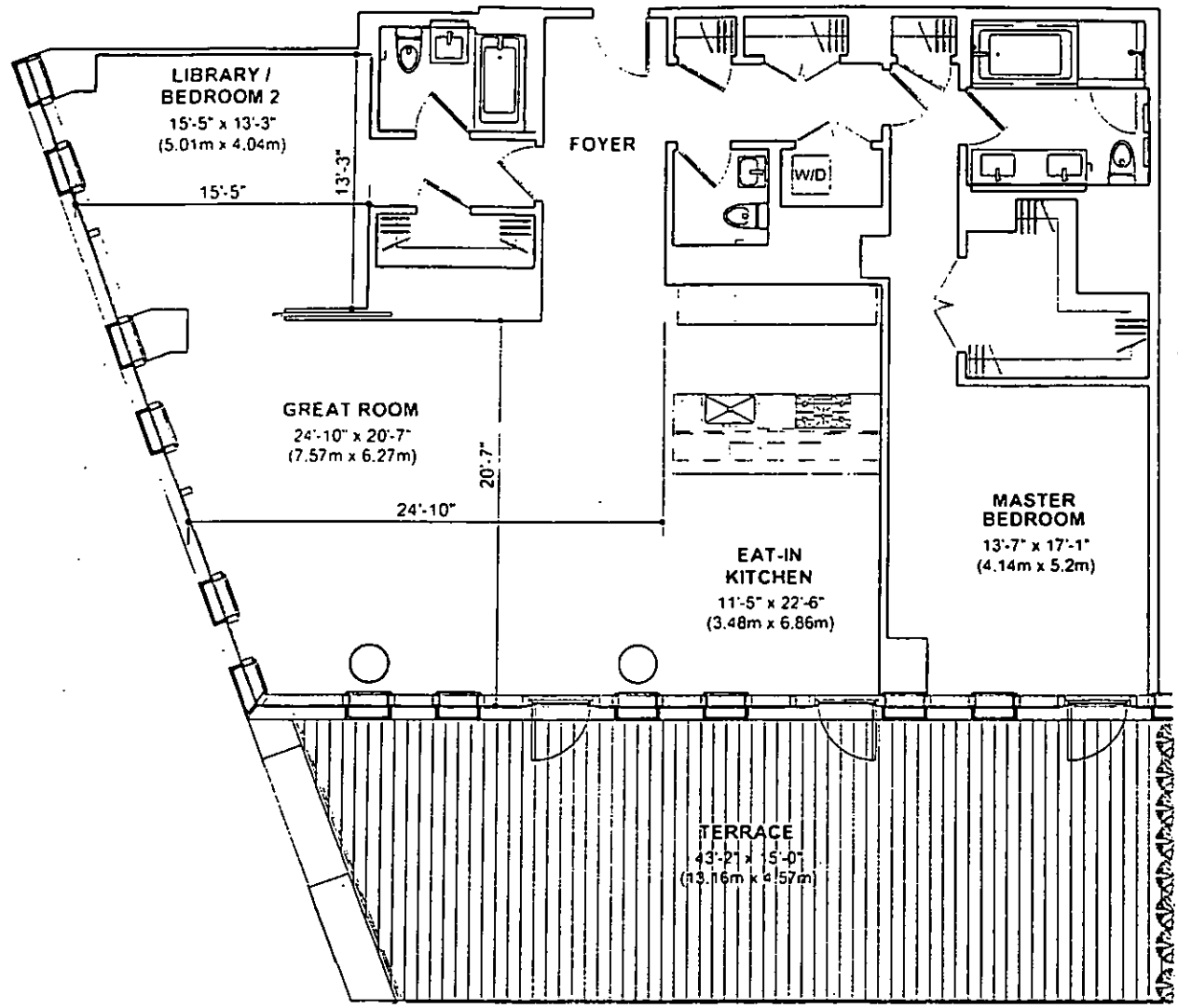
FLOOR 5
APARTMENT 00
936 SQ.FT. (86.95 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 420 SQ. FT. (39.01 SQ. M.)

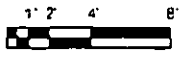
101 WARREN STREET

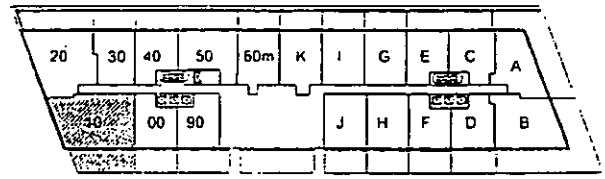
New York, New York



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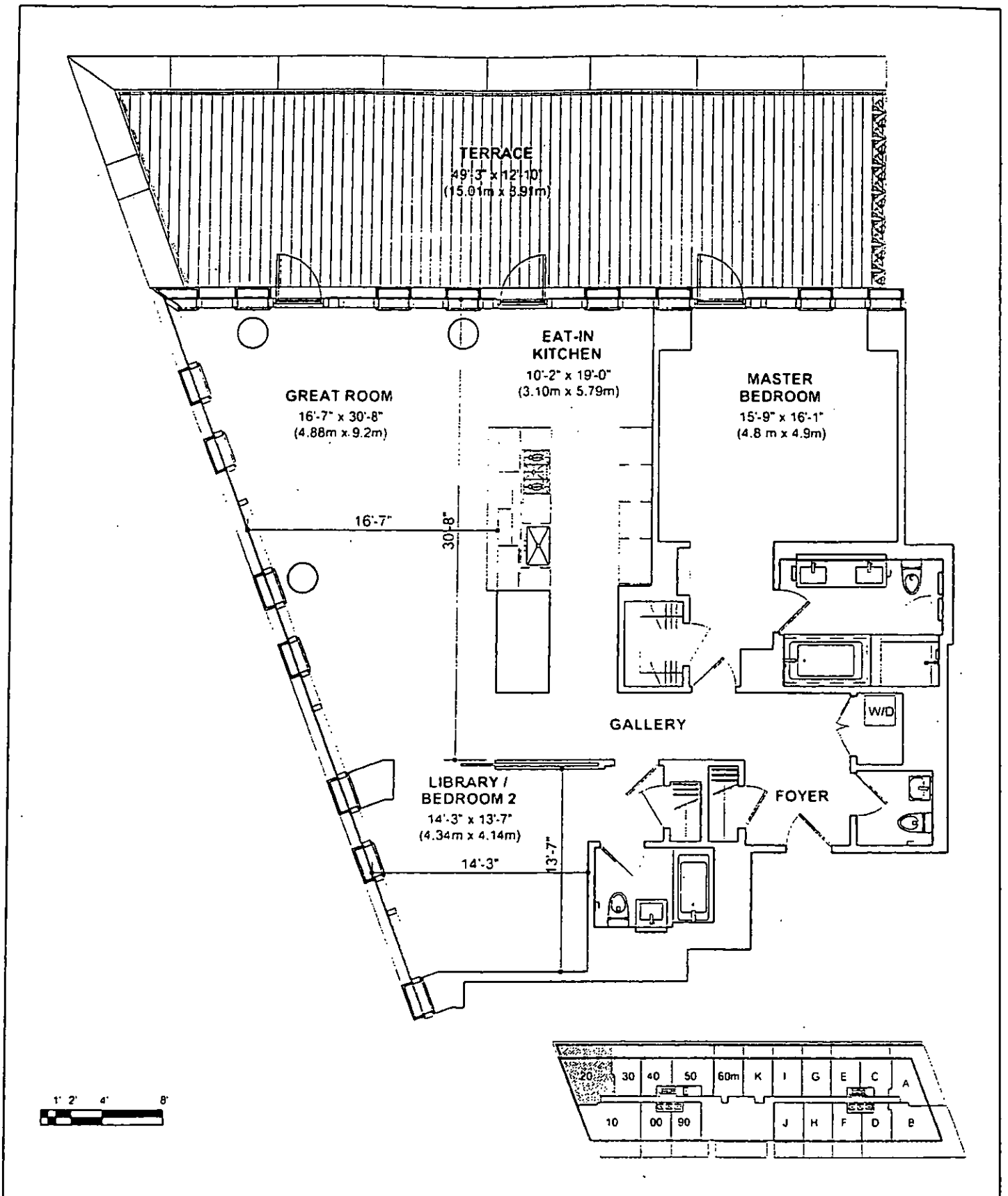


FLOOR 5
APARTMENT 10
2,004 SQ.FT. (186.18 SQ. M.)
2 BEDROOM, 2.5 BATH, EAT-IN KITCHEN +
TERRACE 667 SQ. FT. (61.97 SQ. M.)

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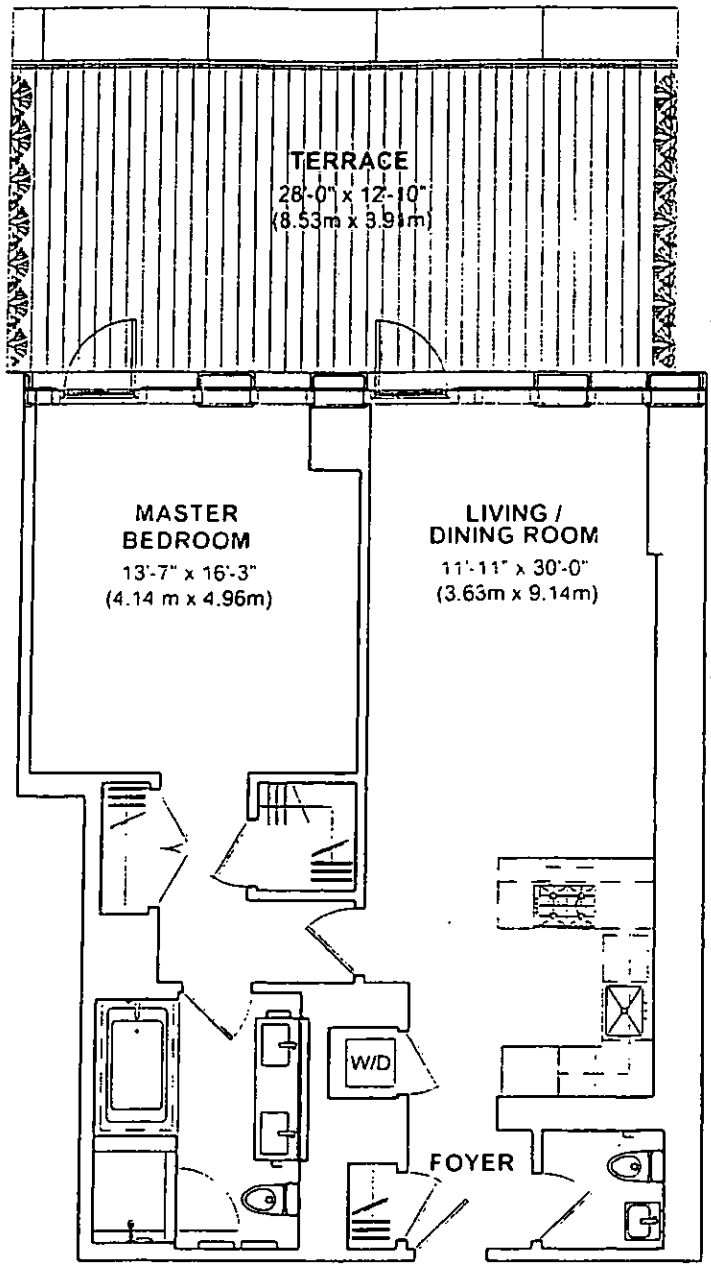


FLOOR 5
APARTMENT 20
1,860 SQ. FT. (172.79 SQ. M.)
2 BEDROOM, 2.5 BATH, EAT-IN KITCHEN +
TERRACE 774 SQ. FT. (71.91 SQ. M.)

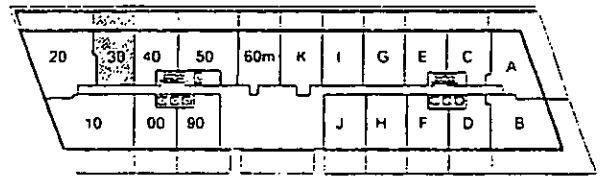
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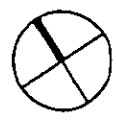




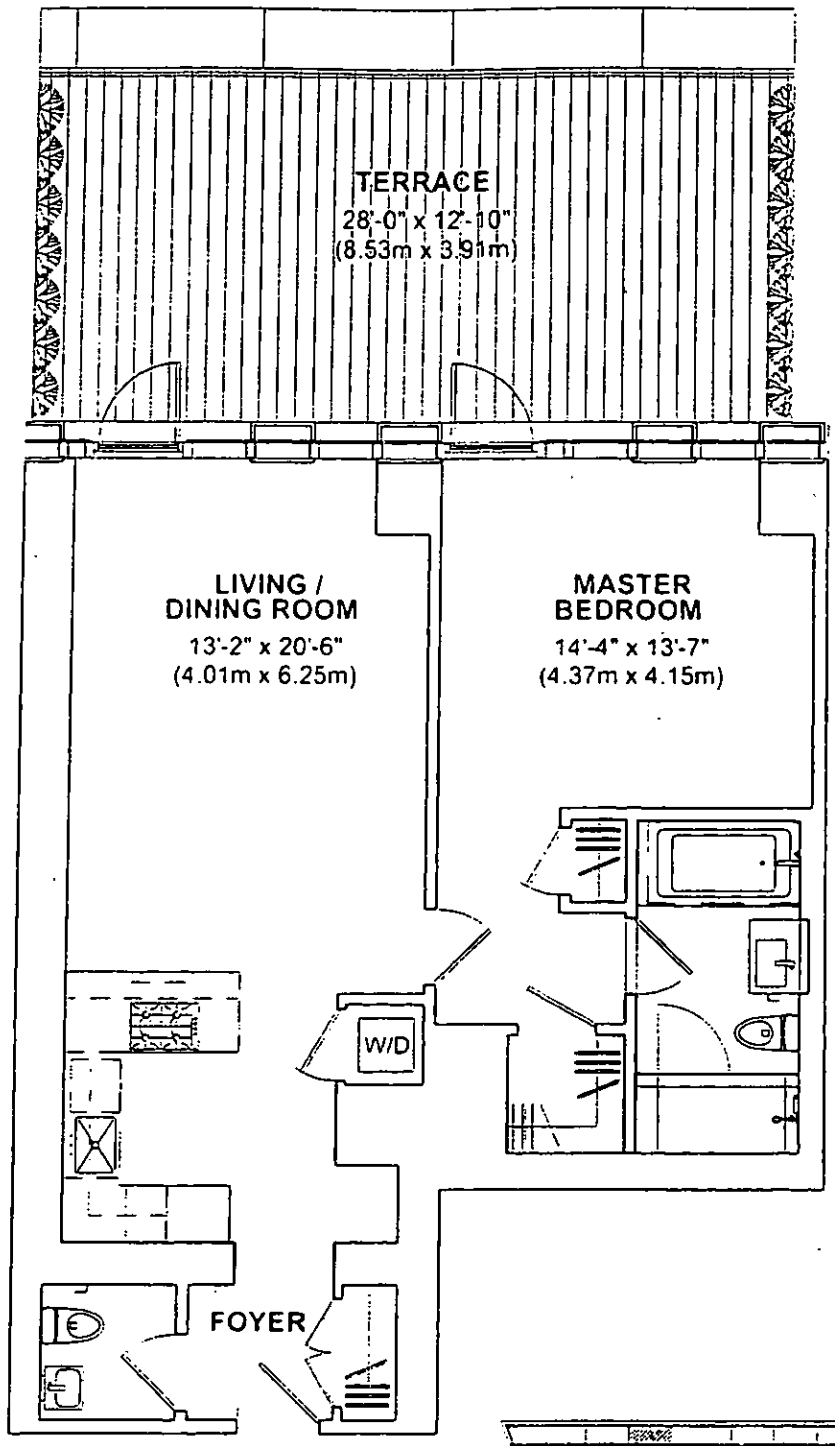
FLOOR 5
APARTMENT 30
974 SQ. FT. (90.49 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 420 SQ. FT. (39.02 SQ. M.)

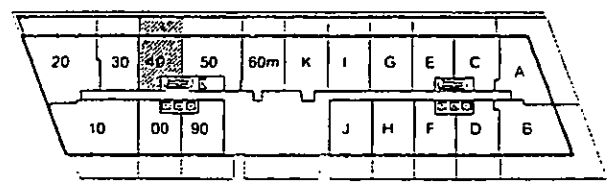
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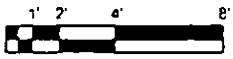
New York, New York



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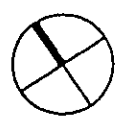




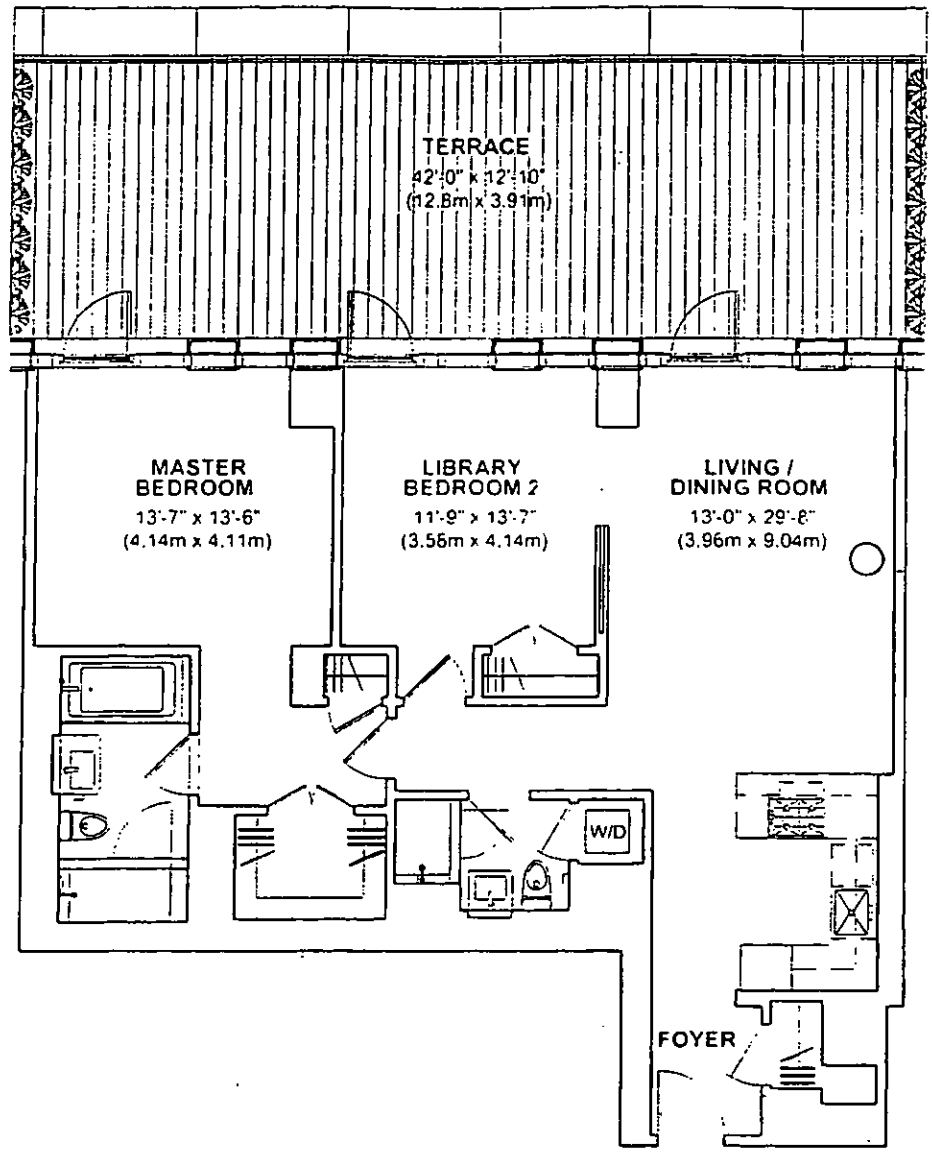
FLOOR 5
APARTMENT 40
955 SQ. FT. (88.72 SQ. M.)
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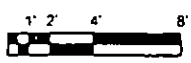
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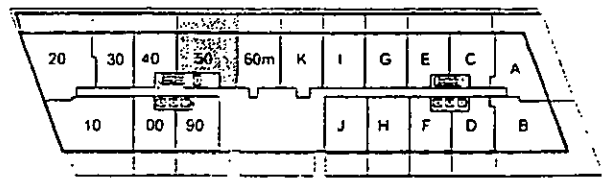
New York, New York



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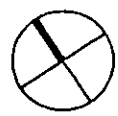




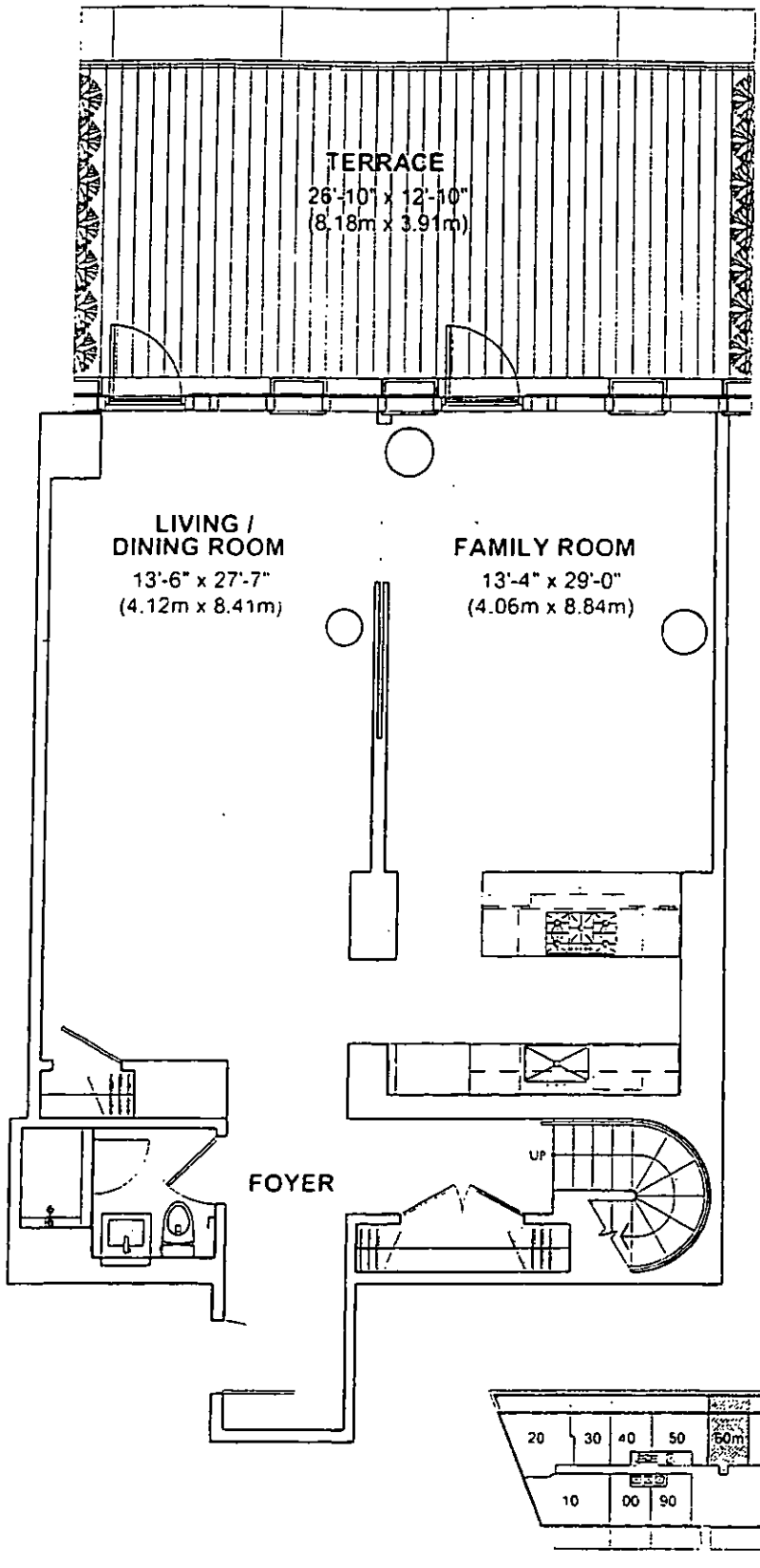
FLOOR 5
APARTMENT 50
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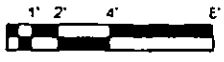
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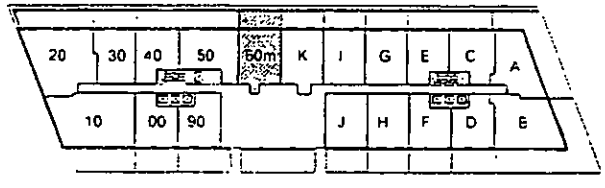
New York, New York



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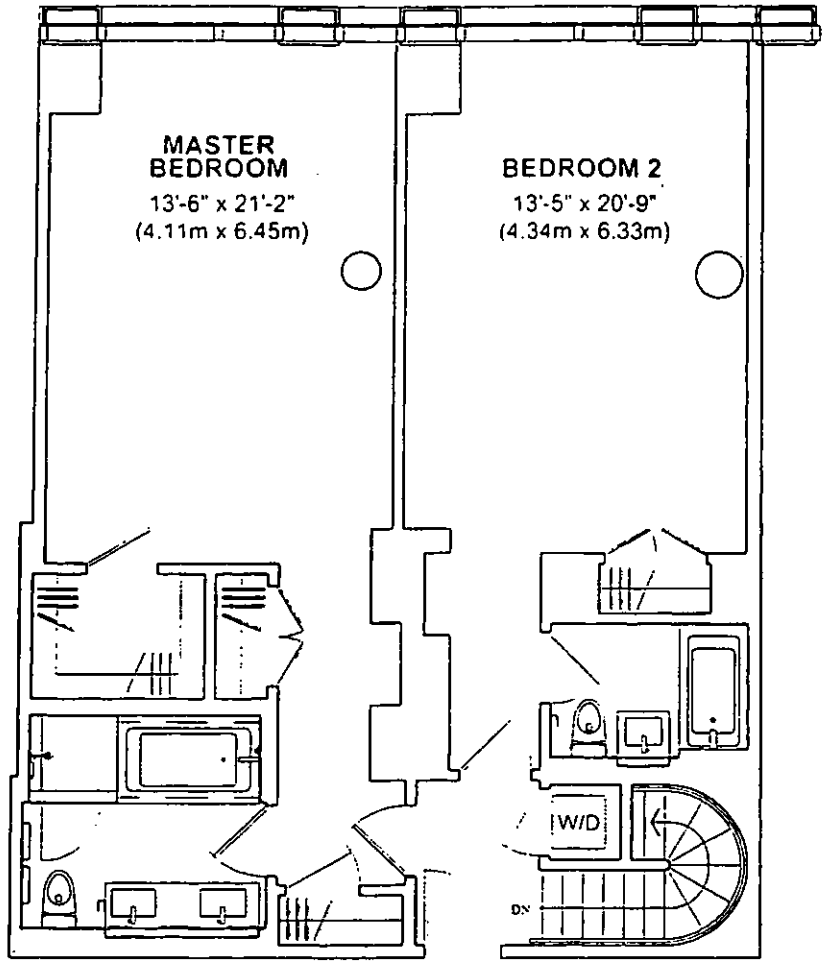


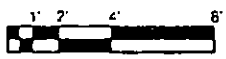
FLOOR 5
DUPLEX APARTMENT 560m - LOWER FL
LOWER FL 1,093 SQ. FT., UPPER FL 1,061 SQ. FT.
TOTAL: 2,154 SQ. FT. (200.10 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 420 SQ. FT. (39.02 SQ. M.)

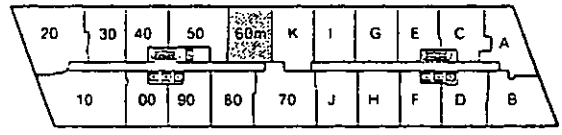
101 WARREN STREET

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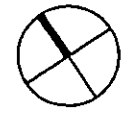




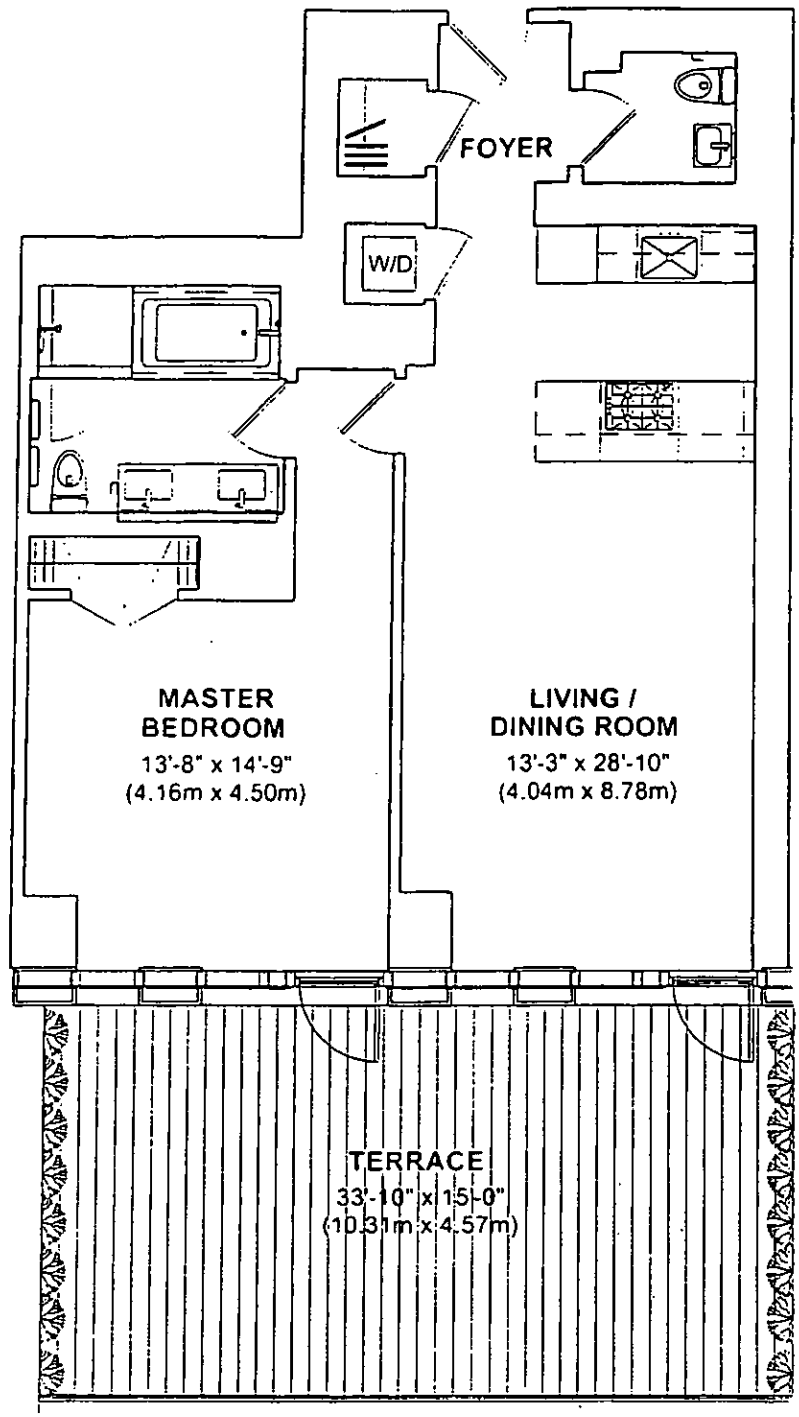
FLOOR 6
DUPLEX APARTMENT 560m - UPPER FL
LOWER FL 1,093 SQ. FT., UPPER FL 1,061 SQ. FT.
TOTAL: 2,154 SQ. FT. (200.10 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 420 SQ. FT. (39.02 SQ. M.)

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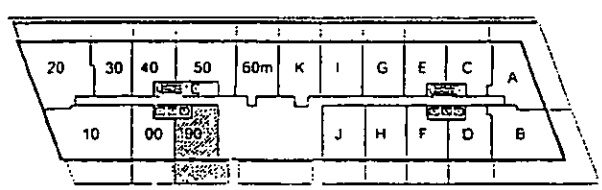
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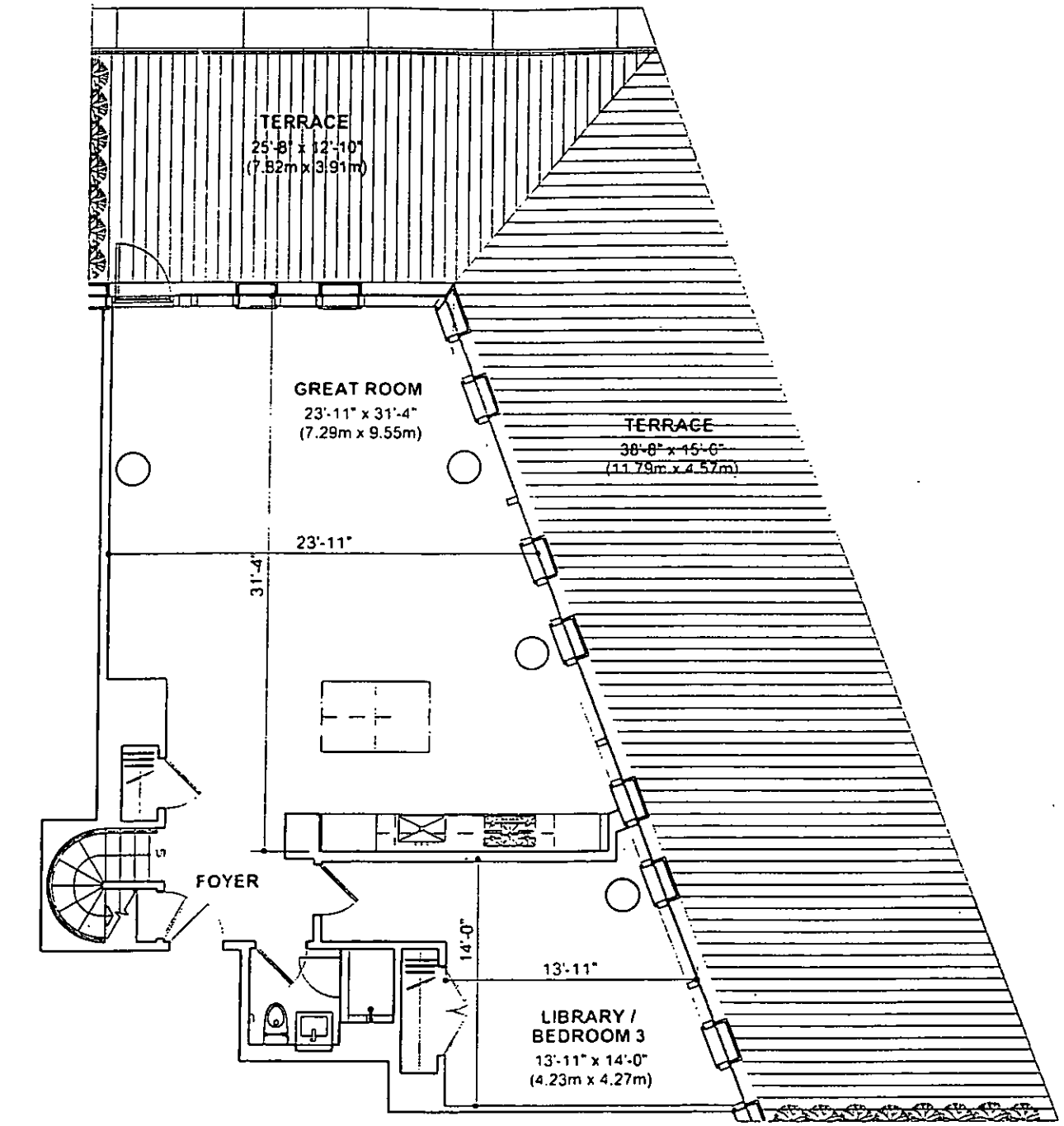


FLOOR 5
APARTMENT 90
1001 SQ.FT. (93.00 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 525 SQ. FT. (48.77 SQ. M.)

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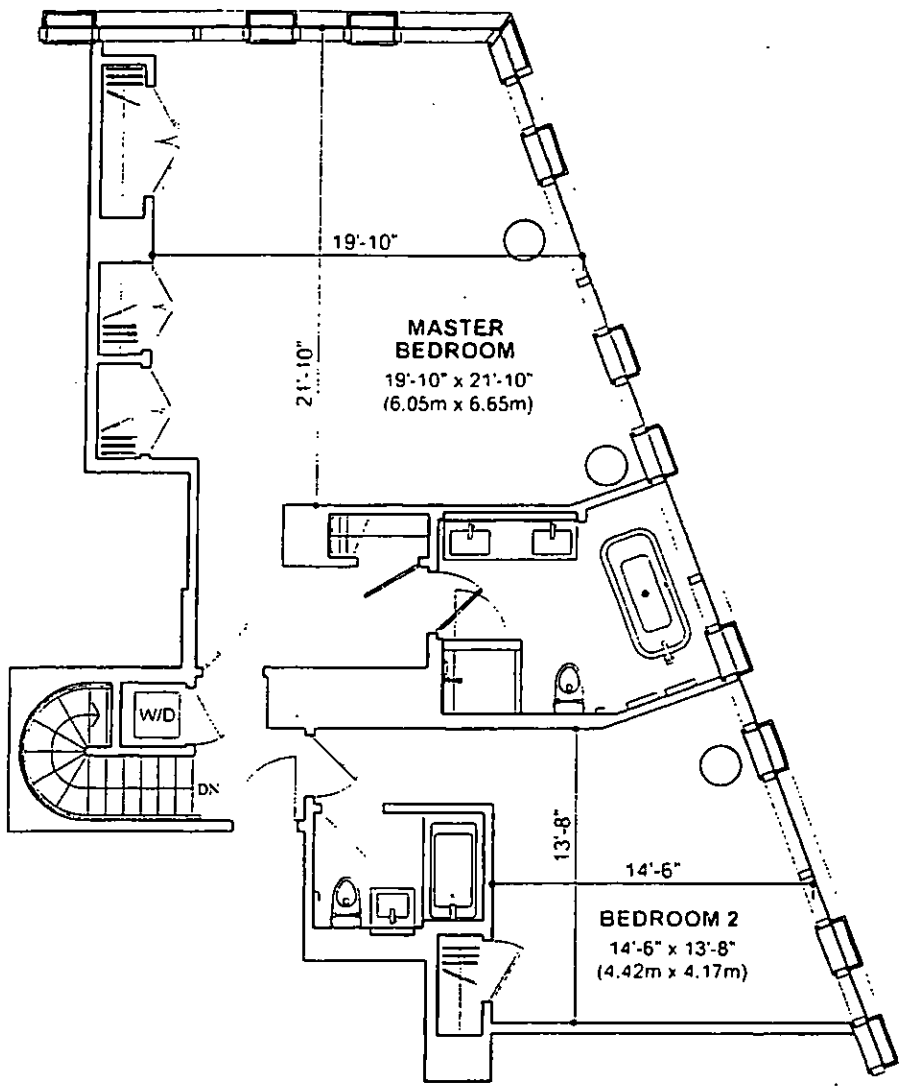


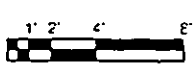
FLOOR 5
DUPLEX APARTMENT 5A - LOWER FL
LOWER FL 1,227 SQ. FT., UPPER FL 1,176 SQ. FT.
TOTAL: 2,403 SQ. FT. (223.25 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 1,261 SQ. FT. (117.15 SQ. M.)

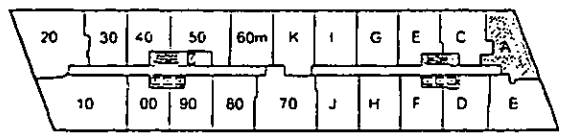
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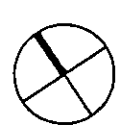




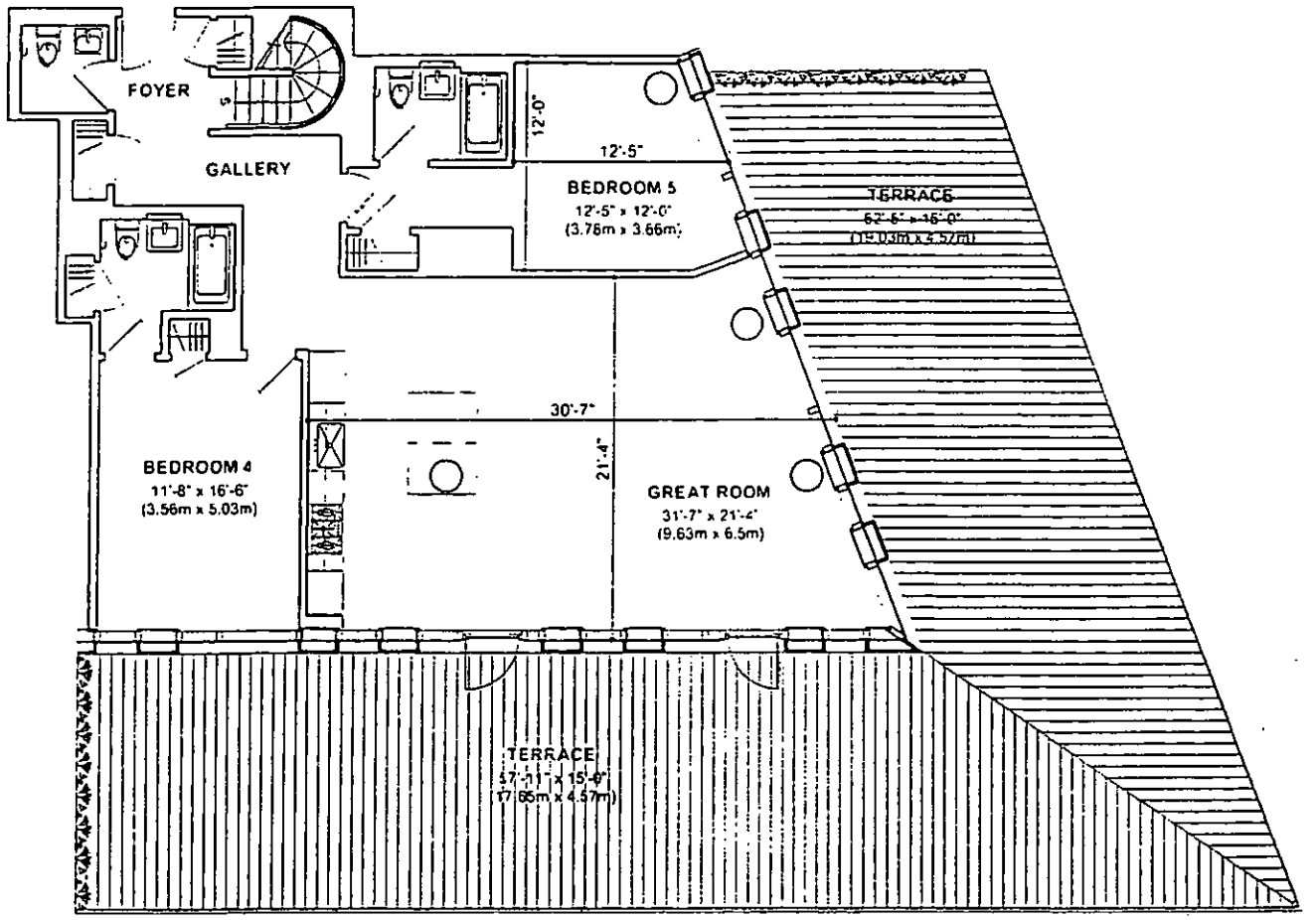
FLOOR 6
DUPLEX APARTMENT 5A - UPPER FL
LOWER FL 1,227 SQ. FT., UPPER FL 1,176 SQ. FT.
TOTAL: 2,403 SQ. FT. (223.25 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 1,261 SQ. FT. (117.15 SQ. M.)

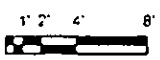
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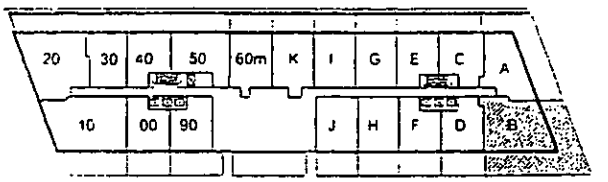
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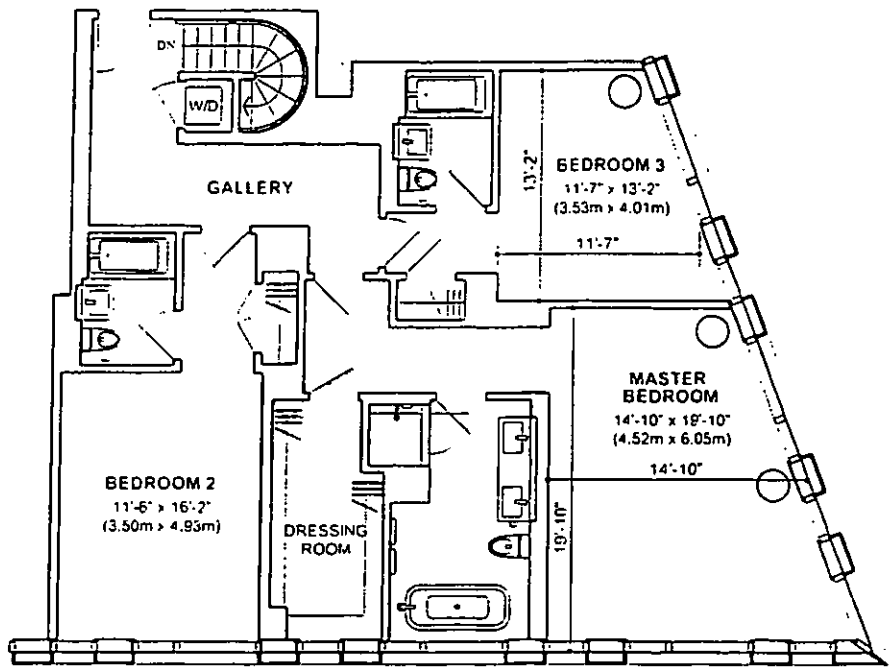


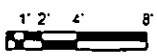
FLOOR 5
DUPLEX APARTMENT 5B - LOWER FL
LOWER FL 1,528 SQ. FT., UPPER FL 1,435 SQ. FT.
TOTAL: 2,963 SQ. FT. (275.27 SQ. M.)
5 BEDROOM, 5.5 BATH + TERRACE 1,559 SQ. FT. (144.83 SQ. M.)

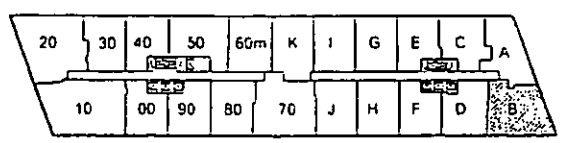
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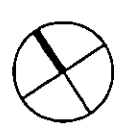




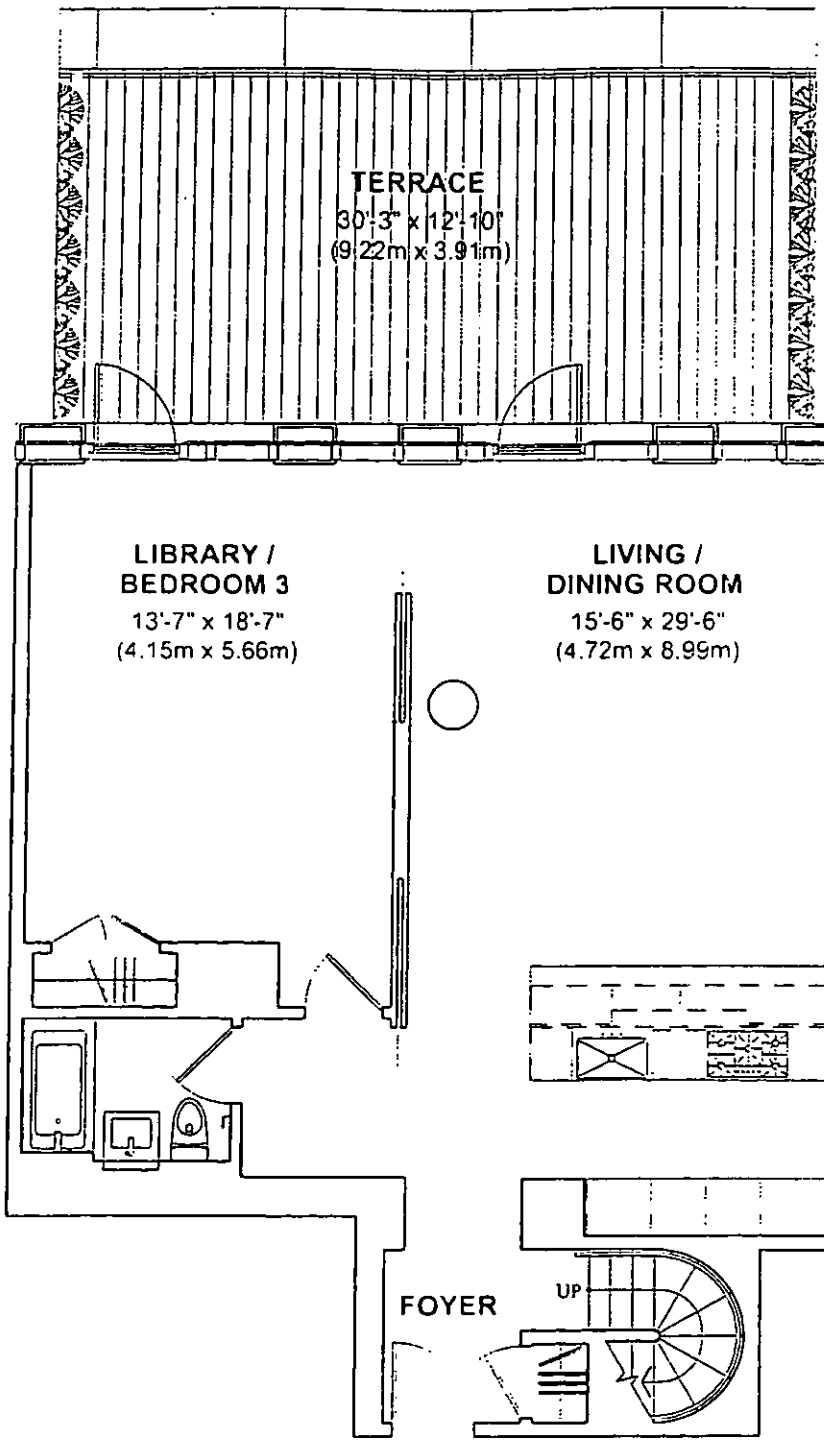
FLOOR 6
DUPLEX APARTMENT 5B - UPPER FL
LOWER FL 1,528 SQ. FT., UPPER FL 1,435 SQ. FT.
TOTAL: 2,963 SQ. FT. (275.27 SQ. M.)
5 BEDROOM, 5.5 BATH + TERRACE 1,559 SQ. FT. (144.83 SQ. M.)

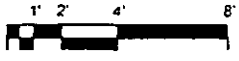
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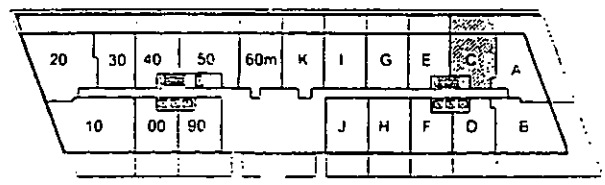
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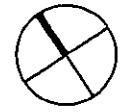




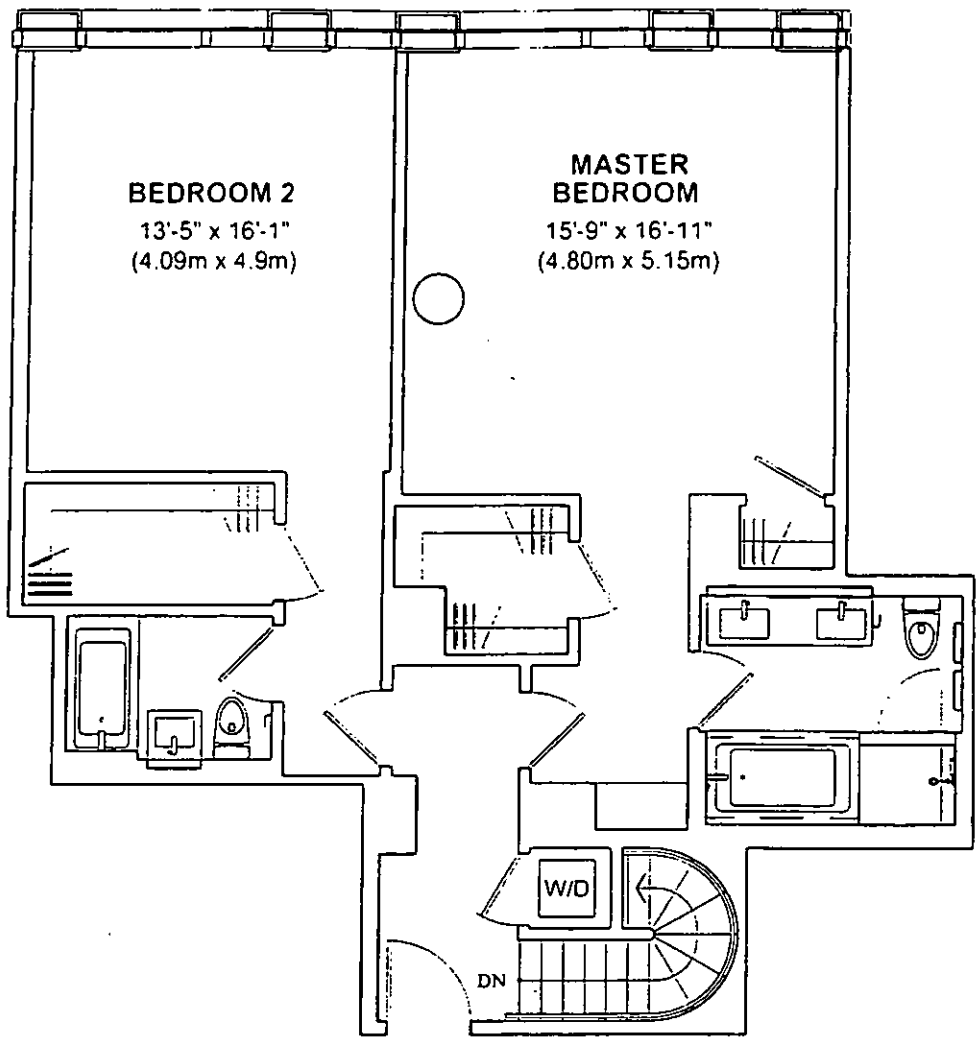
FLOOR 5
DUPLEX APARTMENT 5C - LOWER FL
LOWER FL 1,011 SQ. FT., UPPER FL 1,042 SQ. FT.
TOTAL: 2,053 SQ. FT. (190.73 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 419 SQ. FT. (38.93 SQ. M.)

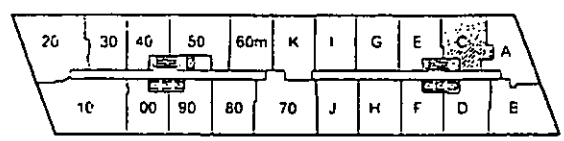
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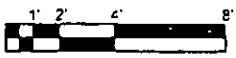
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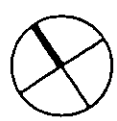




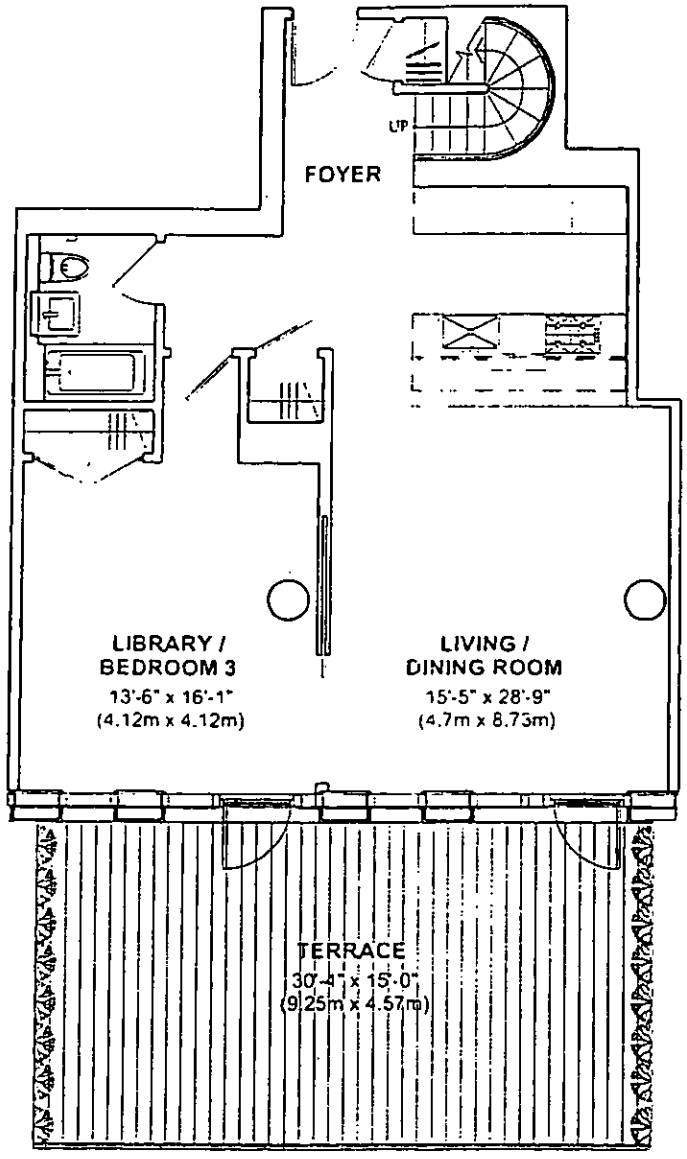
FLOOR 6
DUPLEX APARTMENT 5C - UPPER FL
LOWER FL 1,011 SQ. FT., UPPER FL 1042 SQ. FT.
TOTAL: 2,053 SQ. FT. (190.73 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 419 SQ. FT. (38.93 SQ. M.)

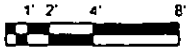
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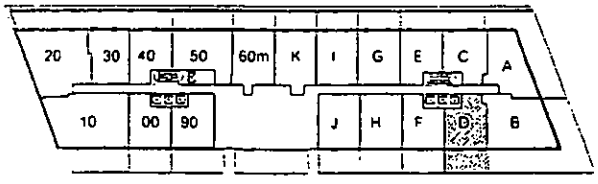
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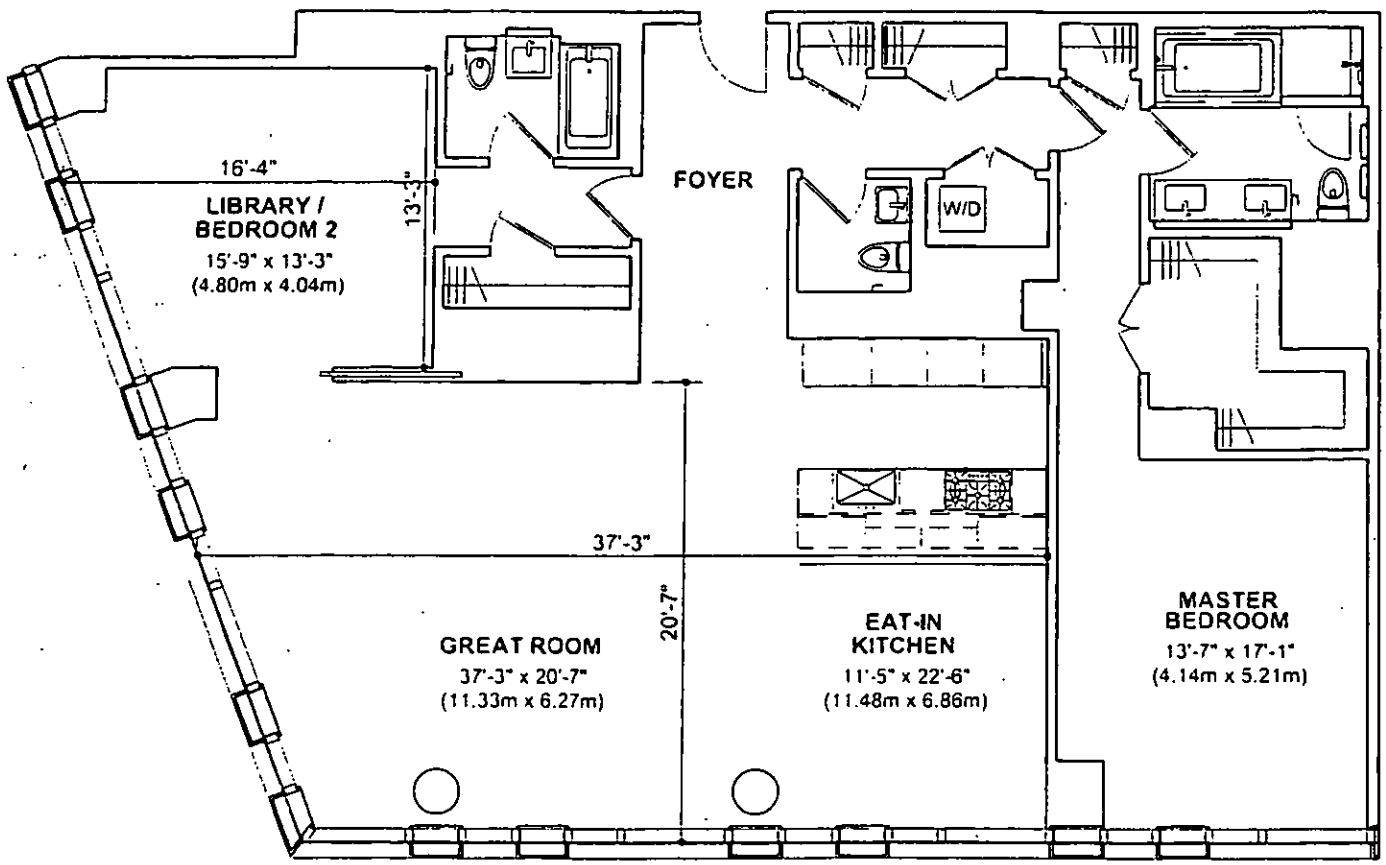
FLOOR 5
DUPLEX APARTMENT 5D - LOWER FL
LOWER FL 981 SQ. FT., UPPER FL 1,060 SQ. FT.
TOTAL: 2,041 SQ. FT. (189.62 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 420 SQ. FT. (39.02 SQ. M.)

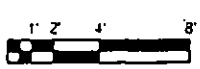
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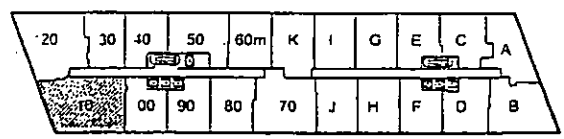
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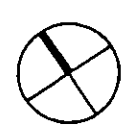




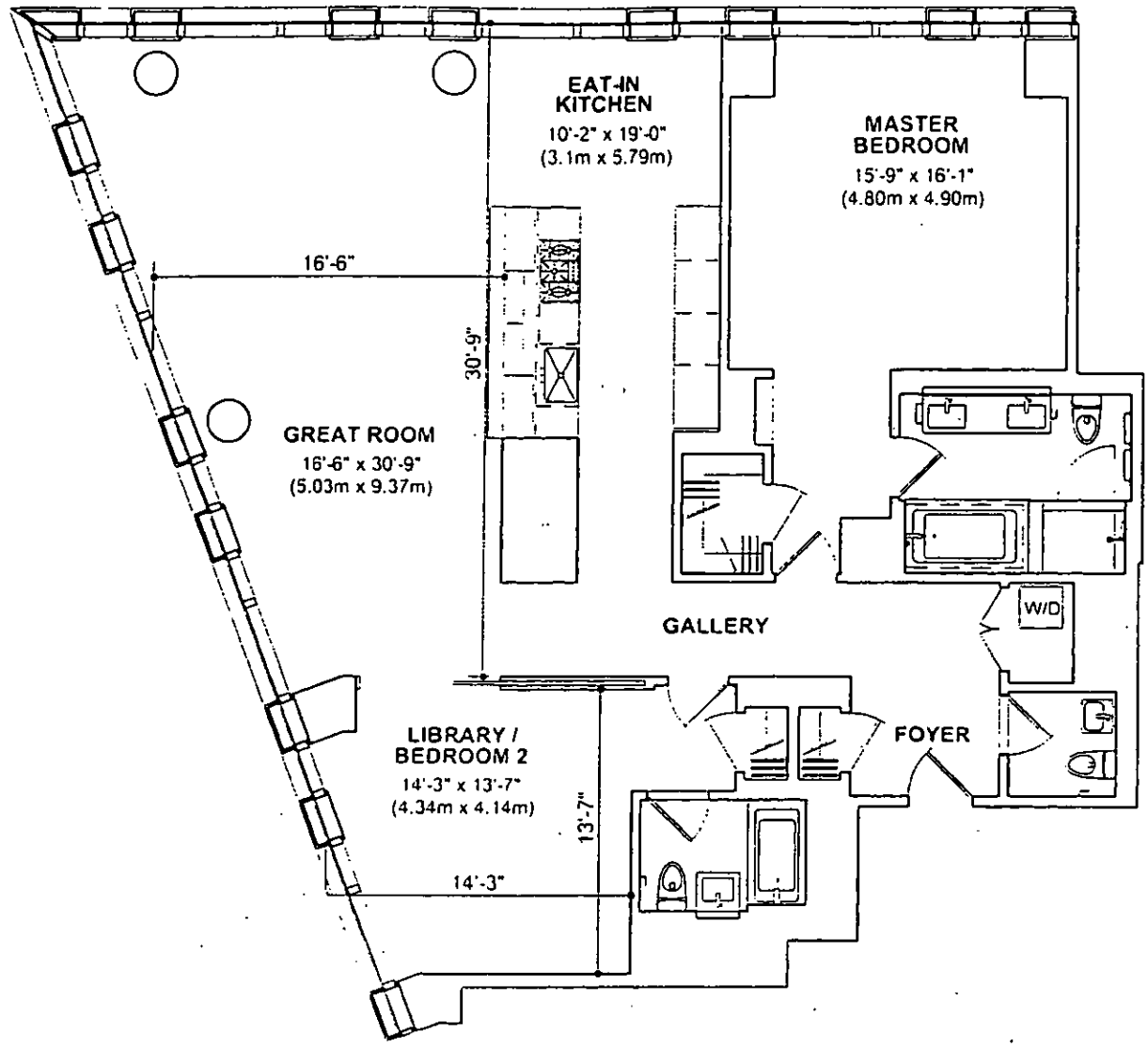
FLOORS 6
APARTMENT 10
2,004 SQ. FT. (186.18 SQ. M.)
2 BEDROOM, 2.5 BATH, EAT-IN KITCHEN

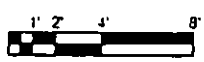
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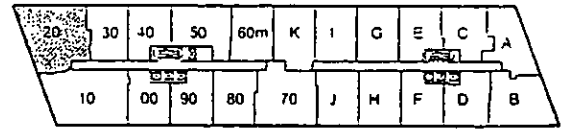
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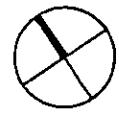




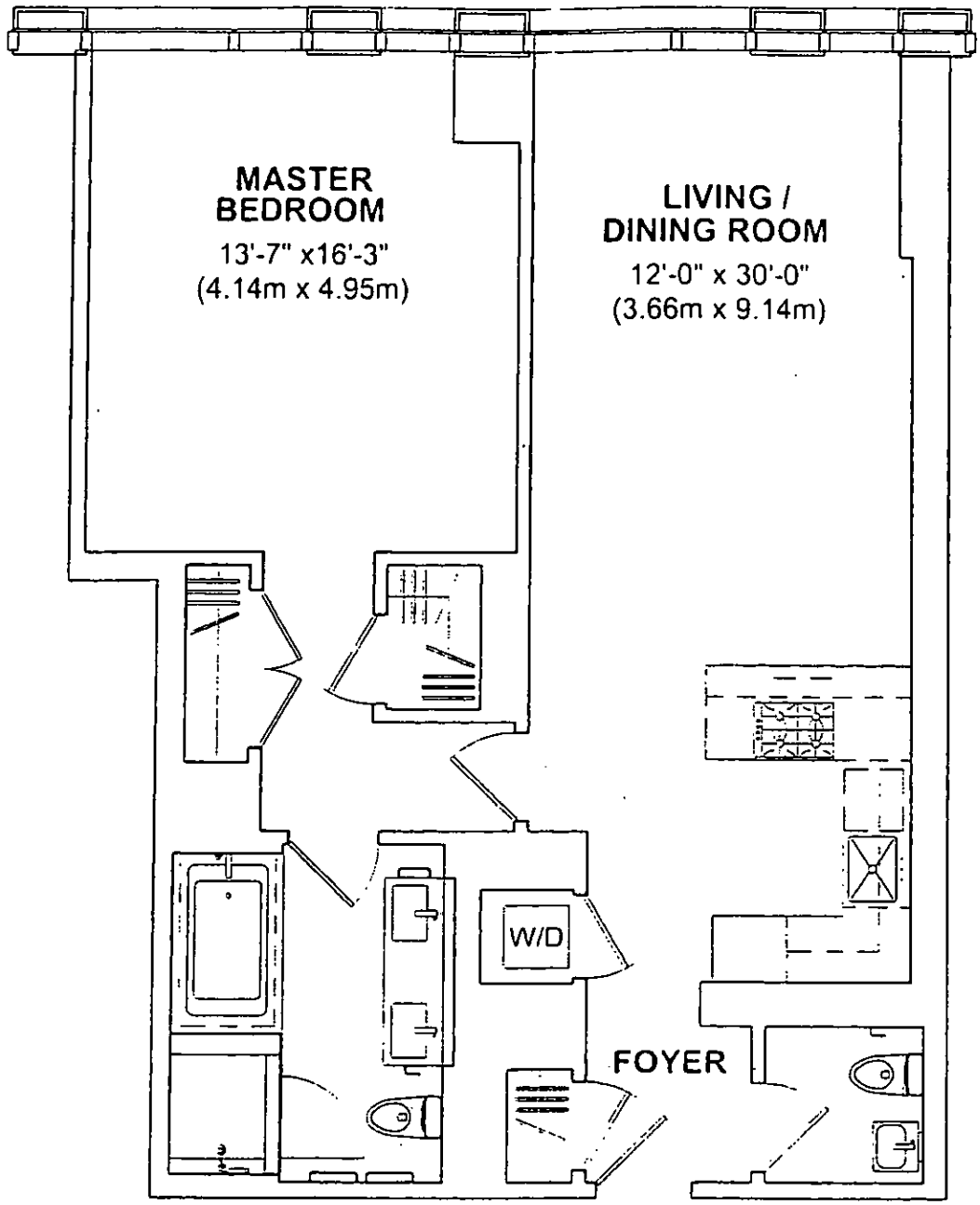
FLOORS 6
APARTMENT 20
1,860 SQ. FT. (172.79 SQ. M.)
2 BEDROOM, 2.5 BATH EAT-IN KITCHEN

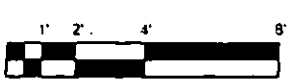
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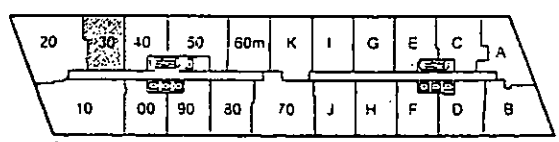
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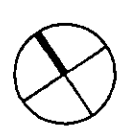




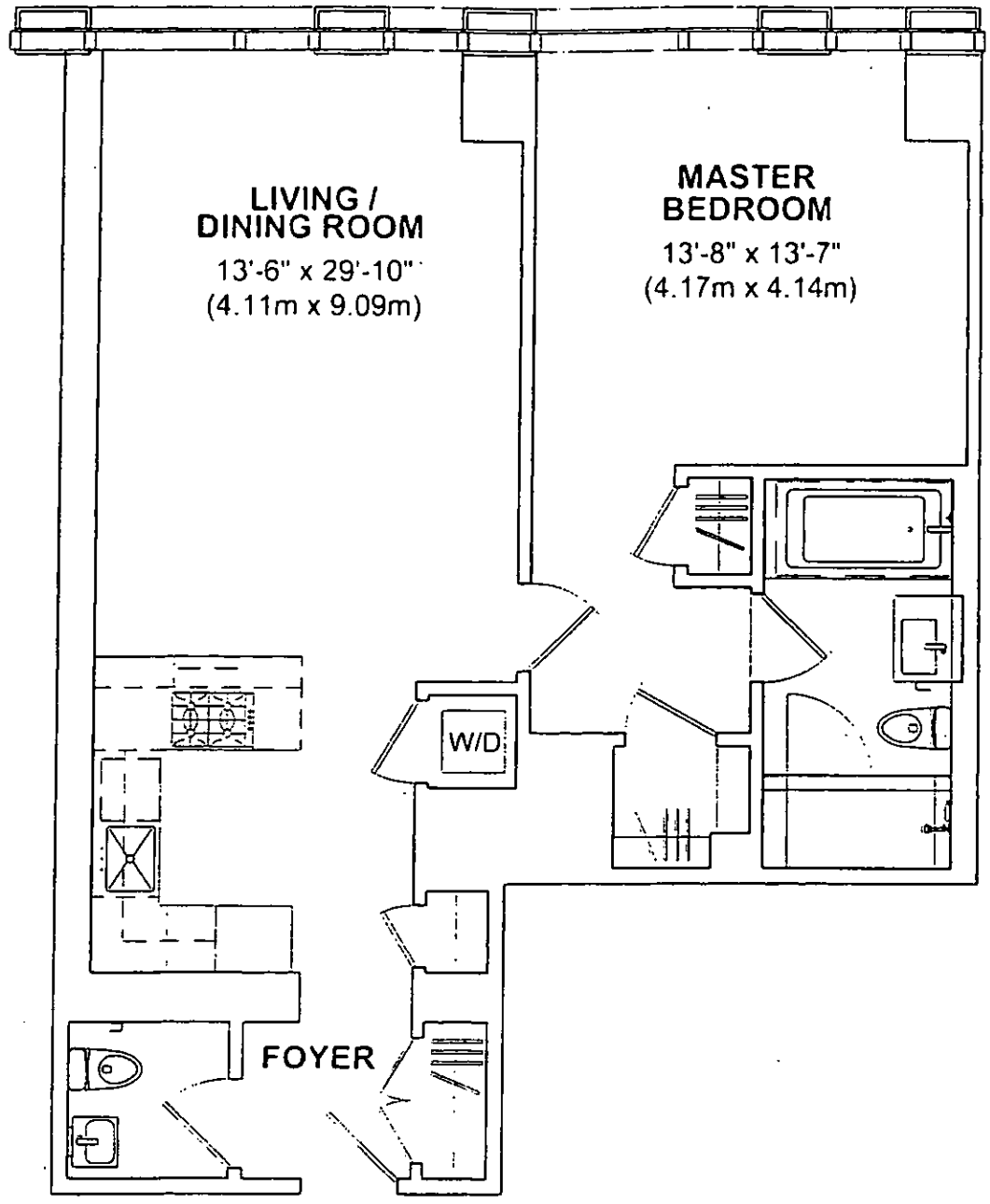
FLOORS 6
APARTMENT 30
974 SQ. FT. (90.49 SQ. M.)
1 BEDROOM, 1.5 BATH

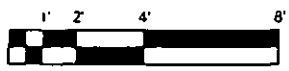
101 WARREN STREET

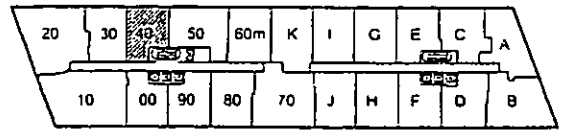
New York, New York



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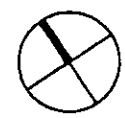




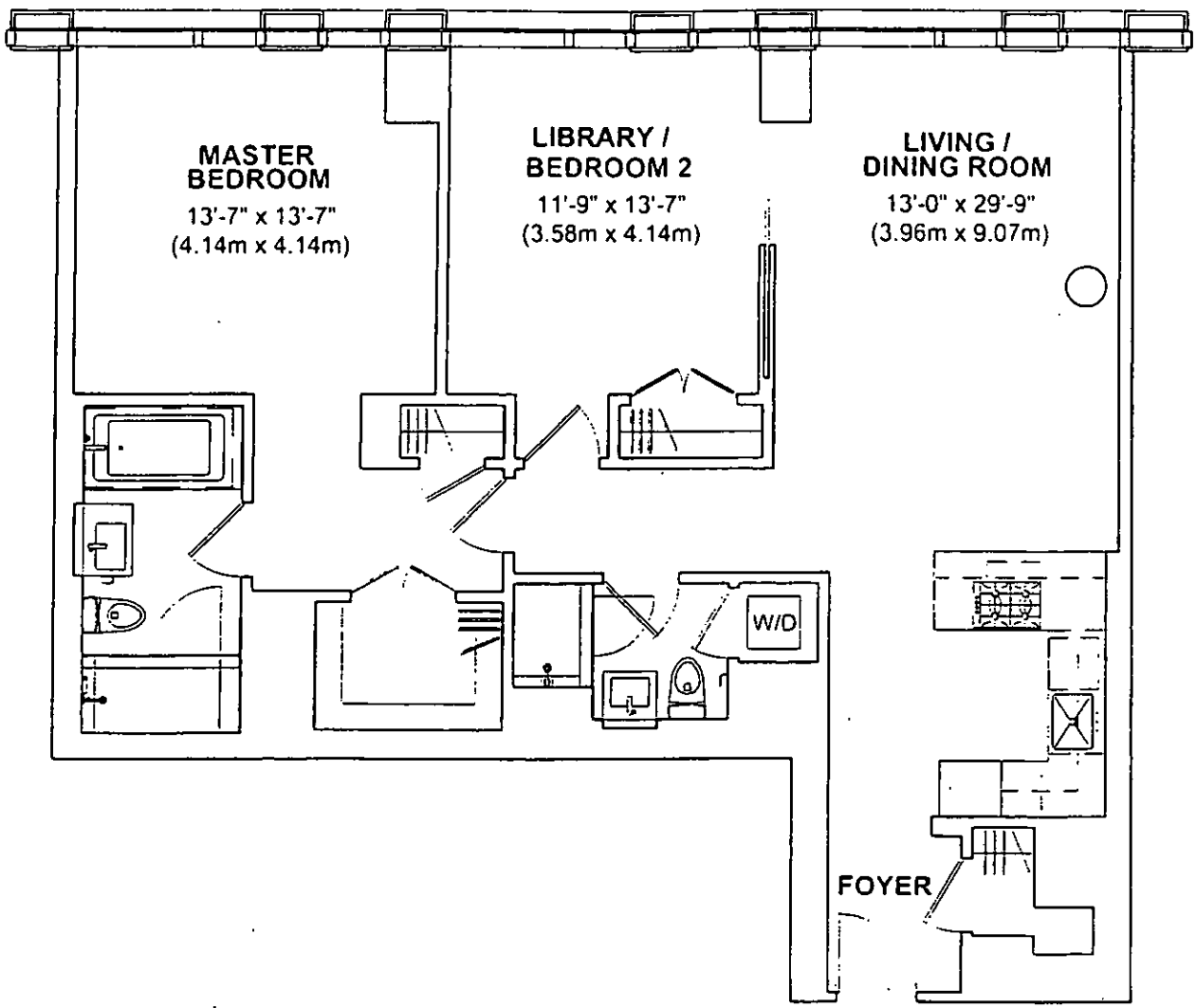
FLOORS 6
APARTMENT 40
955 SQ. FT. (88.72 SQ. M.)
1 BEDROOM, 1.5 BATH

101 WARREN STREET

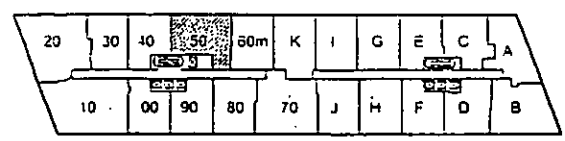
New York, New York



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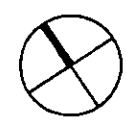




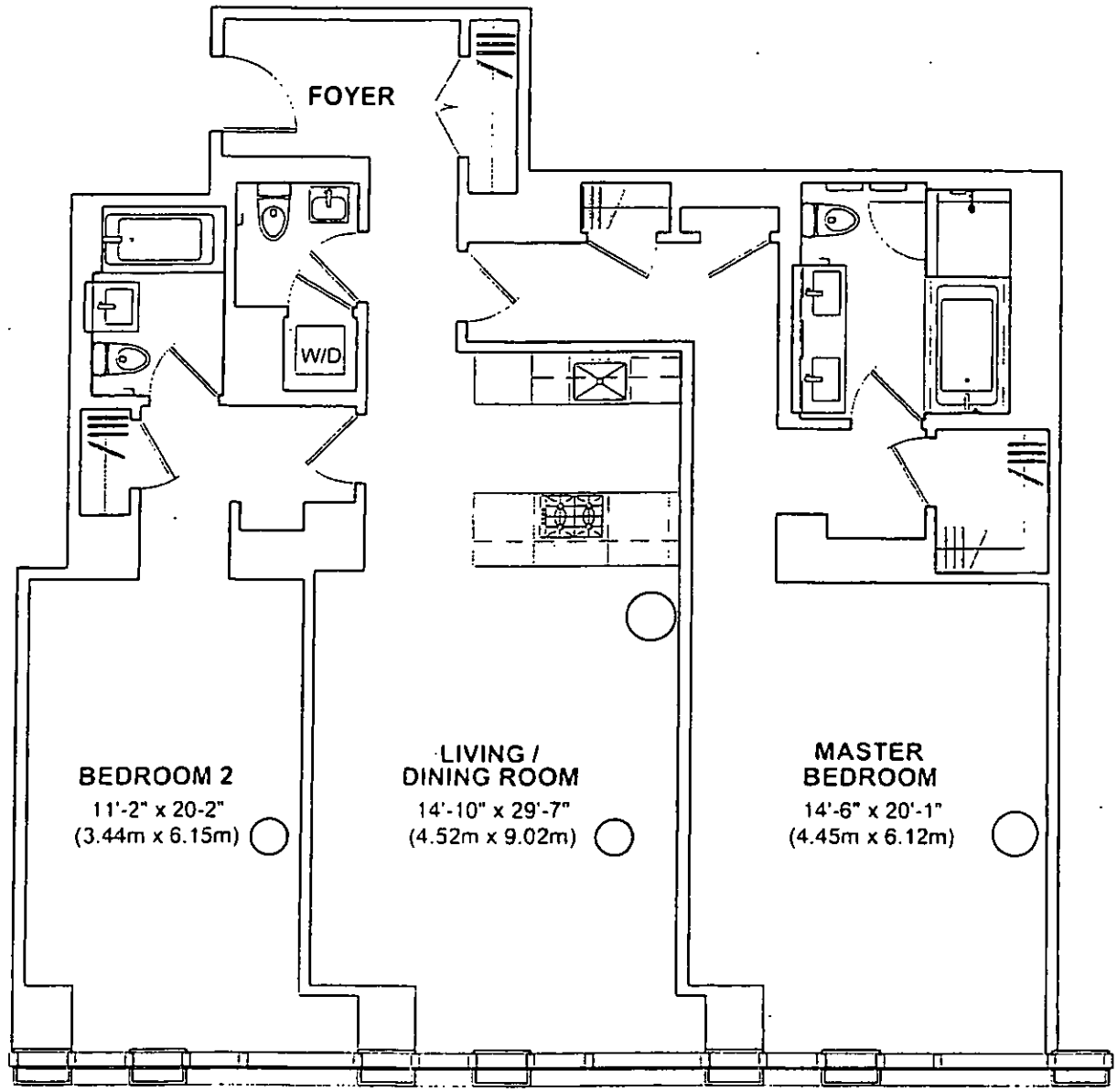
FLOORS 6
APARTMENT 50
1,242 SQ. FT. (115.39 SQ. M.)
2 BEDROOM, 2 BATH

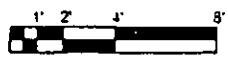
101 WARREN STREET

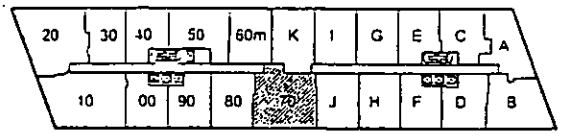
New York, New York



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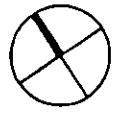




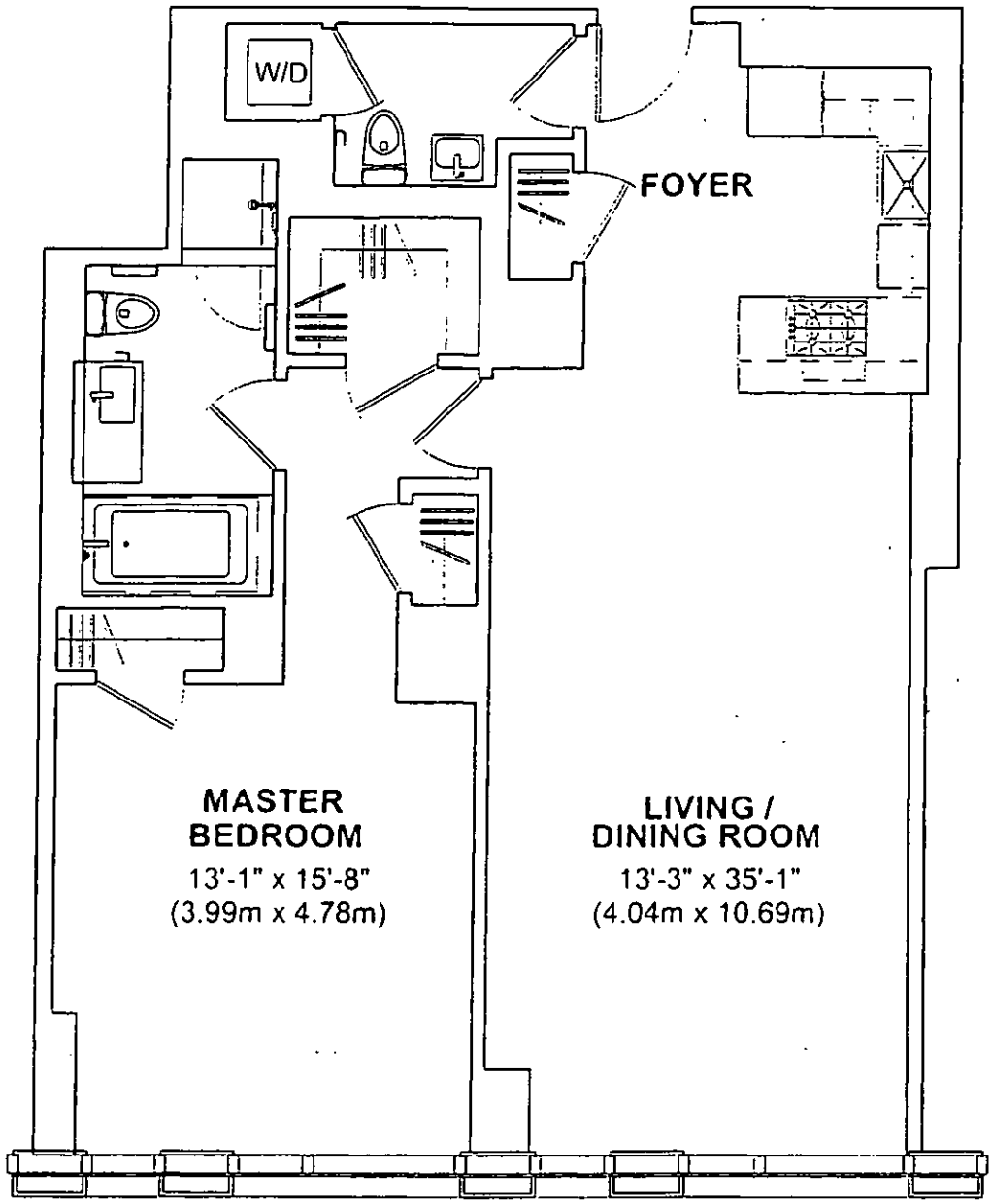
FLOOR 6
APARTMENT 70
1,618 SQ. FT. (150.32 SQ. M.)
2 BEDROOM, 2.5 BATH

101 WARREN STREET

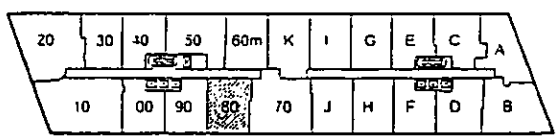
New York, New York



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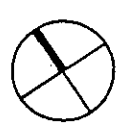




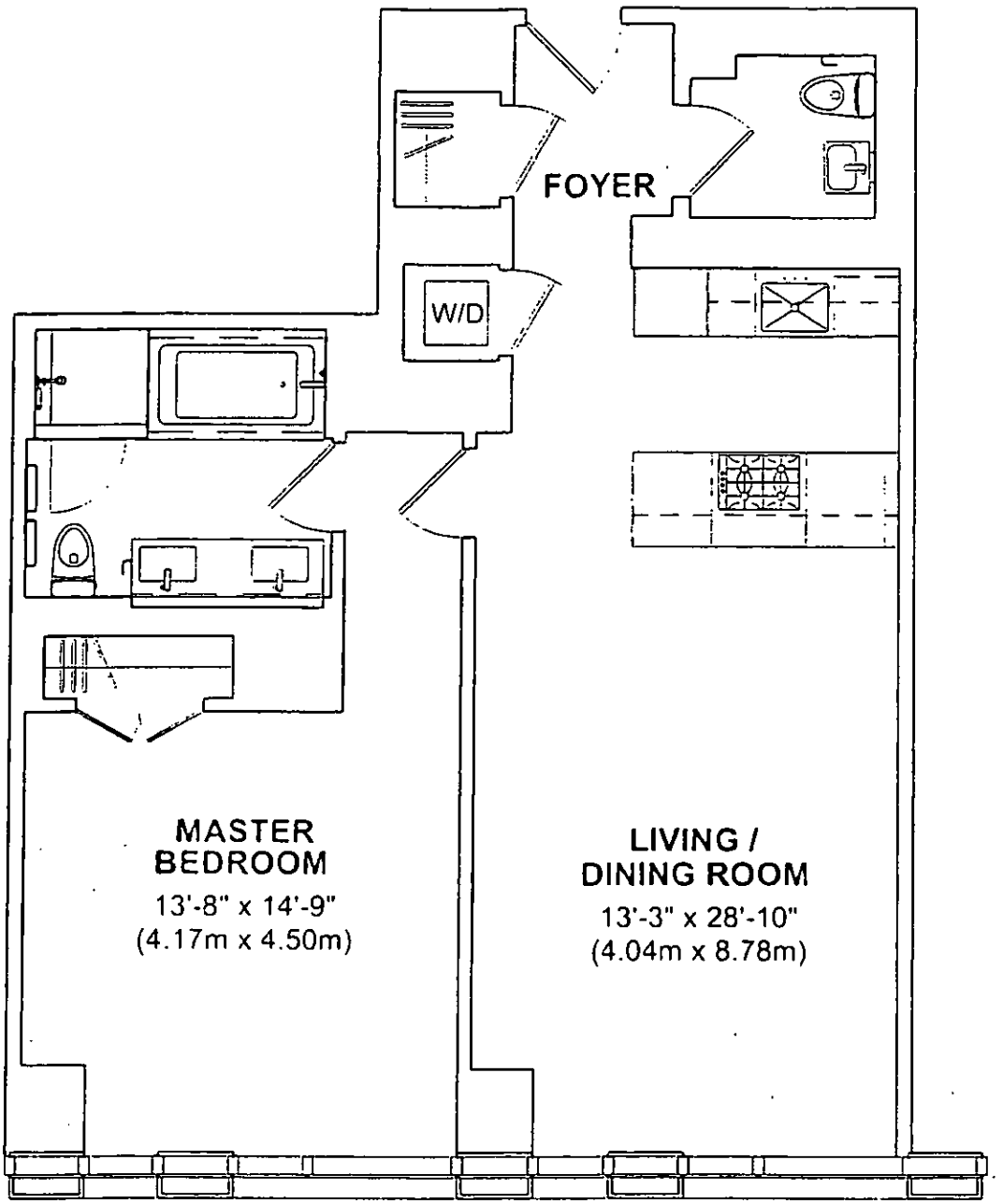
FLOOR 6
APARTMENT 80
1,066 SQ. FT. (99.03 SQ. M.)
1 BEDROOM, 1.5 BATH

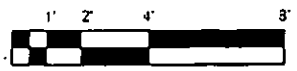
101 WARREN STREET

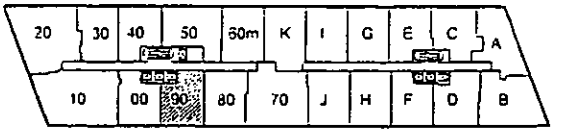
New York, New York



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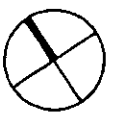




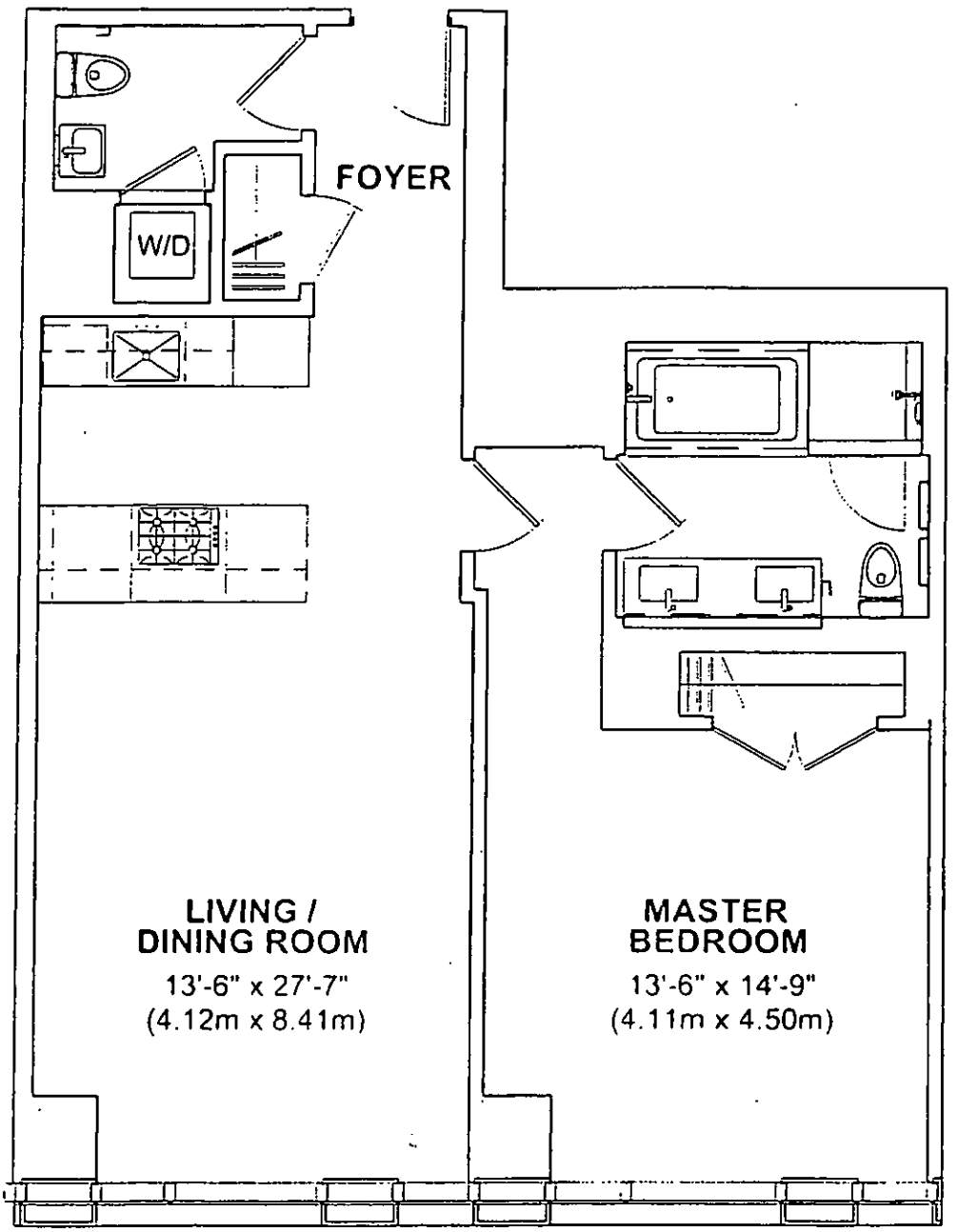
FLOORS 6
APARTMENT 90
979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH

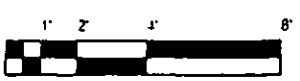
101 WARREN STREET

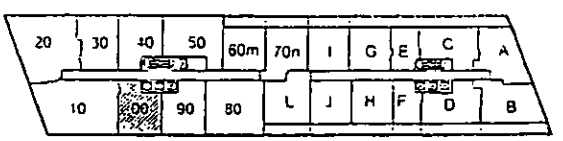
New York, New York



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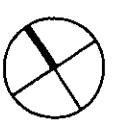




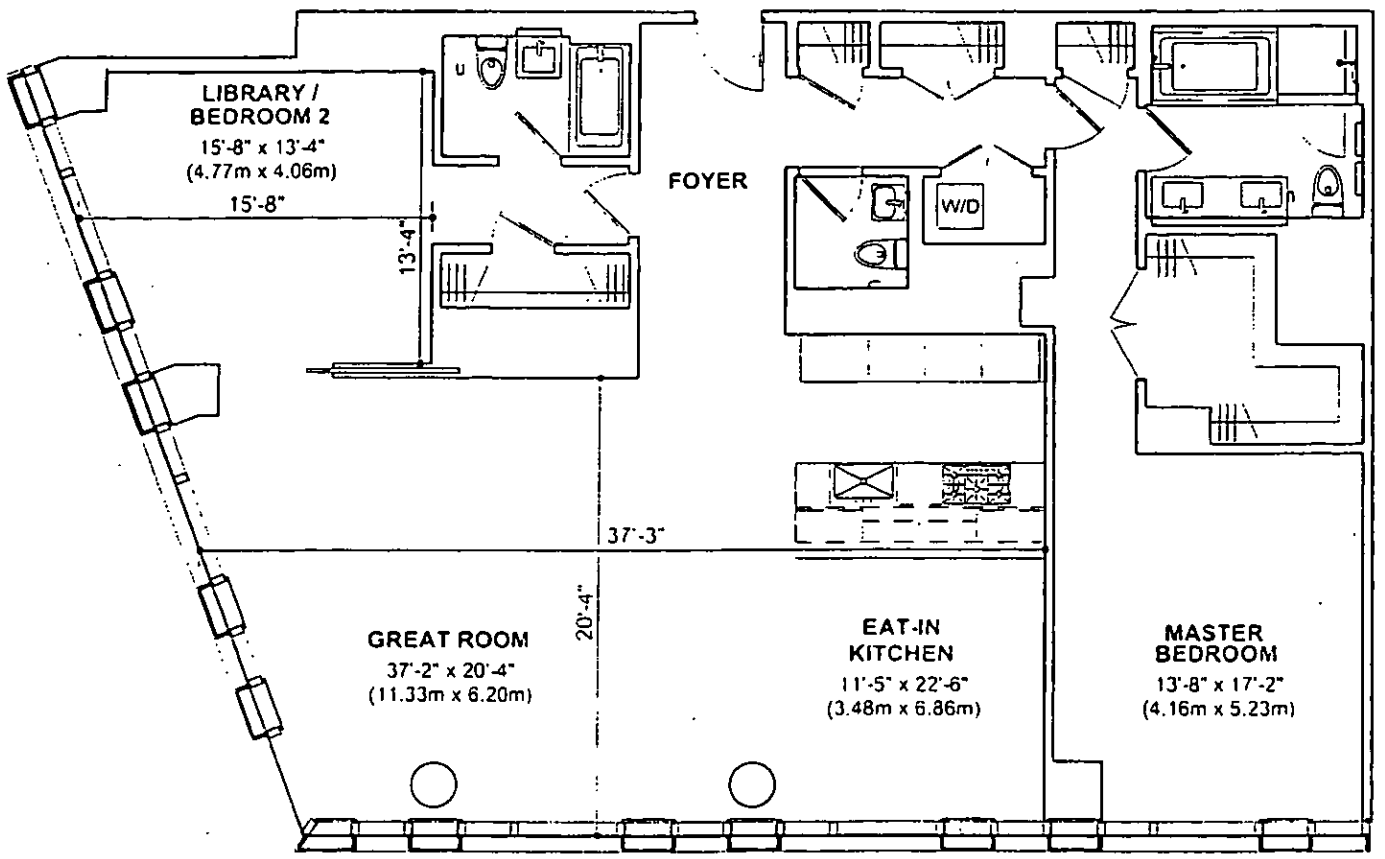
FLOORS 7 AND 8
APARTMENT 00
936 SQ. FT. (86.95 SQ. M.)
1 BEDROOM, 1.5 BATH

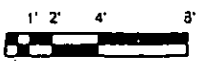
101 WARREN STREET

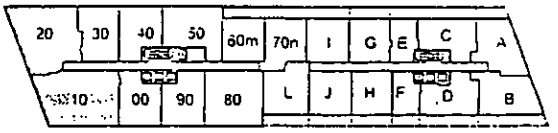
New York, New York



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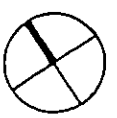




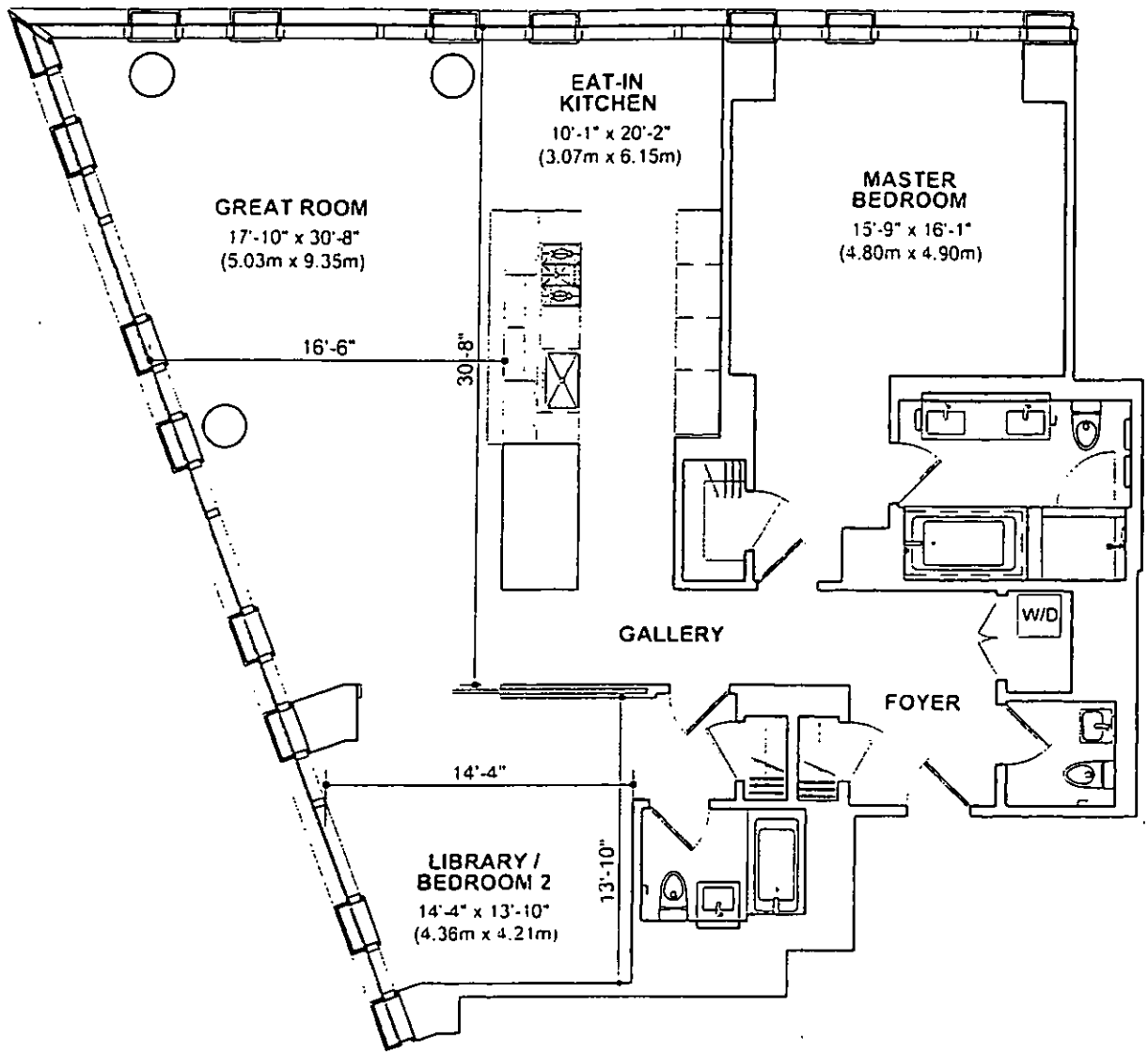
FLOORS 7 AND 8
APARTMENT 10
2,004 SQ. FT. (186.17 SQ. M.)
2 BEDROOM, 2.5 BATH EAT-IN KITCHEN

101 WARREN STREET

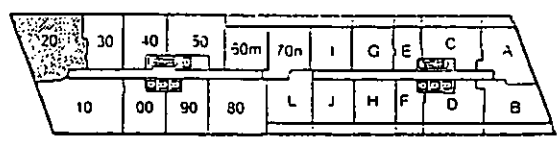
New York, New York



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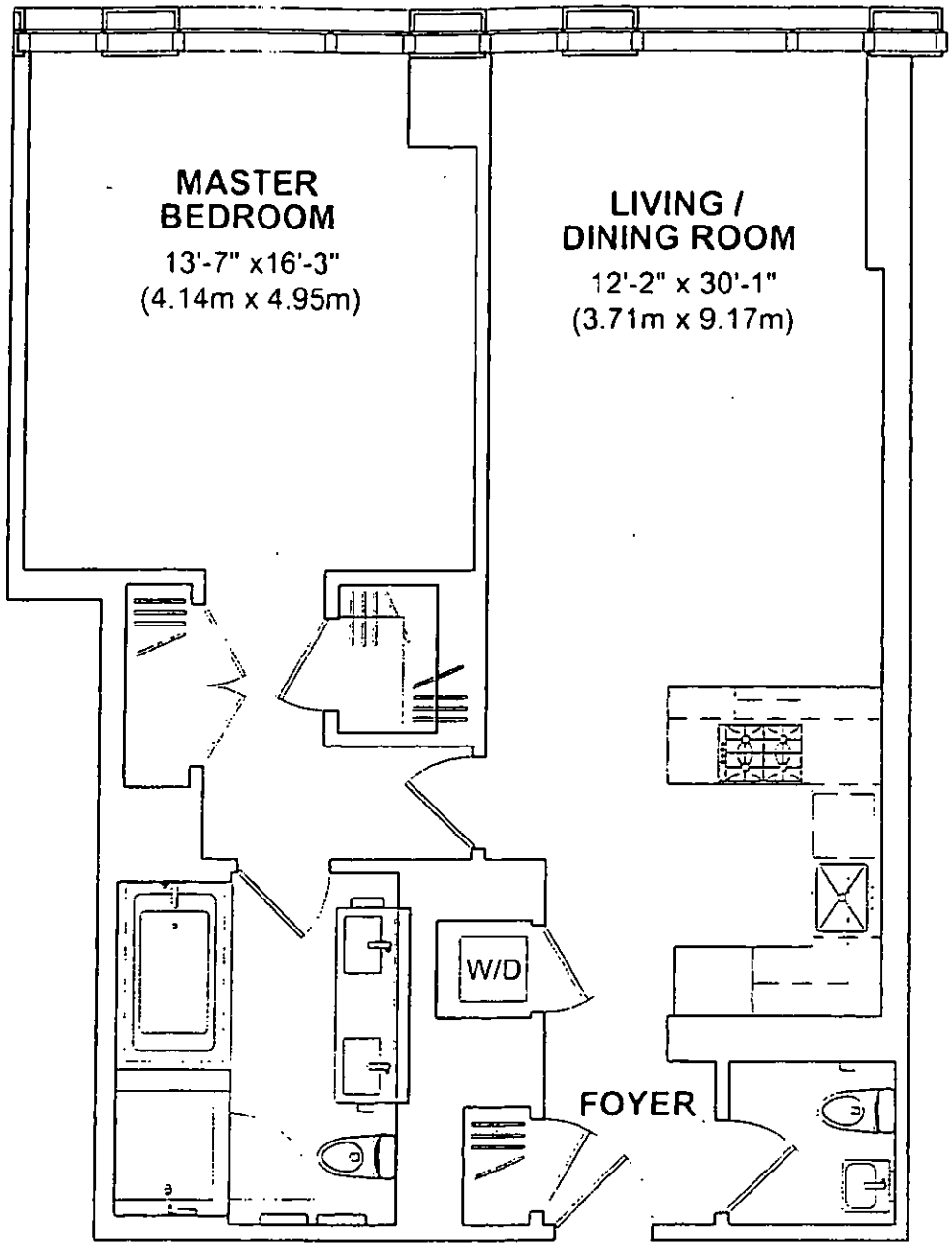


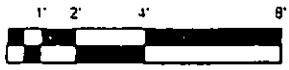
FLOORS 7 AND 8
APARTMENT 20
1,860 SQ. FT. (172.80 SQ. M.)
2 BEDROOM, 2.5 BATH, EAT-IN KITCHEN

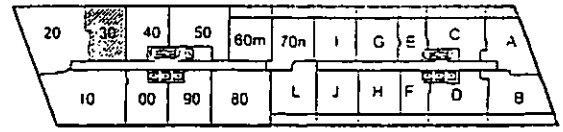
101 WARREN STREET

New York, New York

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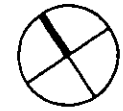




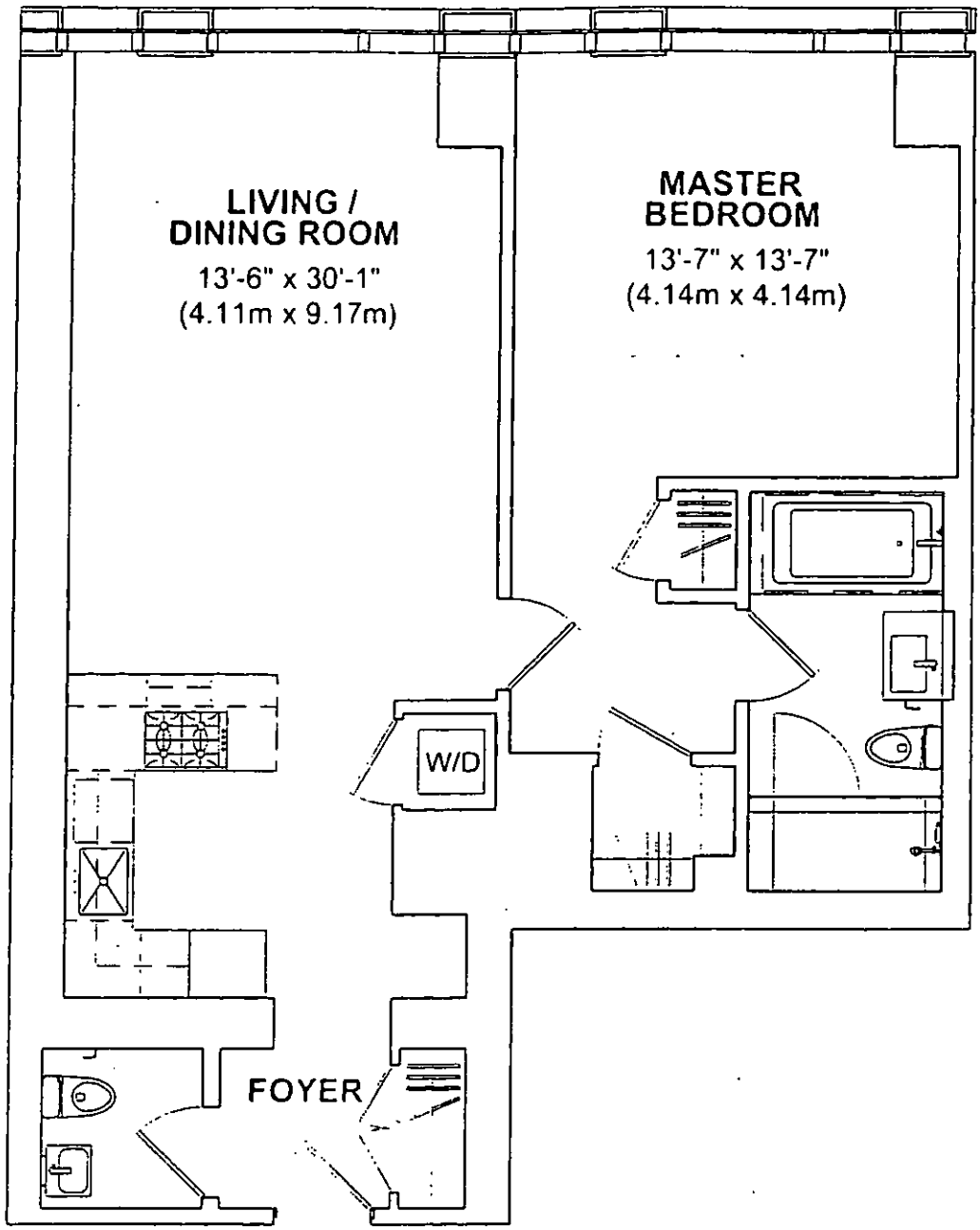
FLOORS 7 AND 8
APARTMENT 30
974 SQ. FT. (90.48 SQ. M.)
1 BEDROOM, 1.5 BATH

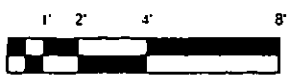
101 WARREN STREET

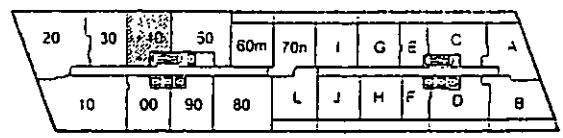
New York, New York



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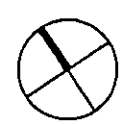




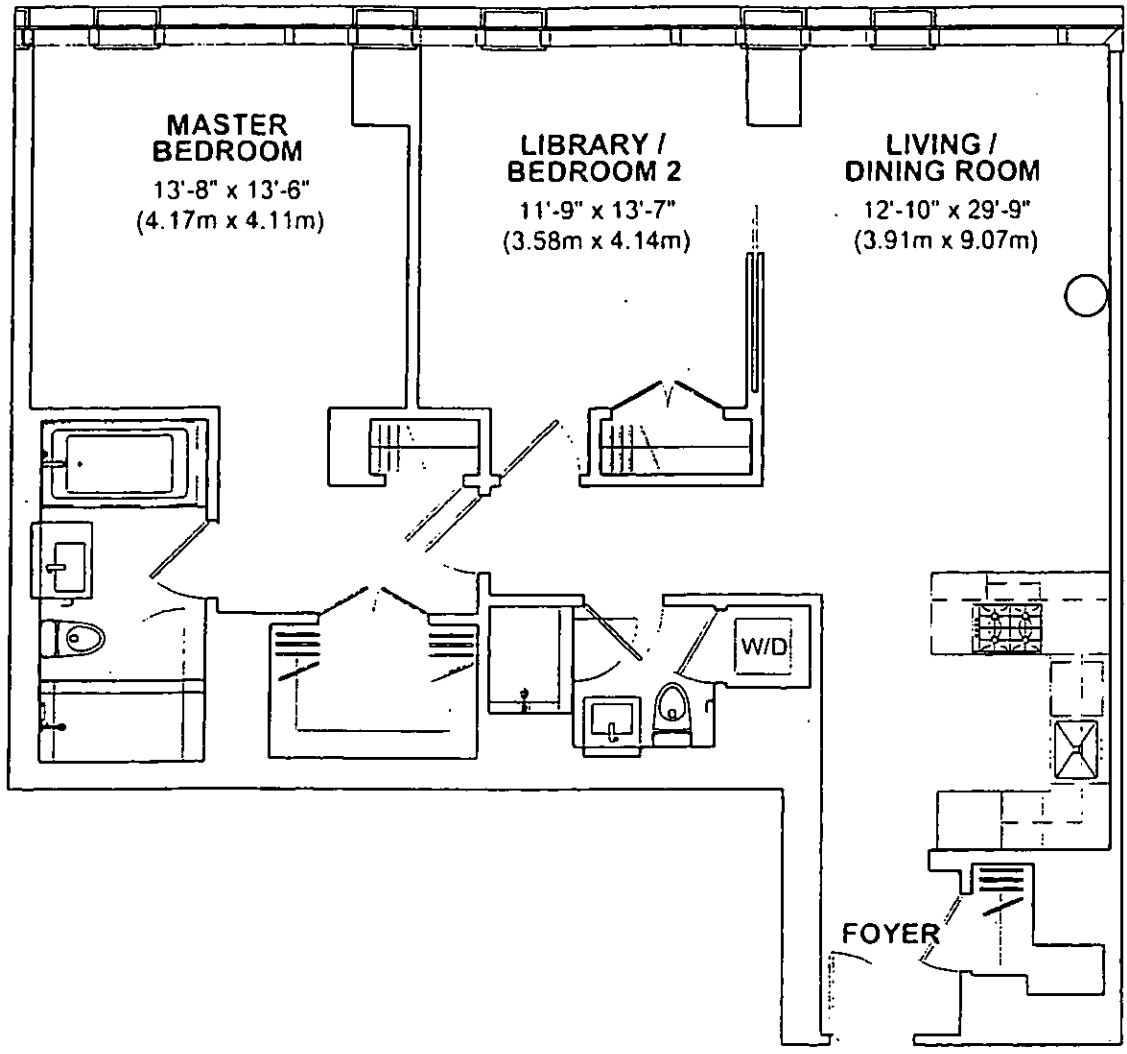
FLOORS 7 AND 8
APARTMENT 40
955 SQ. FT. (88.72 SQ. M.)
1 BEDROOM, 1.5 BATH

101 WARREN STREET

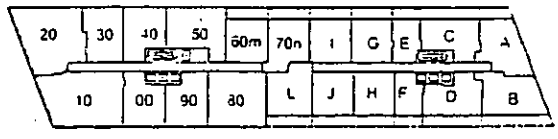
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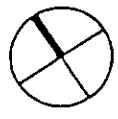




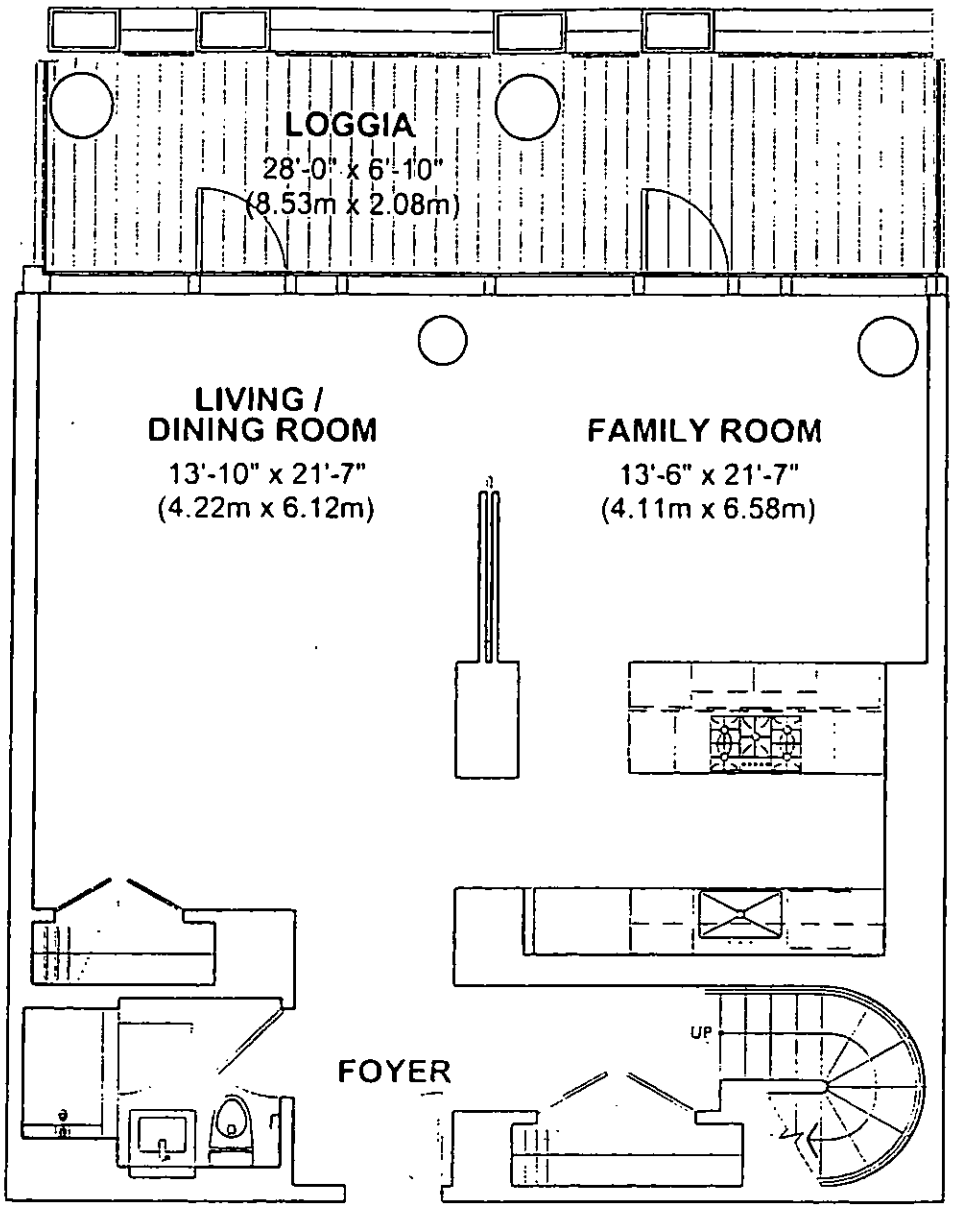
FLOORS 7 AND 8
APARTMENT 50
1,232 SQ. FT. (114.45 SQ. M.)
2 BEDROOM, 2 BATH

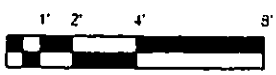
101 WARREN STREET

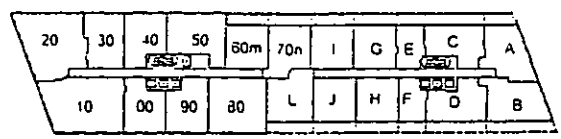
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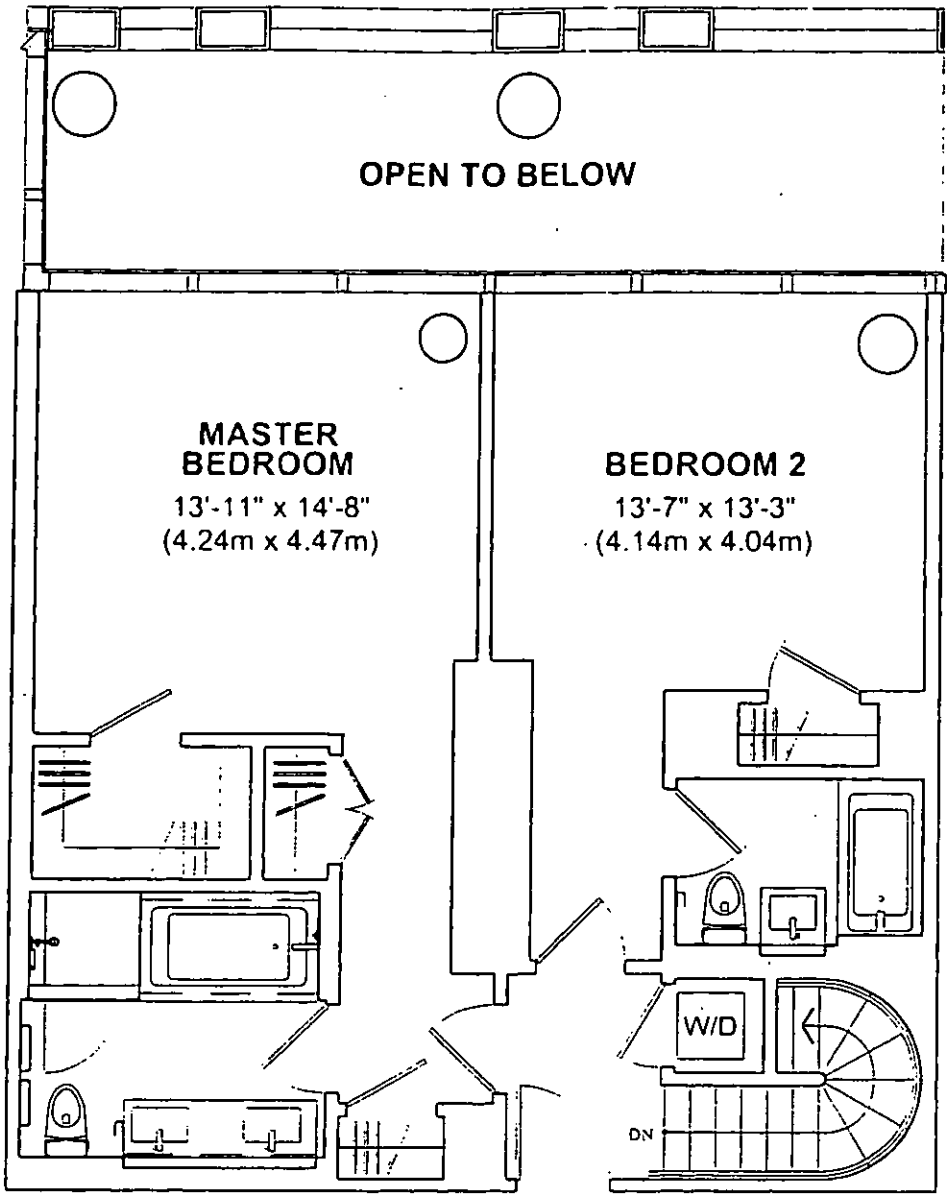


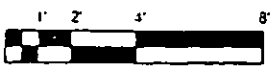
FLOOR 7
DUPLEX APARTMENT 760m - LOWER FL
LOWER FL 839 SQ. FT., UPPER FL 839 SQ. FT.
TOTAL: 1,678 SQ. FT. (155.89 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

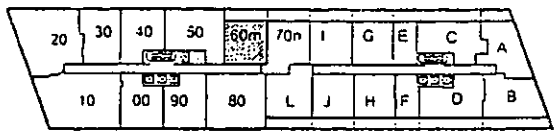
101 WARREN STREET

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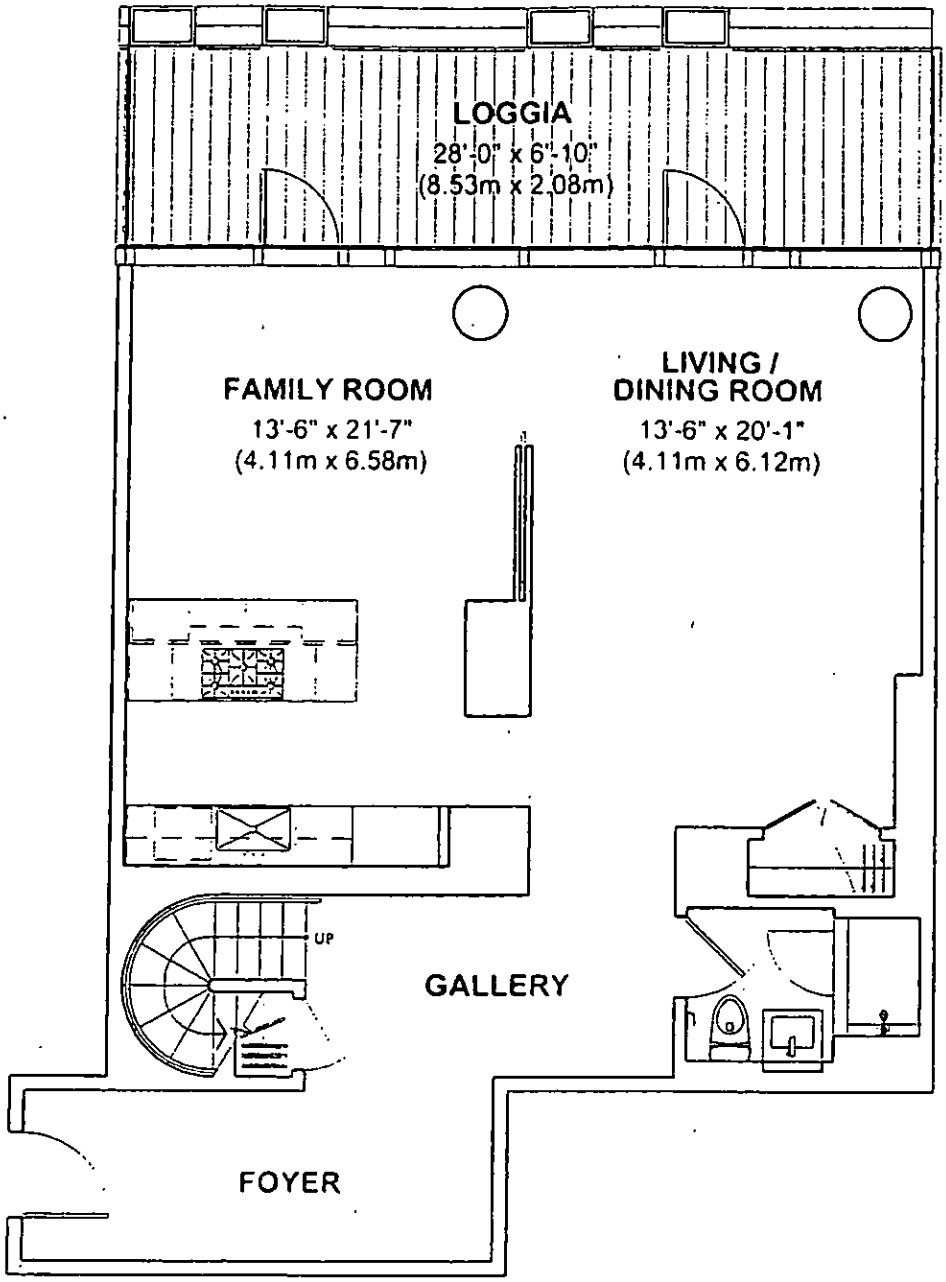


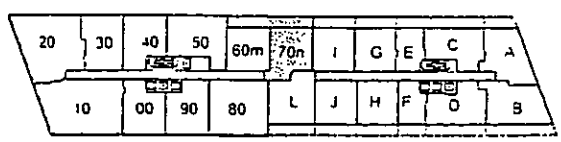
FLOOR 8
DUPLEX APARTMENT 760m - UPPER FL
LOWER FL 839 SQ. FT., UPPER FL 839 SQ. FT.
TOTAL: 1,678 SQ. FT. (155.89 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

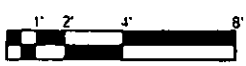
101 WARREN STREET

New York, New York

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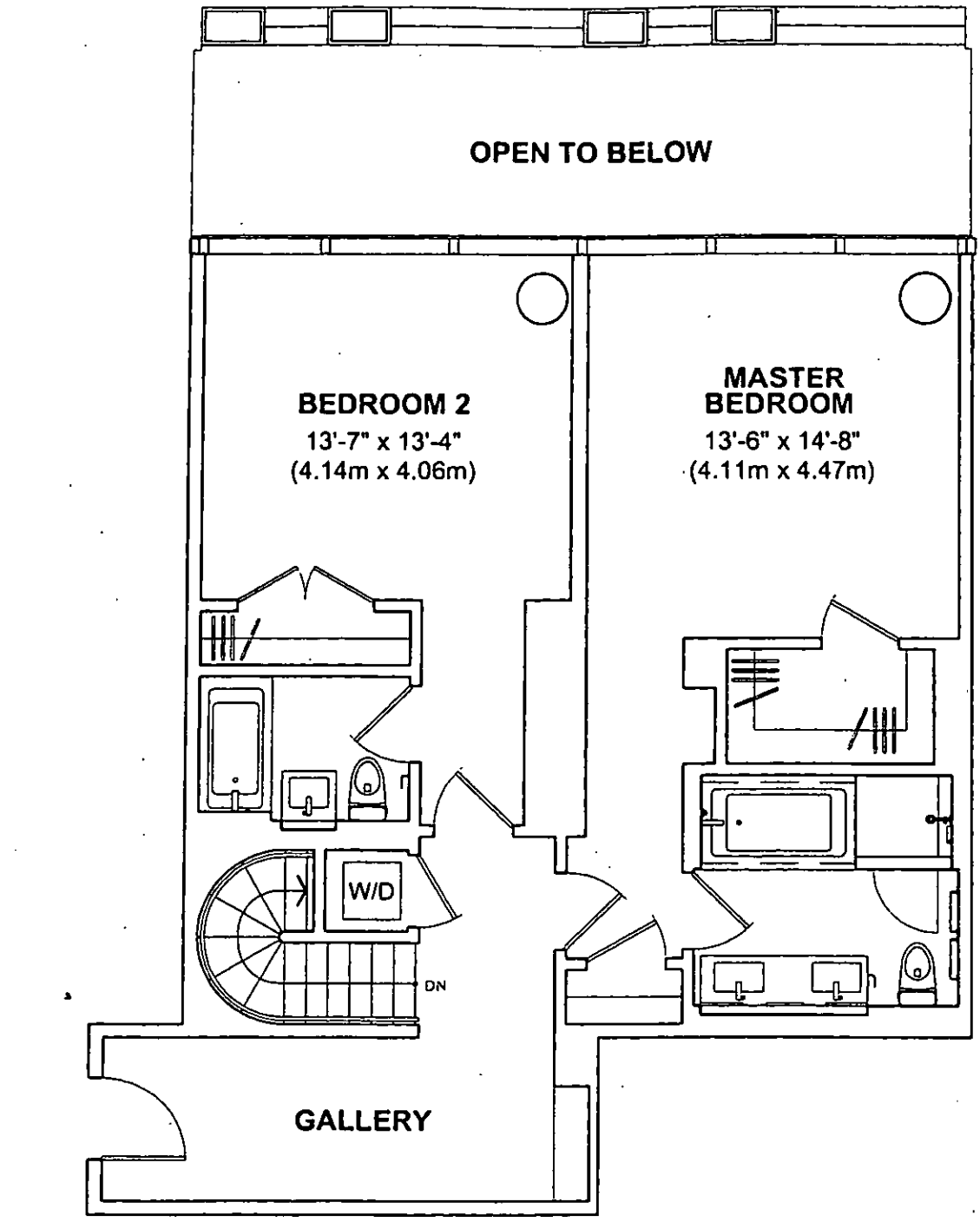


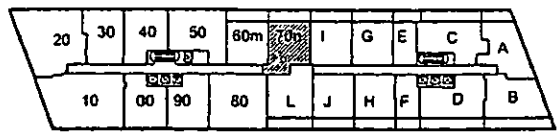
FLOOR 7
DUPLEX APARTMENT 770n - LOWER FL
L.L: 932 SQ. FT., UPPER FL 937 SQ. FT.
TOTAL: 1,869 SQ. FT. (173.63 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

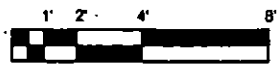
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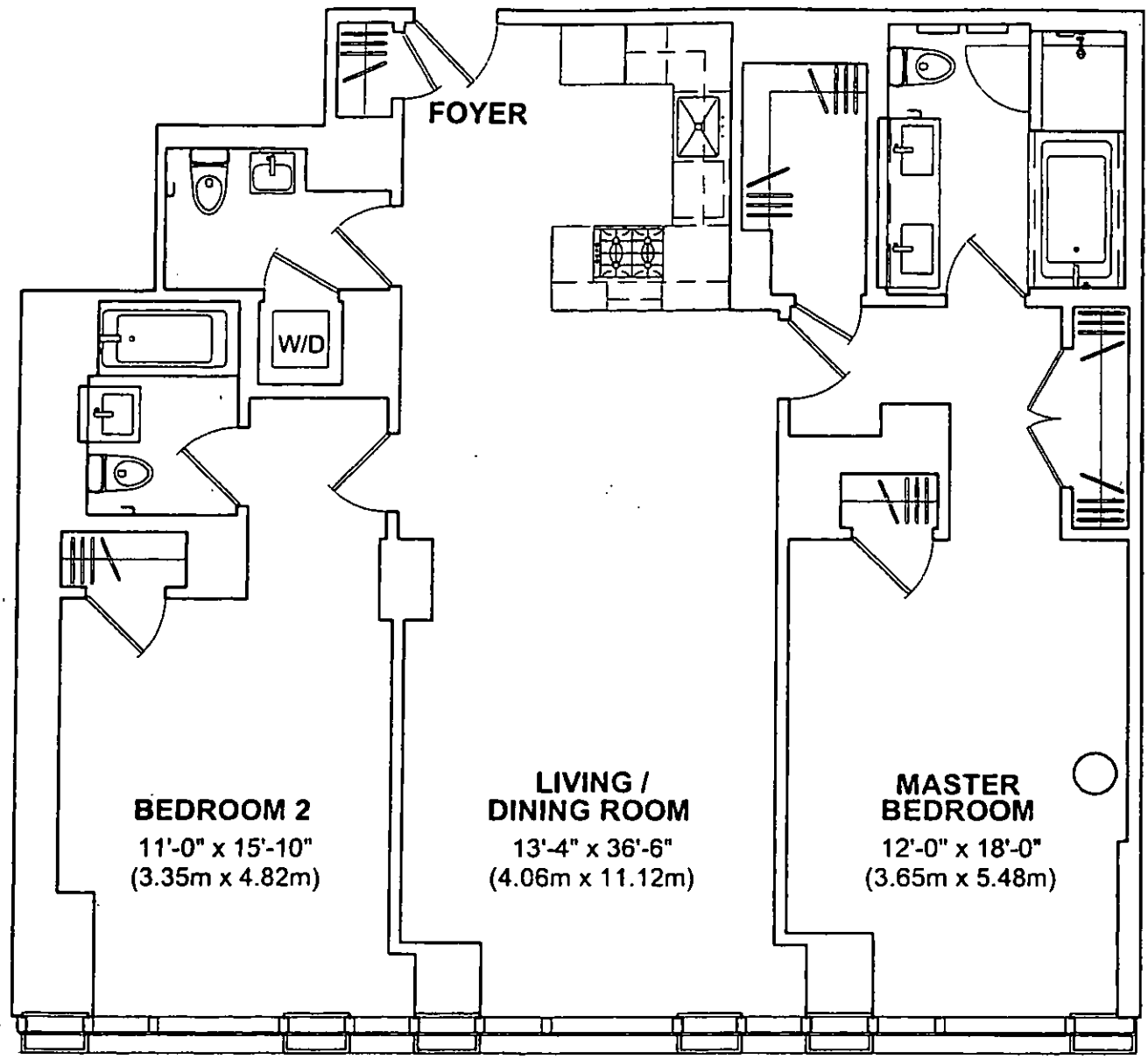


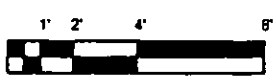
FLOOR 8
DUPLEX APARTMENT 770n - UPPER FL
L.L: 932 SQ. FT., UPPER FL 937 SQ. FT.
TOTAL: 1,869 SQ. FT. (173.63 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

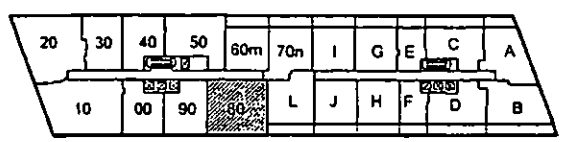
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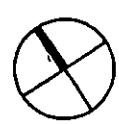




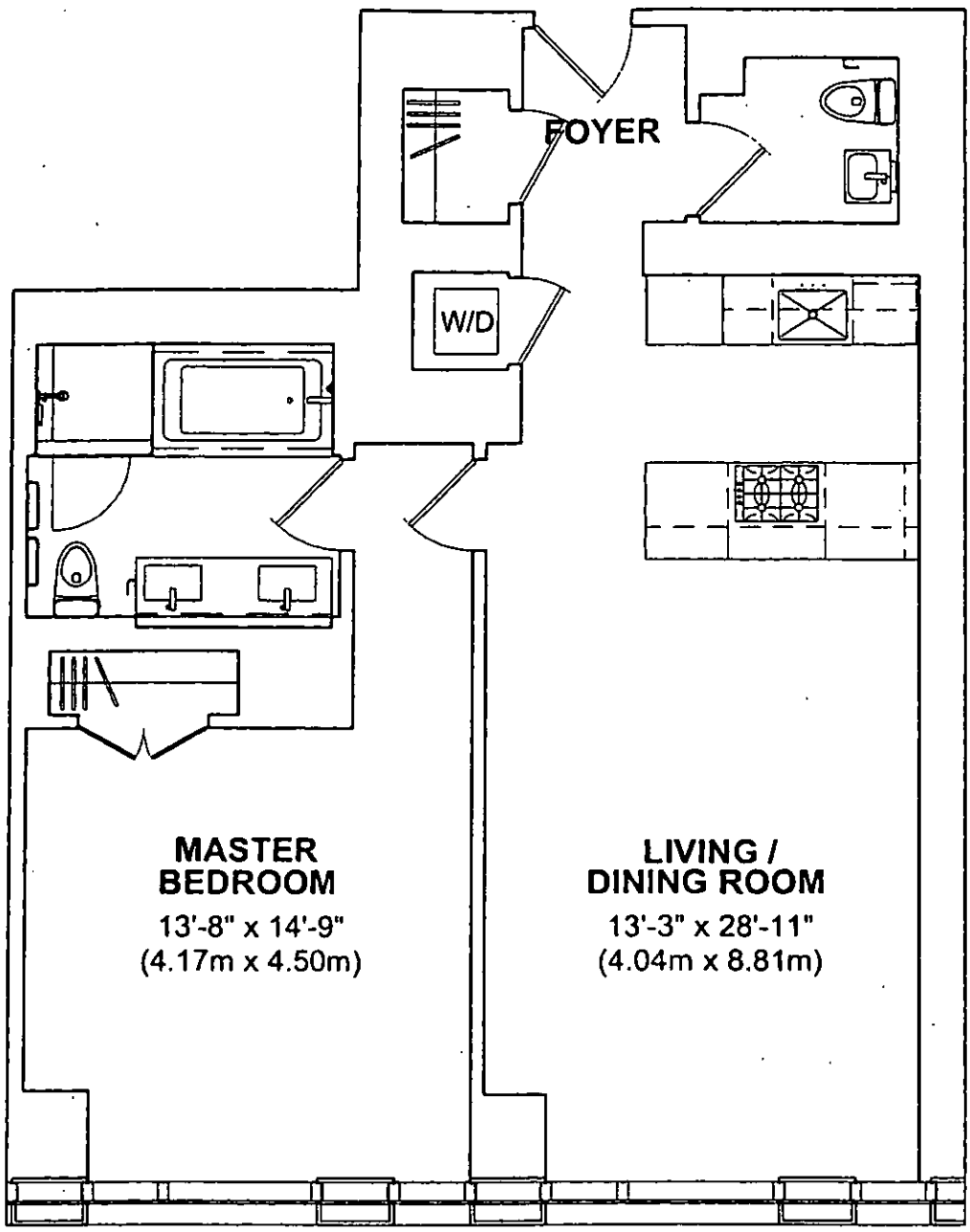
FLOOR 7 AND 8
APARTMENT 80
1,473 SQ. FT. (136.85 SQ. M.)
2 BEDROOM, 2.5 BATH

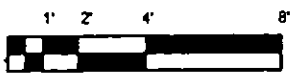
101 WARREN STREET

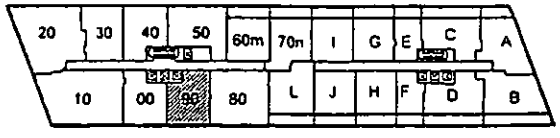
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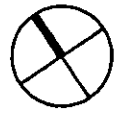




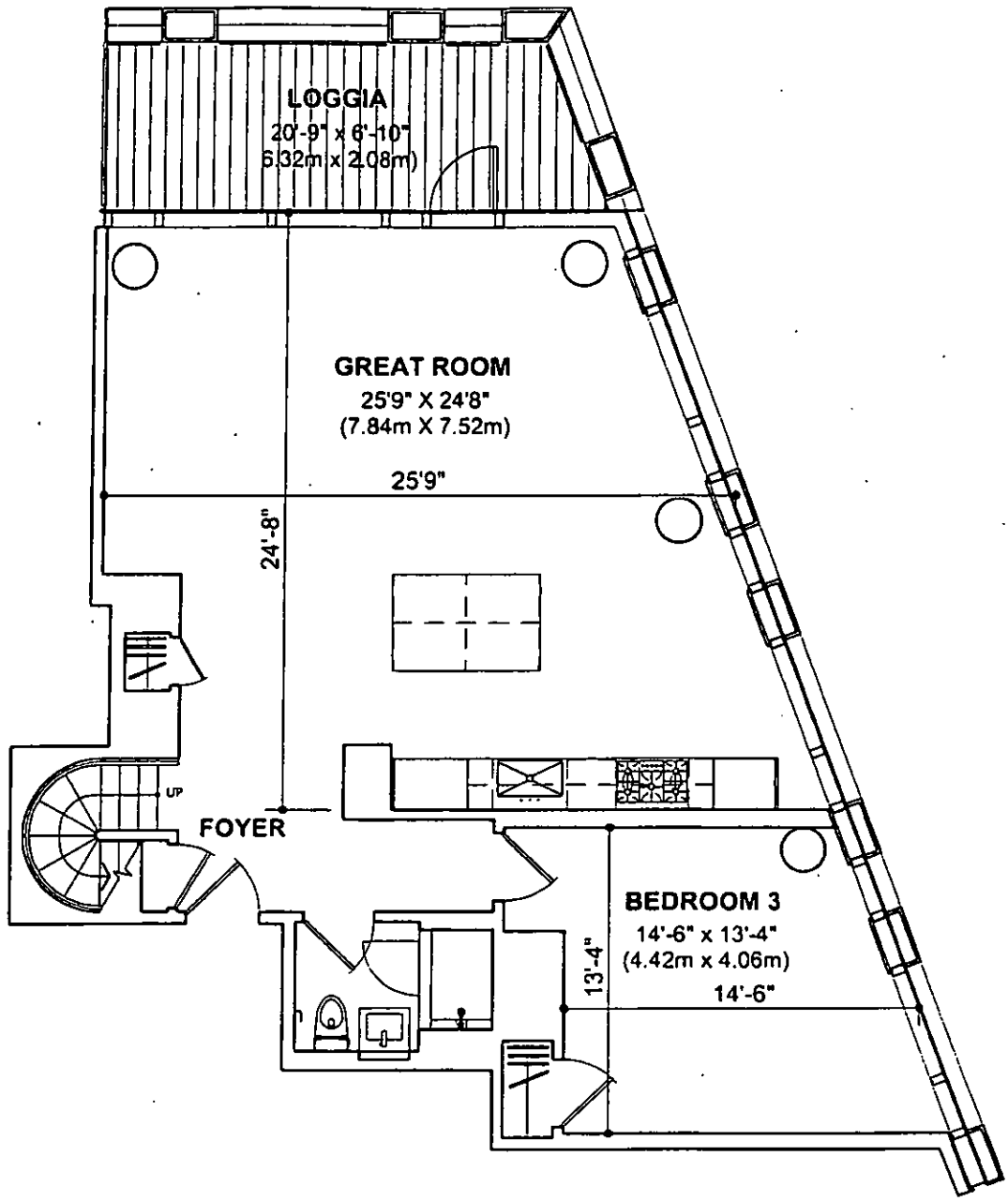
FLOORS 7 AND 8
APARTMENT 90
979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH

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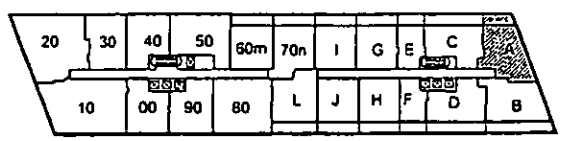
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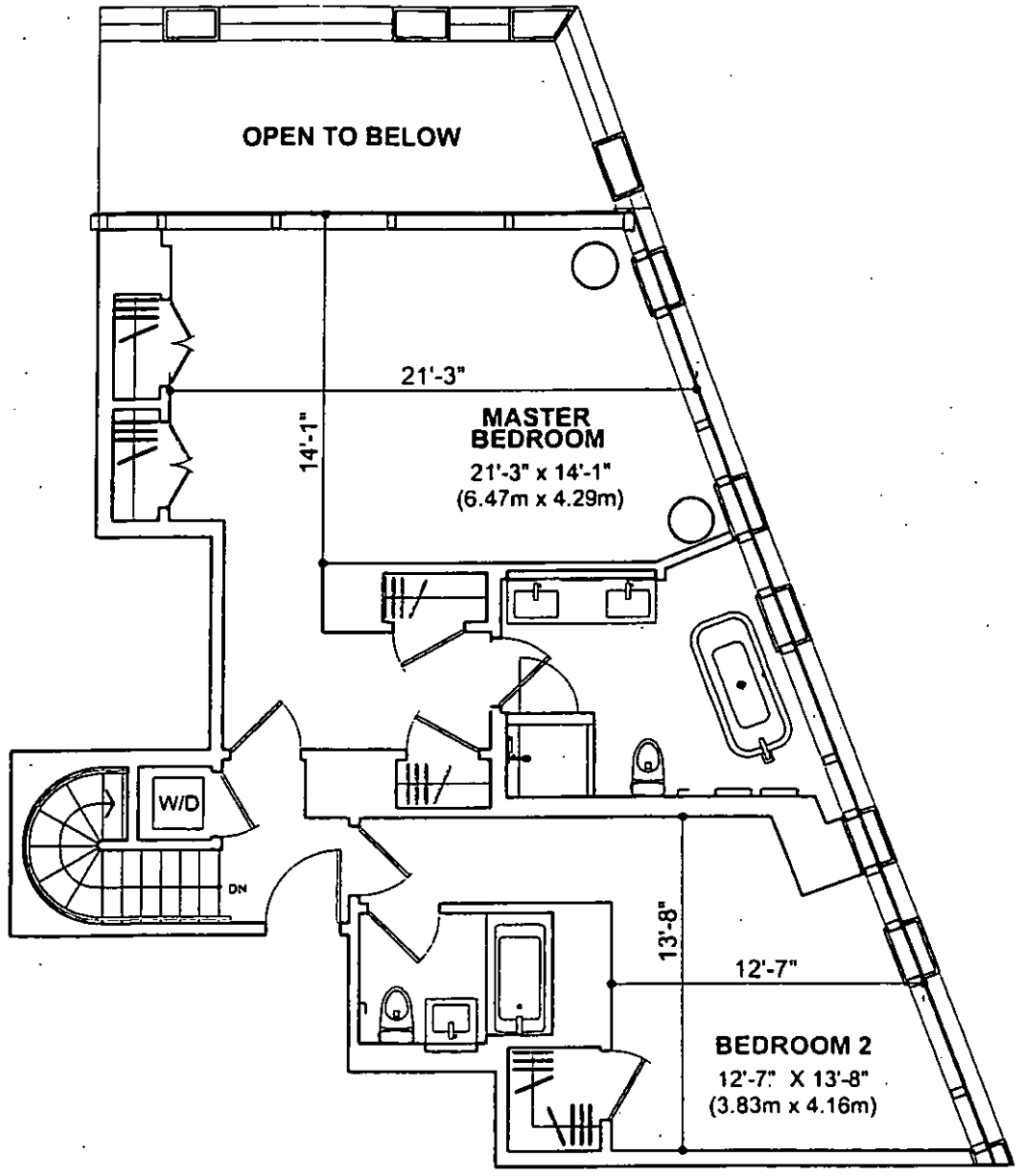


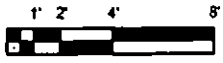
FLOOR 7
DUPLEX APARTMENT 7A - LOWER FL
LOWER FL 1,061 SQ. FT., UPPER FL 1000 SQ. FT.
TOTAL: 2,061 SQ. FT. (191.47 SQ. M.)
3 BEDROOM, 3 BATH + LOGGIA 170 SQ. FT. (15.79 SQ. M.)

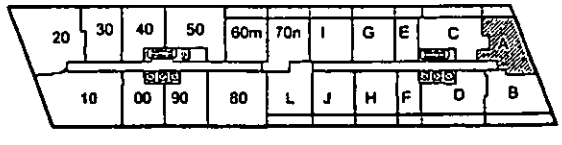
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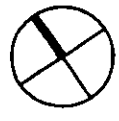




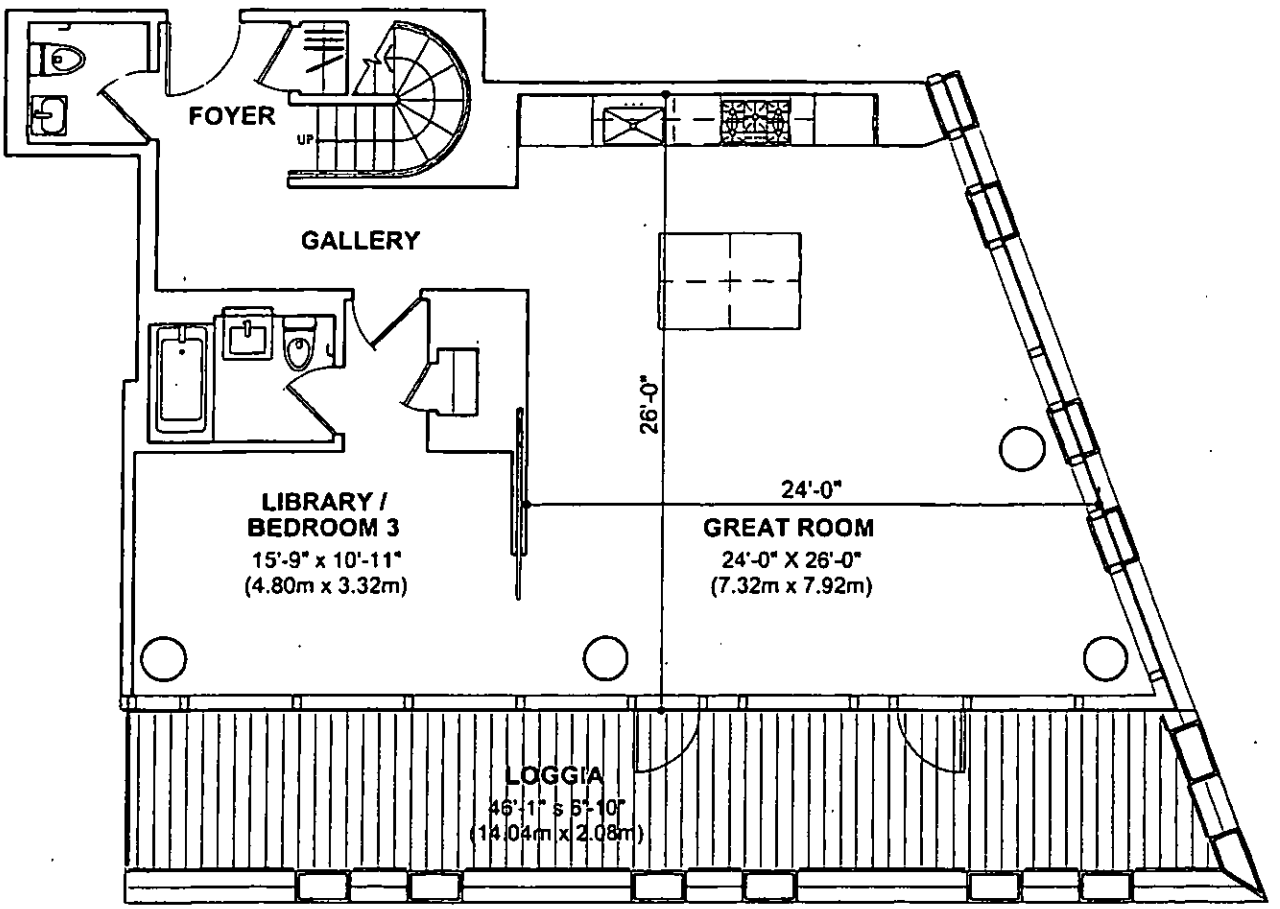
FLOOR 8
DUPLEX APARTMENT 7A - UPPER FL
LOWER FL 1,061 SQ. FT., UPPER FL 1000 SQ. FT.
TOTAL: 2,061 SQ. FT. (191.47SQ. M.)
3 BEDROOM, 3 BATH + LOGGIA 170 SQ. FT. (15.79 SQ. M.)

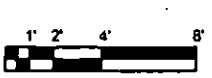
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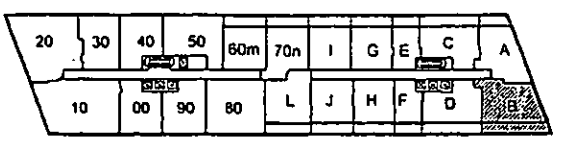
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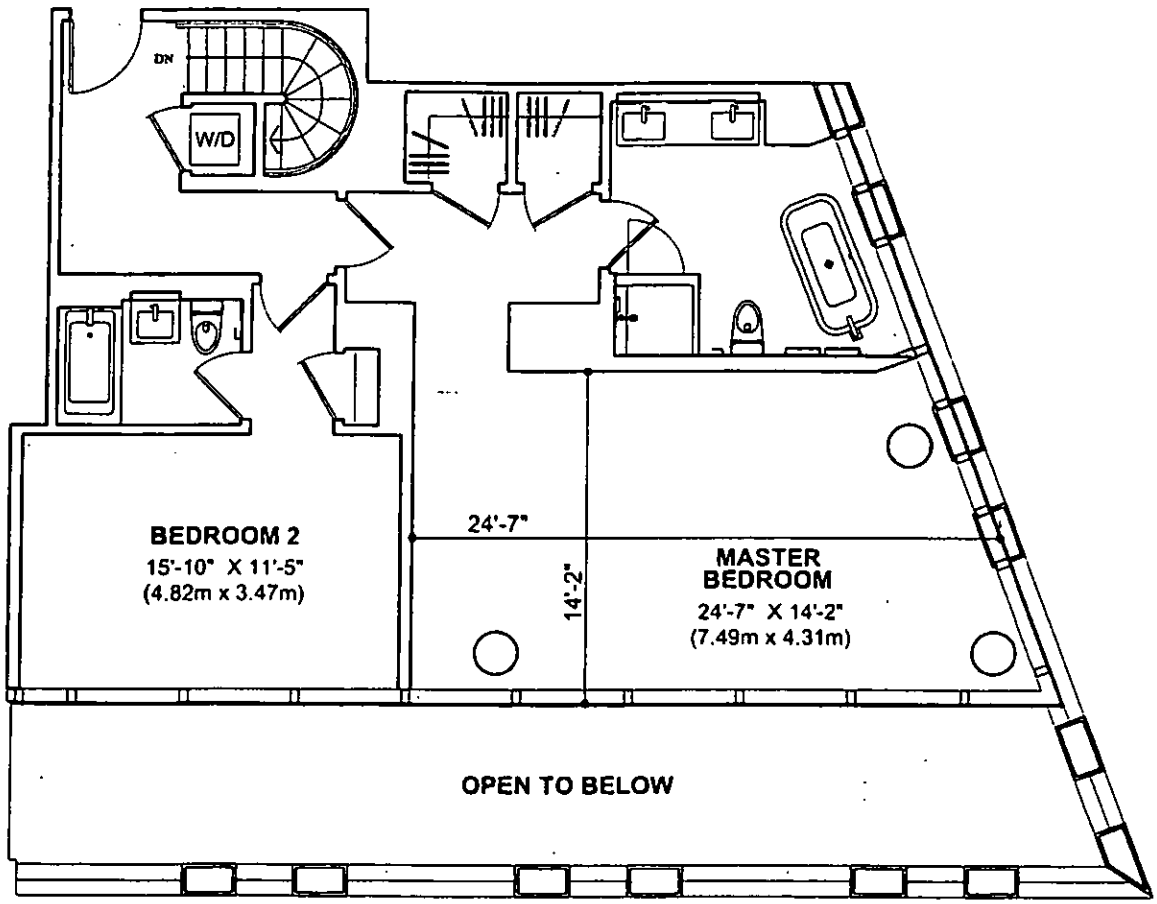


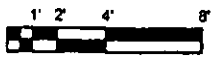
FLOOR 7
DUPLEX APARTMENT 7B - LOWER FL
LOWER FL 1,111 SQ. FT., UPPER FL 1,073 SQ. FT.
TOTAL: 2,184 SQ. FT. (202.90 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 377 SQ. FT. (35.02 SQ. M.)

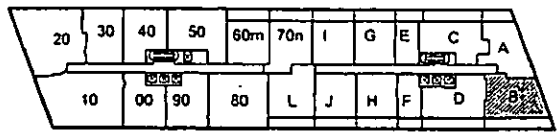
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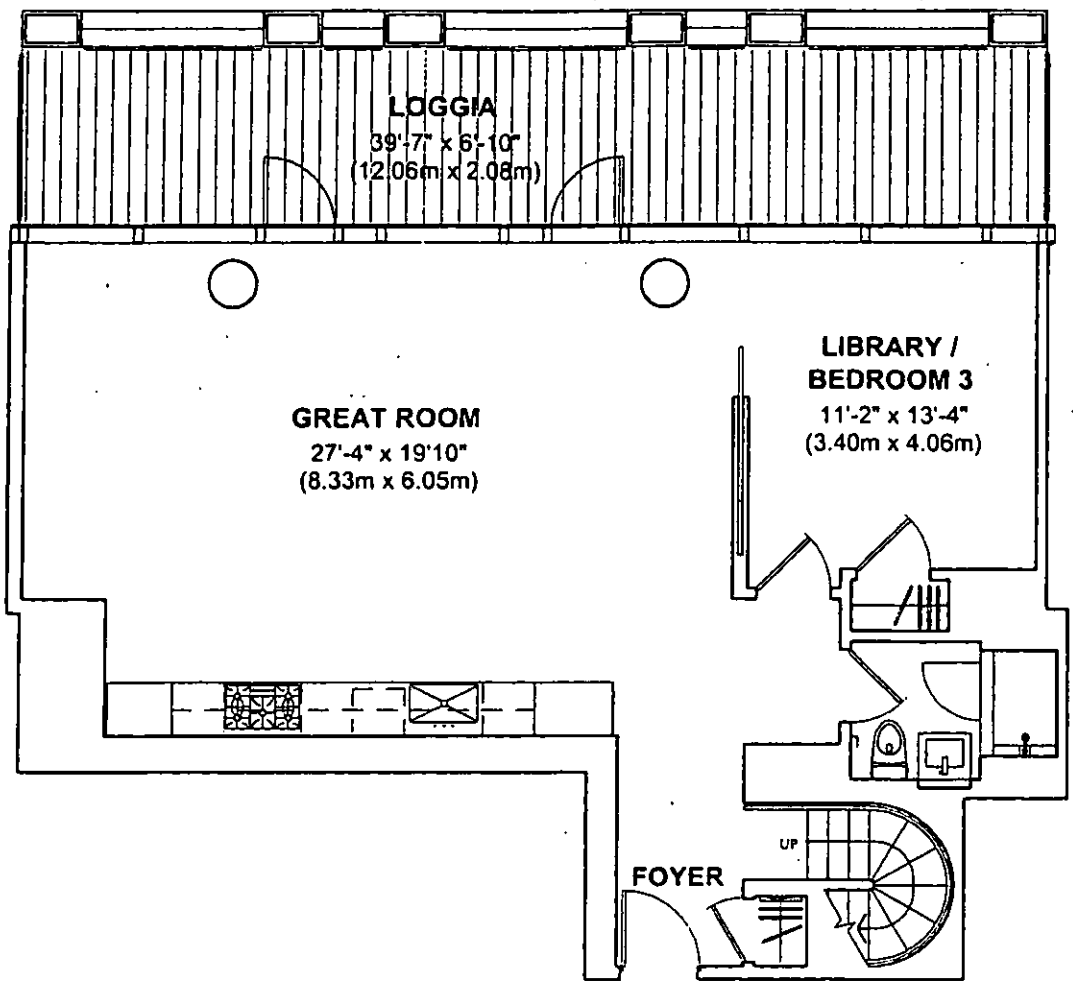


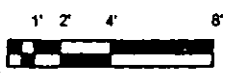
FLOOR 8
DUPLEX APARTMENT 7B - UPPER FL
LOWER FL 1,111 SQ. FT., UPPER FL 1,073 SQ. FT.
TOTAL: 2,184 SQ. FT. (202.90 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 377 SQ. FT. (35.02 SQ. M.)

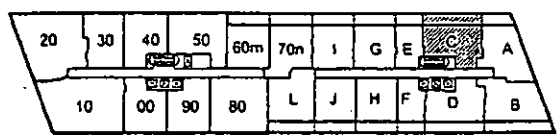
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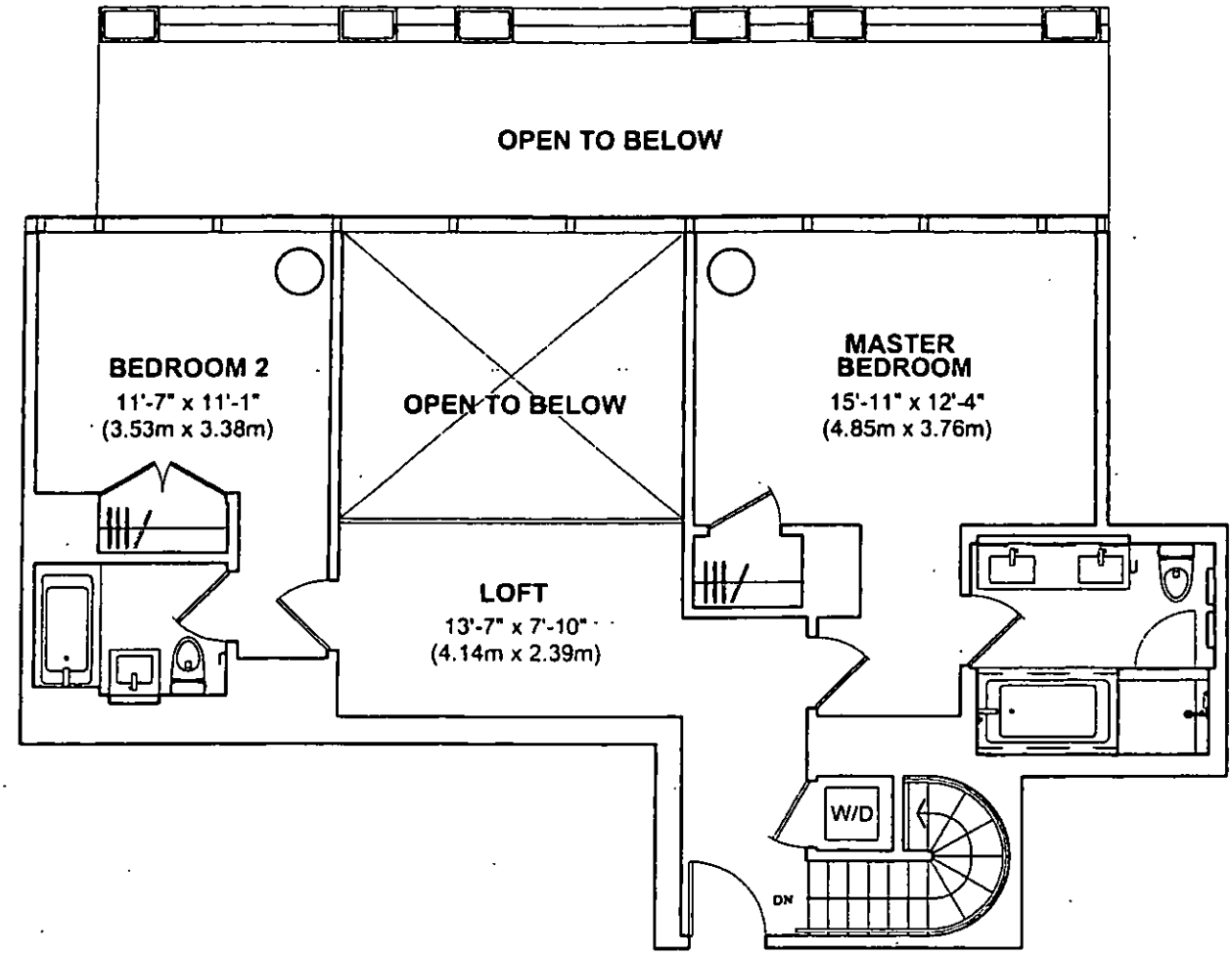


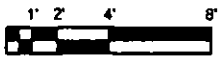
FLOOR 7
DUPLEX APARTMENT 7C - LOWER FL
LOWER FL 963 SQ. FT., UPPER FL 903 SQ. FT.
TOTAL: 1,866 SQ. FT. (173.35 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 324 SQ. FT. (30.10 SQ. M.)

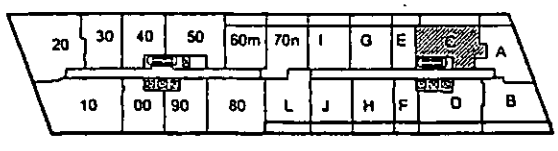
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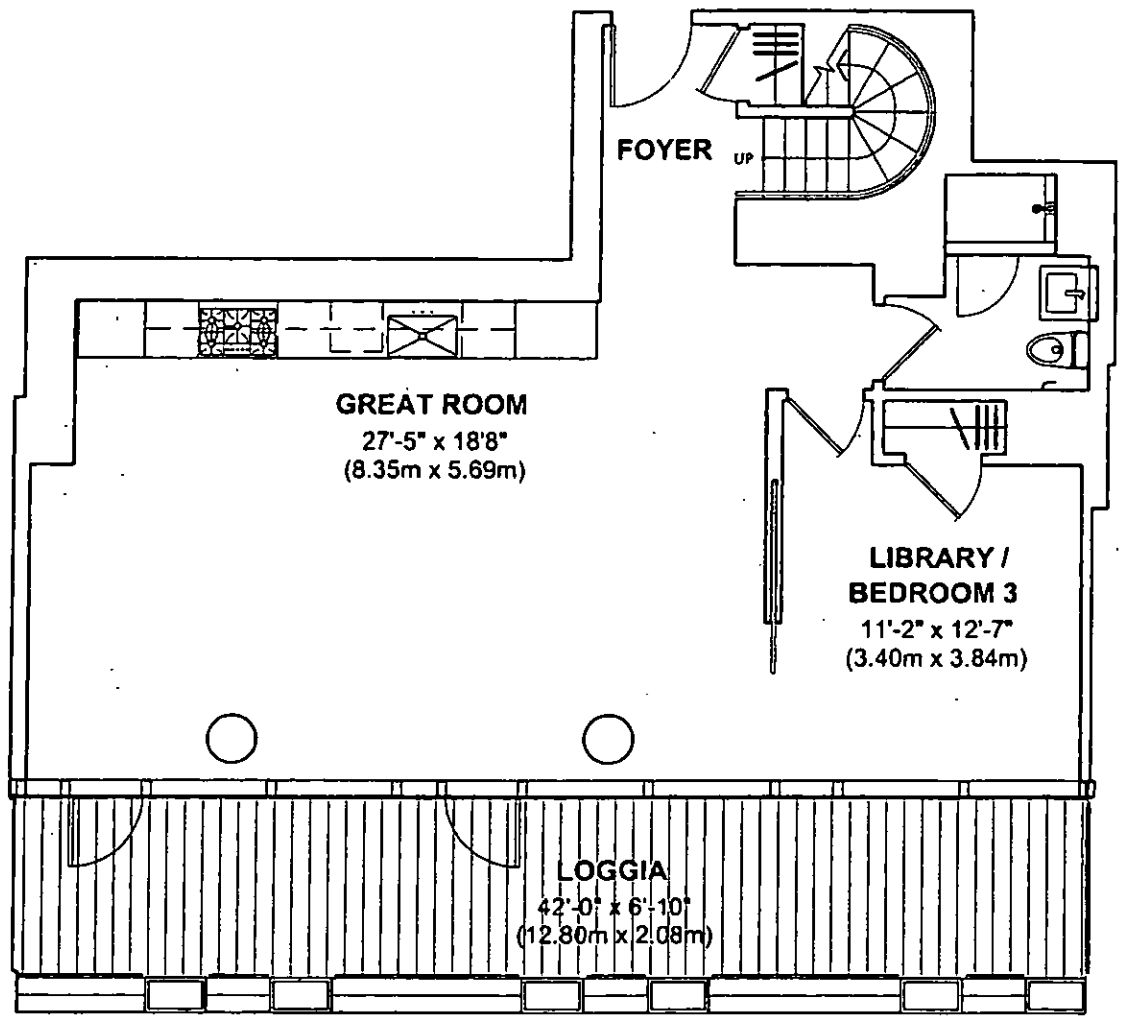


FLOOR 8
DUPLEX APARTMENT 7C - UPPER FL
LOWER FL 963 SQ. FT., UPPER FL 903 SQ. FT.
TOTAL: 1,866 SQ. FT. (173.35 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 324 SQ. FT. (30.10 SQ. M.)

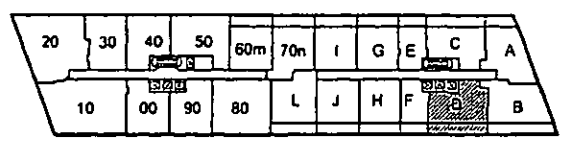
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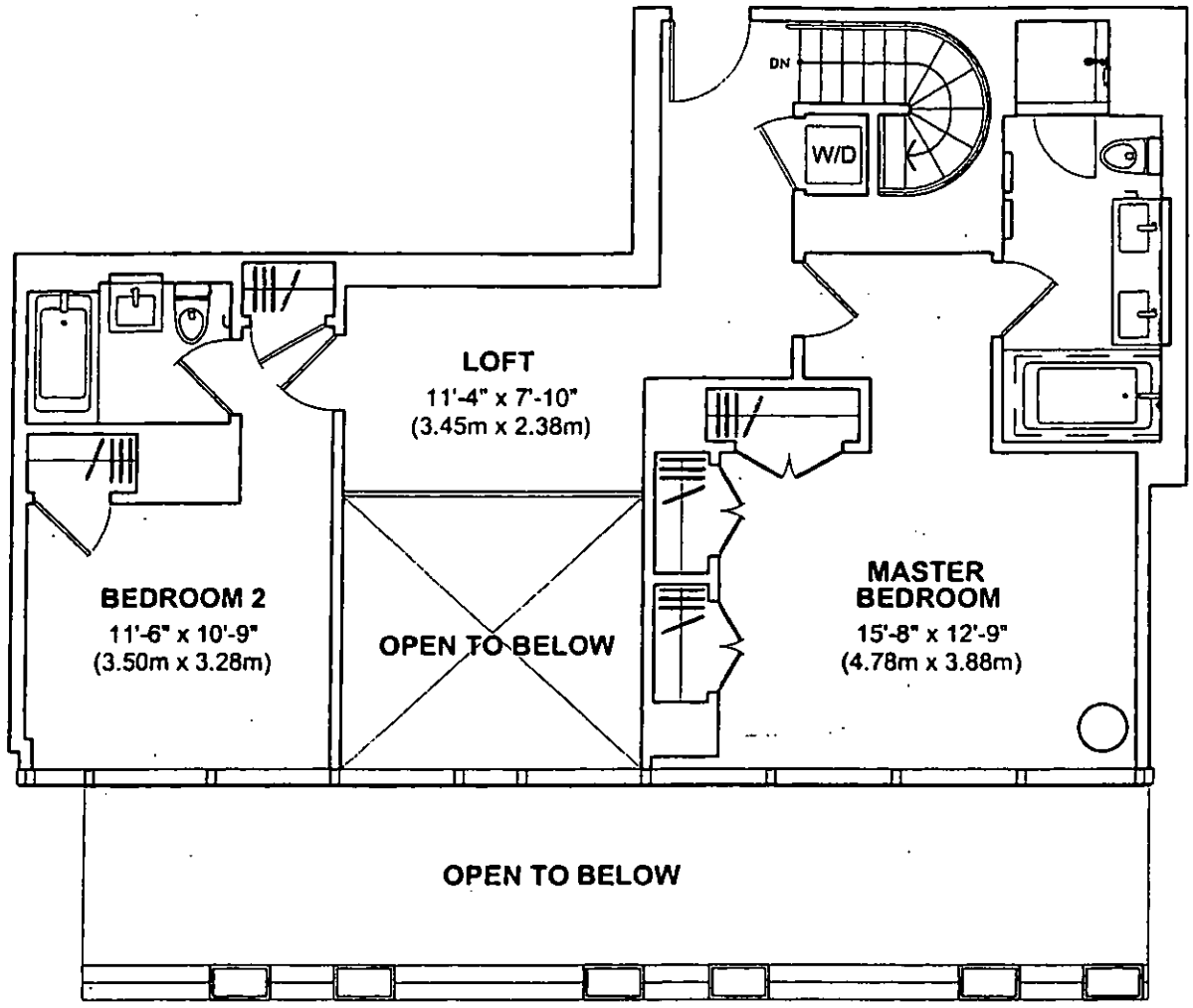


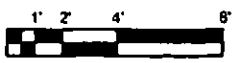
FLOOR 7
DUPLEX APARTMENT 7D - LOWER FL
LOWER FL 967 SQ. FT., UPPER FL 946 SQ. ST.
TOTAL: 1,913 SQ. FT. (177.72 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 343 SQ. FT. (31.86 SQ. M.)

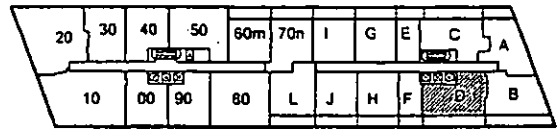
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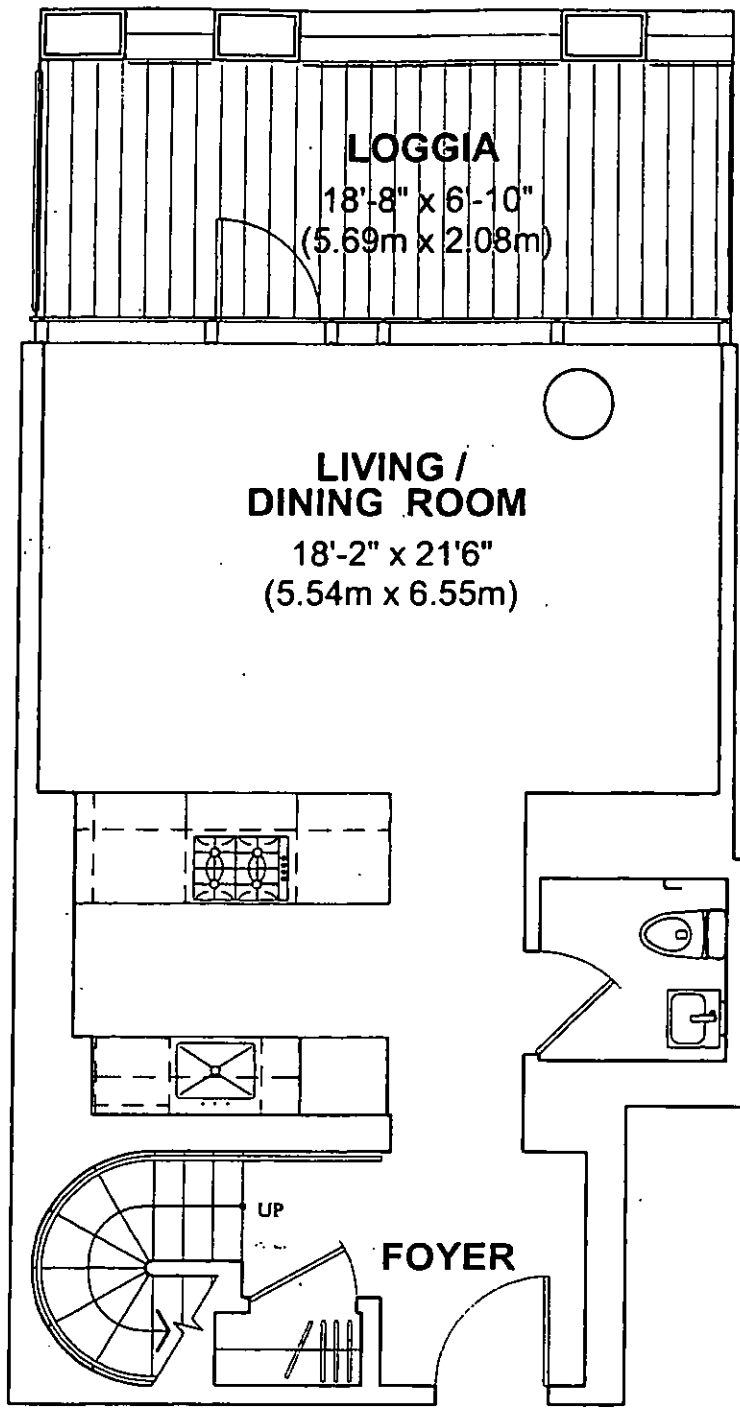


FLOOR 8
DUPLEX APARTMENT 7D - UPPER FL
LOWER FL 967 SQ. FT., UPPER FL 946 SQ. ST.
TOTAL: 1,913 SQ. FT. (177.72 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 343 SQ. FT. (31.86 SQ. M.)

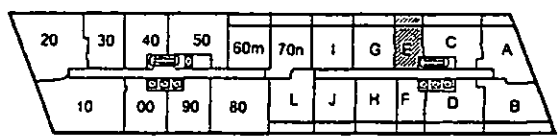
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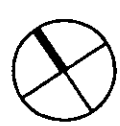




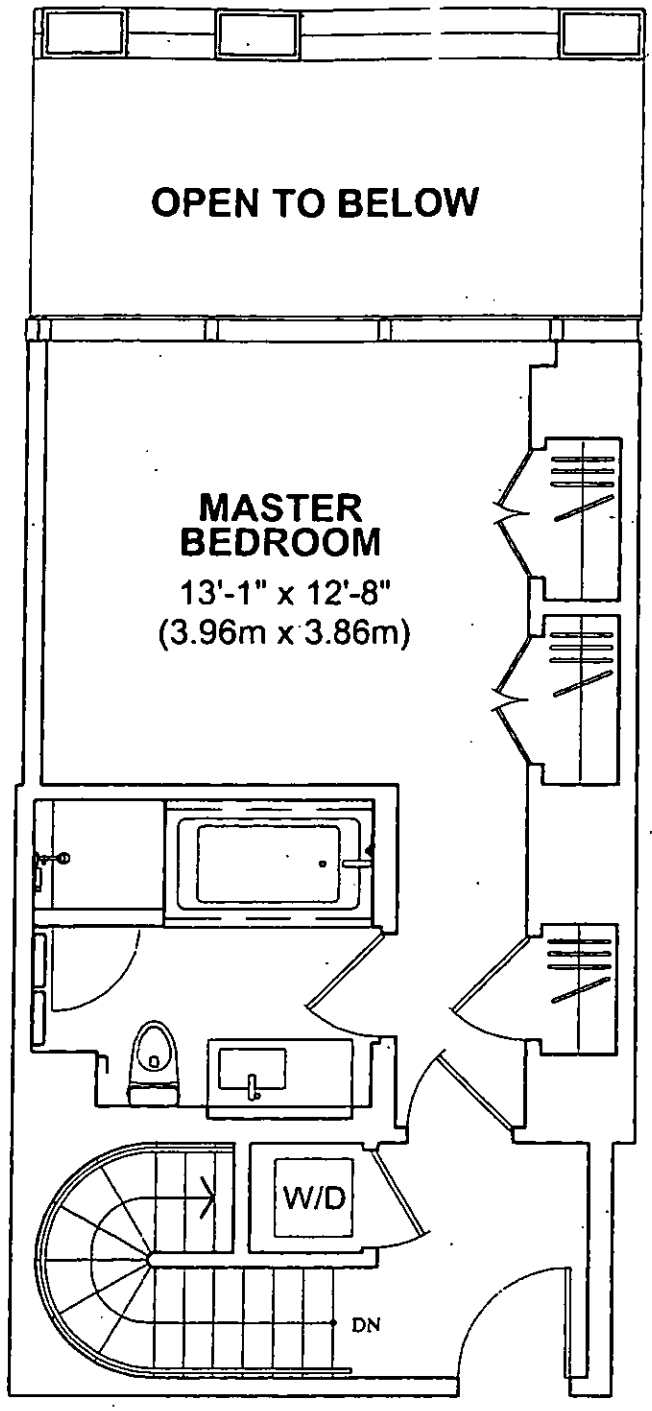
FLOOR 7
DUPLEX APARTMENT 7E - LOWER FL
LOWER FL 532 SQ. FT., UPPER FL 474 SQ. FT.
TOTAL: 1,006 SQ. FT. (93.46 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 153 SQ. FT. (14.21 SQ. M.)

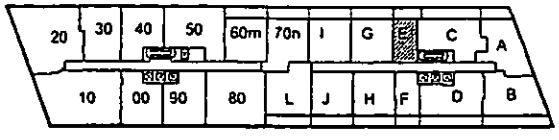
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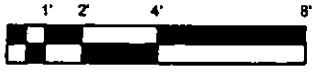
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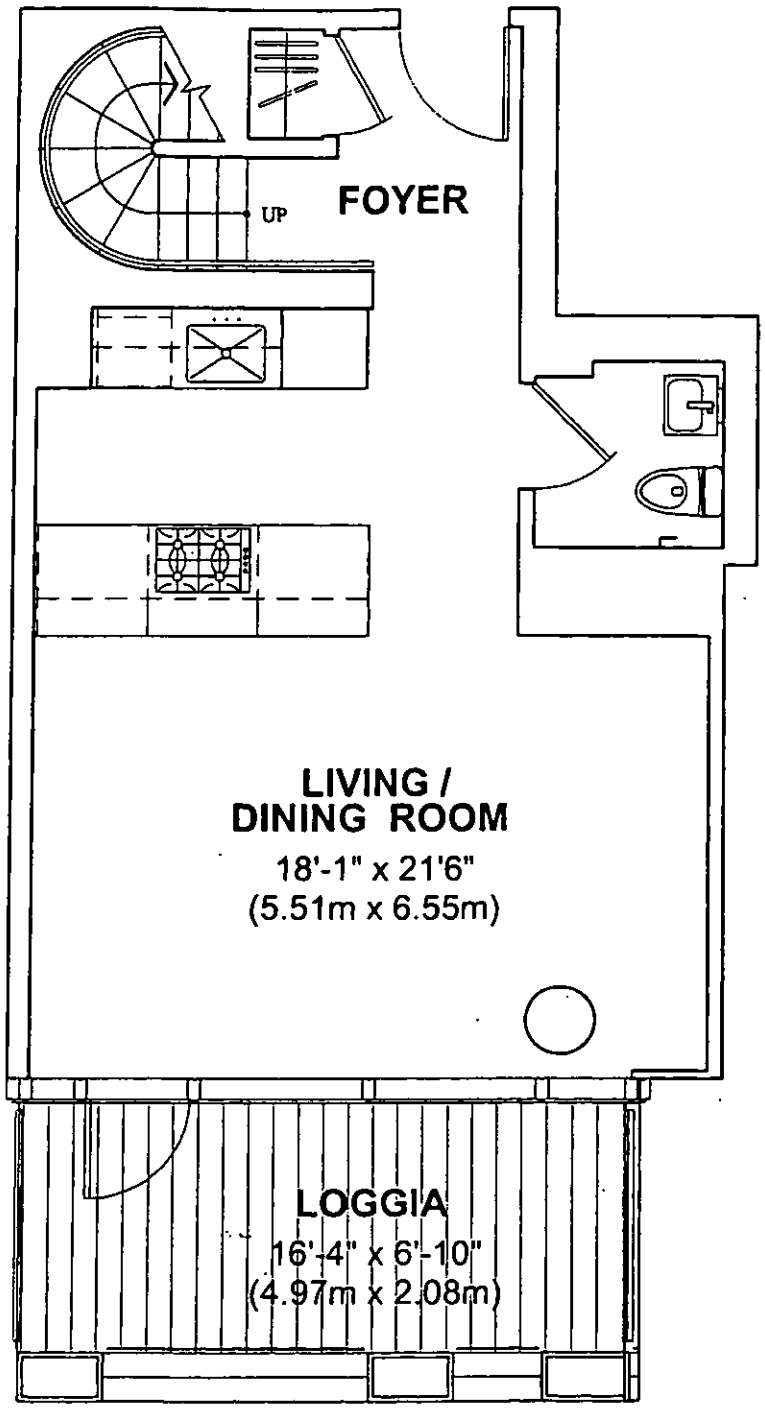


FLOOR 8
DUPLEX APARTMENT 7E - UPPER FL
LOWER FL 532 SQ. FT., UPPER FL 474 SQ. FT.
TOTAL: 1,006 SQ. FT. (93.46 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 153 SQ. FT. (14.21 SQ. M.)

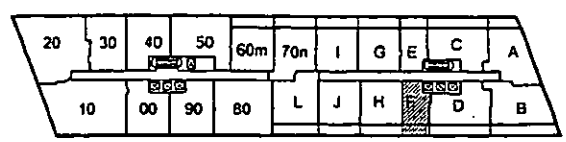
99 WARREN STREET

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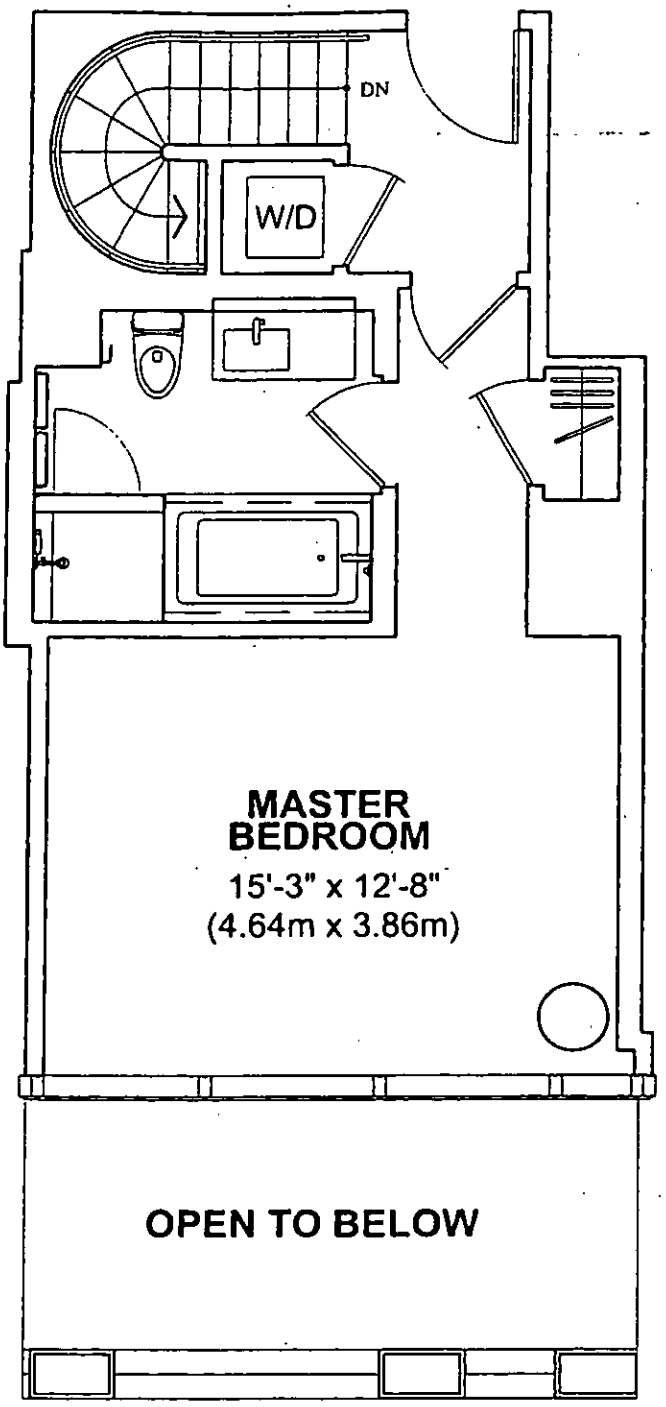


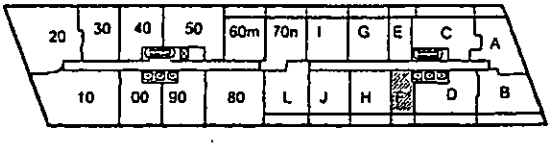
FLOOR 7
DUPLEX APARTMENT 7F - LOWER FL
LOWER FL 519 SQ. FT., UPPER FL 460 SQ. FT.
TOTAL: 979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 134 SQ. FT. (12.44 SQ. M.)

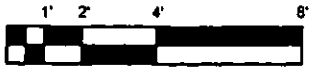
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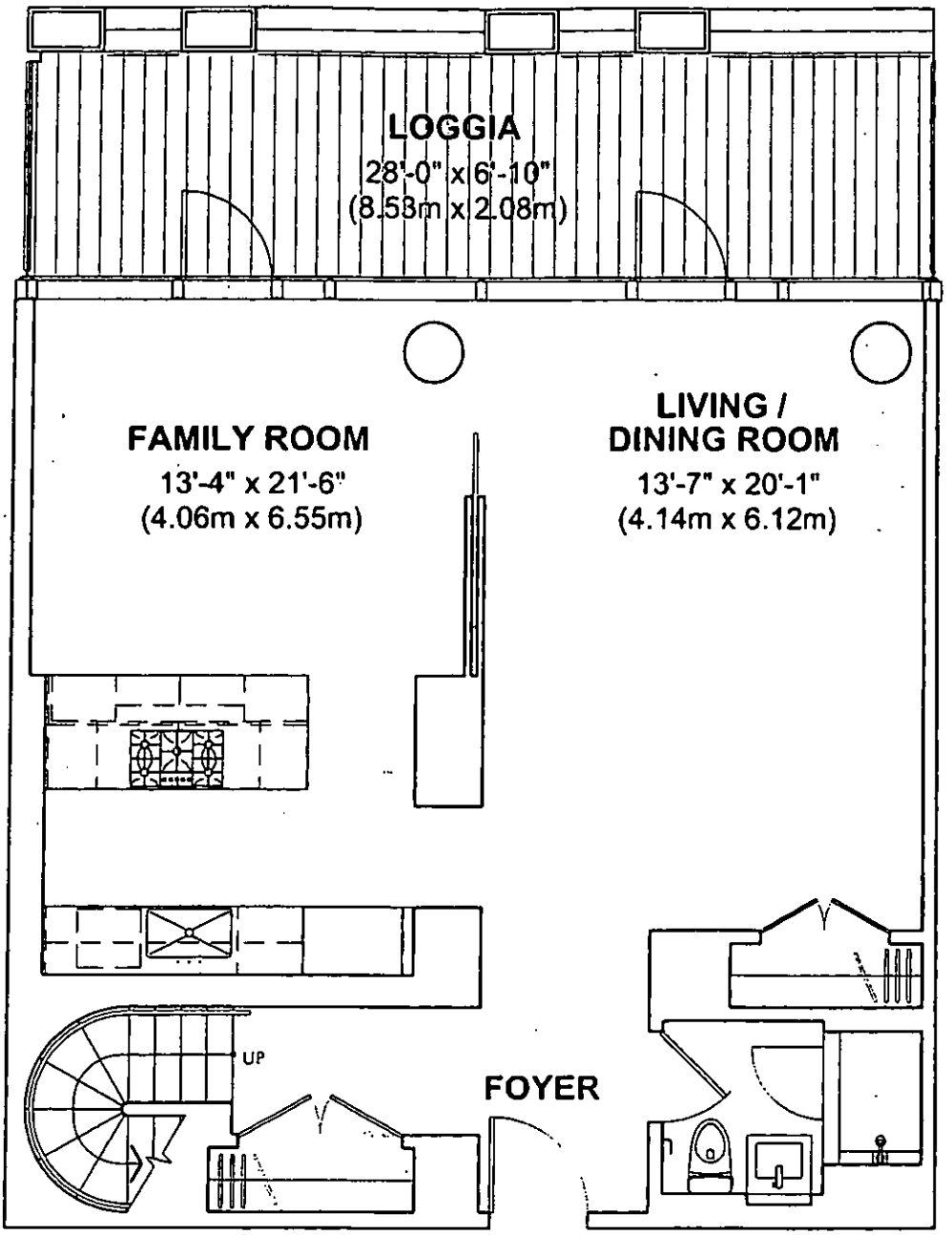


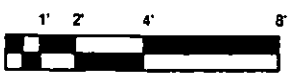
FLOOR 8
DUPLEX APARTMENT 7F - UPPER FL
LOWER FL 519 SQ. FT., UPPER FL 460 SQ. FT.
TOTAL: 979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 134 SQ. FT. (12.44 SQ. M.)

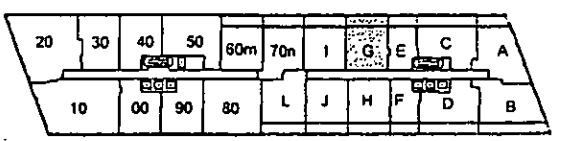
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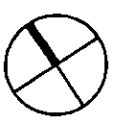




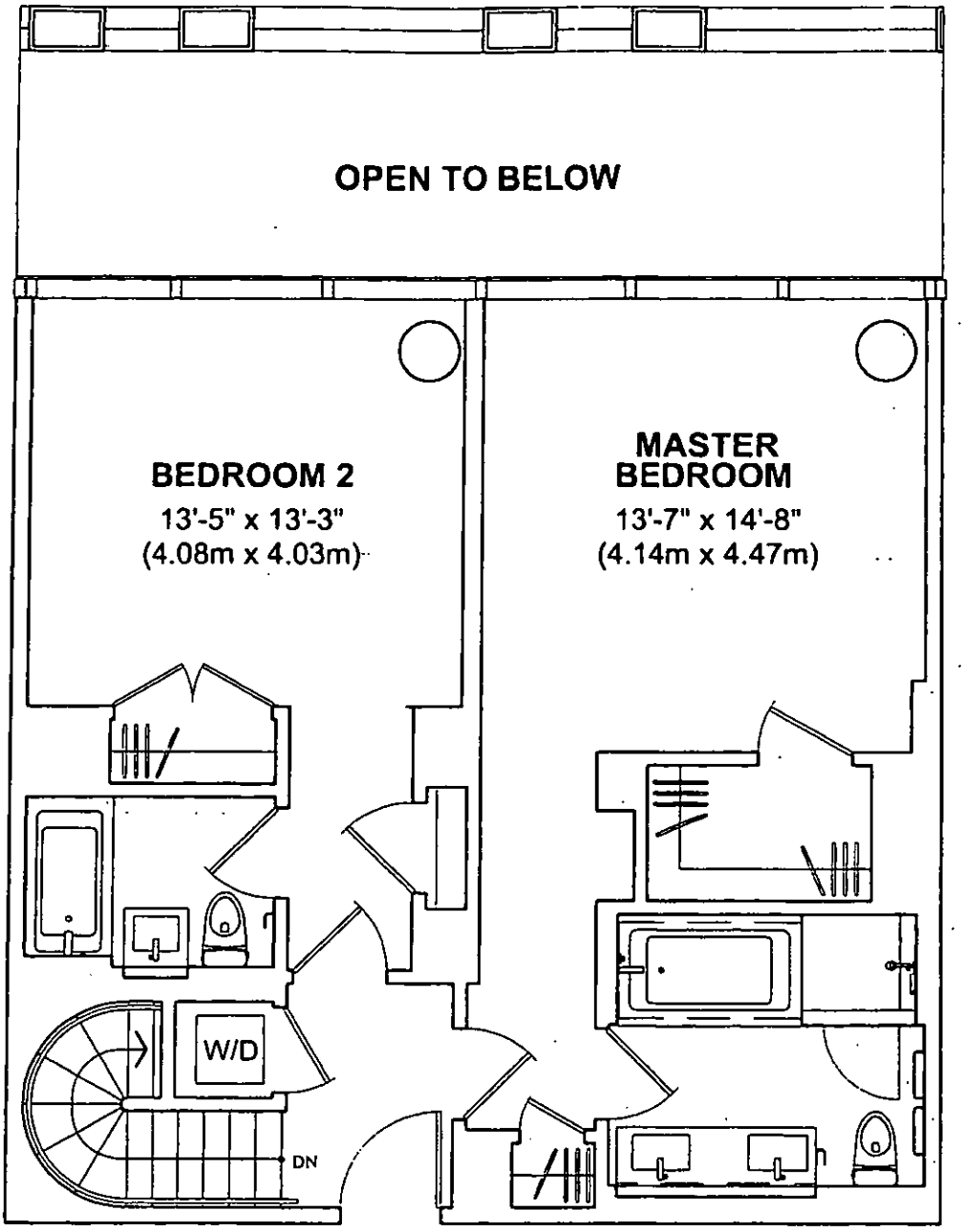
FLOOR 7
DUPLEX APARTMENT 7G - LOWER FL
LOWER FL 830 SQ. FT., UPPER FL 824 SQ. FT.
TOTAL: 1,654 SQ. FT. (153.66 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

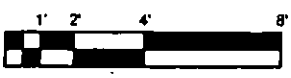
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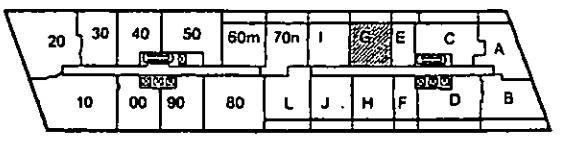
New York, New York



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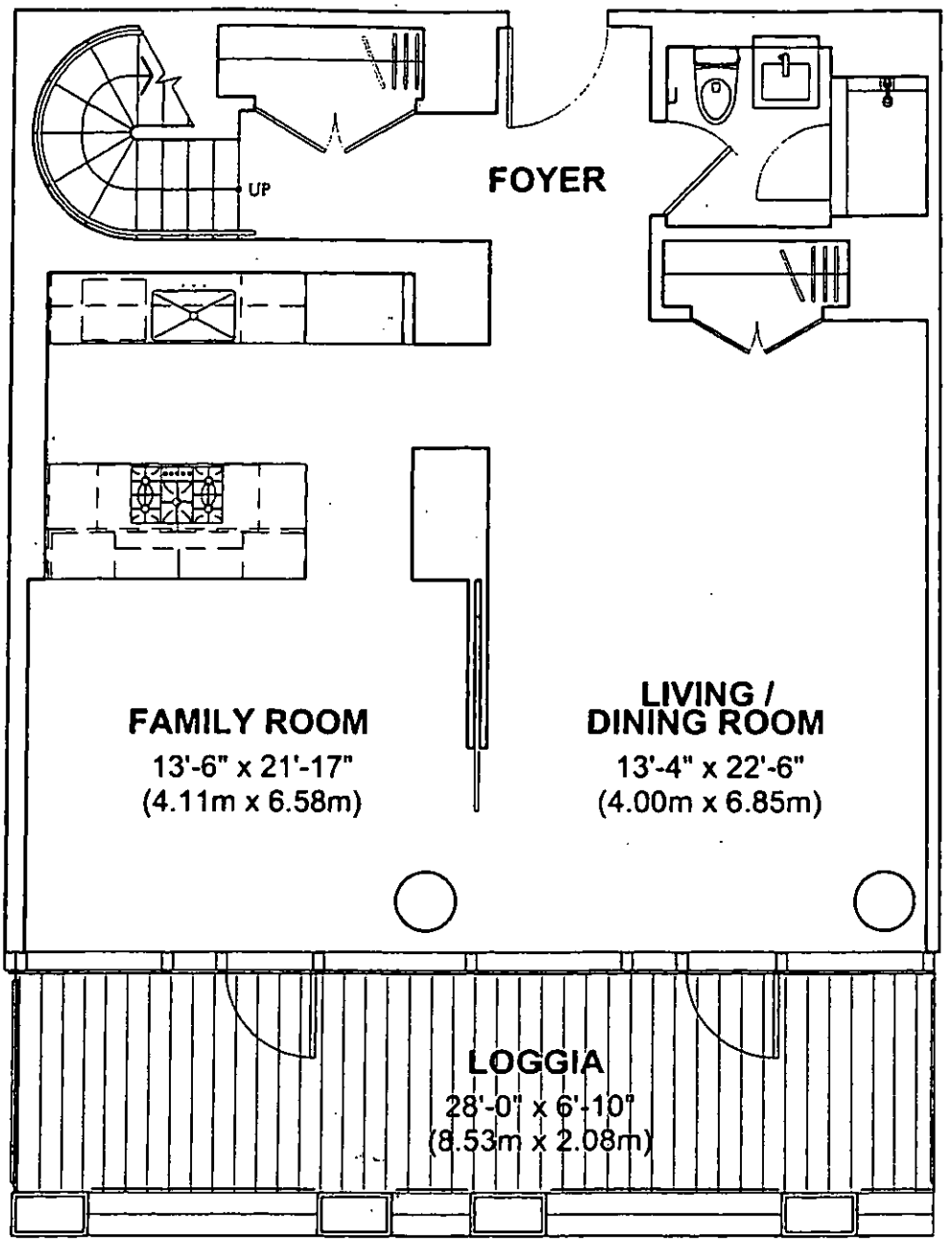


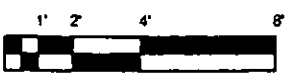
FLOOR 8
DUPLEX APARTMENT 7G - UPPER FL
LOWER FL 830 SQ. FT., UPPER FL 824 SQ. FT.
TOTAL: 1,654 SQ. FT. (153.66 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

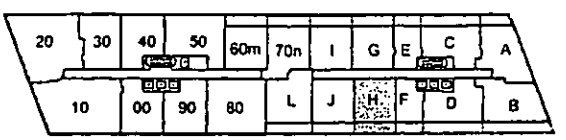
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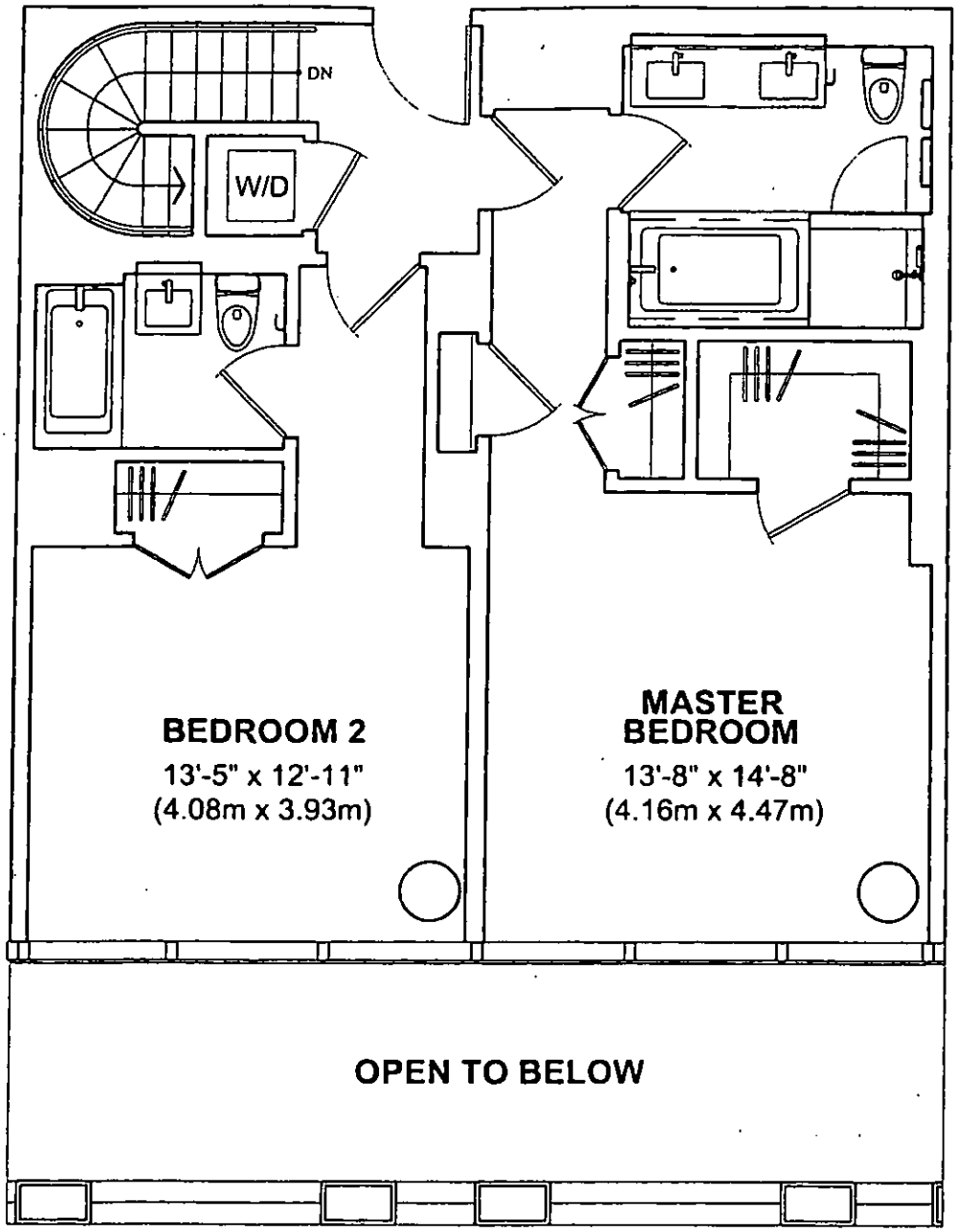


FLOOR 7
DUPLEX APARTMENT 7H - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 822 SQ. FT.
TOTAL: 1,647 SQ. FT. (153.01 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

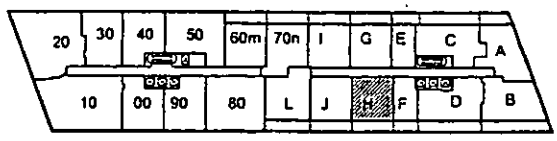
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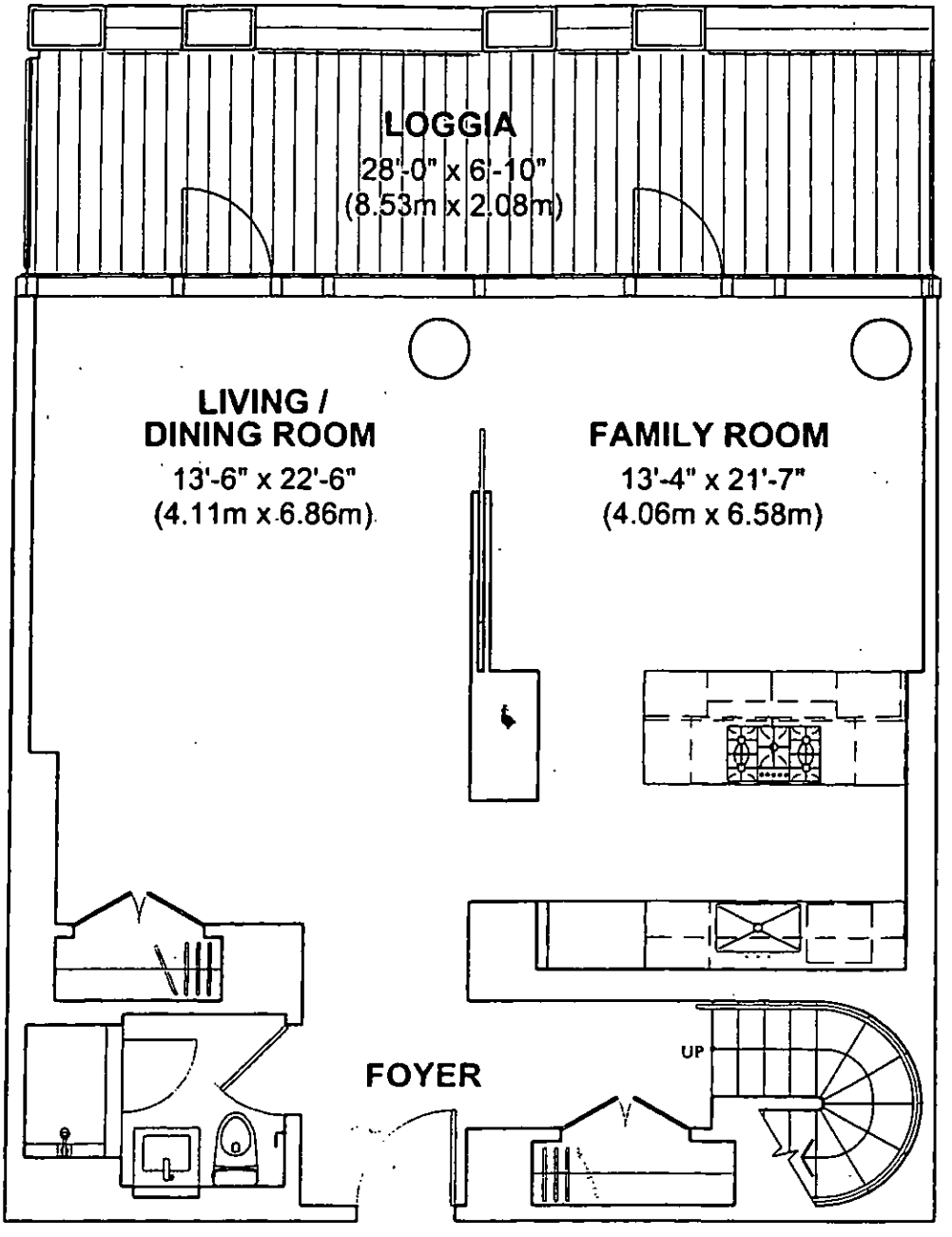


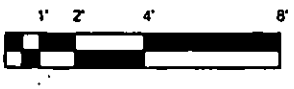
FLOOR 8
DUPLEX APARTMENT 7H - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 822 SQ. FT.
TOTAL: 1,647 SQ. FT. (153.01 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

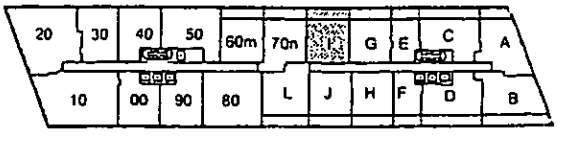
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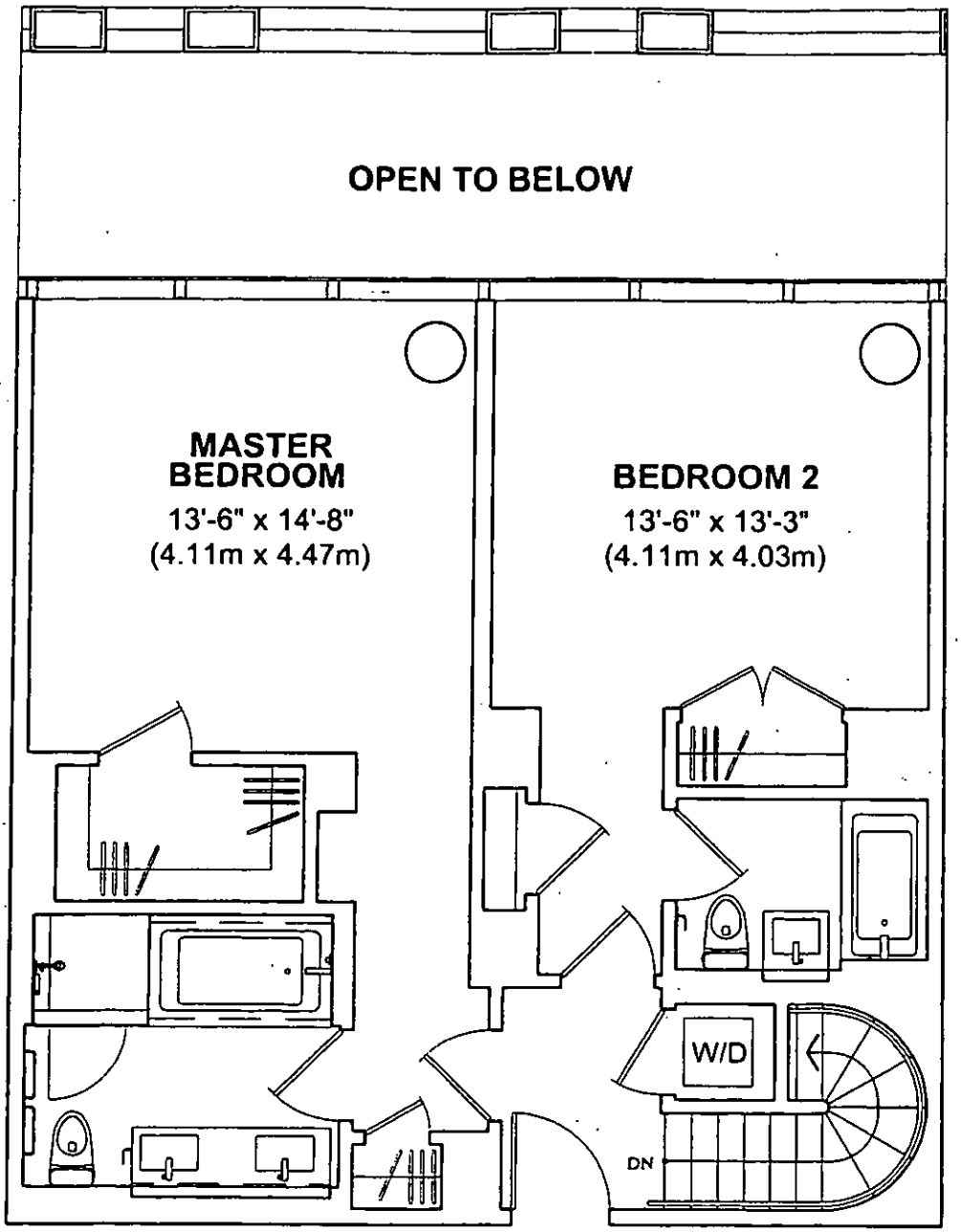


FLOOR 7
DUPLEX APARTMENT 7I - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

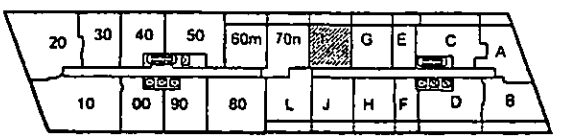
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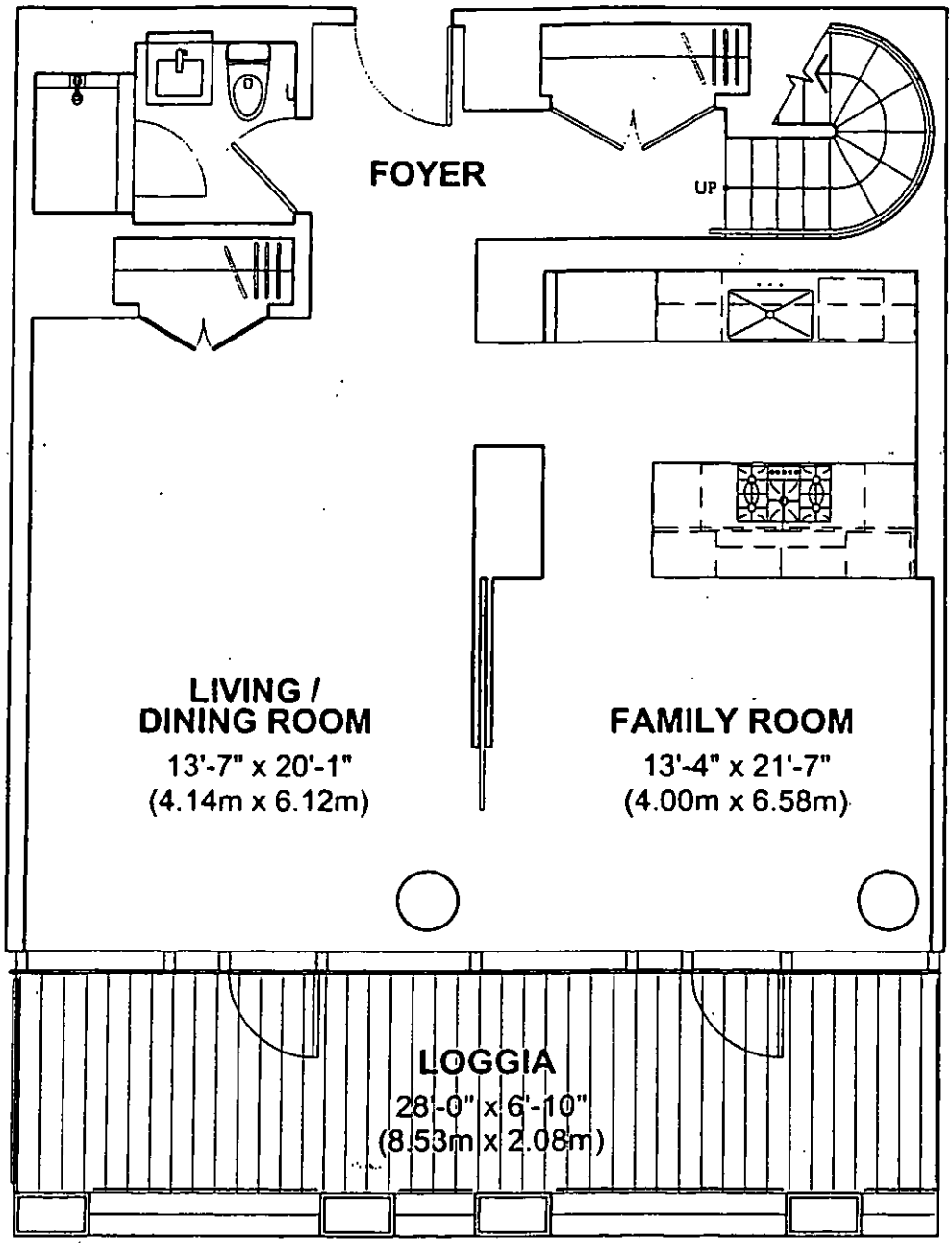


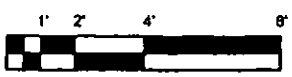
FLOOR 8
DUPLEX APARTMENT 7I - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

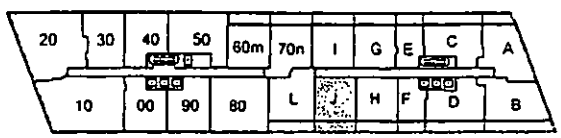
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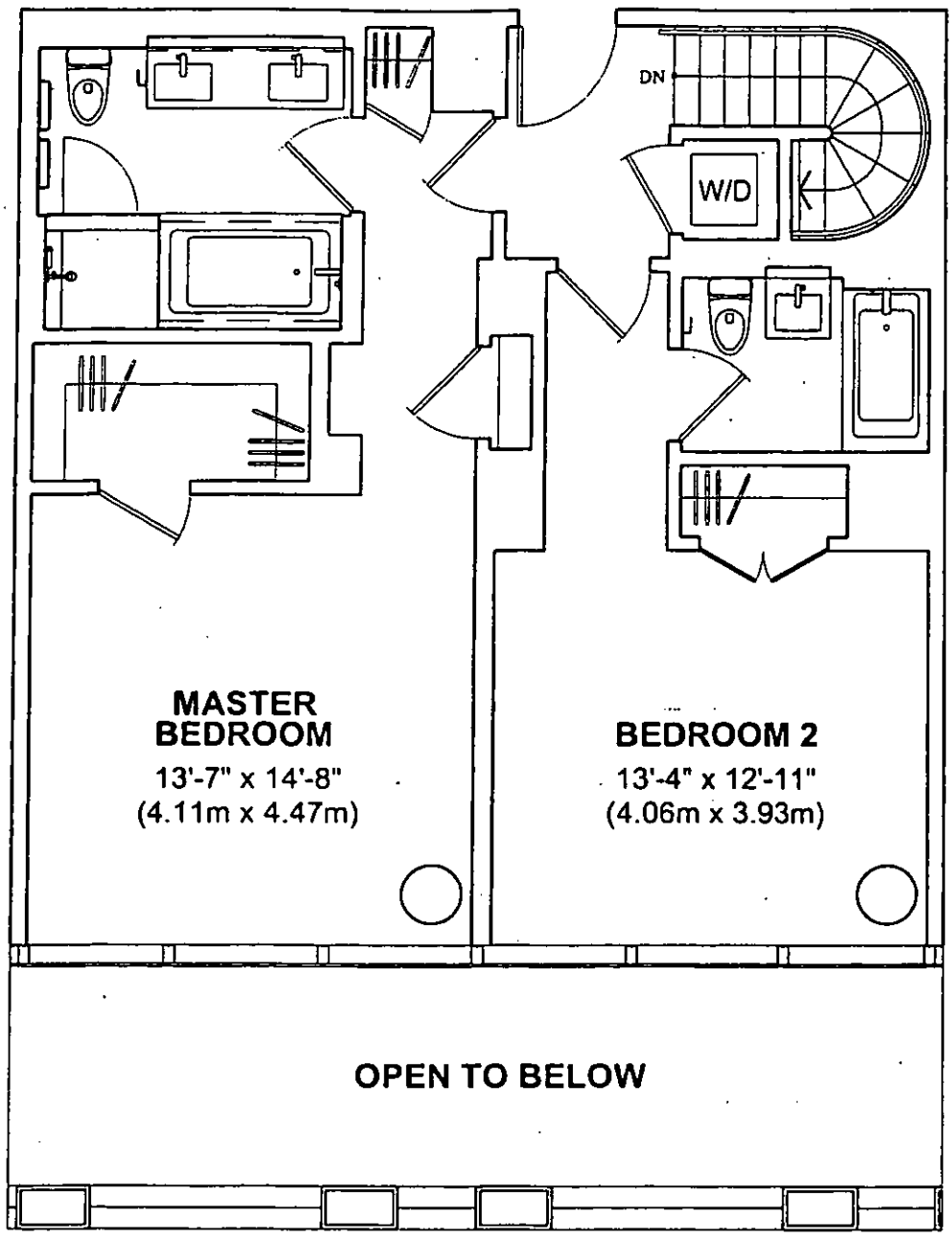


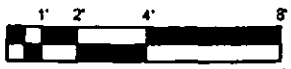
FLOOR 7
DUPLEX APARTMENT 7J - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

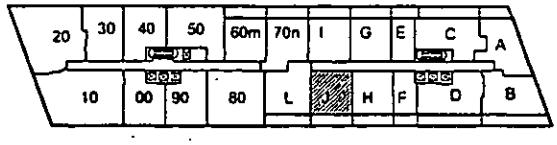
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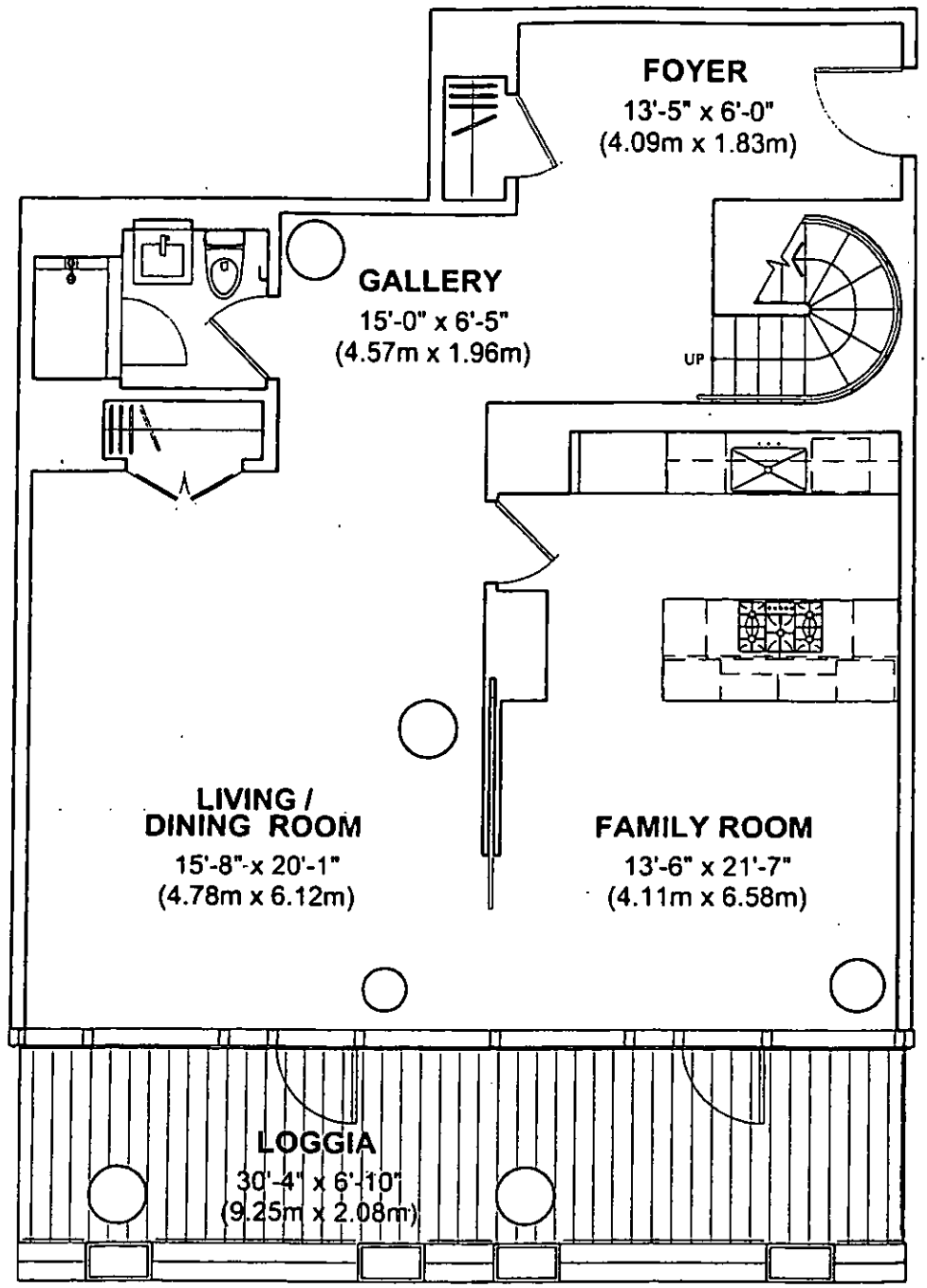


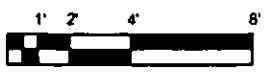
FLOOR 8
DUPLEX APARTMENT 7J - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

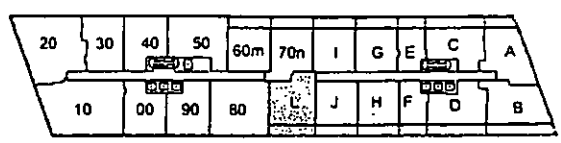
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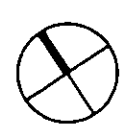


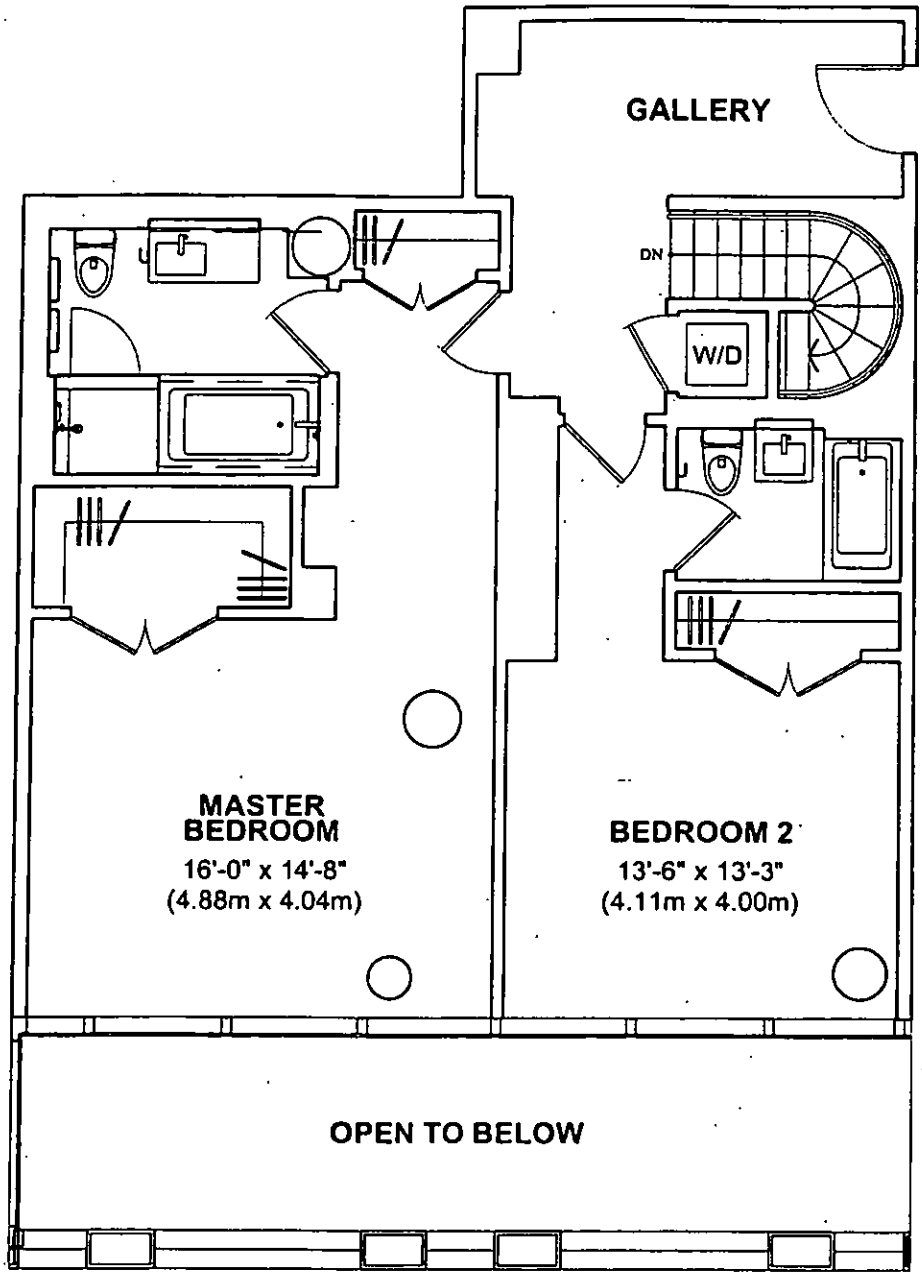
FLOOR 7
DUPLEX APARTMENT 7L - LOWER FL
LOWER FL 994 SQ. FT., UPPER FL 989 SQ. FT.
TOTAL: 1,983 (184.22 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 248 SQ. FT. (23.04 SQ. M.)

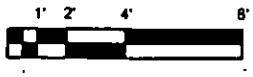
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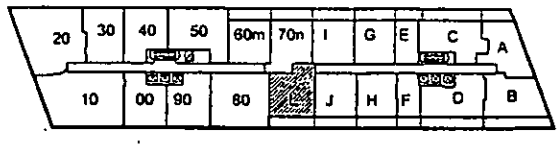
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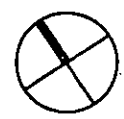


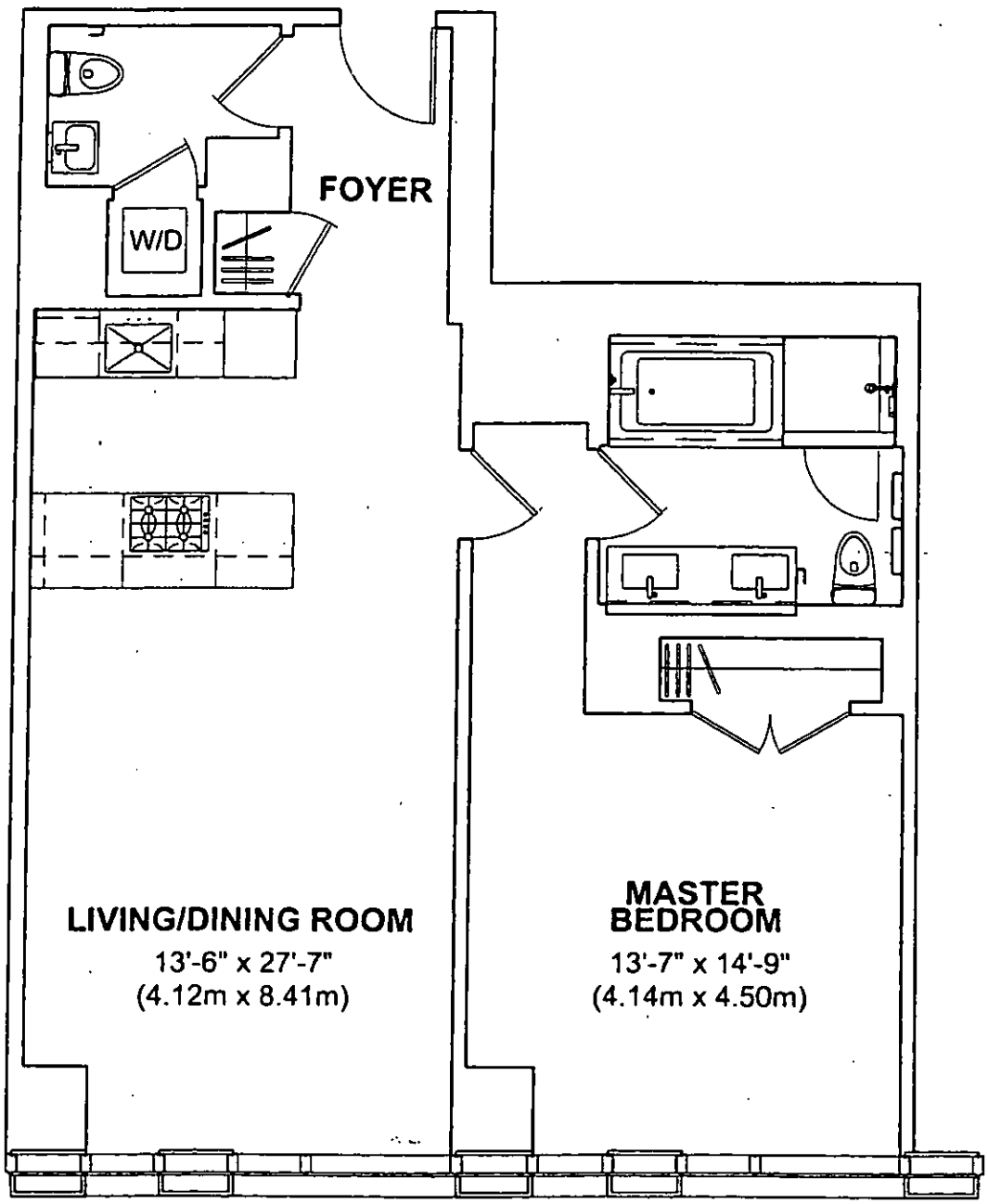
FLOOR 8
DUPLEX APARTMENT 7L - UPPER FL
LOWER FL 994 SQ. FT., UPPER FL 989 SQ. FT.
TOTAL: 1,983 (184.22 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 248 SQ. FT. (23.04 SQ. M.)

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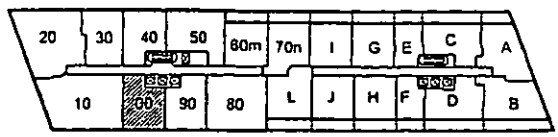
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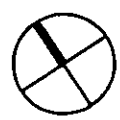




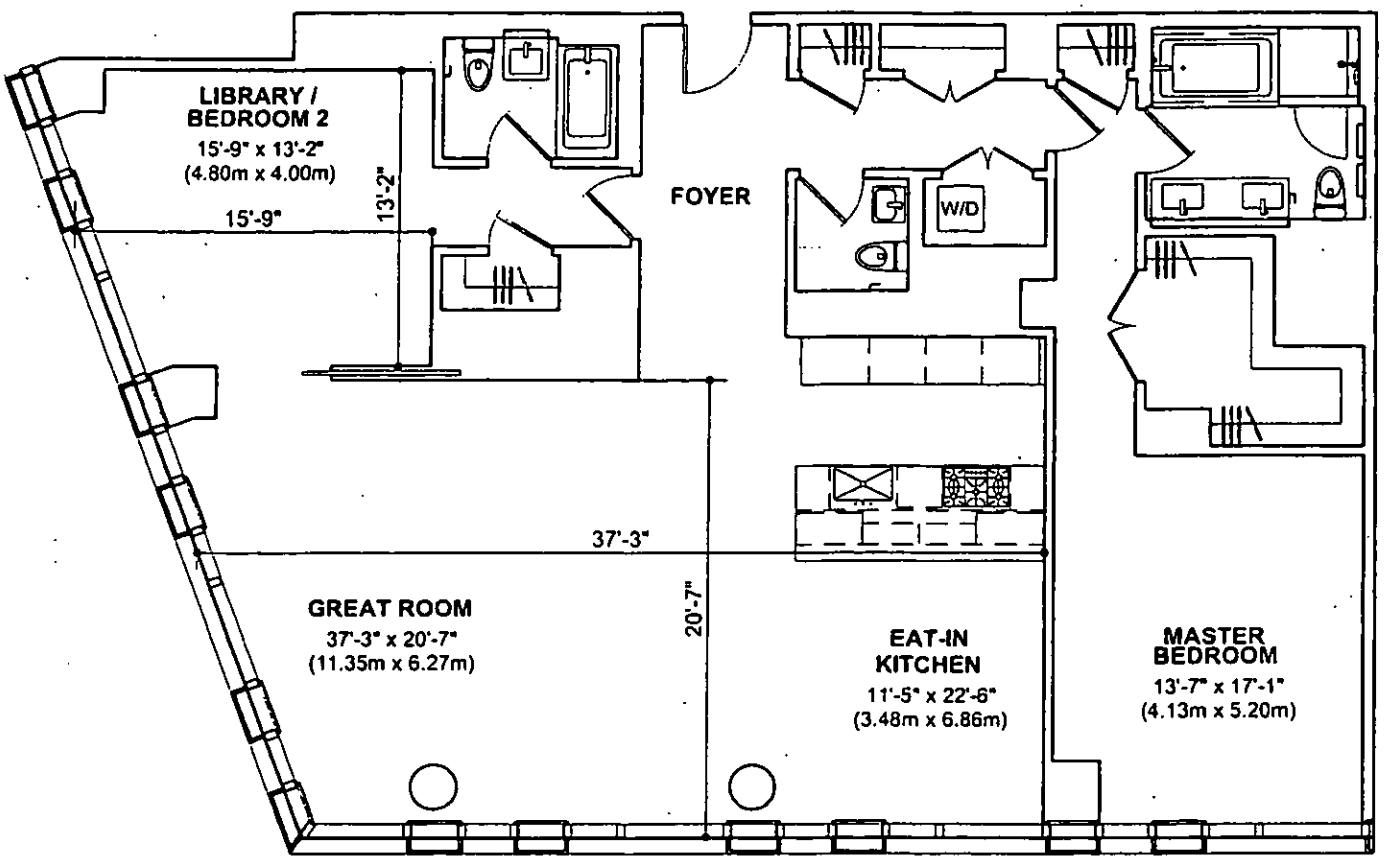
FLOORS 9 AND 10
APARTMENT 00
936 SQ. FT. (86.95 SQ. M.)
1 BEDROOM, 1.5 BATH

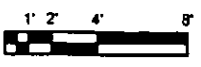
101 WARREN STREET

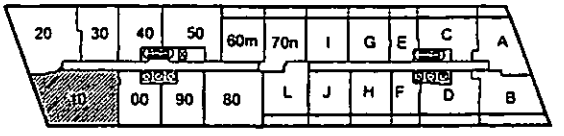
New York, New York



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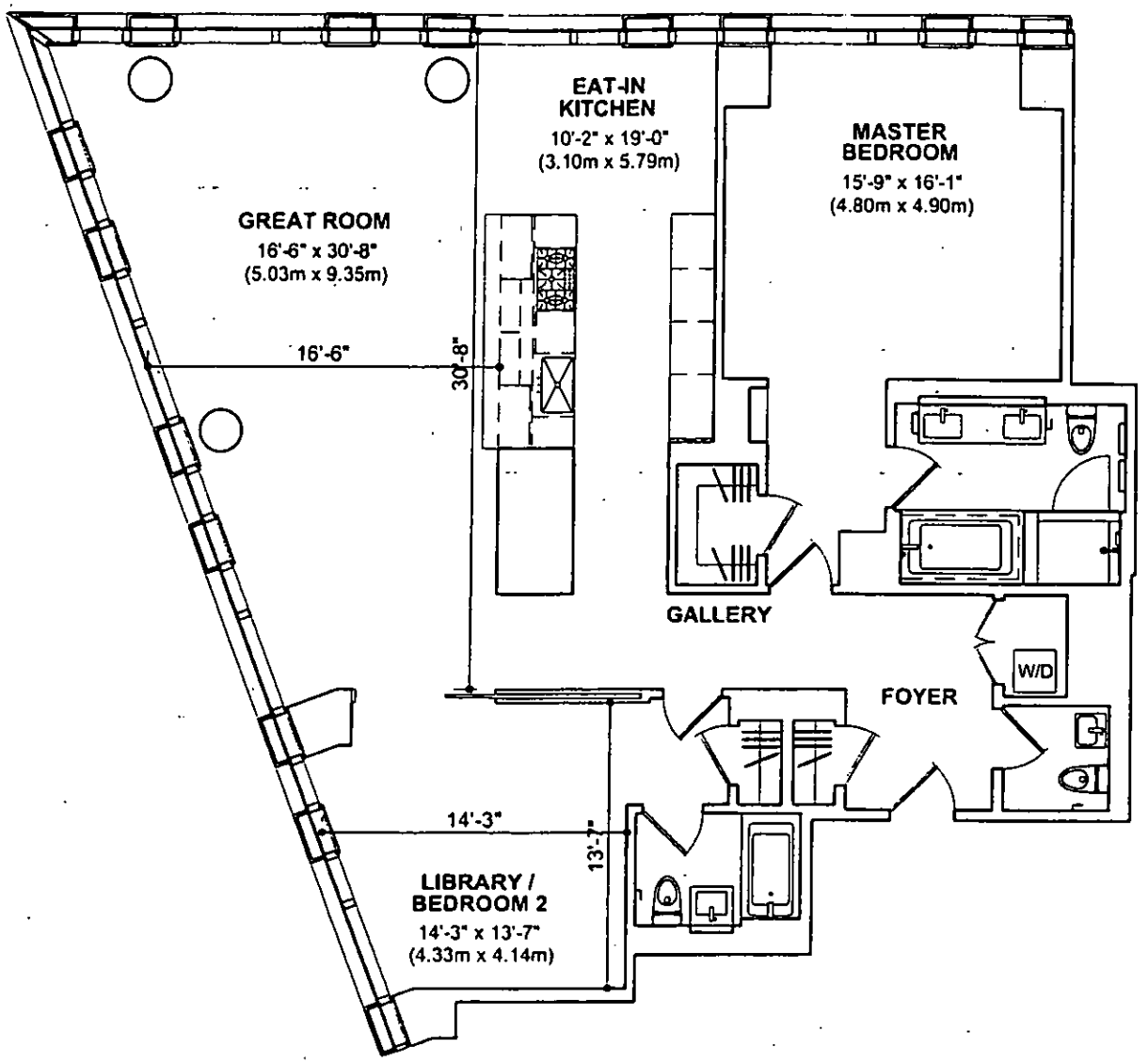
FLOORS 9 AND 10
APARTMENT 10
2,004 SQ. FT. (186.18 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN

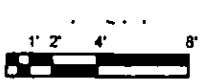
101 WARREN STREET

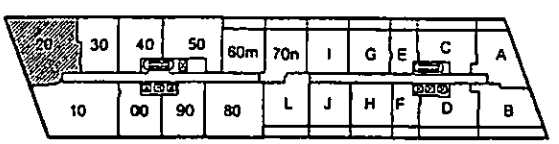
New York, New York



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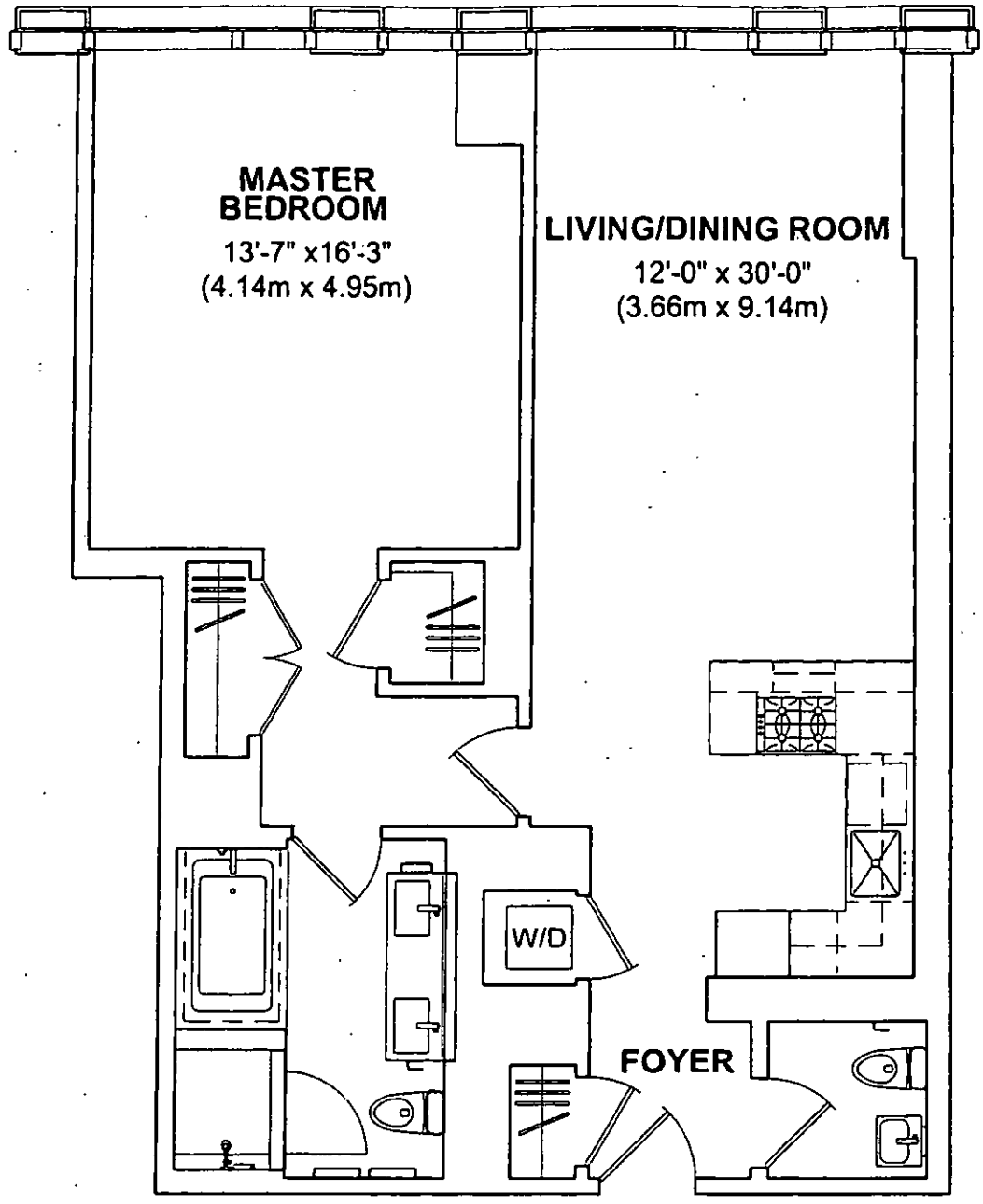


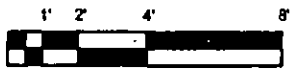
FLOORS 9 AND 10
APARTMENT 20
1,860 SQ. FT. (172.8 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN

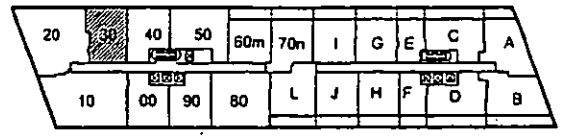
101 WARREN STREET

New York, New York

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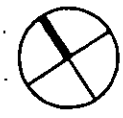




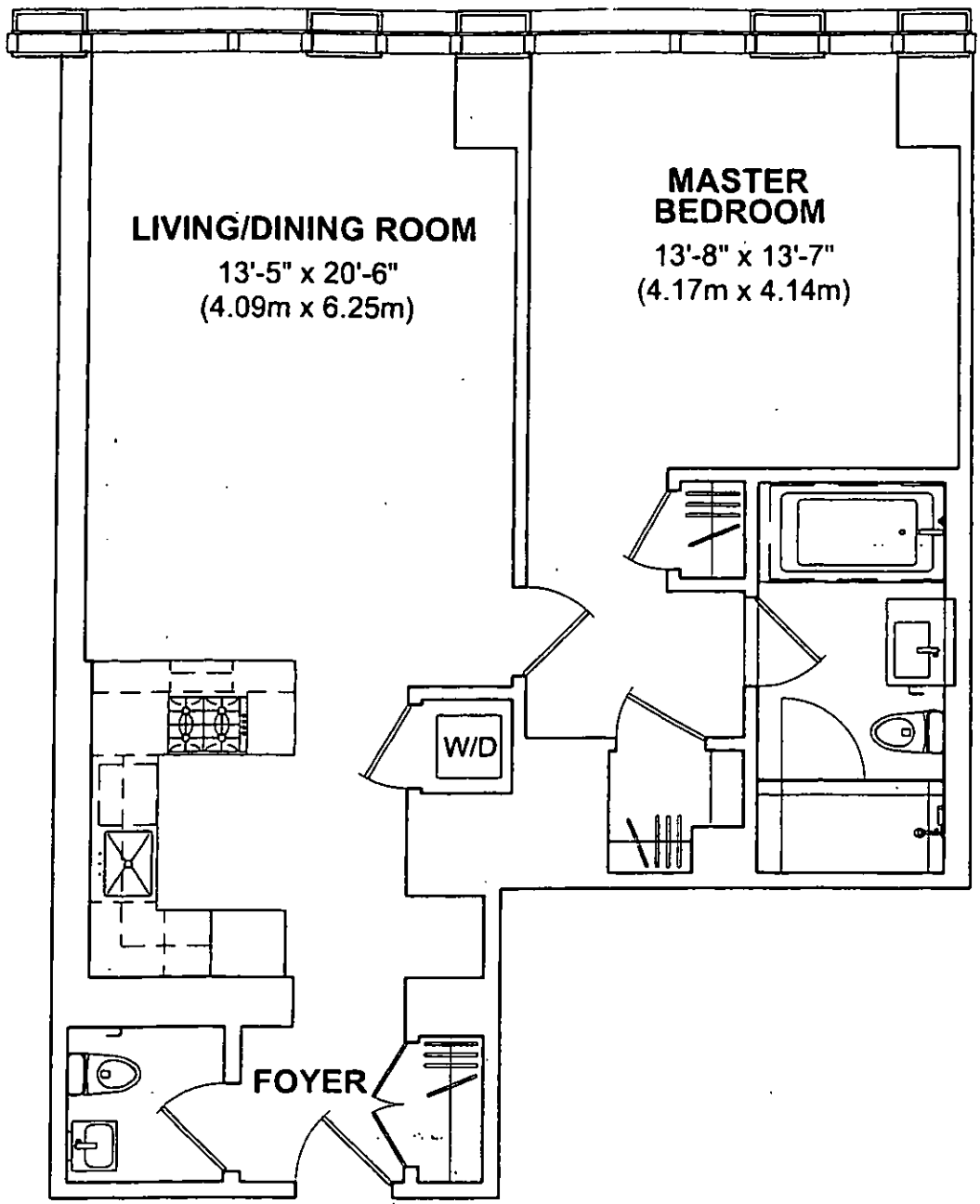
FLOORS 9 AND 10
APARTMENT 30
974 SQ. FT. (90.49 SQ. M.)
1 BEDROOM, 1.5 BATH

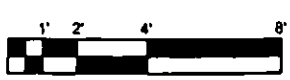
101 WARREN STREET

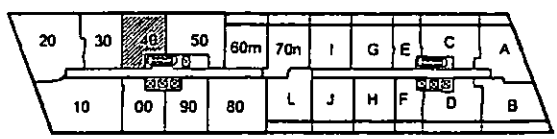
New York, New York



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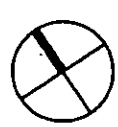




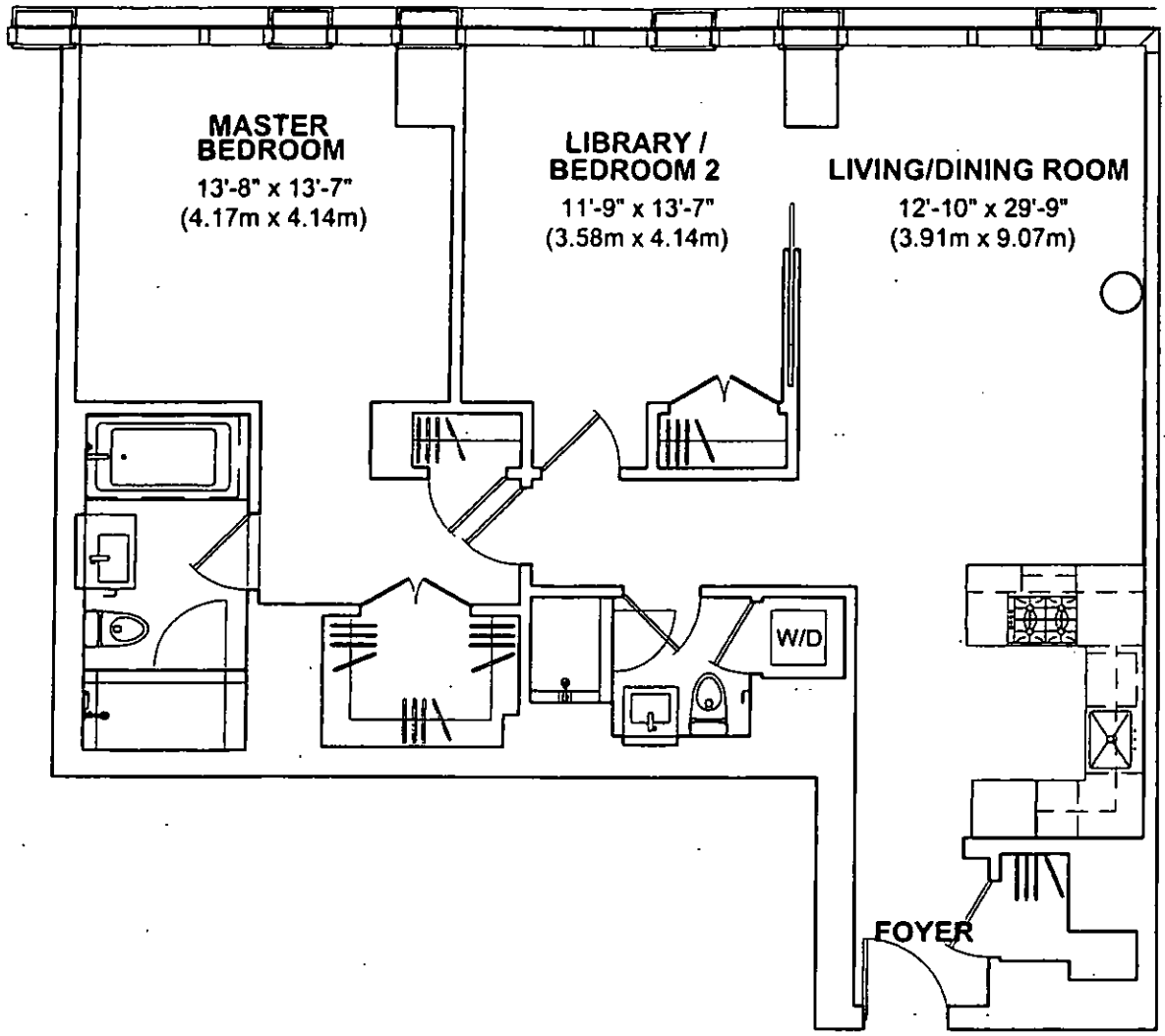
FLOORS 9 AND 10
APARTMENT 40
955 SQ. FT. (88.72 SQ. M.)
1 BEDROOM, 1.5 BATH

101 WARREN STREET

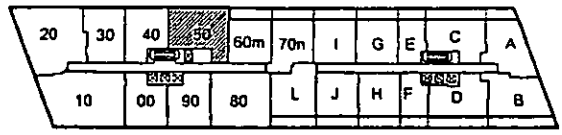
New York, New York



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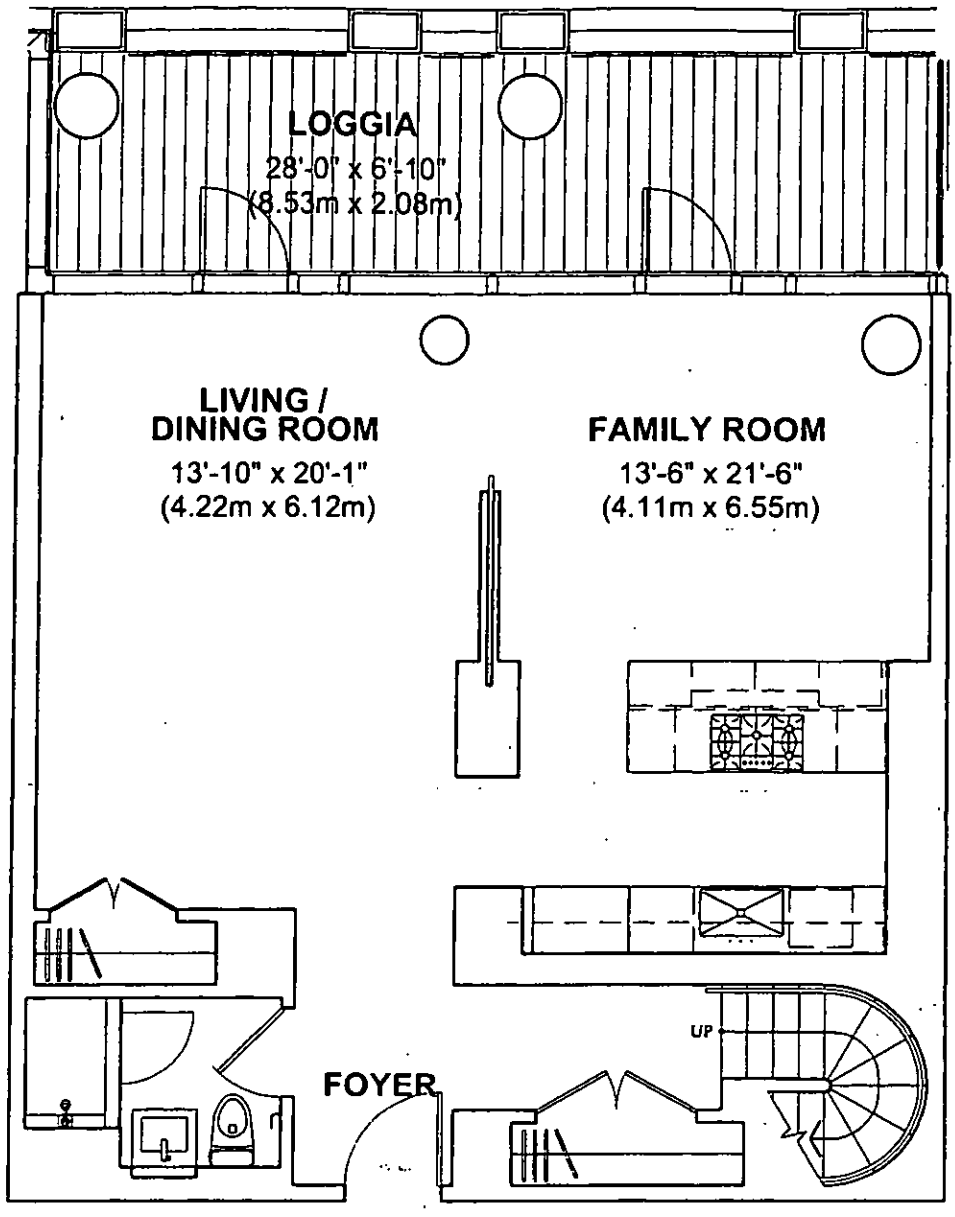


FLOORS 9 AND 10
APARTMENT 50
1,232 SQ. FT. (114.45 SQ. M.)
2 BEDROOM, 2 BATH

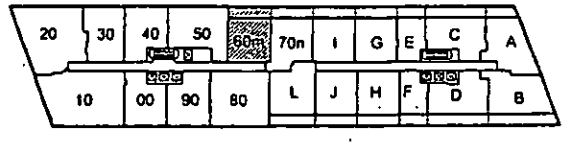
101 WARREN STREET

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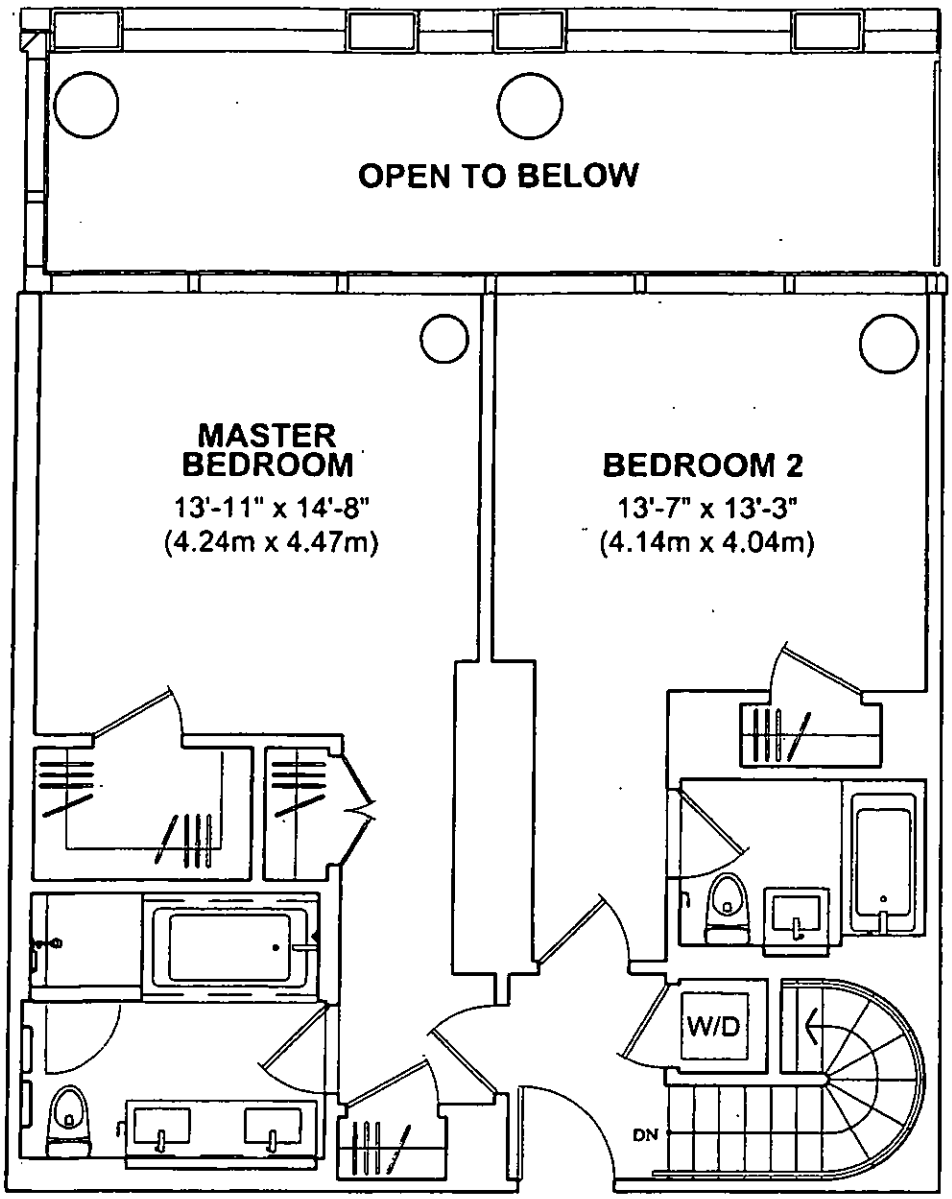


FLOOR 9
DUPLEX APARTMENT 960m - LOWER FL
LOWER FL 839 SQ. FT., UPPER FL 839 SQ. FT.
TOTAL: 1,678 SQ. FT. (155.89 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

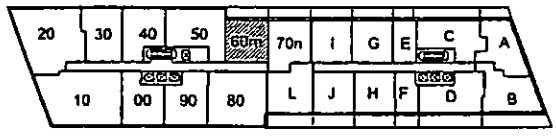
101 WARREN STREET

New York, New York

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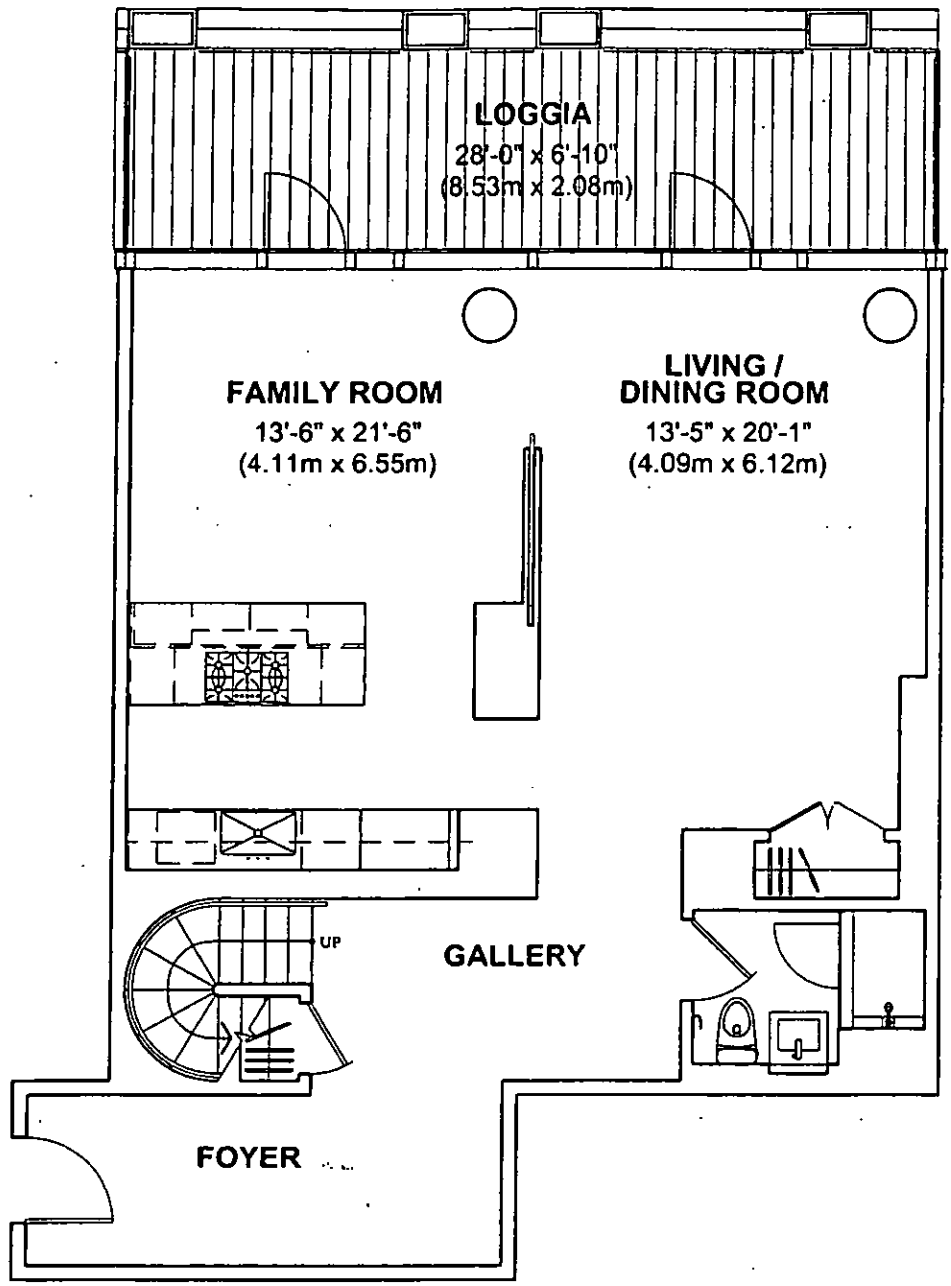


FLOOR 10
DUPLEX APARTMENT 960m - UPPER FL
LOWER FL 839 SQ. FT., UPPER FL 839 SQ. FT.
TOTAL: 1,678 SQ. FT. (155.89 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

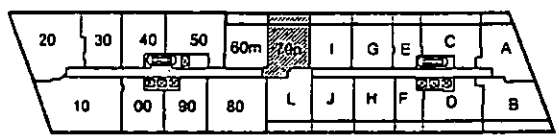
101 WARREN STREET

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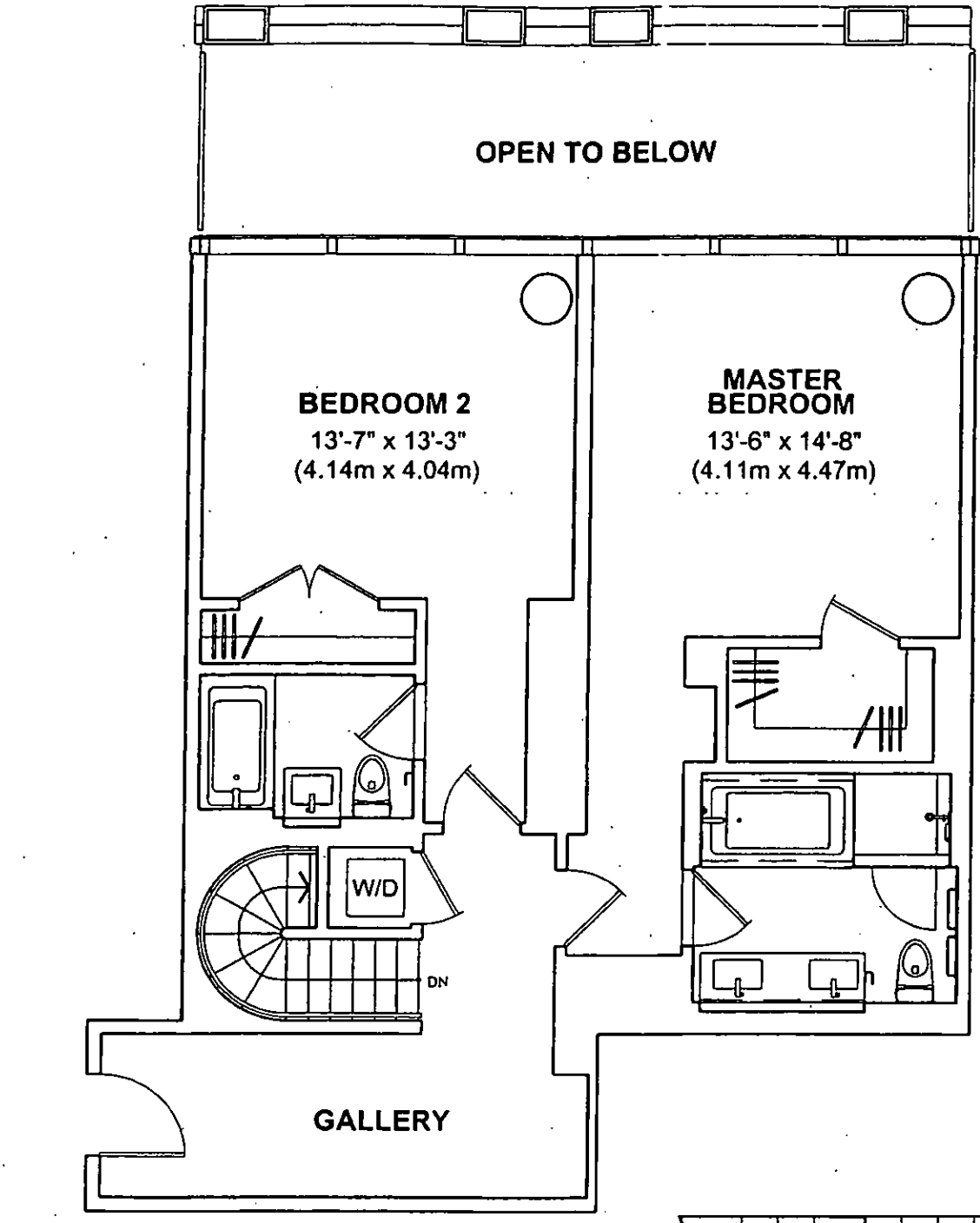


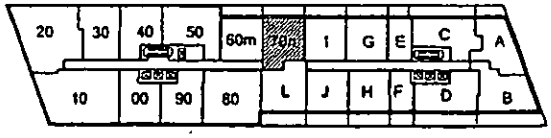
FLOOR 9
DUPLEX APARTMENT 970n - LOWER FL
L.L: 932 SQ. FT., UPPER FL 937 SQ. FT.
TOTAL: 1,869 SQ. FT. (173.63 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

101 WARREN STREET

New York, New York

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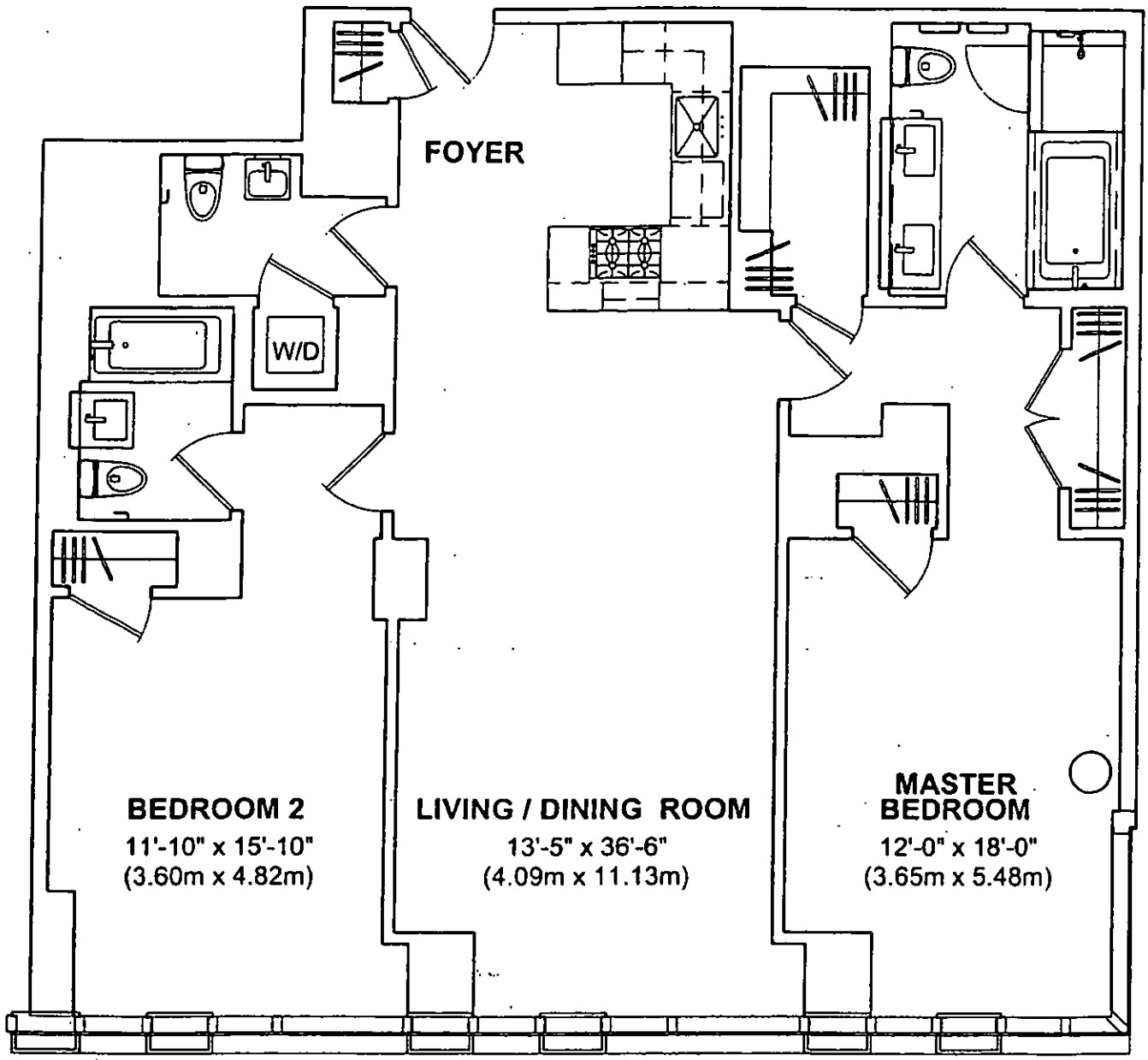


FLOOR 10
DUPLEX APARTMENT 970n - UPPER FL
L.L: 932 SQ. FT., UPPER FL 937 SQ. FT.
TOTAL: 1,869 SQ. FT. (173.63 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

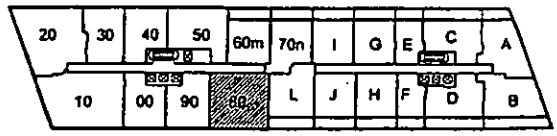
101 WARREN STREET

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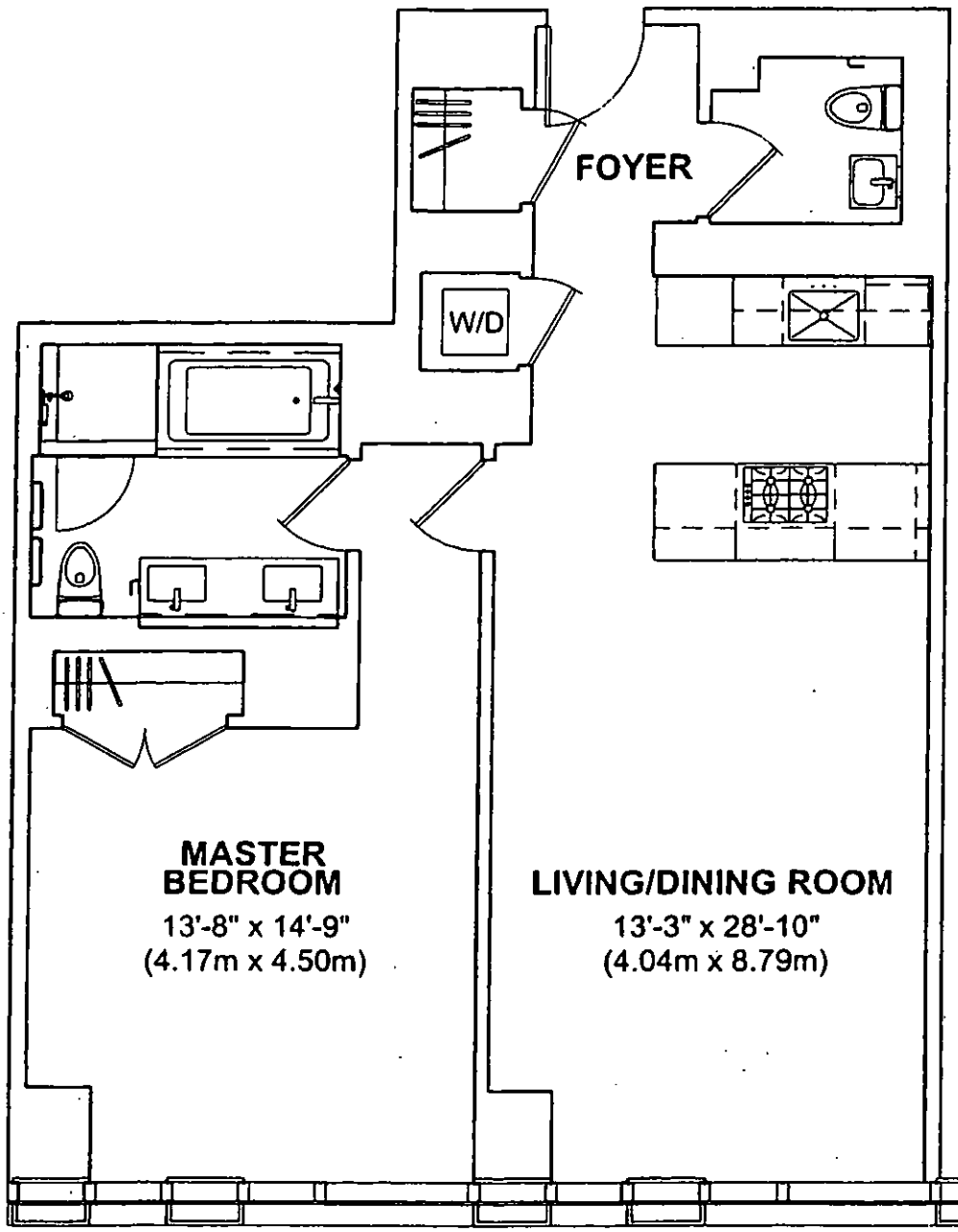


FLOORS 9 AND 10
APARTMENT 80
1,473 SQ. FT. (132.57 SQ. M.)
2 BEDROOM, 2.5 BATH

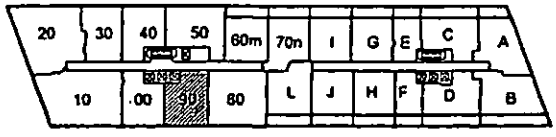
101 WARREN STREET

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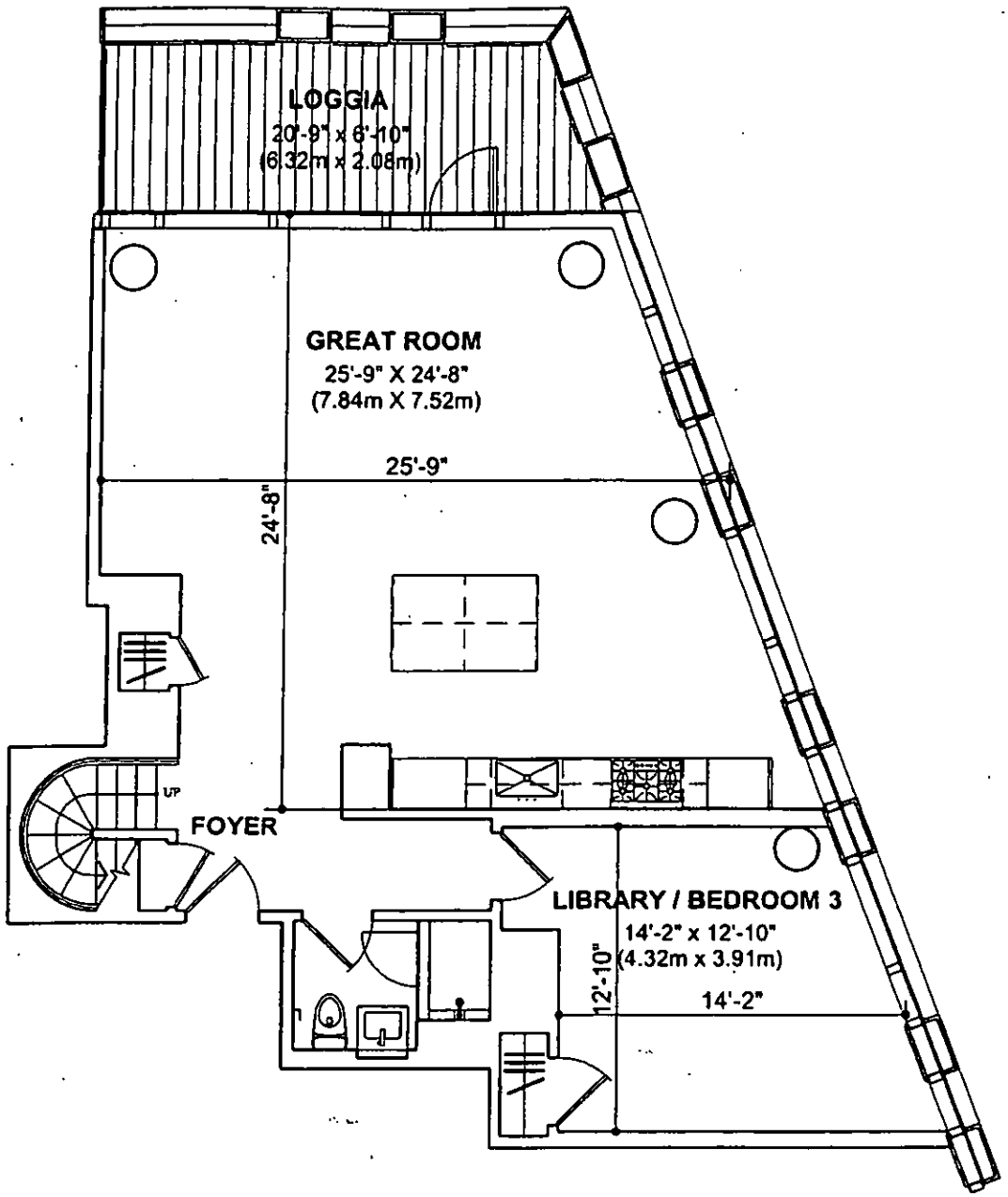
FLOORS 9 AND 10
APARTMENT 90
979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH

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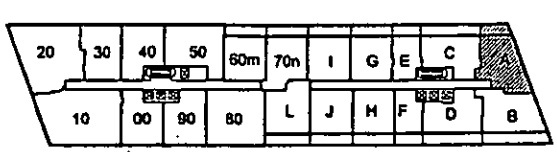
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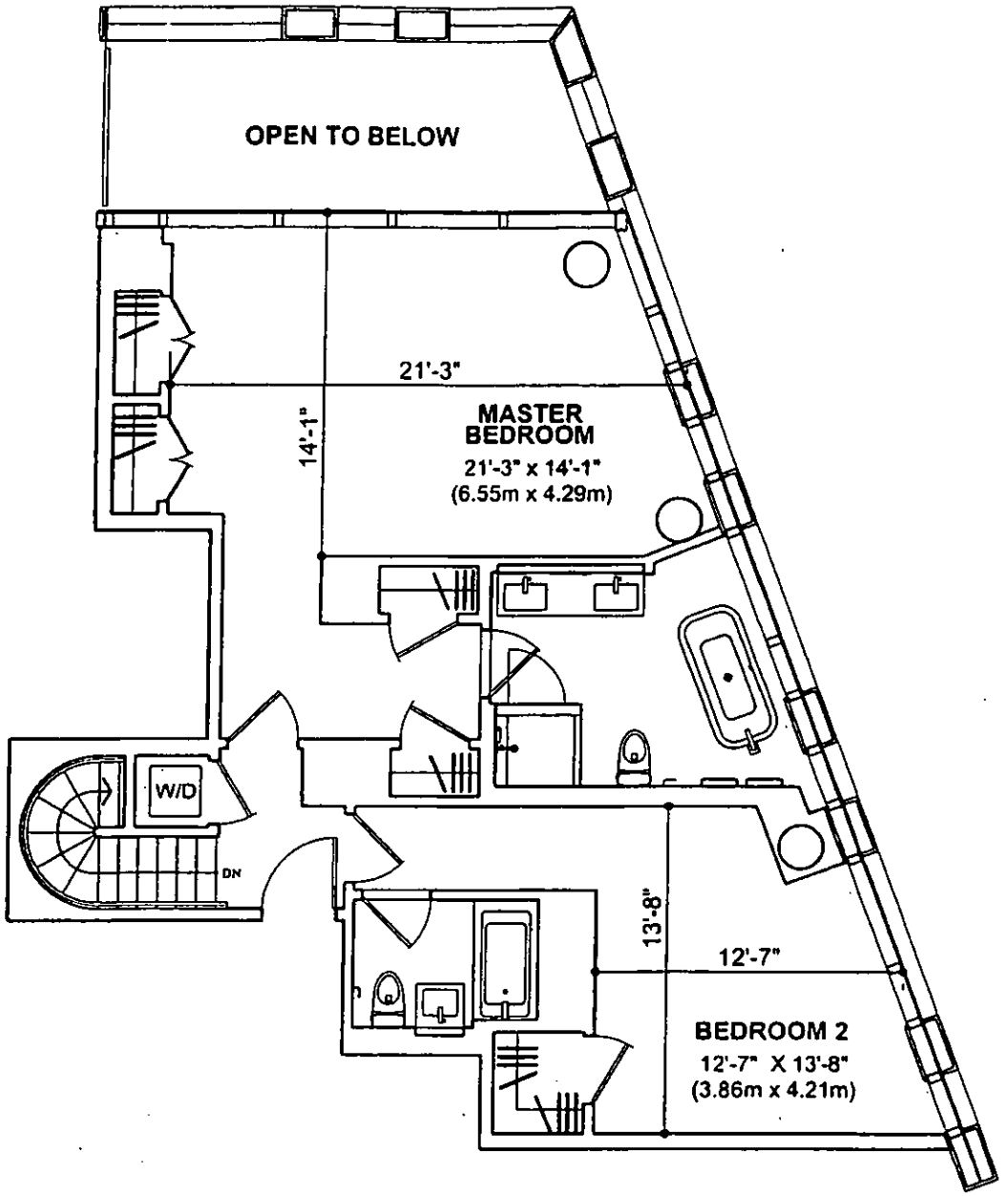


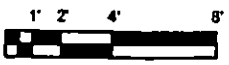
FLOOR 9
DUPLEX APARTMENT 9A - LOWER FL
LOWER FL 1,061 SQ. FT., UPPER FL 1,000 SQ. FT.
TOTAL: 2,061 SQ. FT. (191.47 SQ. M.)
3 BEDROOM, 3 BATH + LOGGIA 170 SQ. FT. (15.79 SQ. M.)

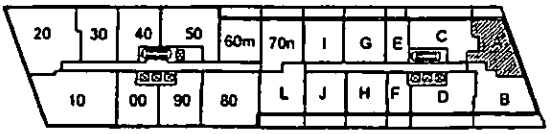
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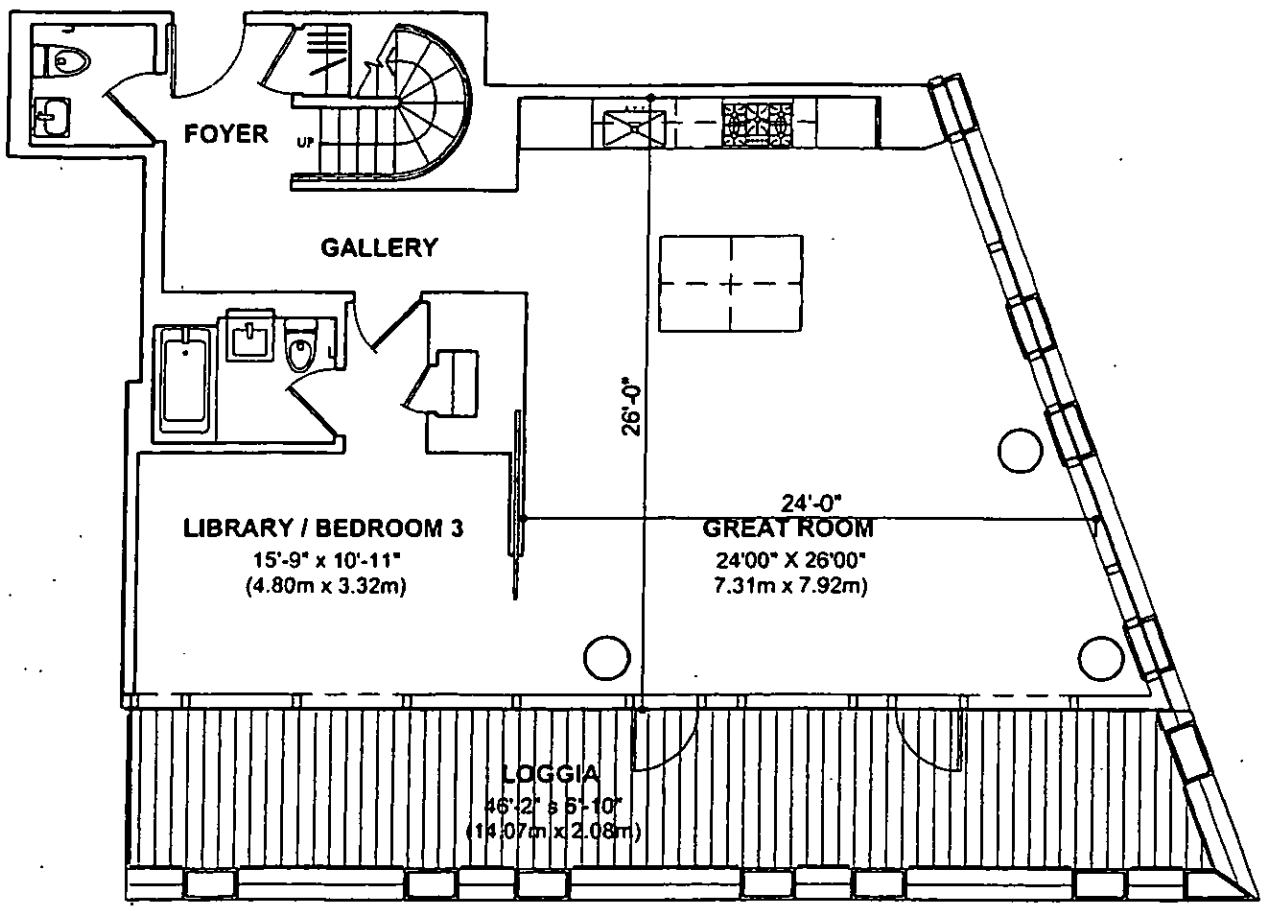


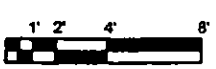
FLOOR 10
DUPLEX APARTMENT 9A - UPPER FL
LOWER FL 1,061 SQ. FT., UPPER FL 1,000 SQ. FT.
TOTAL: 2,061 SQ. FT. (191.47 SQ. M.)
3 BEDROOM, 3 BATH + LOGGIA 170 SQ. FT. (15.79 SQ. M.)

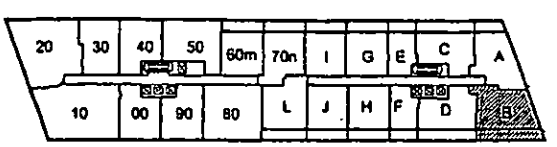
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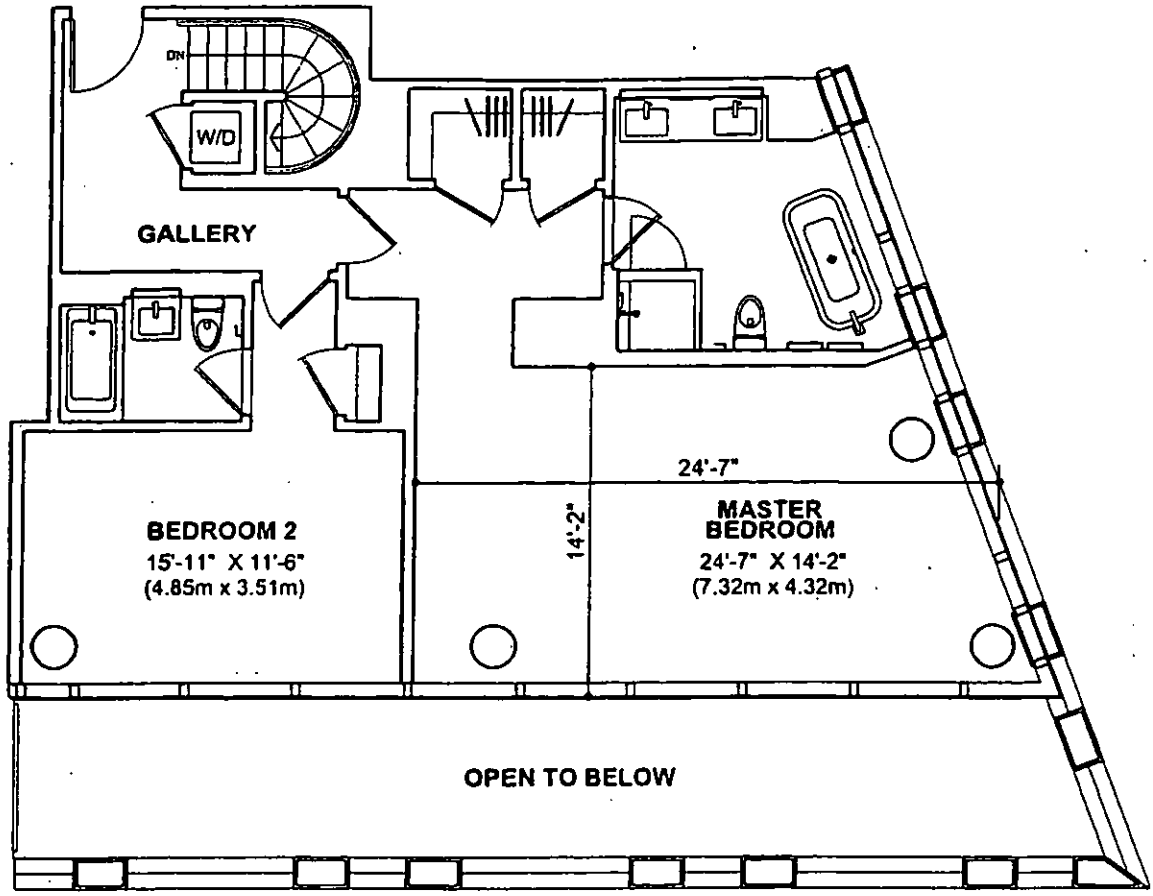


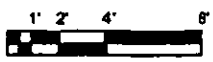
FLOOR 9
DUPLEX APARTMENT 9B - LOWER FL
LOWER FL 1,111 SQ. FT., UPPER FL 1,073 SQ. FT.
TOTAL: 2,184 SQ. FT. (202.90 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 377 SQ. FT. (35.02 SQ. M.)

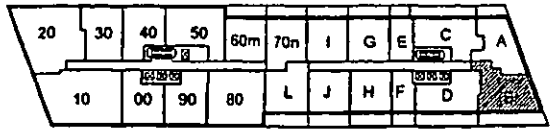
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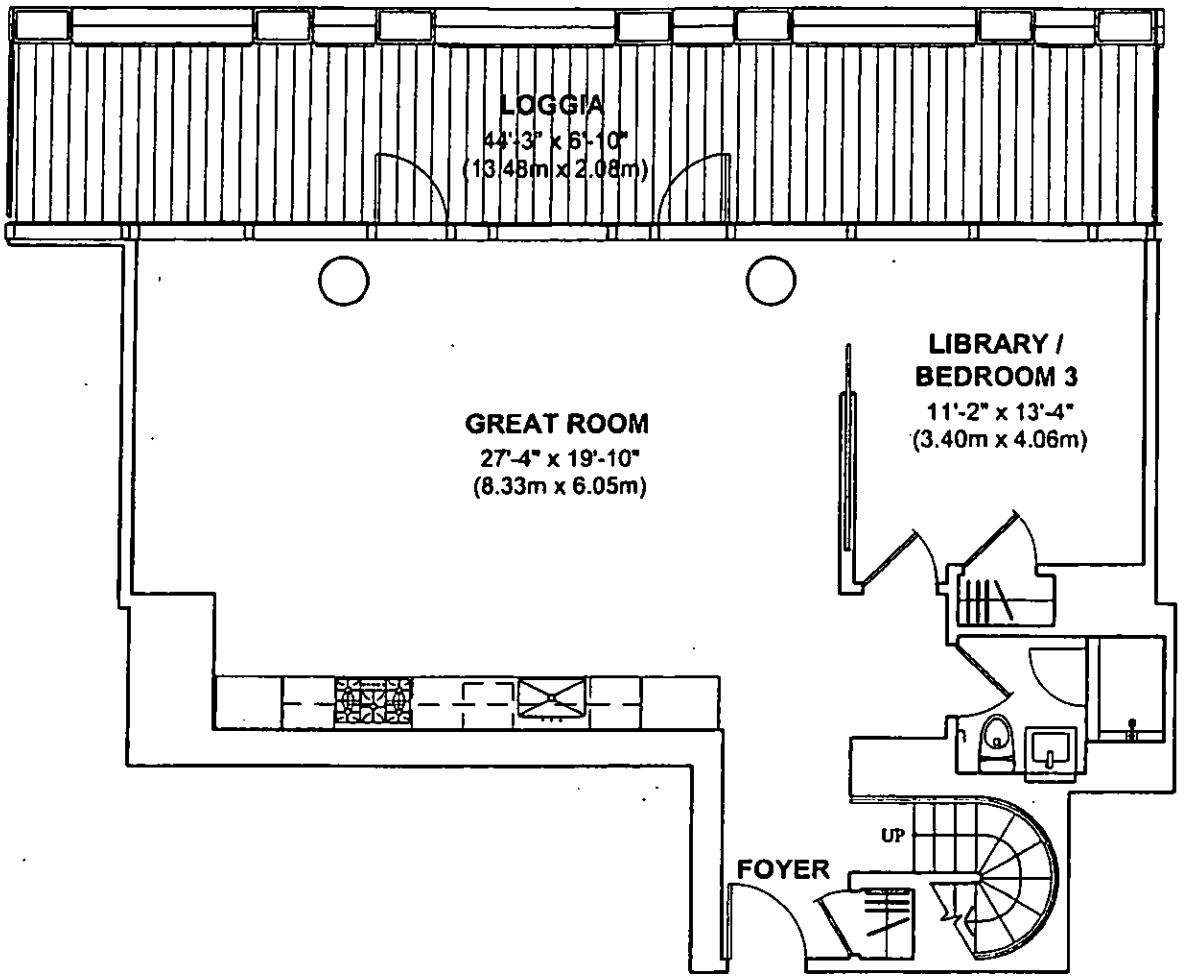


FLOOR 10
DUPLEX APARTMENT 9B - UPPER FL
LOWER FL 1,111 SQ. FT., UPPER FL 1,073 SQ. FT.
TOTAL: 2,184 SQ. FT. (202.90 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 377 SQ. FT. (35.02 SQ. M.)

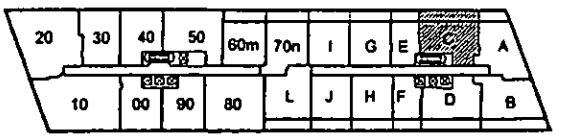
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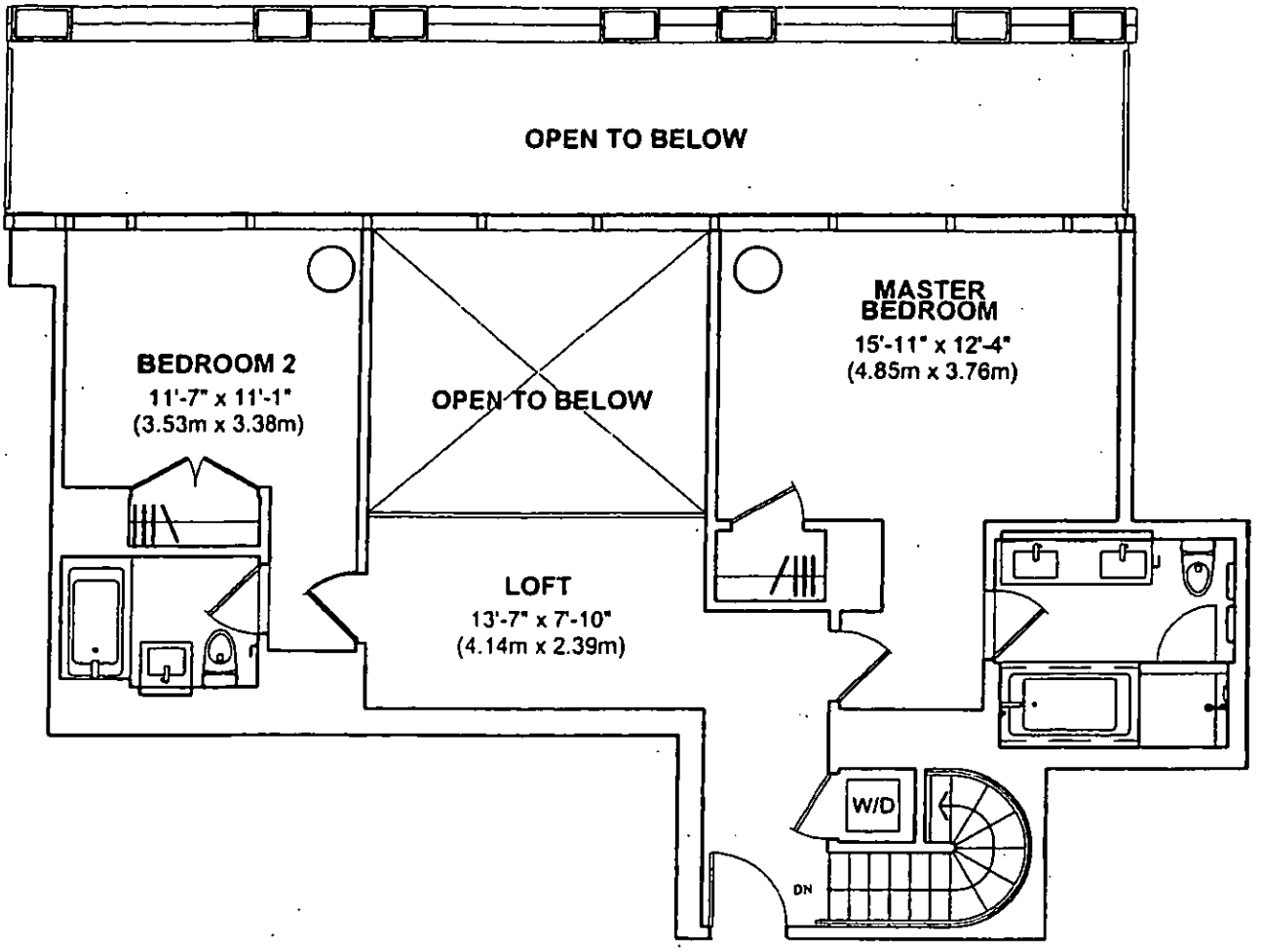


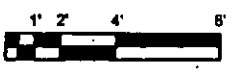
FLOOR 9
DUPLEX APARTMENT 9C - LOWER FL
LOWER FL 963 SQ. FT., UPPER FL 903 SQ. FT.
TOTAL: 1,866 SQ. FT. (173.35 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 362 SQ. FT. (33.63 SQ. M.)

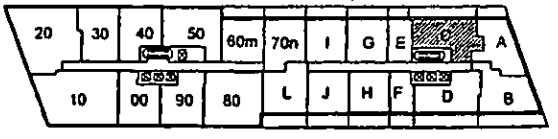
99 WARREN STREET

New York, New York

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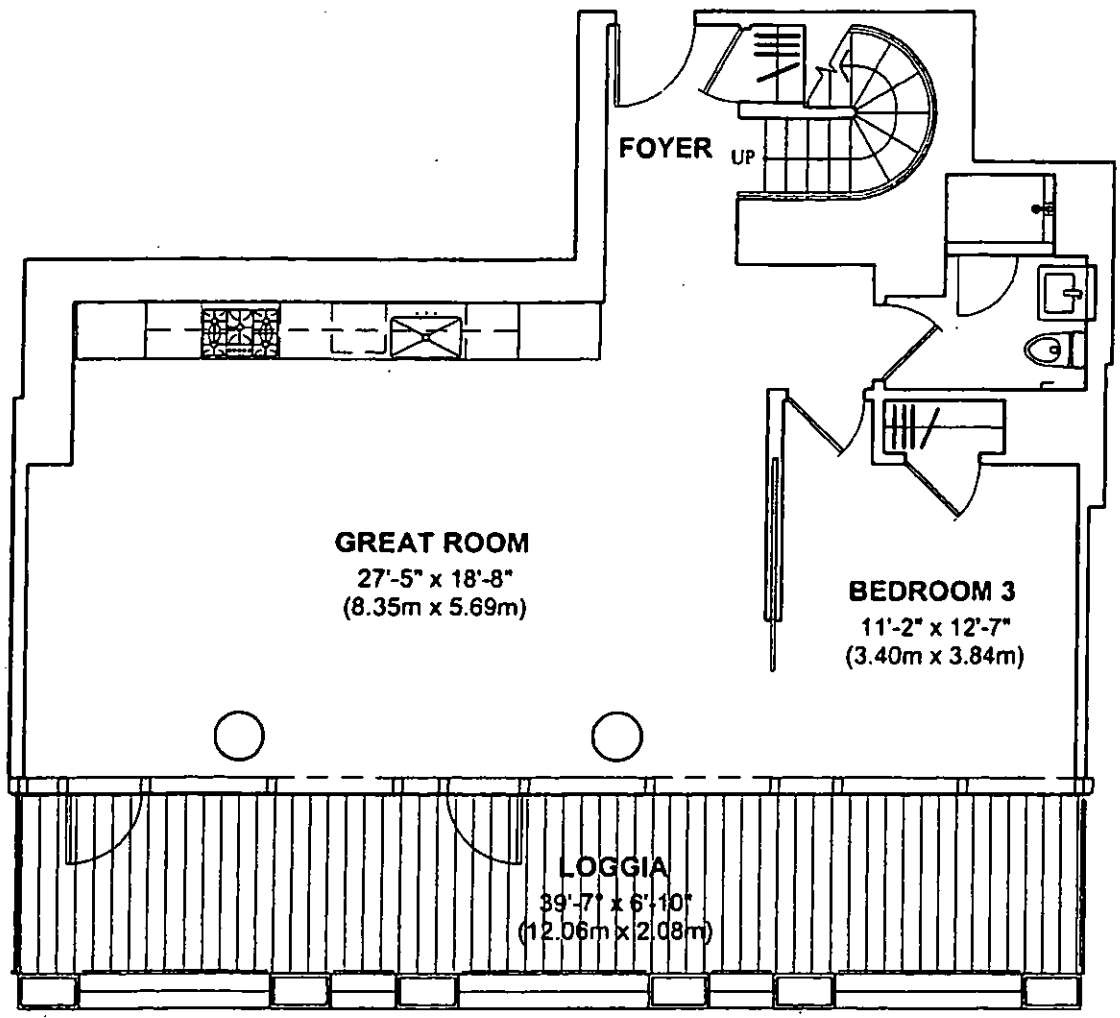


FLOOR 10
DUPLEX APARTMENT 9C - UPPER FL
LOWER FL 963 SQ. FT., UPPER FL 903 SQ. FT.
TOTAL: 1,866 SQ. FT. (173.35 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 362 SQ. FT. (33.63 SQ. M.)

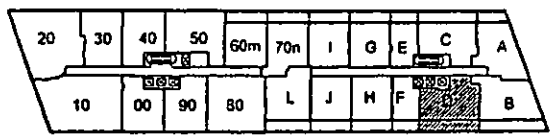
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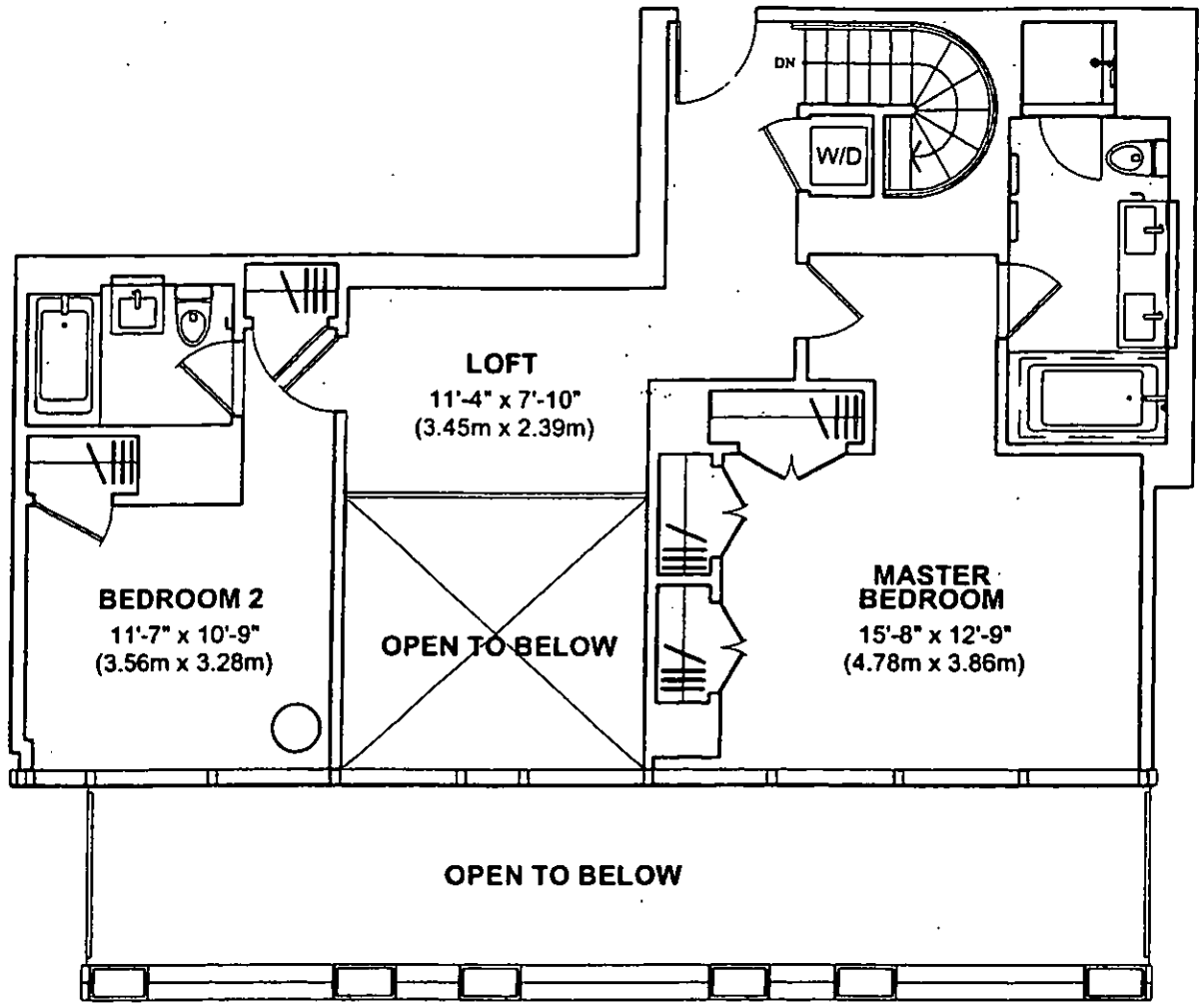


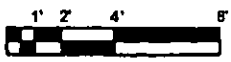
FLOOR 9
DUPLEX APARTMENT 9D- LOWER FL
LOWER FL 967 SQ. FT., UPPER FL 946 SQ. ST.
TOTAL: 1,913 SQ. FT. (177.72 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 324 SQ. FT. (30.10 SQ. M.)

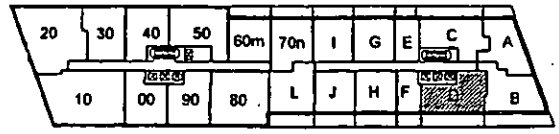
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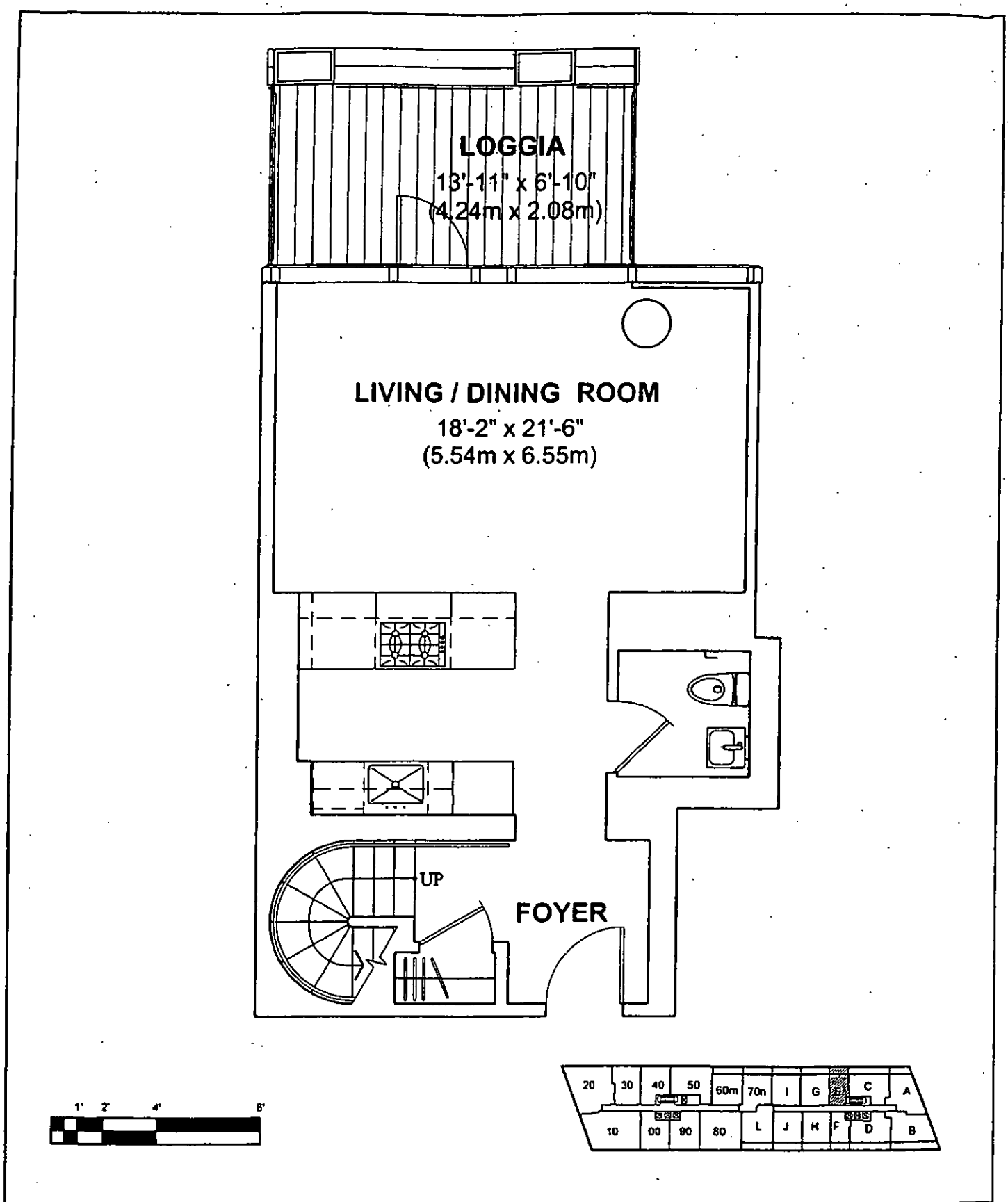


FLOOR 10
DUPLEX APARTMENT 9D - UPPER FL
LOWER FL 967 SQ. FT., UPPER FL 946 SQ. ST.
TOTAL: 1,913 SQ. FT. (177.72 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + LOGGIA 324 SQ. FT. (30.10 SQ. M.)

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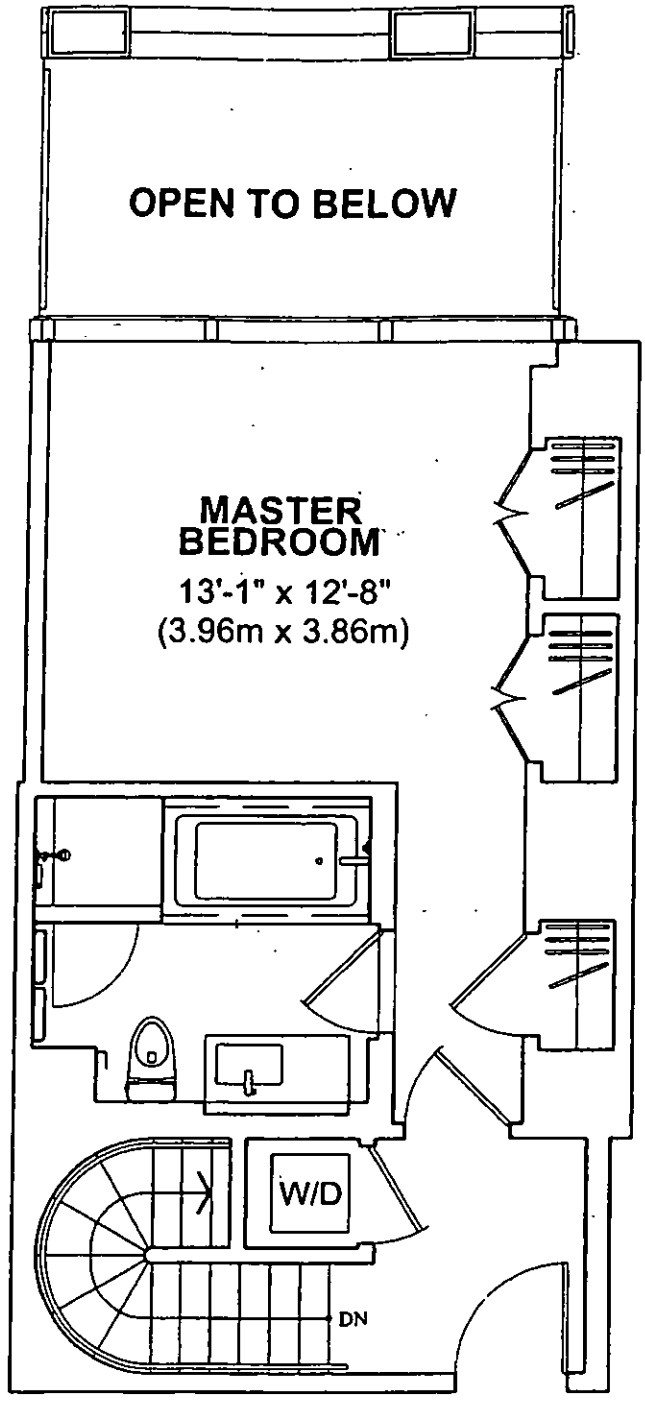


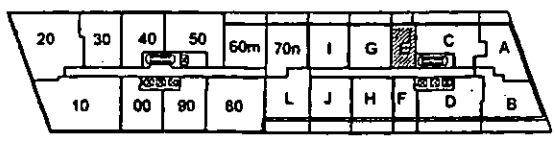
FLOOR 9
DUPLEX APARTMENT 9E - LOWER FL
LOWER FL 532 SQ. FT., UPPER FL 474 SQ. FT.
TOTAL: 1,006 SQ. FT. (93.46 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 114 SQ. FT. (10.60 SQ. M.)

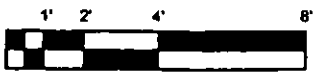
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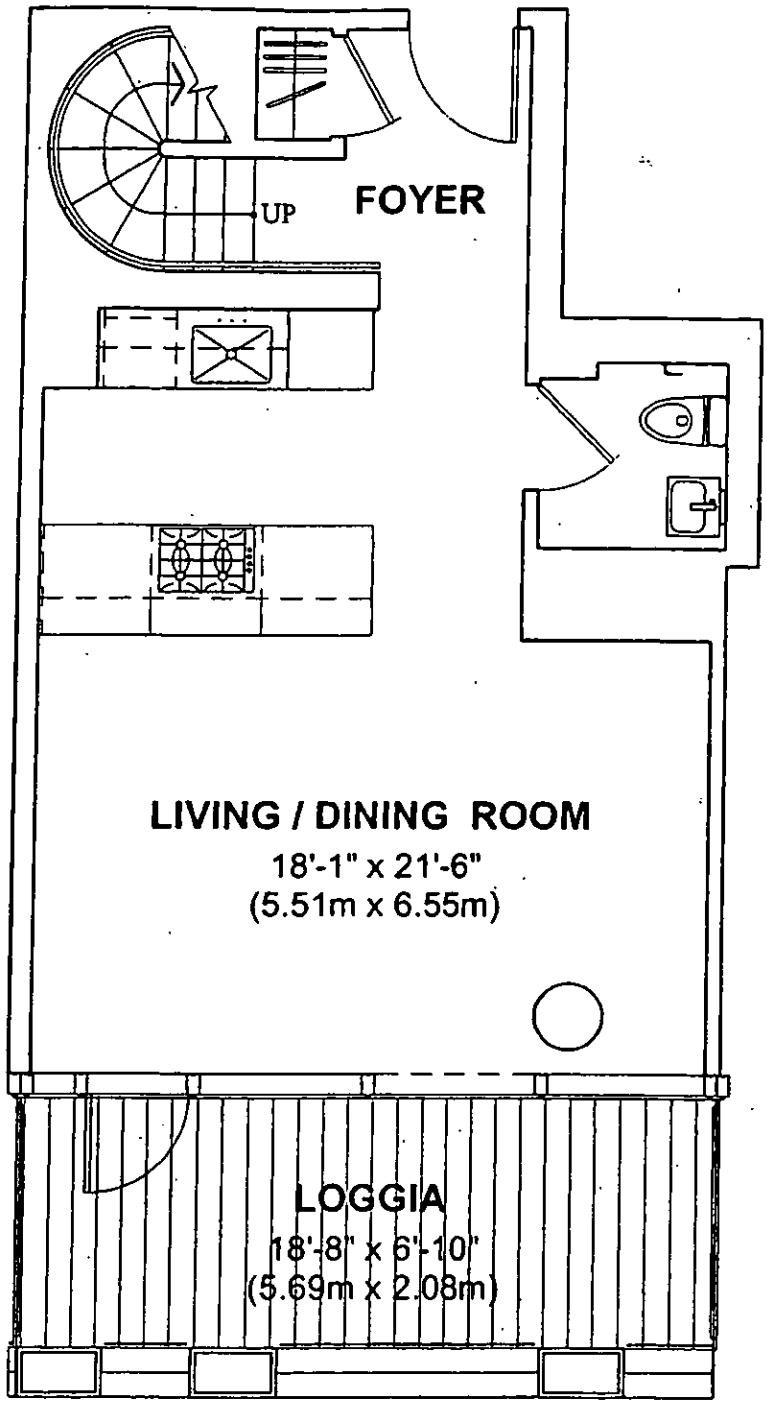


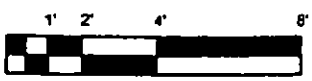
FLOOR 10
DUPLEX APARTMENT 9E - UPPER FL
LOWER FL 532 SQ. FT., UPPER FL 474 SQ. FT.
TOTAL: 1,006 SQ. FT. (93.46 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 114 SQ. FT. (10.60 SQ. M.)

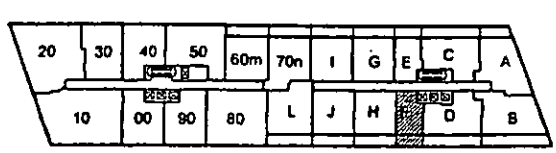
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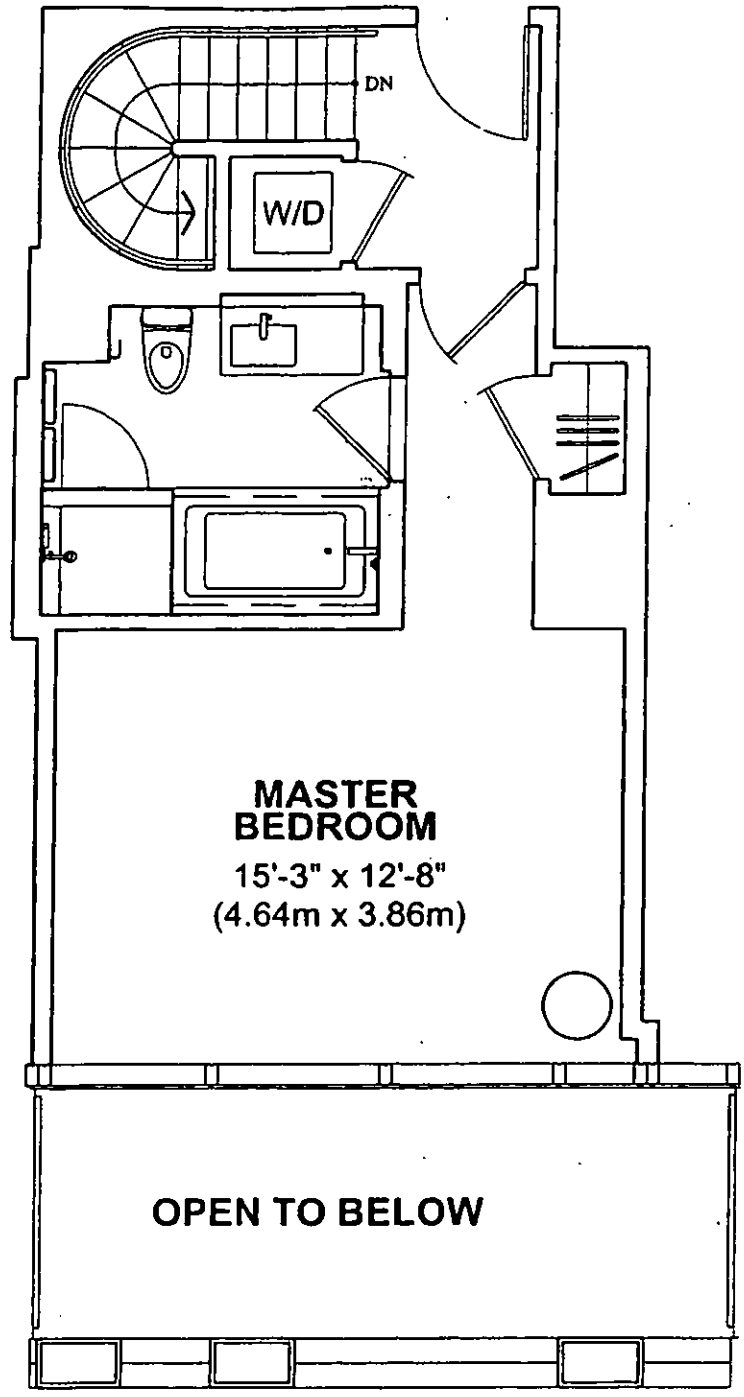


FLOOR 9
DUPLEX APARTMENT 9F - LOWER FL
LOWER FL 519 SQ. FT., UPPER FL 460 SQ. FT.
TOTAL: 979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 153 SQ. FT. (14.21 SQ. M.)

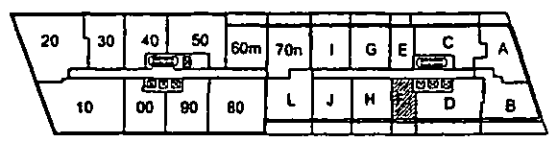
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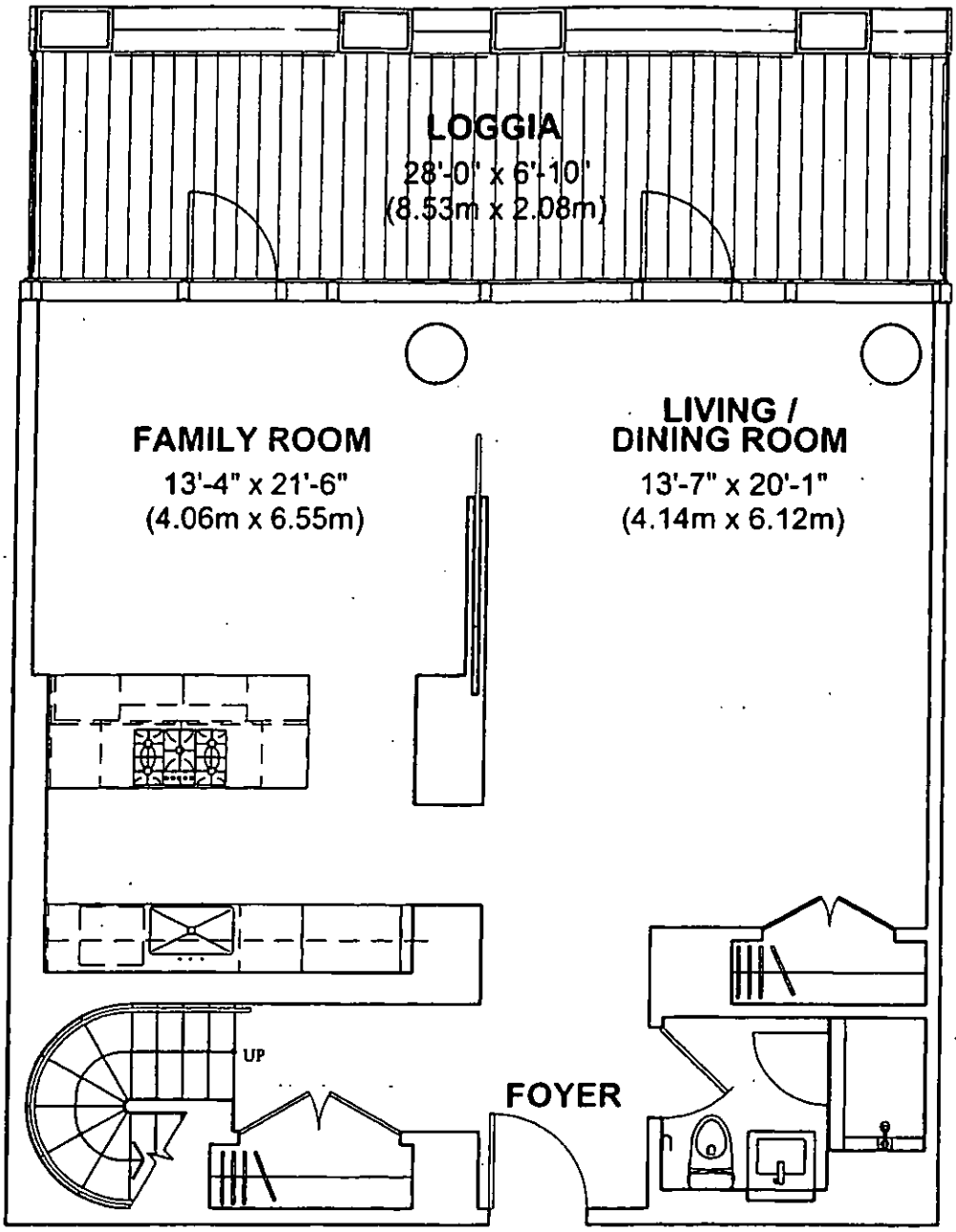


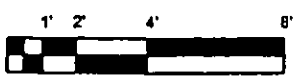
FLOOR 10
DUPLEX APARTMENT 9F - UPPER FL
LOWER FL 519 SQ. FT., UPPER FL 460 SQ. FT.
TOTAL: 979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH + LOGGIA 153 SQ. FT. (14.21 SQ. M.)

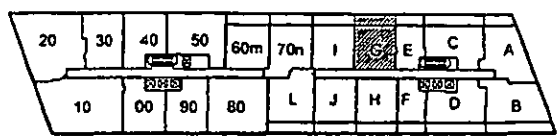
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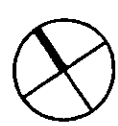




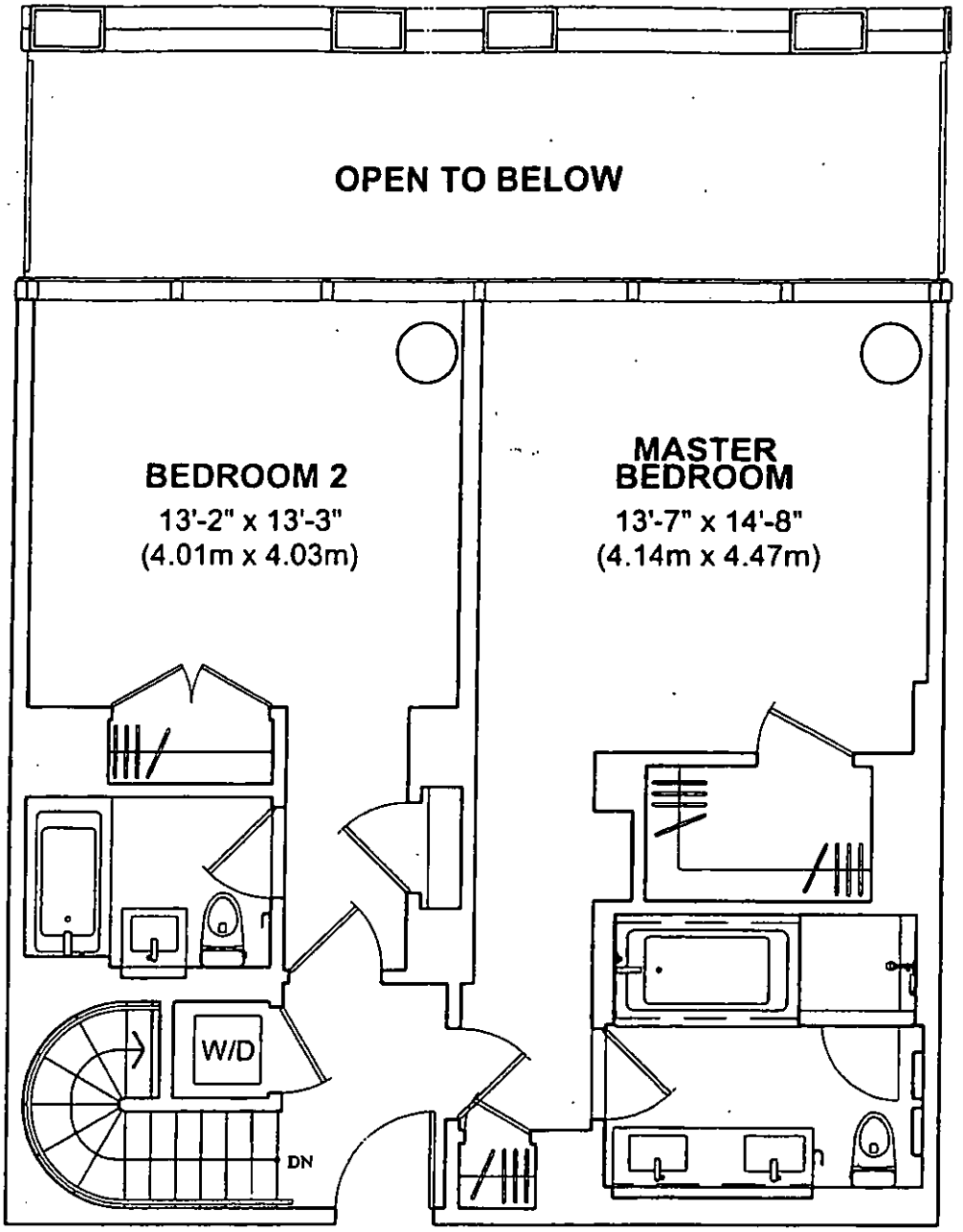
FLOOR 9
DUPLEX APARTMENT 9G - LOWER FL
LOWER FL 830 SQ. FT., UPPER FL 824 SQ. FT.
TOTAL: 1,654 SQ. FT. (153.66 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

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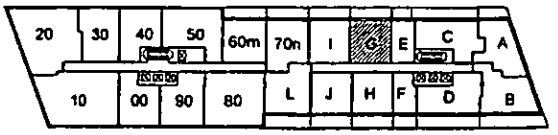
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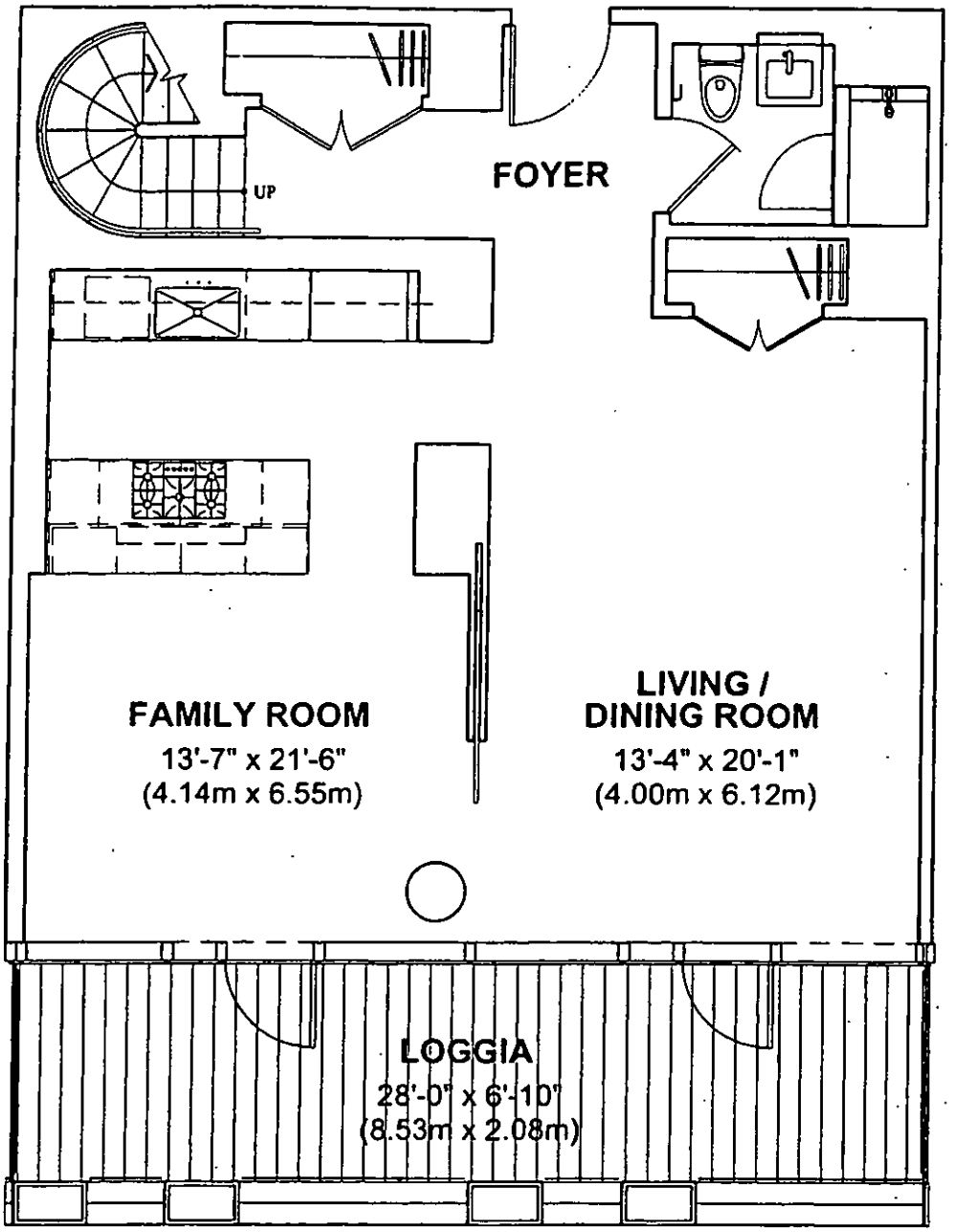


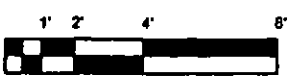
FLOORS 10
DUPLEX APARTMENT 9G - UPPER FL
LOWER FL 830 SQ. FT., UPPER FL 824 SQ. FT.
TOTAL: 1,654 SQ. FT. (153.66 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

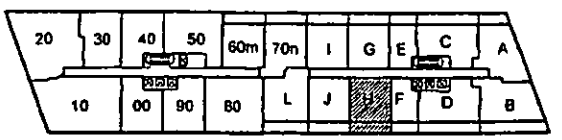
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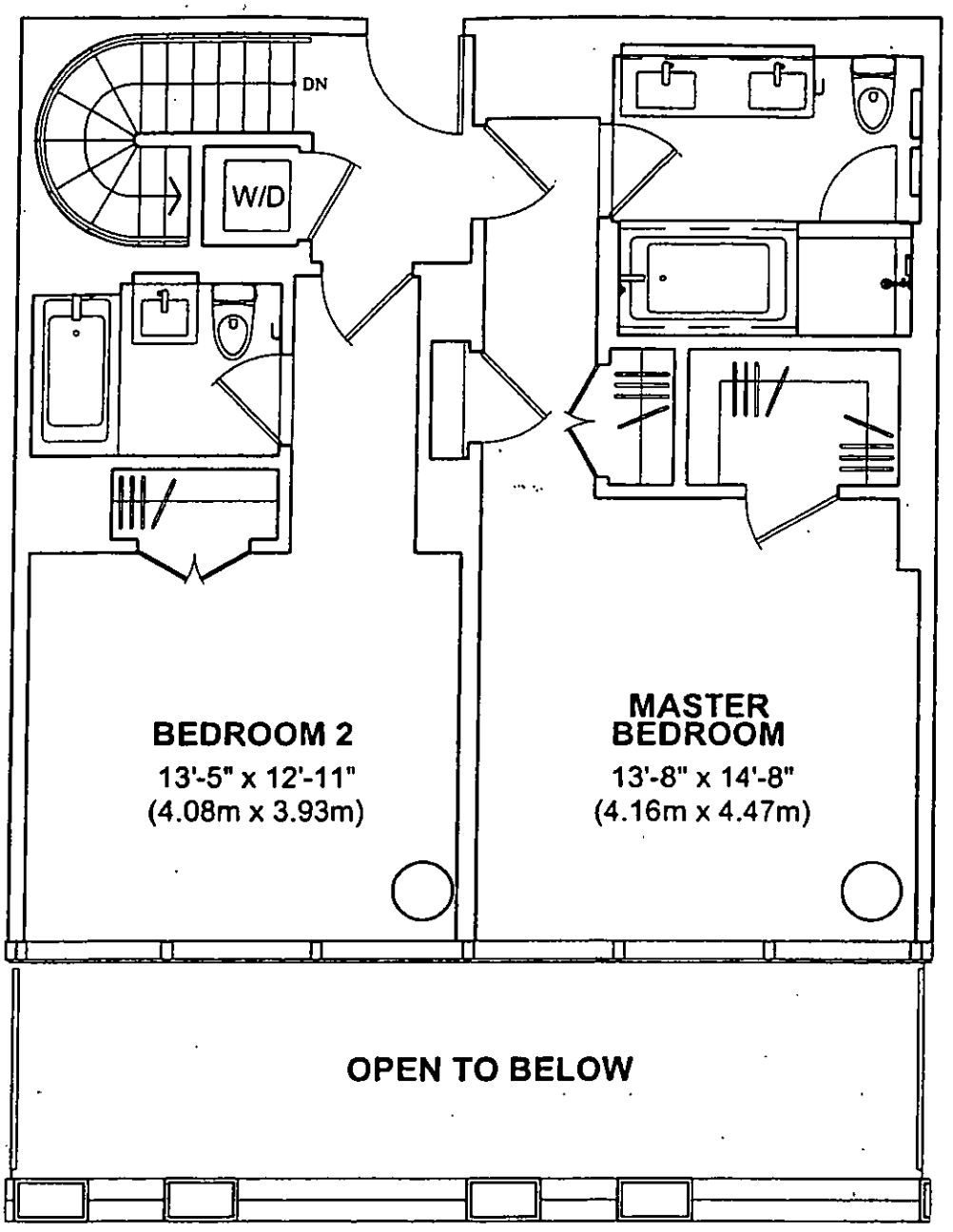


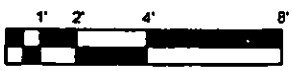
FLOOR 9
DUPLEX APARTMENT 9H - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 822 SQ. FT.
TOTAL: 1,647 SQ. FT. (153.01 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

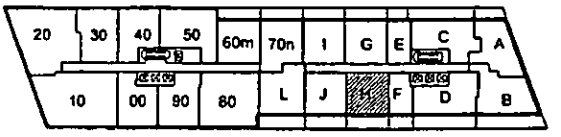
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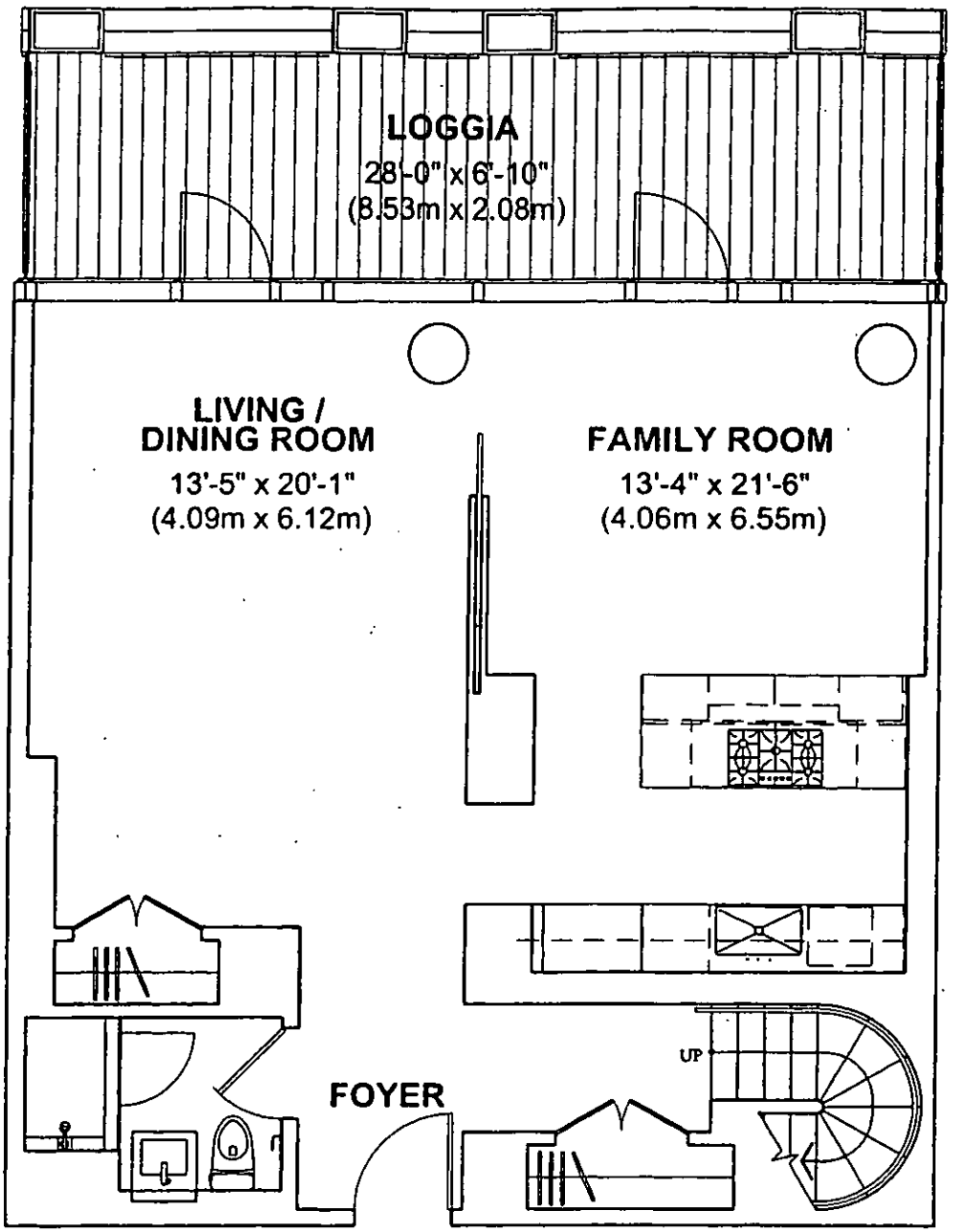


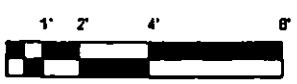
FLOOR 10
DUPLEX APARTMENT 9H - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 822 SQ. FT.
TOTAL: 1,647 SQ. FT. (153.01 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

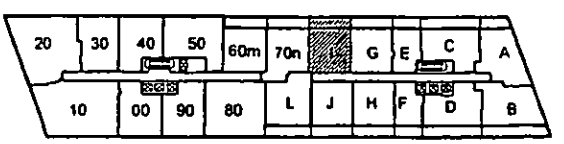
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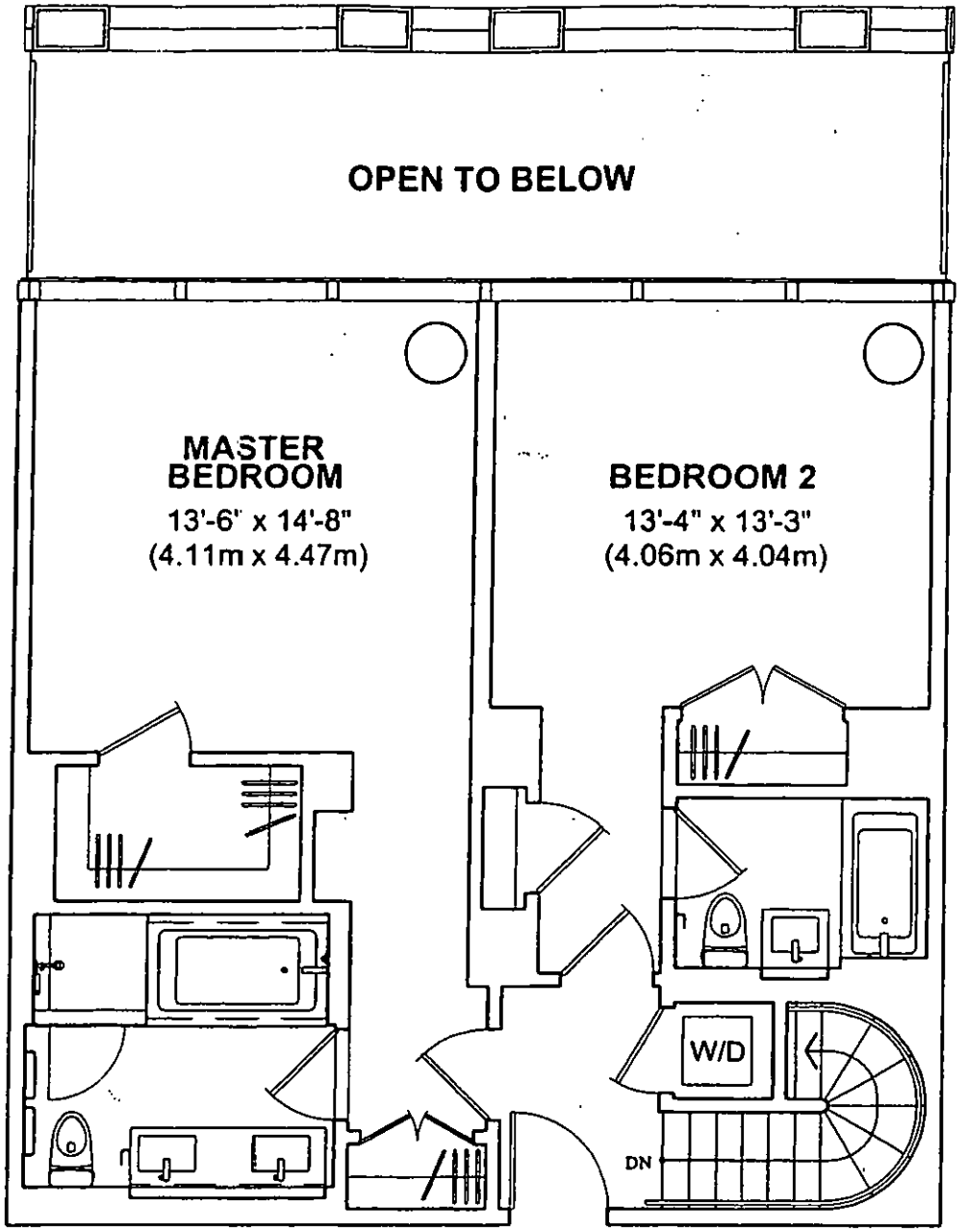


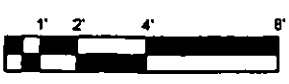
FLOOR 9
DUPLEX APARTMENT 9I - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

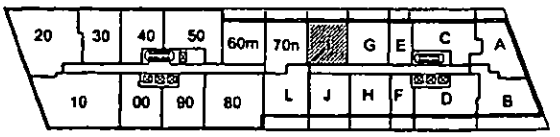
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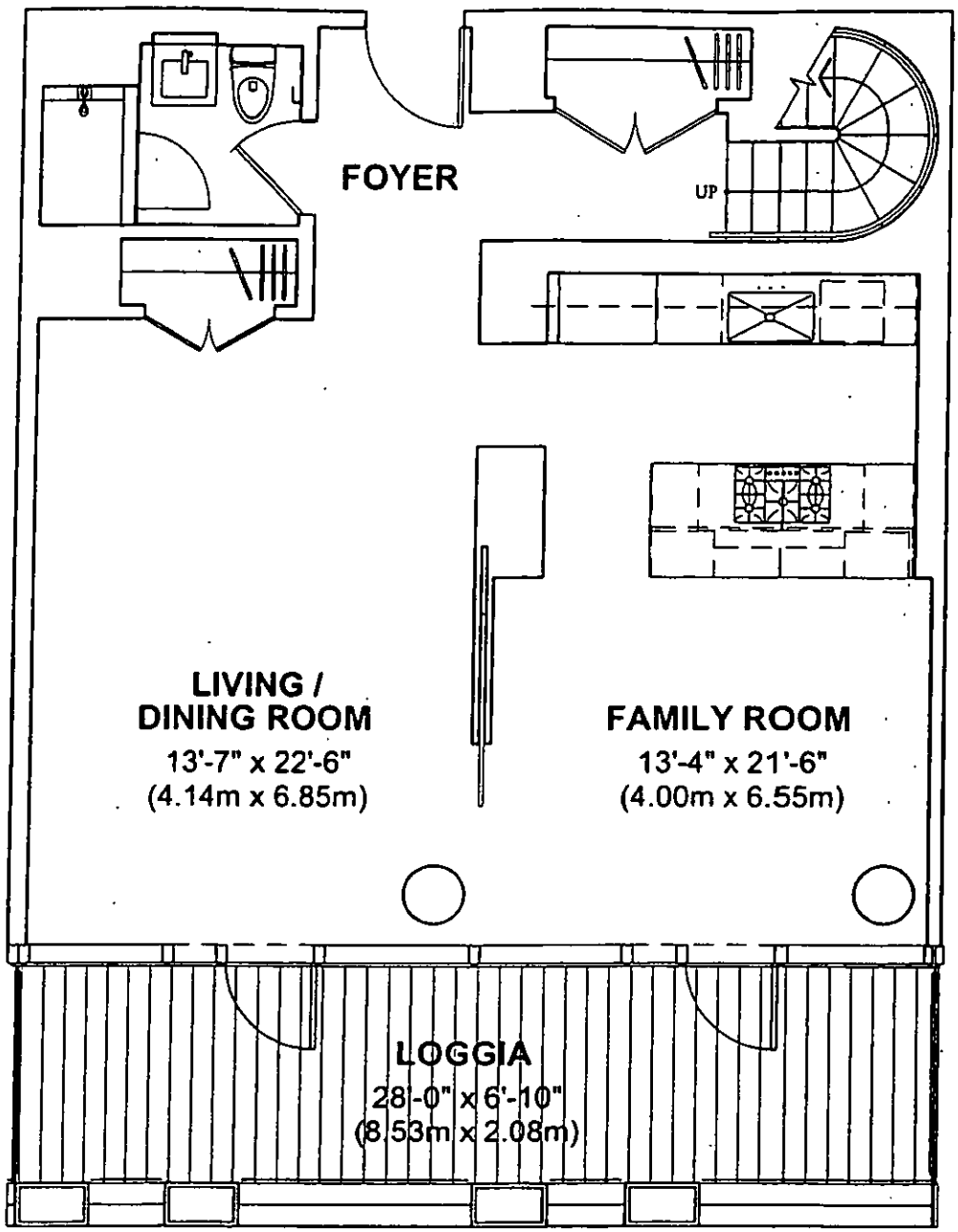


FLOOR 10
DUPLEX APARTMENT 9I - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

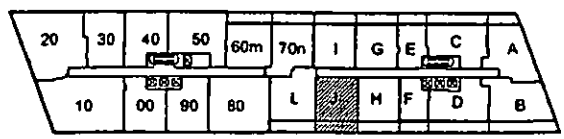
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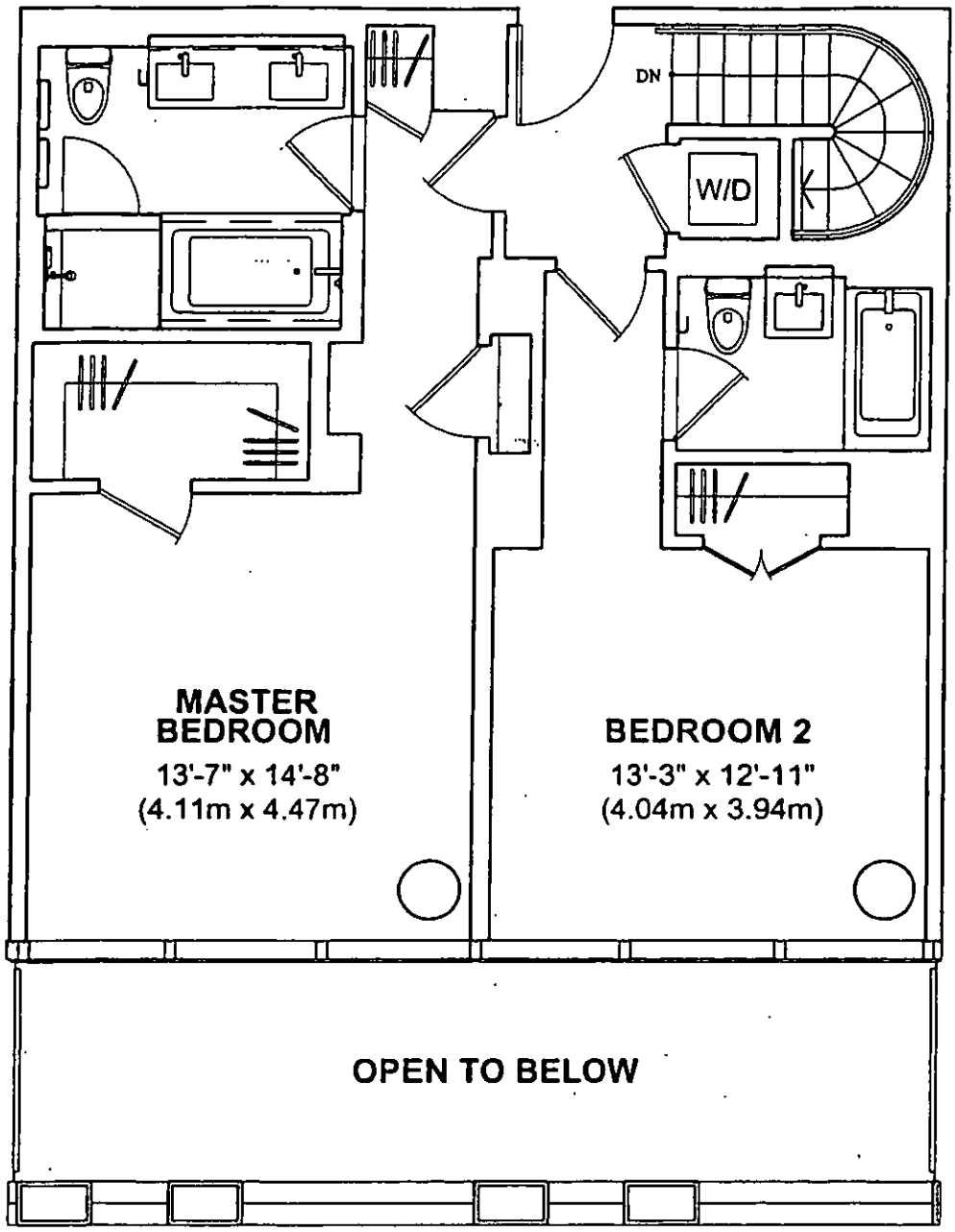


FLOOR 9
DUPLEX APARTMENT 9J - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

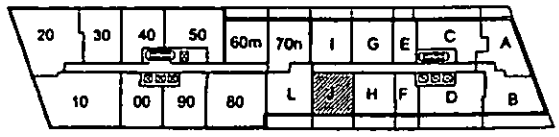
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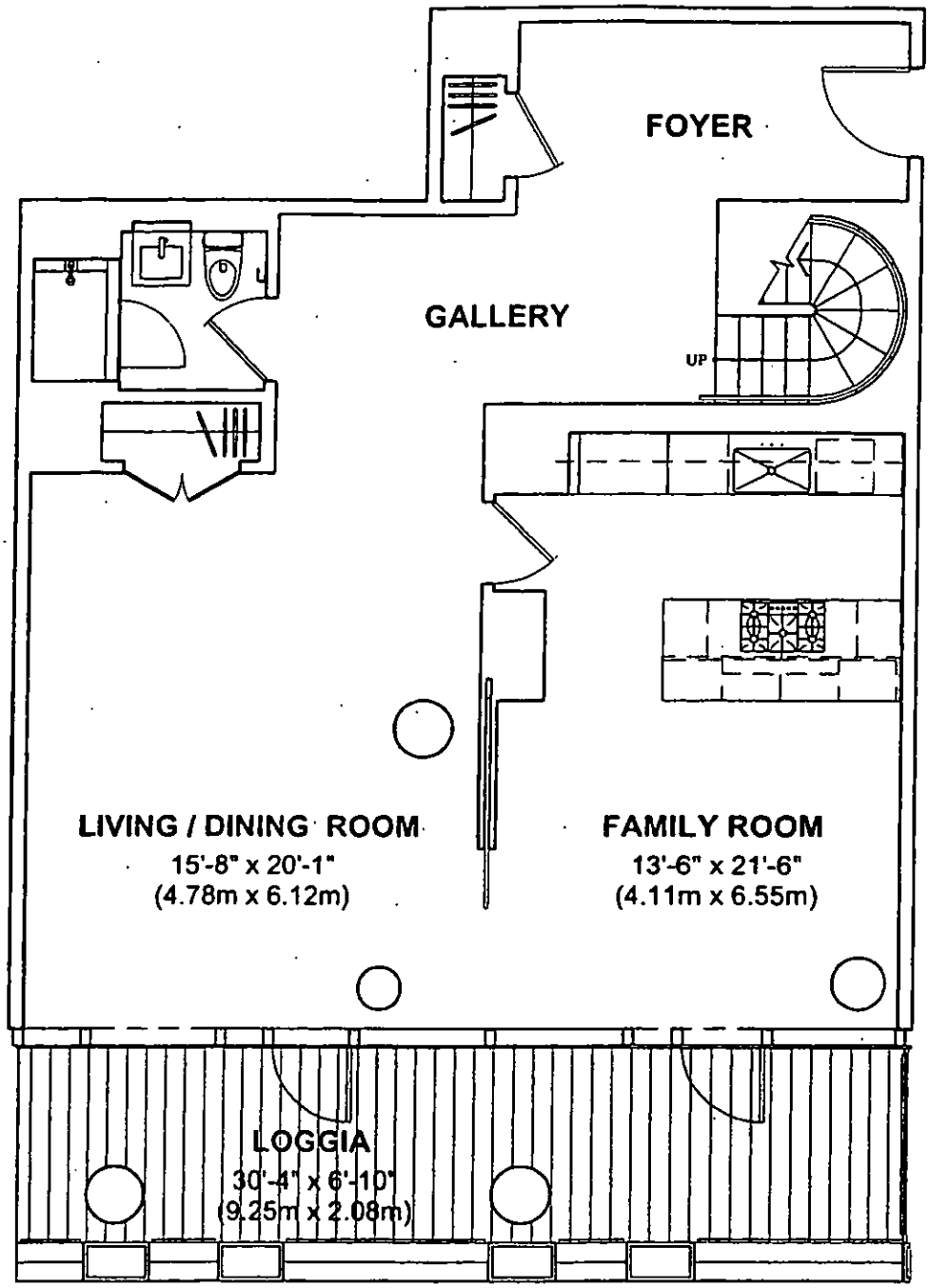


FLOOR 10
DUPLEX APARTMENT 9J - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + LOGGIA 229 SQ. FT. (21.27 SQ. M.)

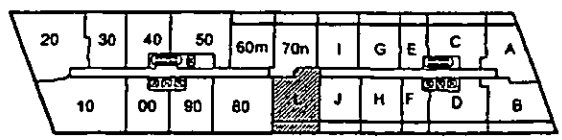
99 WARREN STREET

New York, New York

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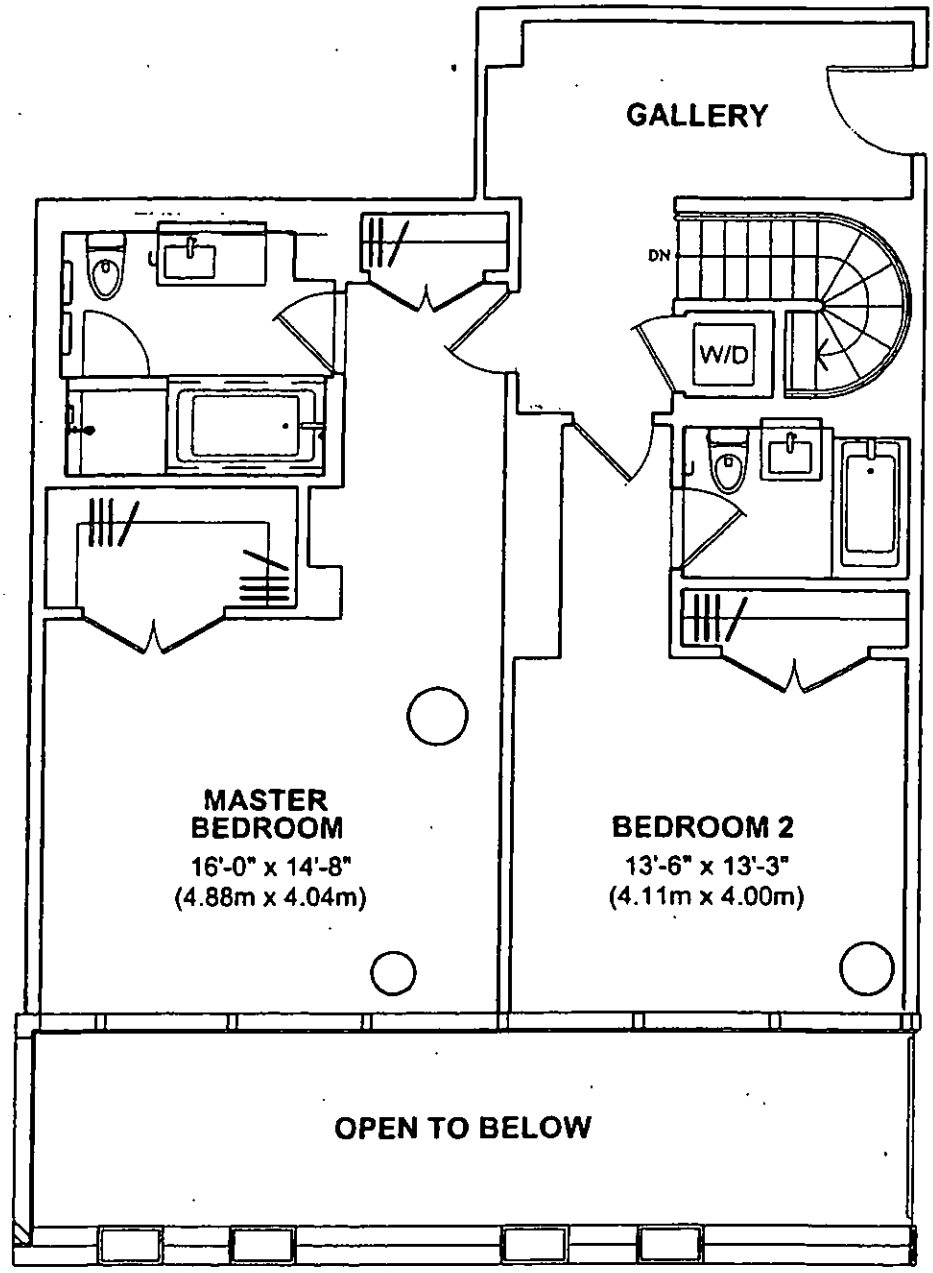


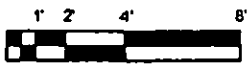
FLOOR 9
DUPLEX APARTMENT 9L - LOWER FL
LOWER FL 994 SQ. FT., UPPER FL 989 SQ. FT.
TOTAL: 1,983 (184.22 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 248 SQ. FT. (23.04 SQ. M.)

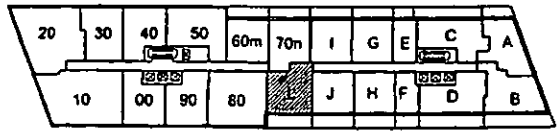
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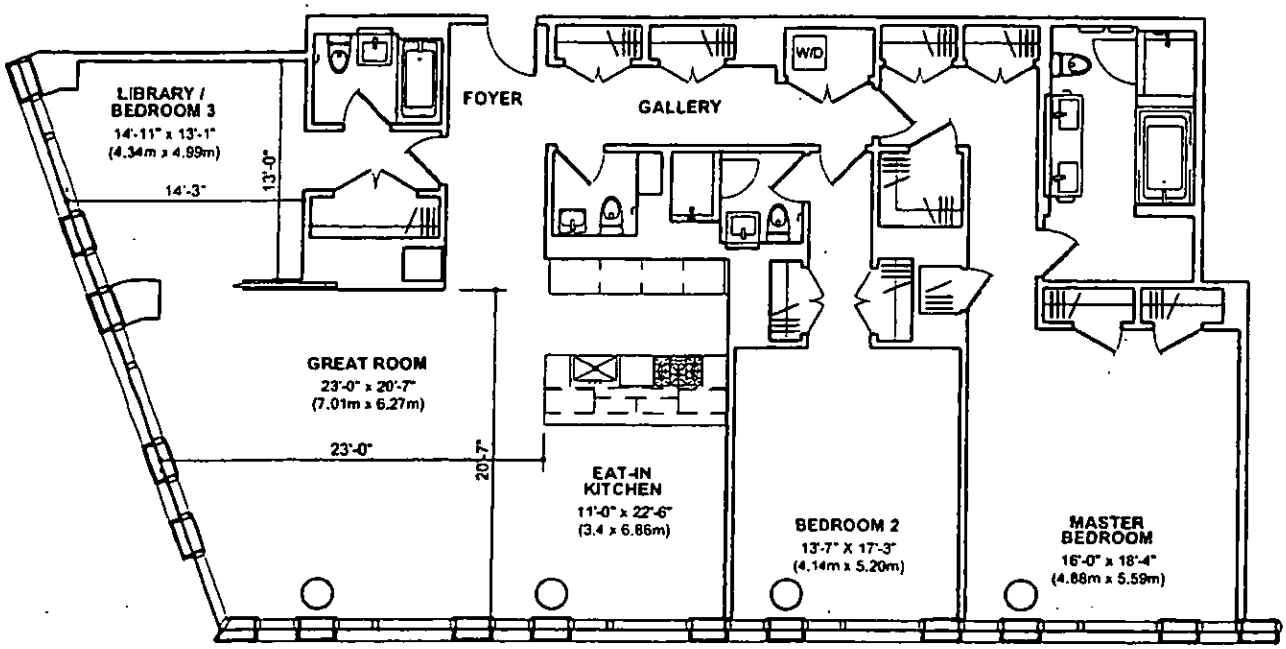


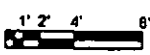
FLOOR 10
DUPLEX APARTMENT 9L - UPPER FL
LOWER FL 994 SQ. FT., UPPER FL 989 SQ. FT.
TOTAL: 1,983 (184.22 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + LOGGIA 248 SQ. FT. (23.04 SQ. M.)

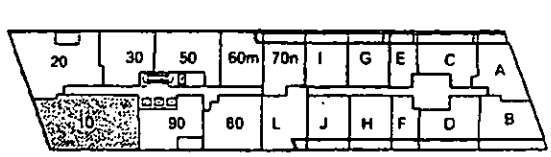
99 WARREN STREET

New York, New York

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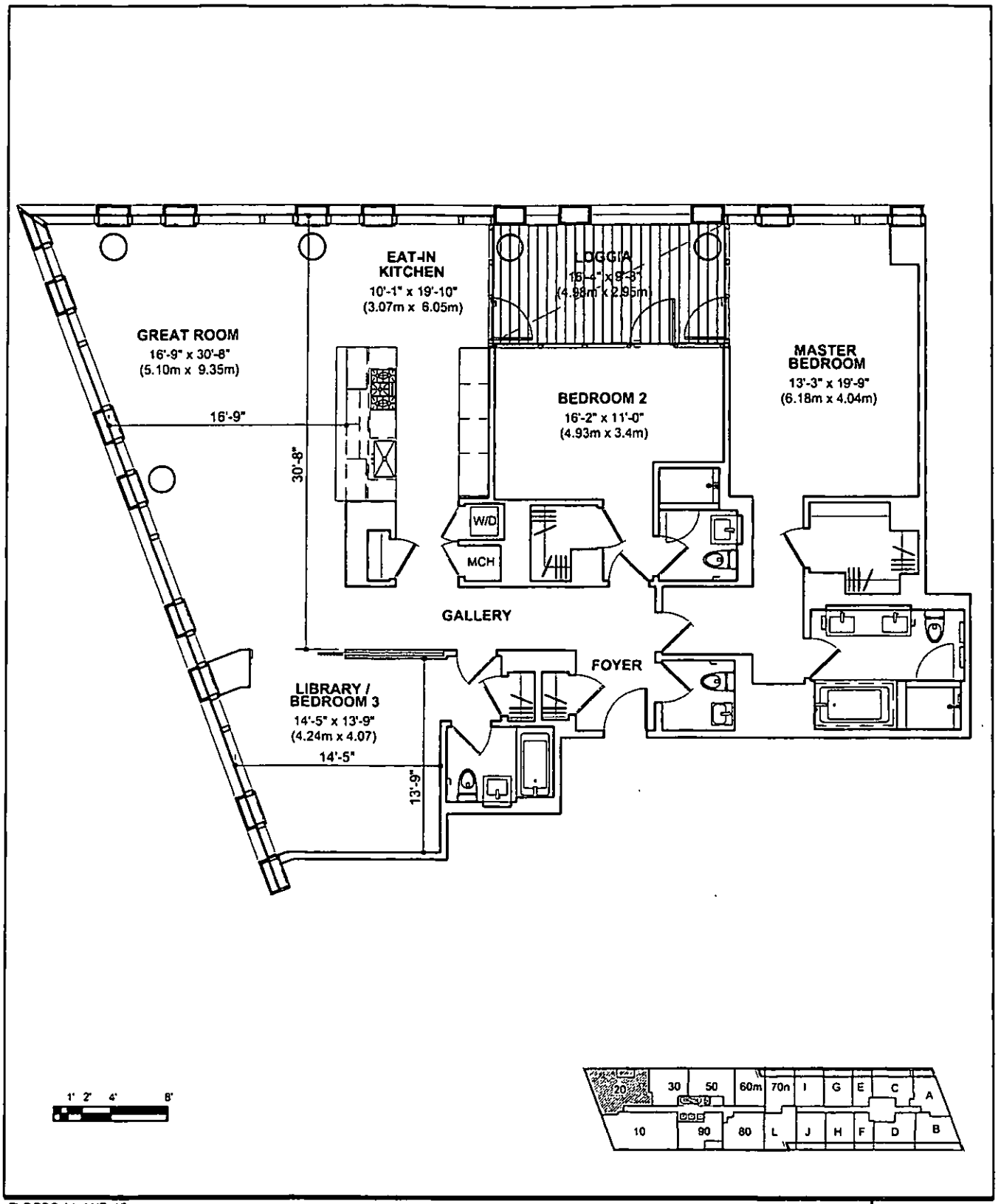


FLOORS 11 AND 12
APARTMENT 10
2,534 SQ. FT. (235.42 SQ. M.)
3 BEDROOM, 3.5 BATH + EAT-IN KITCHEN

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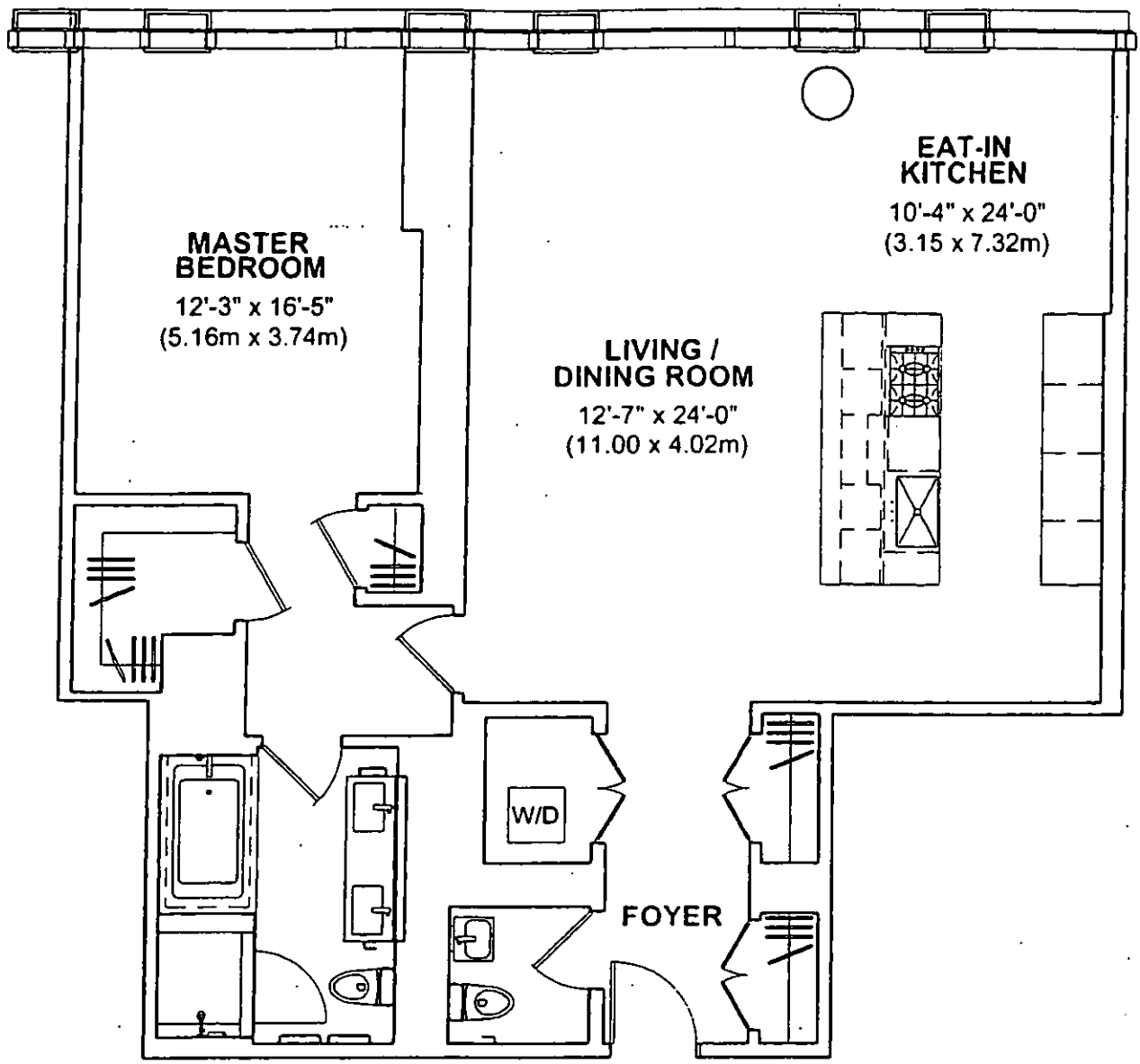


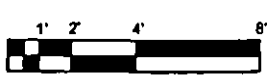
FLOORS 11 AND 12
APARTMENT 20
2,205 SQ. FT. (204.85 SQ. M.)
3 BEDROOM, 3.5 BATH, EAT-IN KITCHEN + LOGGIA 158 SQ. FT. (14.68 SQ. M.)

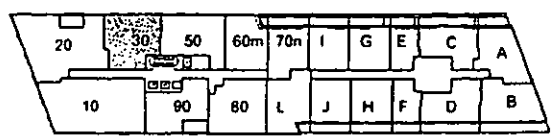
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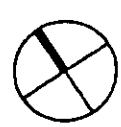




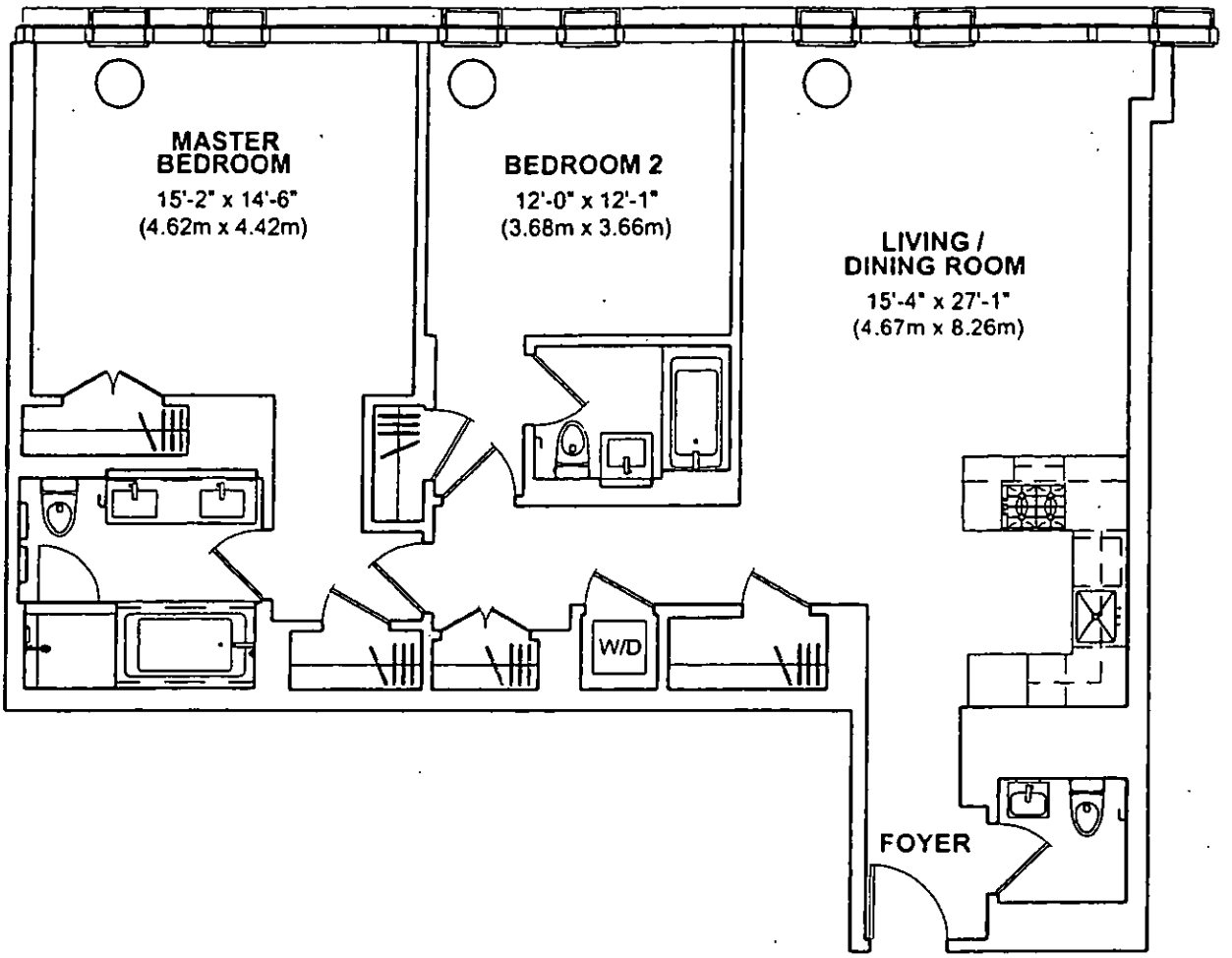
FLOORS 11 AND 12
APARTMENT 30
1,288 SQ. FT. (119.66 SQ. M.)
1 BEDROOM, 1.5 BATH, EAT-IN KITCHEN

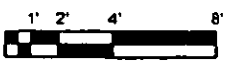
101 WARREN STREET

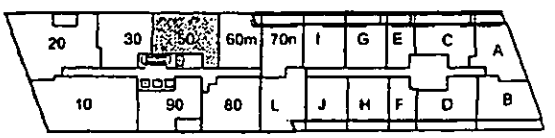
New York, New York



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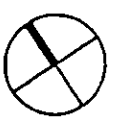




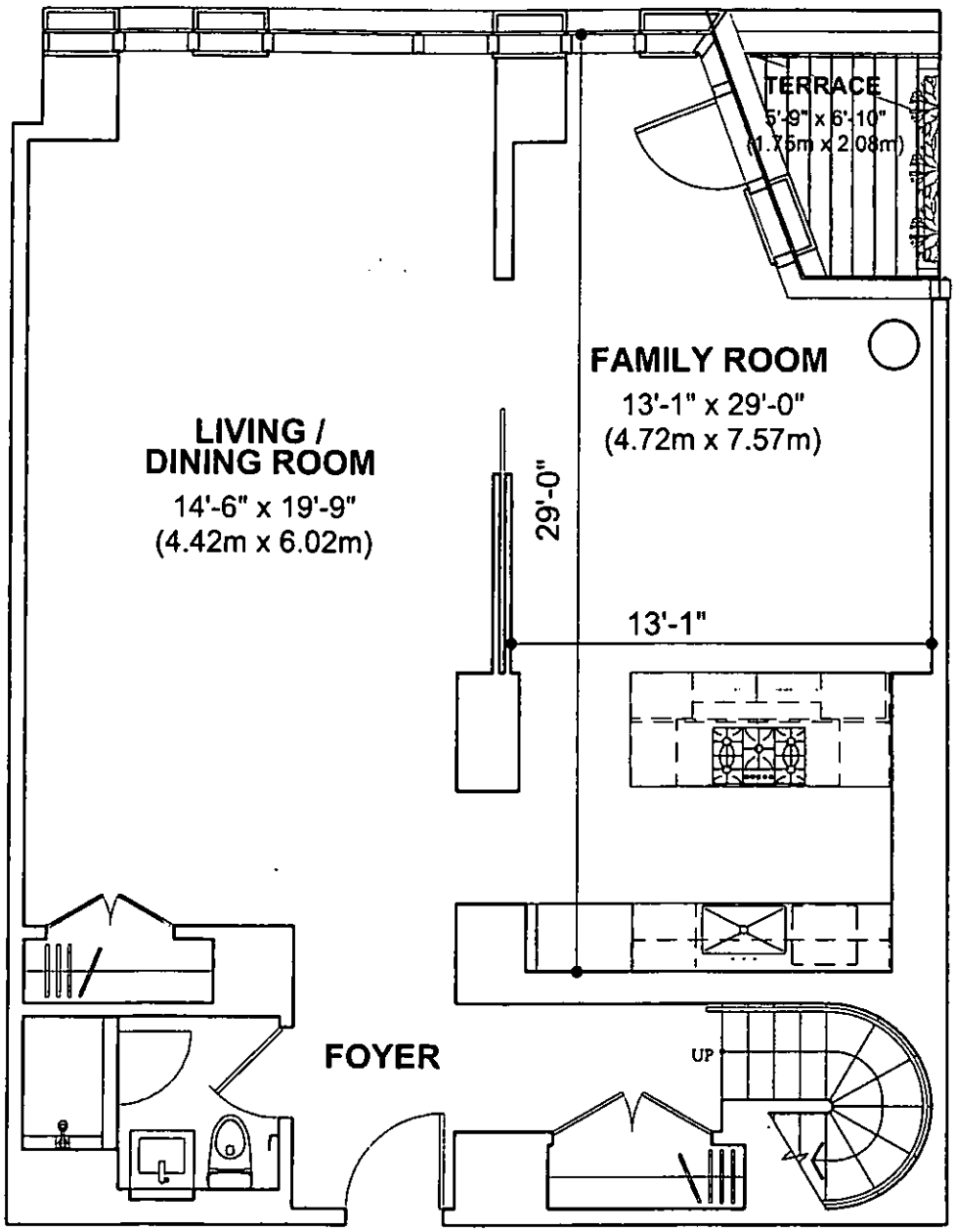
FLOORS 11 AND 12
APARTMENT 50
1,363 SQ. FT. (126.63) SQ. M.)
2 BEDROOM, 2.5 BATH

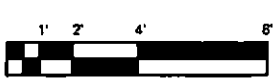
101 WARREN STREET

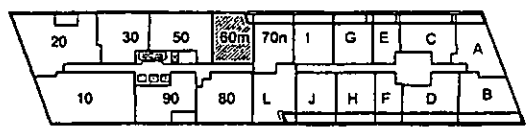
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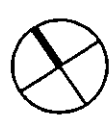


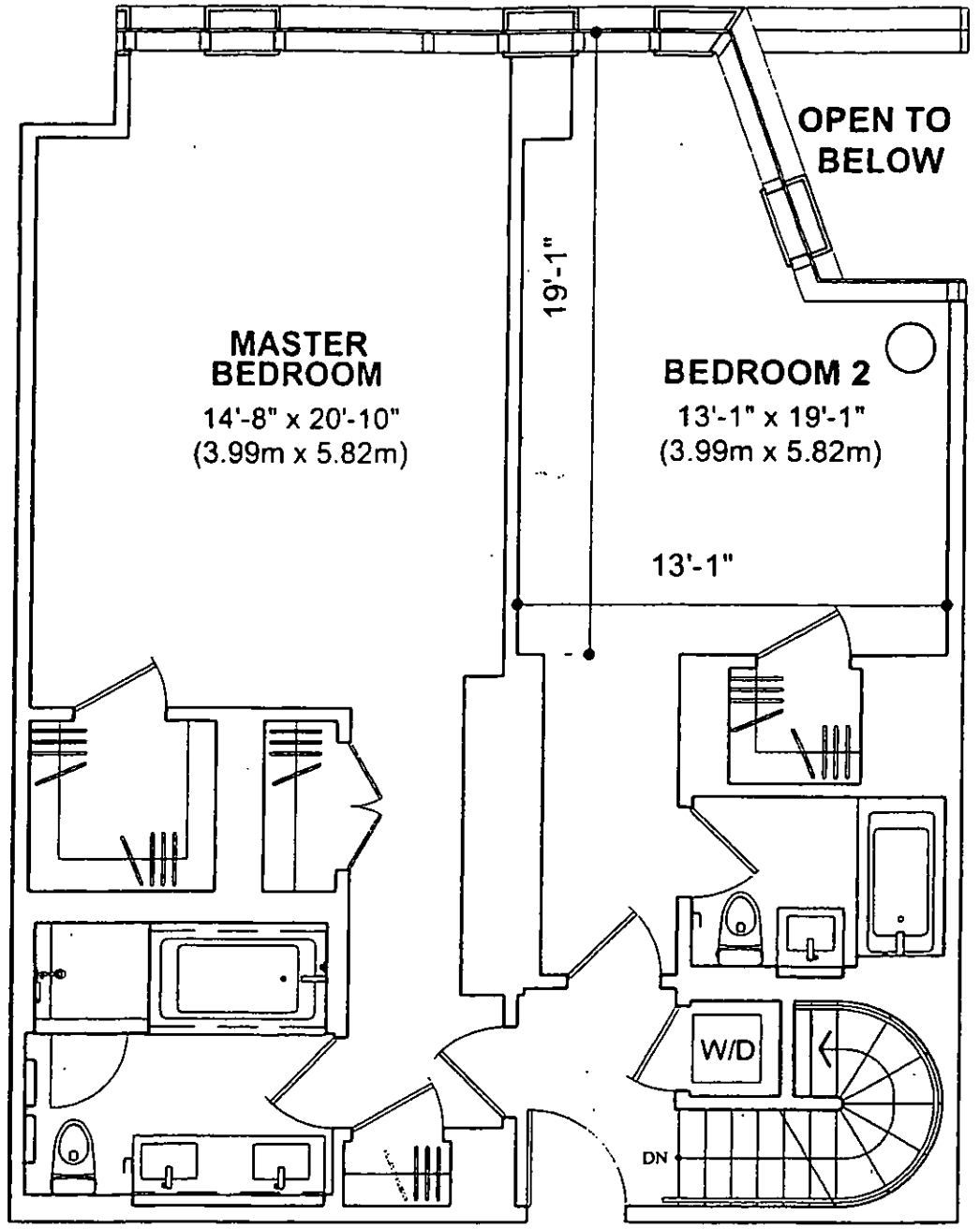
FLOOR 11
DUPLEX APARTMENT 1160m - LOWER FL
LOWER FL 1,035 SQ. FT., UPPER FL 1,035 SQ. FT.
TOTAL: 2,070 SQ. FT. (192.31 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 47 SQ. FT. (4.36 SQ. M.)

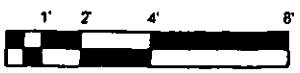
101 WARREN STREET

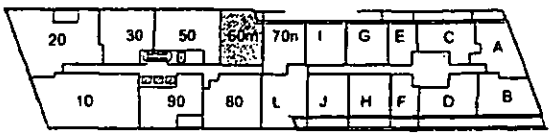
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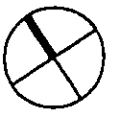




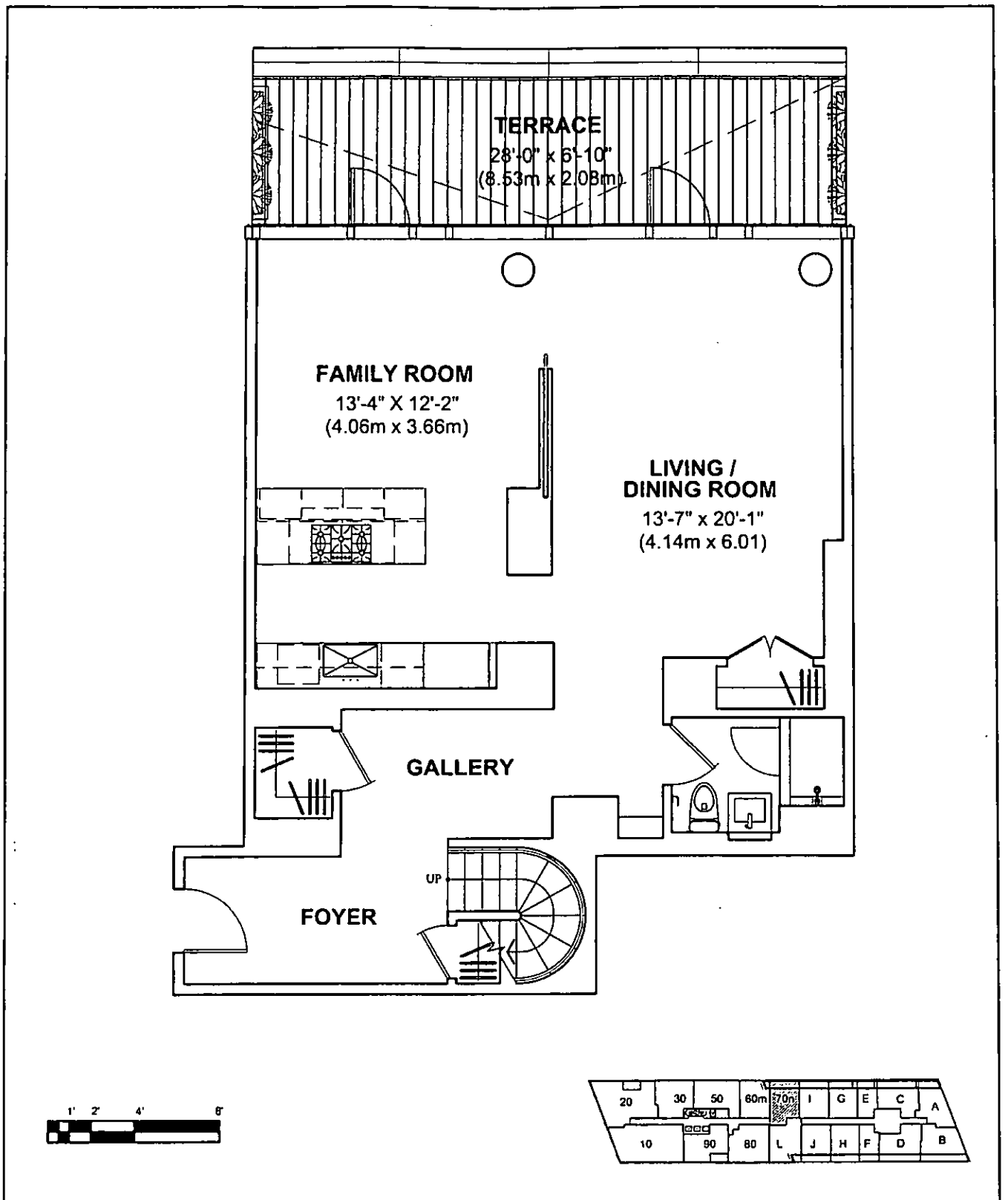
FLOOR 12
DUPLEX APARTMENT 1160m - UPPER FL
LOWER FL 1,035 SQ. FT., UPPER FL 1,035 SQ. FT.
TOTAL: 2,070 SQ. FT. (192.31 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 47 SQ. FT. (4.36 SQ. M.)

101 WARREN STREET

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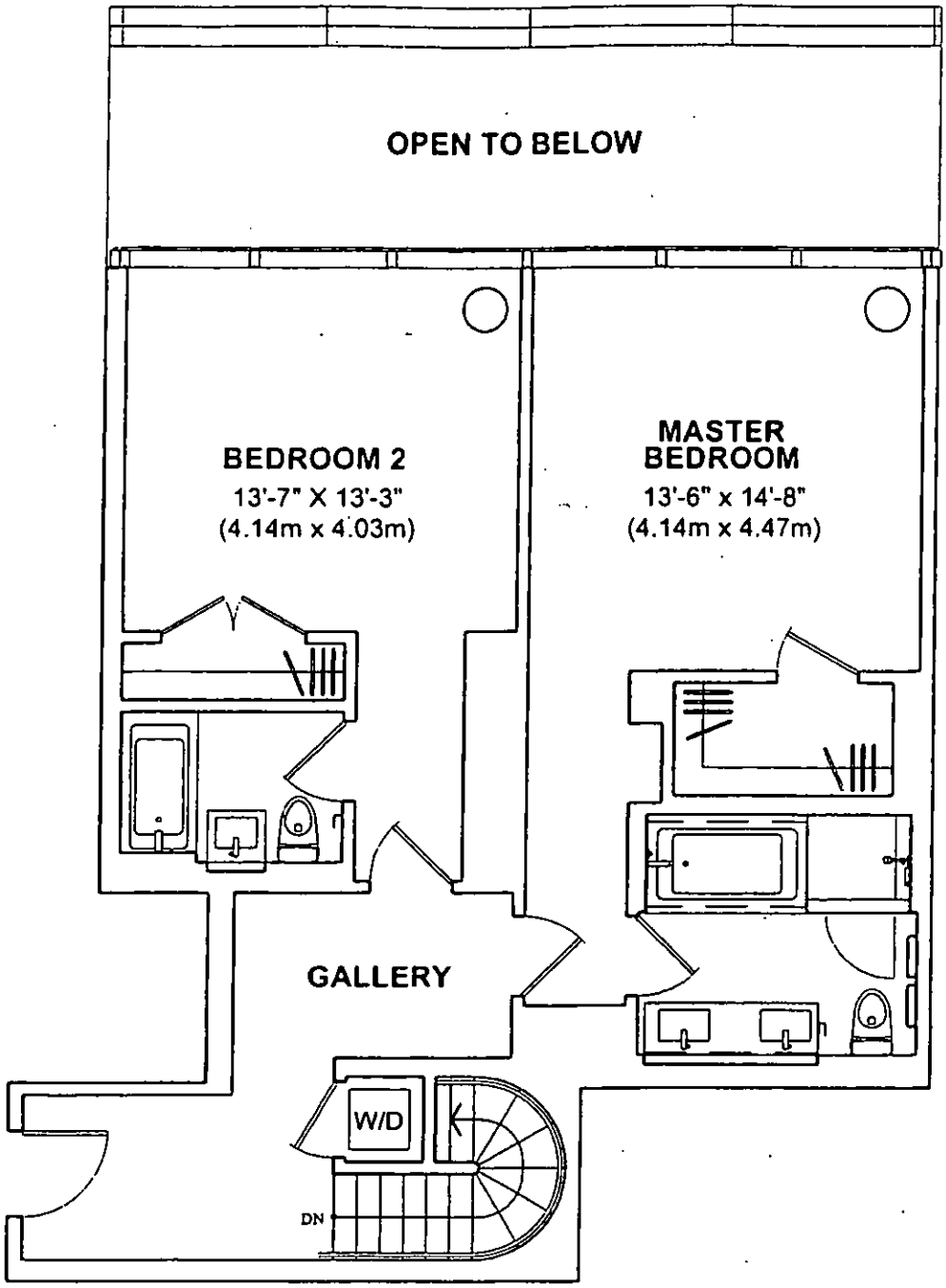


FLOOR 11
DUPLEX APARTMENT 1170n - LOWER FL
LOWER FL 945 SQ. FT., UPPER FL 945 SQ. FT.
TOTAL: 1,890 SQ. FT. (175.59 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

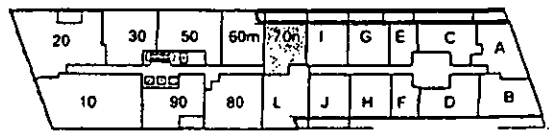
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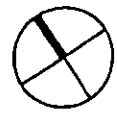




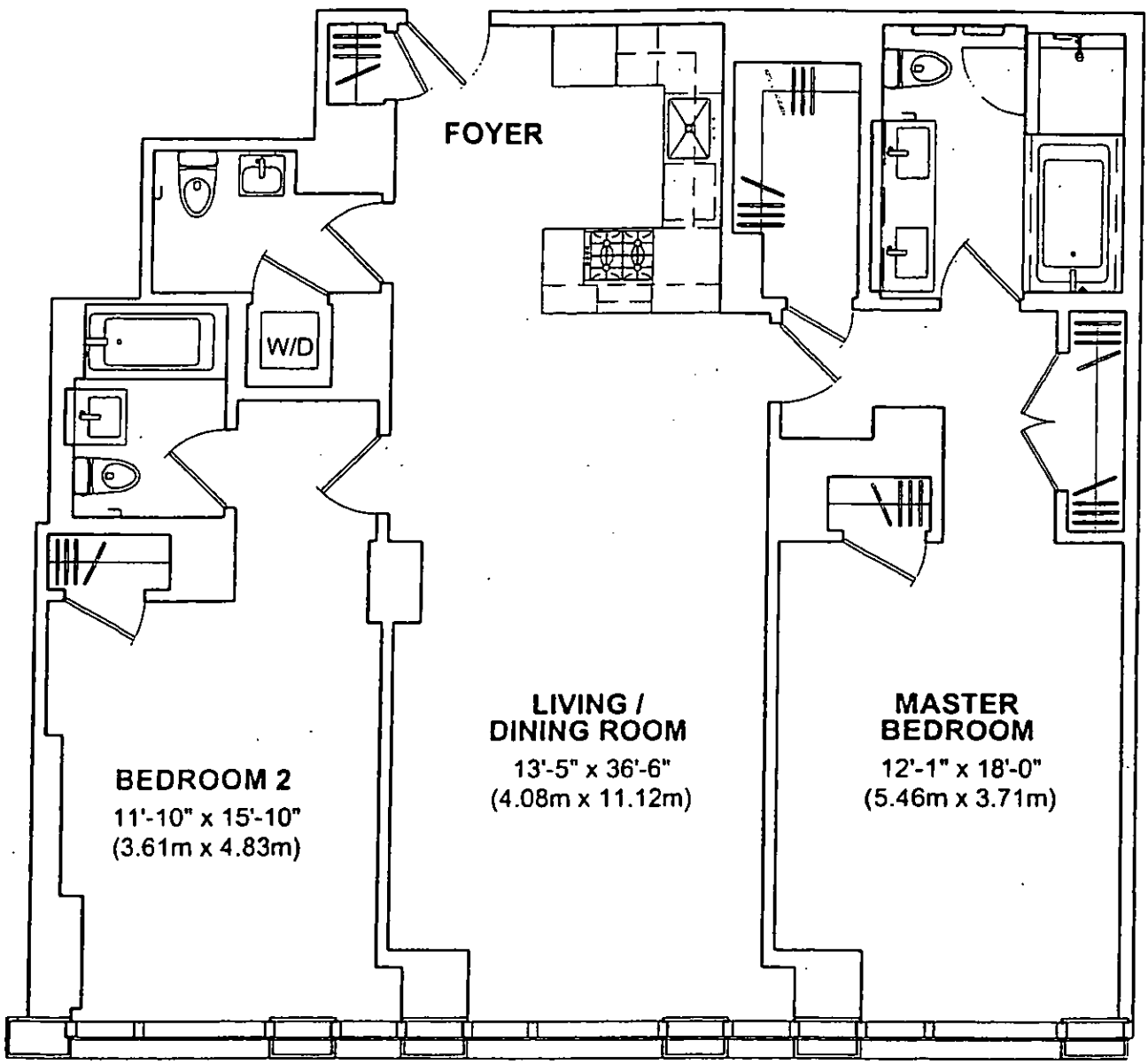
FLOOR 12
DUPLEX APARTMENT 1170n - UPPER FL
LOWER FL 945 SQ. FT., UPPER FL 945 SQ. FT.
TOTAL: 1,890 SQ. FT. (175.89 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

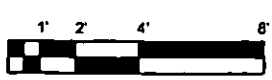
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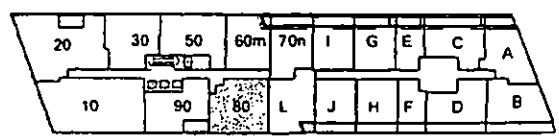
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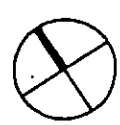




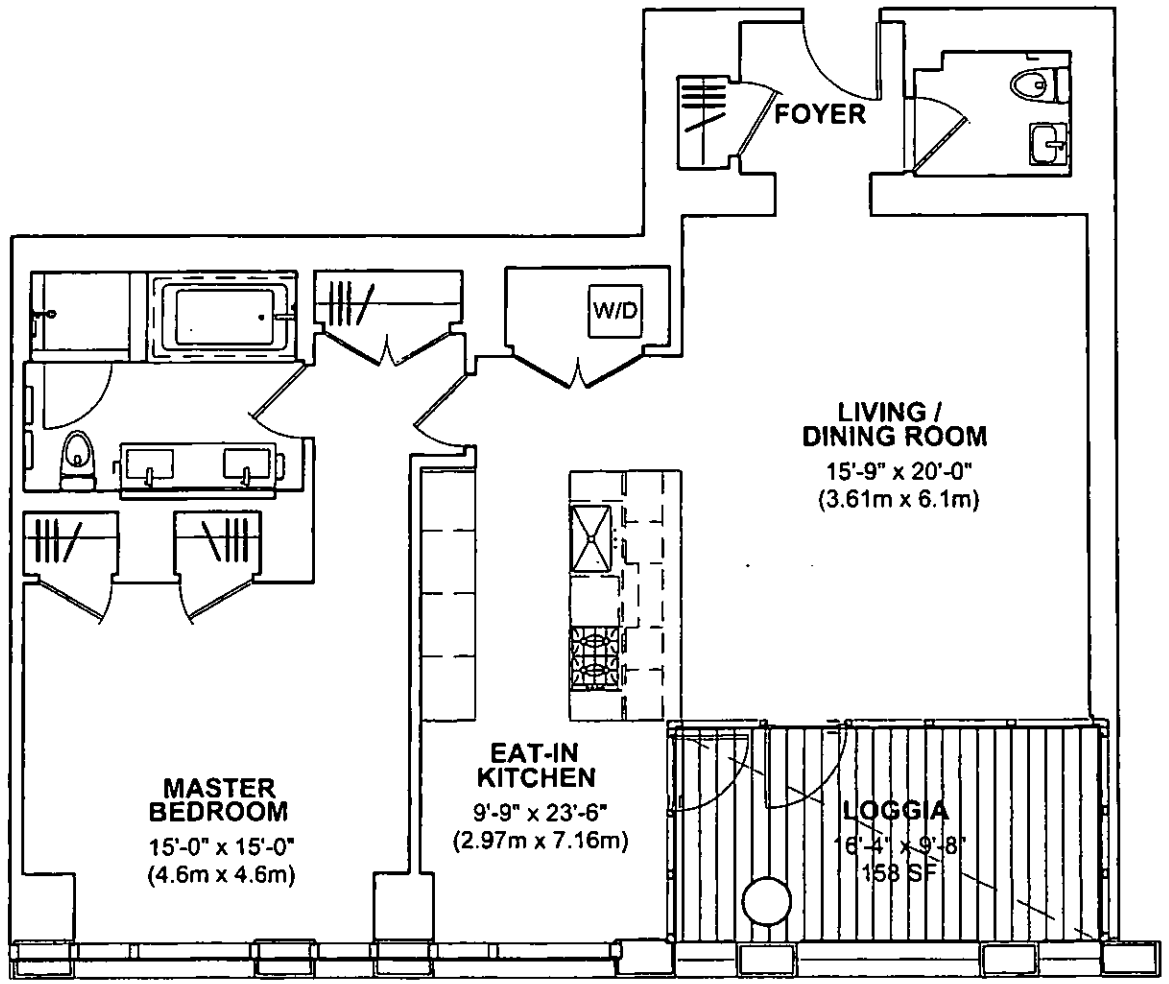
FLOORS 11 AND 12
APARTMENT 80
1,473 SQ. FT. (136.85 SQ. M.)
2 BEDROOM, 2.5 BATH

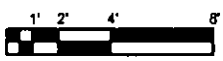
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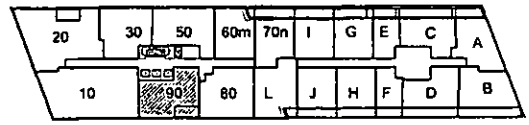
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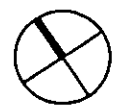




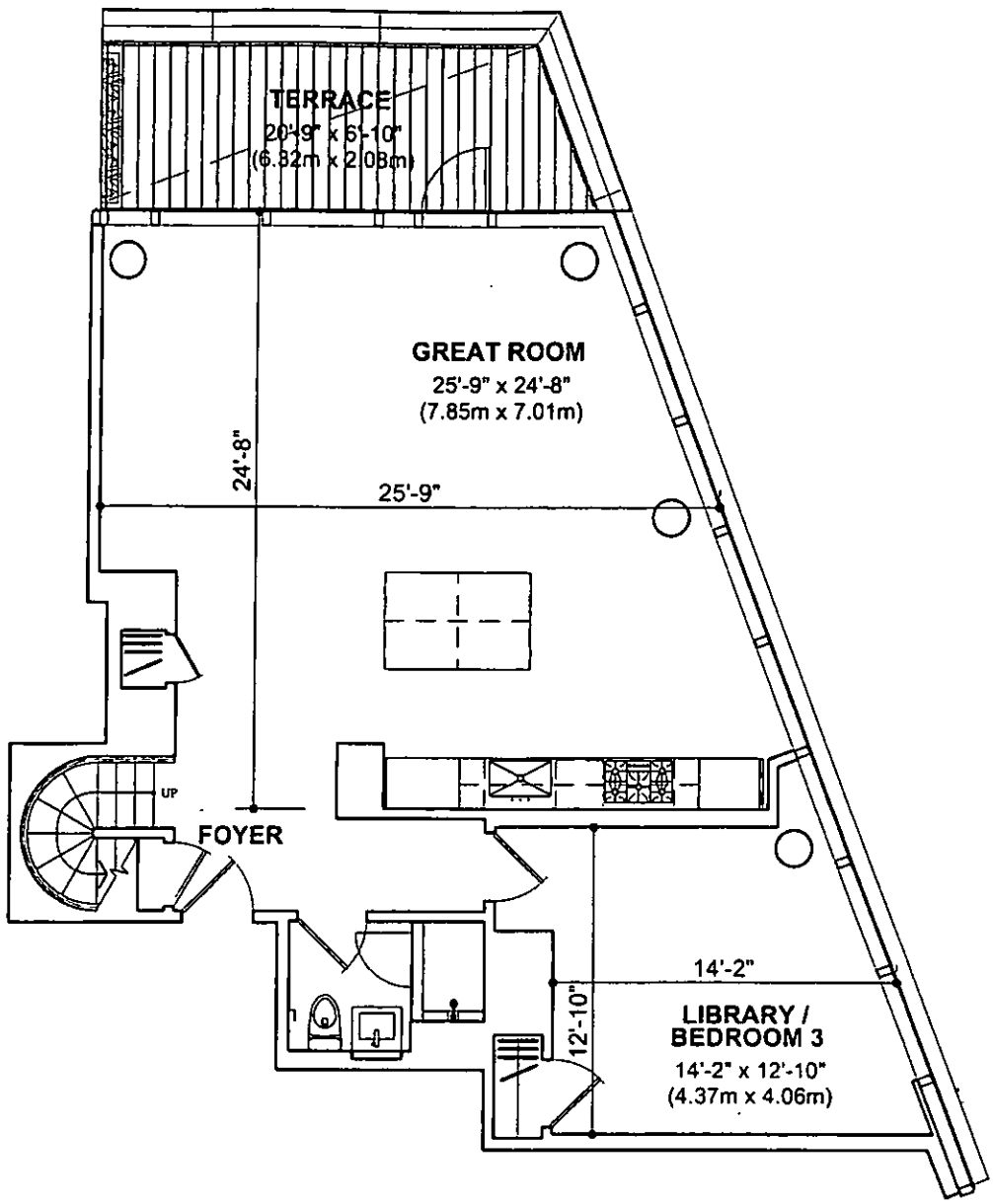
FLOORS 11 AND 12
APARTMENT 90
1,225 SQ. FT. (113.81 SQ. M.)
1 BEDROOM, 1.5 BATH, EAT-IN KITCHEN +
LOGGIA 158 SQ. FT. (14.68 SQ.M.)

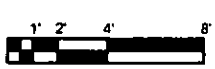
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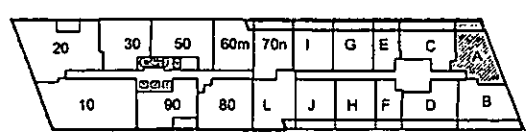
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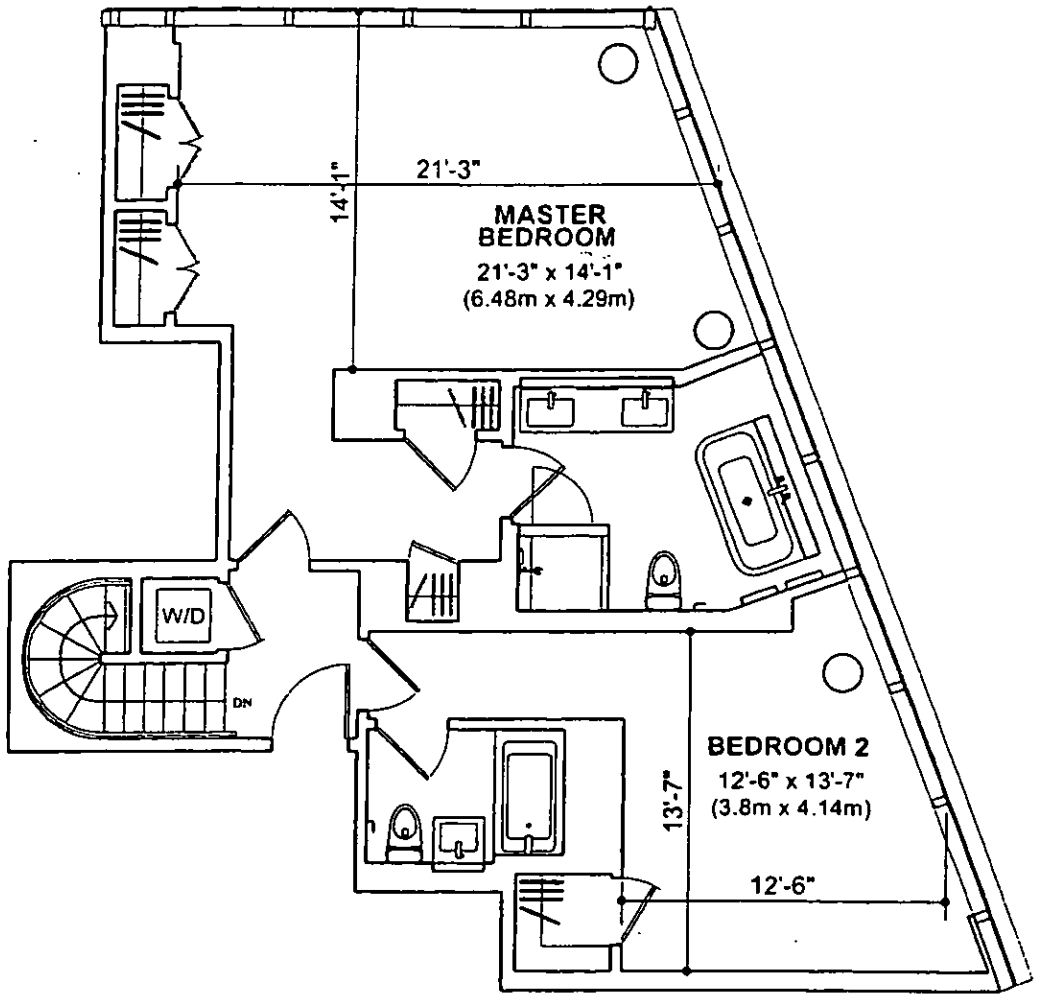


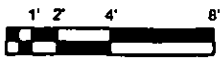
FLOOR 11
DUPLEX APARTMENT 11A - LOWER FL
LOWER FL 1,061 SQ. FT., UPPER FL 1000 SQ. FT.
TOTAL: 2,061 SQ. FT. (191.47 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 170 SQ. FT. (15.79 SQ. M.)

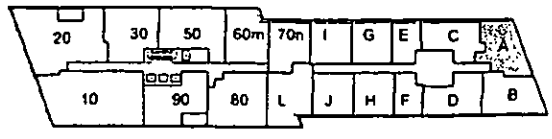
99 WARREN STREET

New York, New York

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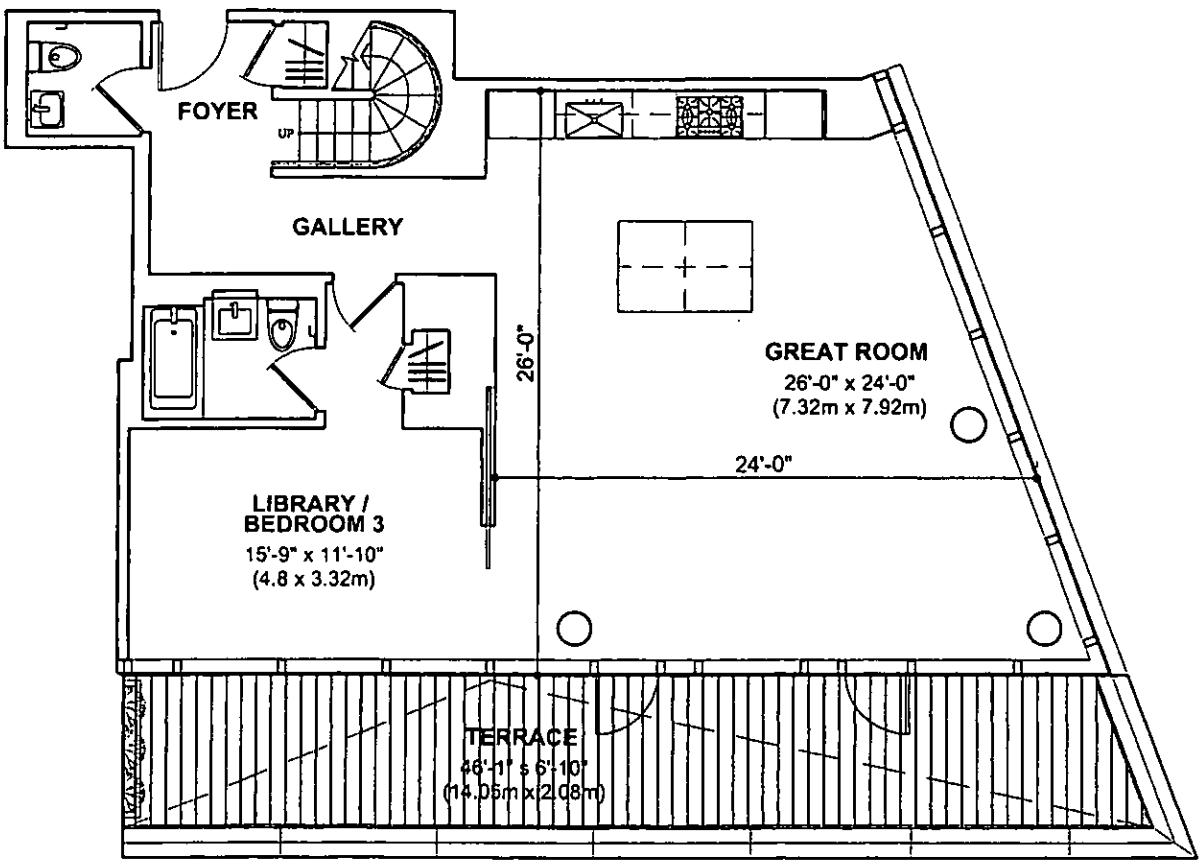


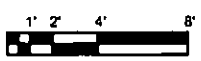
FLOOR 12
DUPLEX APARTMENT 11A - UPPER FL
LOWER FL 1,061 SQ. FT., UPPER FL 1,000 SQ. FT.
TOTAL: 2,061 SQ. FT. (191.47 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 170 SQ. FT. (15.79 SQ. M.)

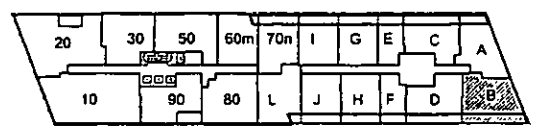
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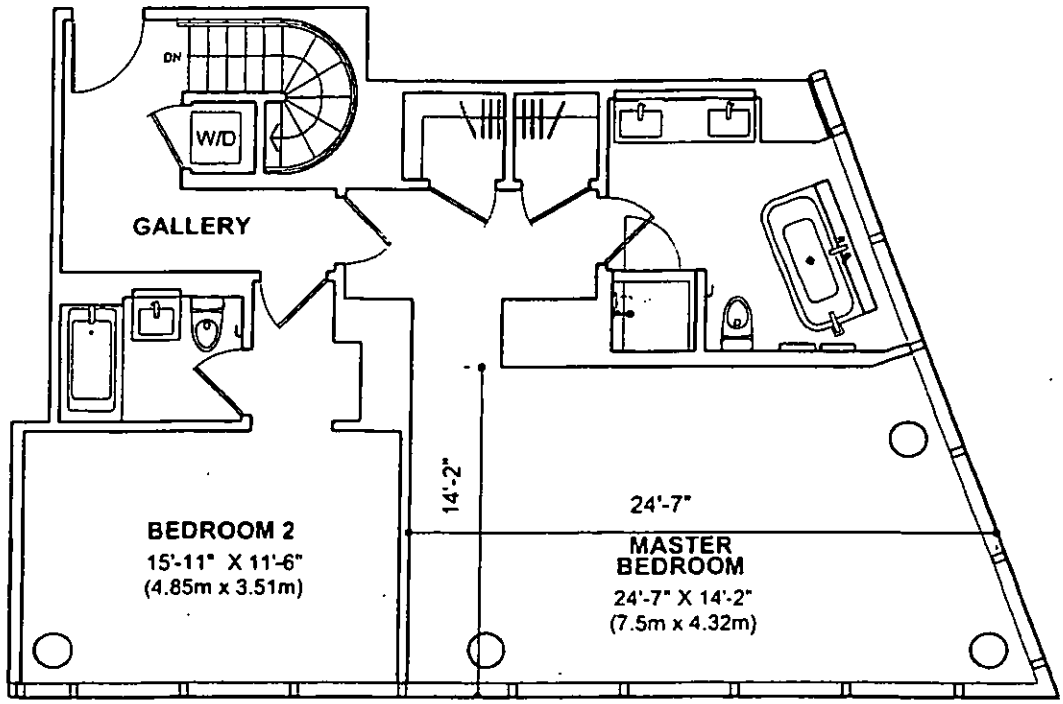


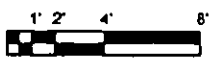
FLOOR 11
DUPLEX APARTMENT 11B - LOWER FL
LOWER FL 1,111 SQ. FT., UPPER FL 1,073 SQ. FT.
TOTAL: 2,184 SQ. FT. (202.90 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 377 SQ. FT. (35.02 SQ. M.)

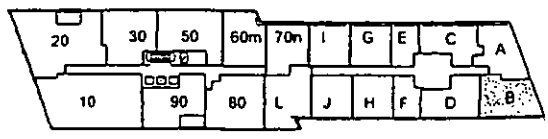
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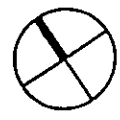




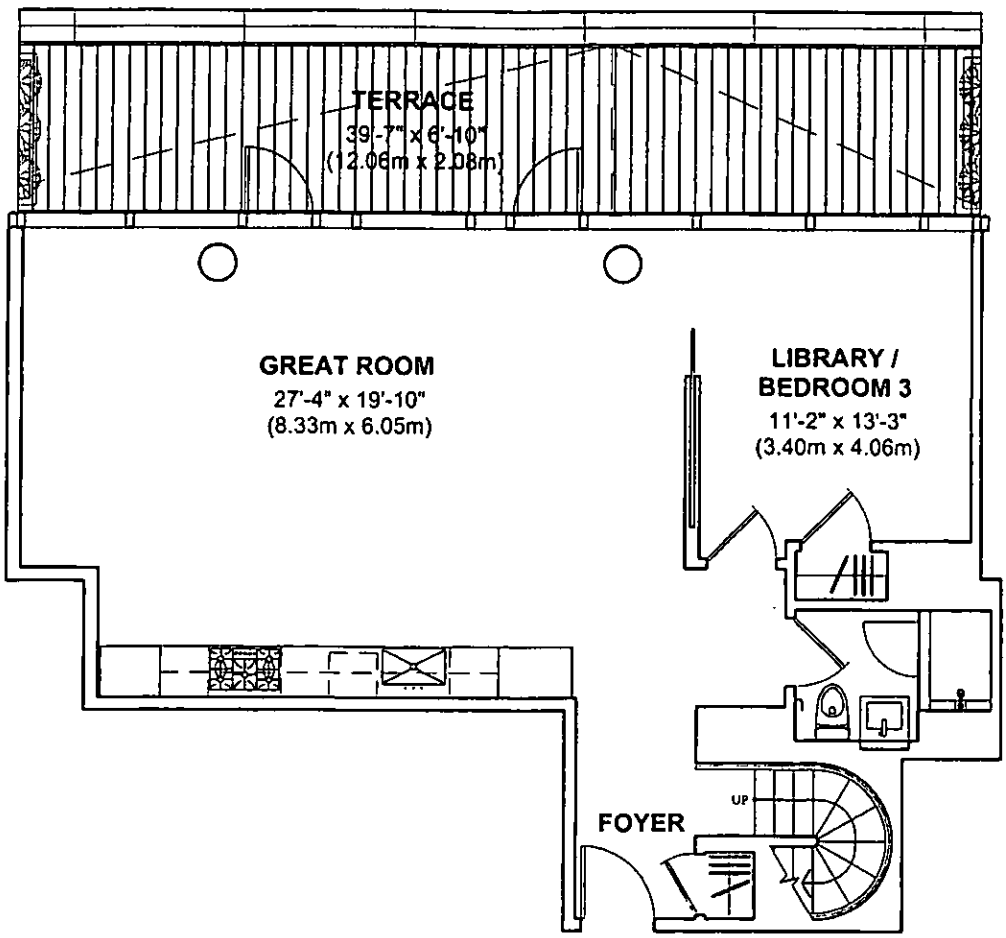
FLOOR 12
DUPLEX APARTMENT 11B - UPPER FL
LOWER FL 1,111 SQ. FT., UPPER FL 1,073 SQ. FT.
TOTAL: 2,184 SQ. FT. (202.90 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 377 SQ. FT. (35.02 SQ. M.)

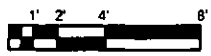
99 WARREN STREET

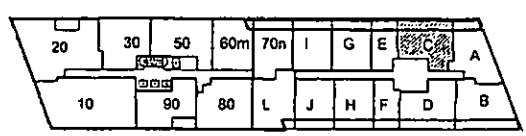
New York, New York



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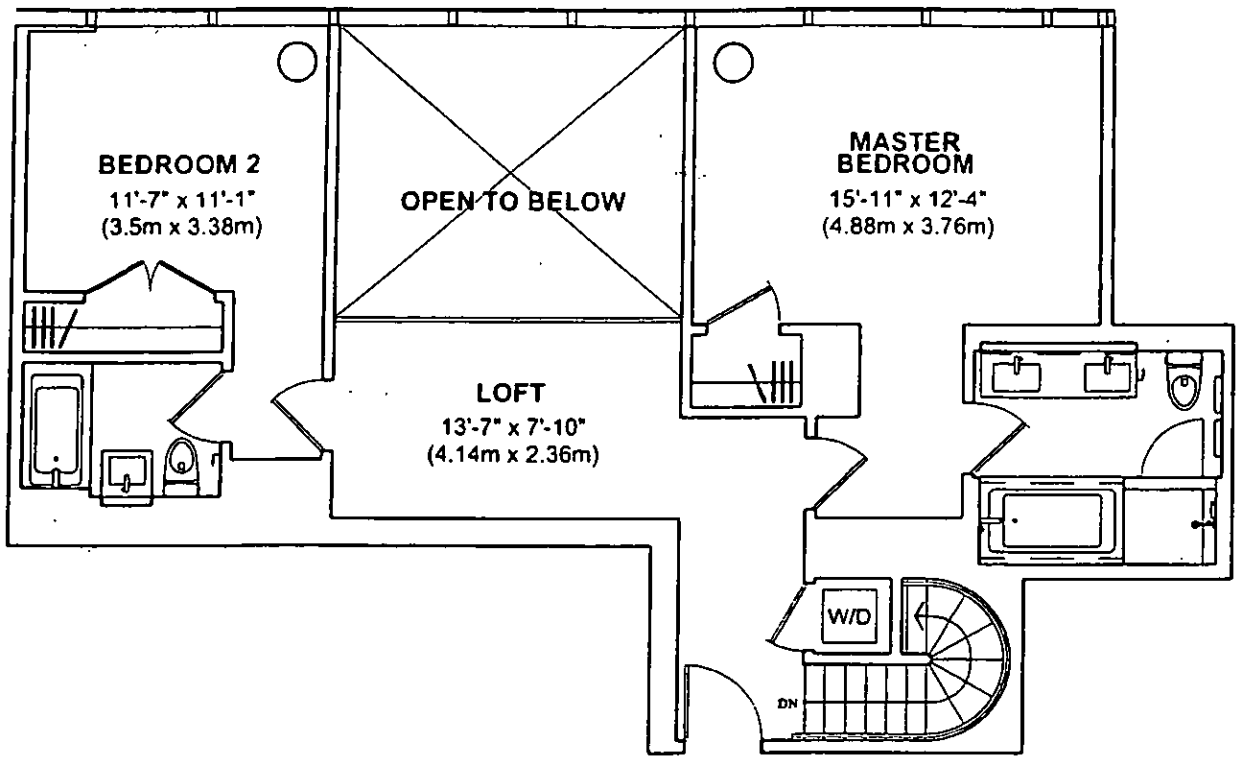


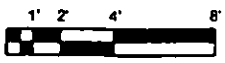
FLOOR 11
DUPLEX APARTMENT 11C - LOWER FL
LOWER FL 963 SQ. FT., UPPER FL 903 SQ. FT.
TOTAL: 1,866 SQ. FT. (173.35 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + TERRACE 324 SQ. FT. (30.10 SQ. M.)

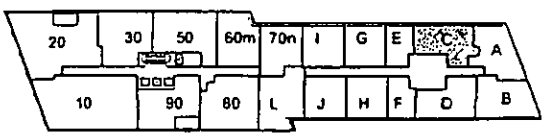
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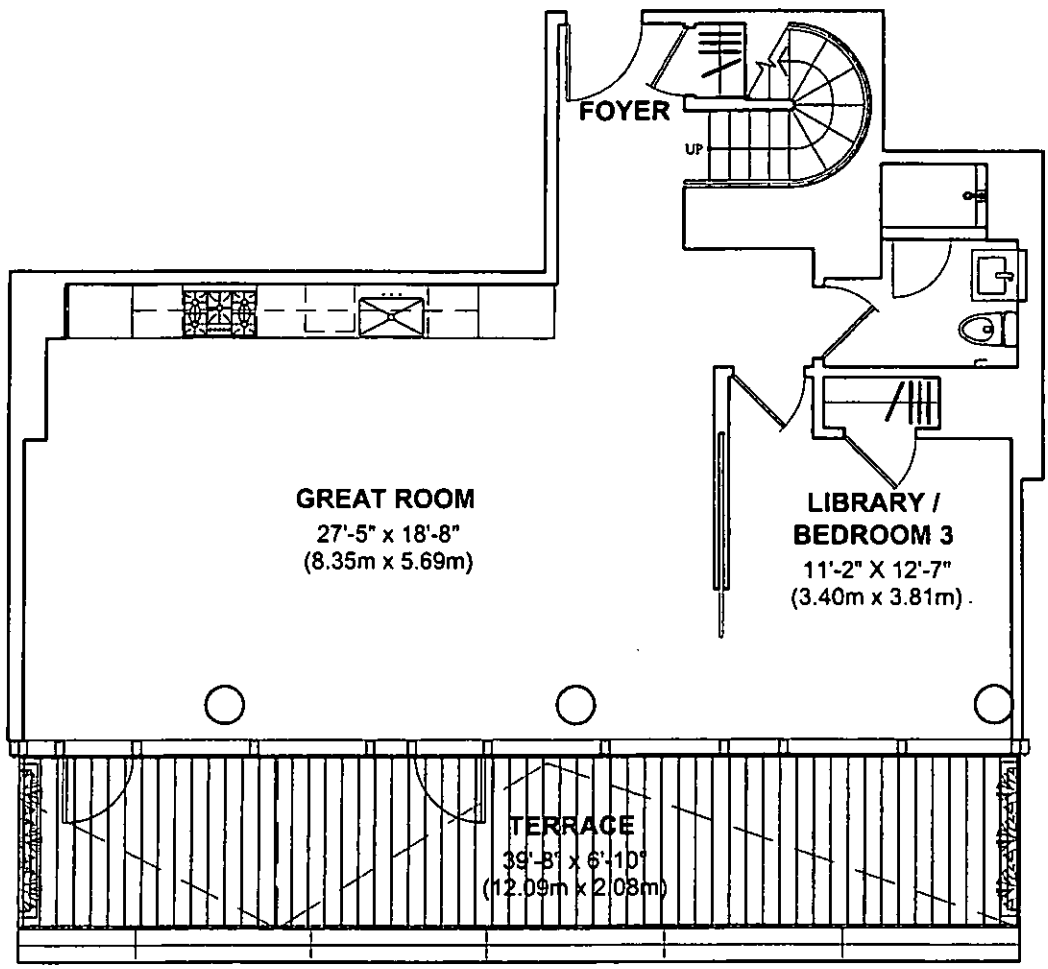


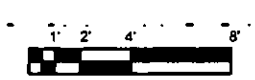
FLOOR 12
DUPLEX APARTMENT 11C - UPPER FL
LOWER FL 963 SQ. FT., UPPER FL 903 SQ. FT.
TOTAL: 1,866 SQ. FT. (173.35 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + TERRACE 324 SQ. FT. (30.10 SQ. M.)

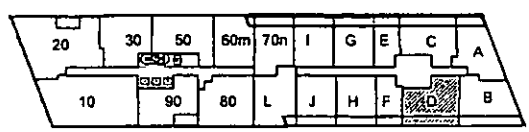
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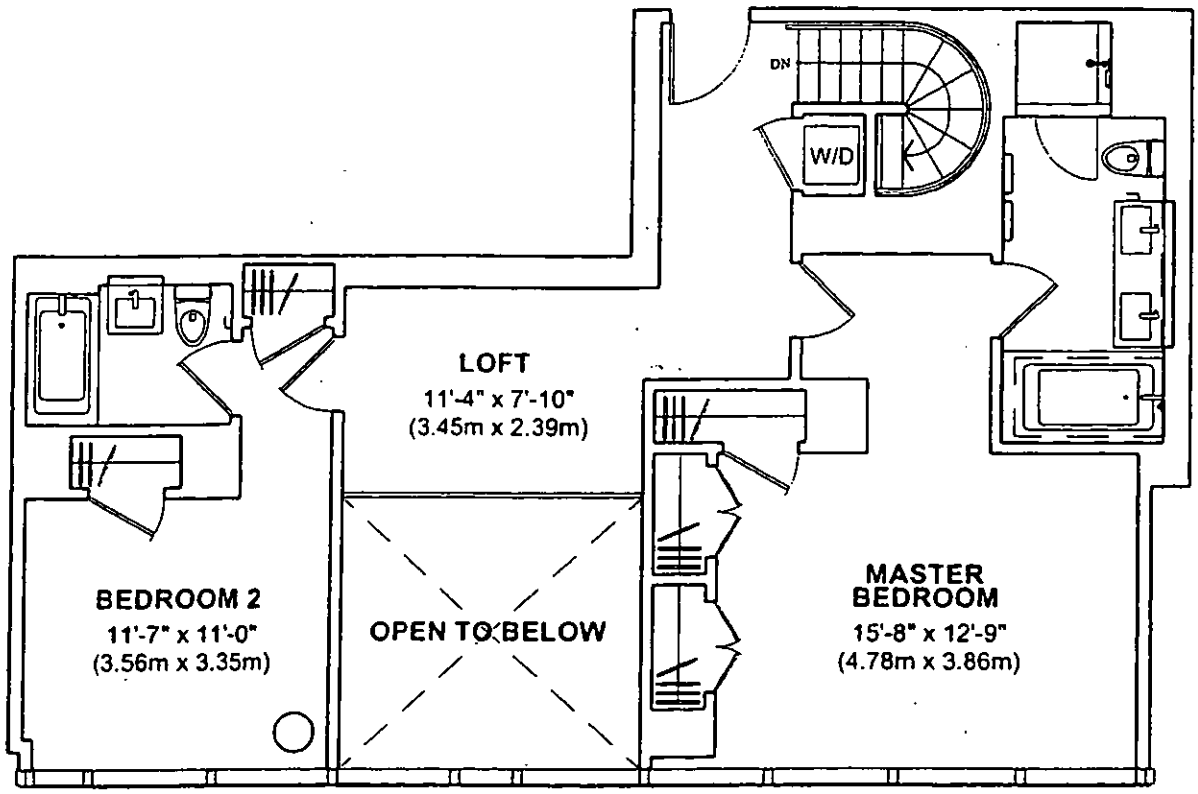


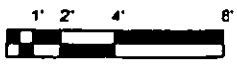
FLOOR 11
DUPLEX APARTMENT 11D - LOWER FL
LOWER FL 967 SQ. FT., UPPER FL 946 SQ. ST.
TOTAL: 1,913 SQ. FT. (177.72 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + TERRACE 324 SQ. FT. (30.10 SQ. M.)

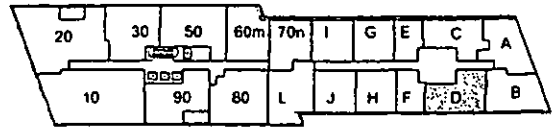
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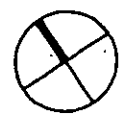




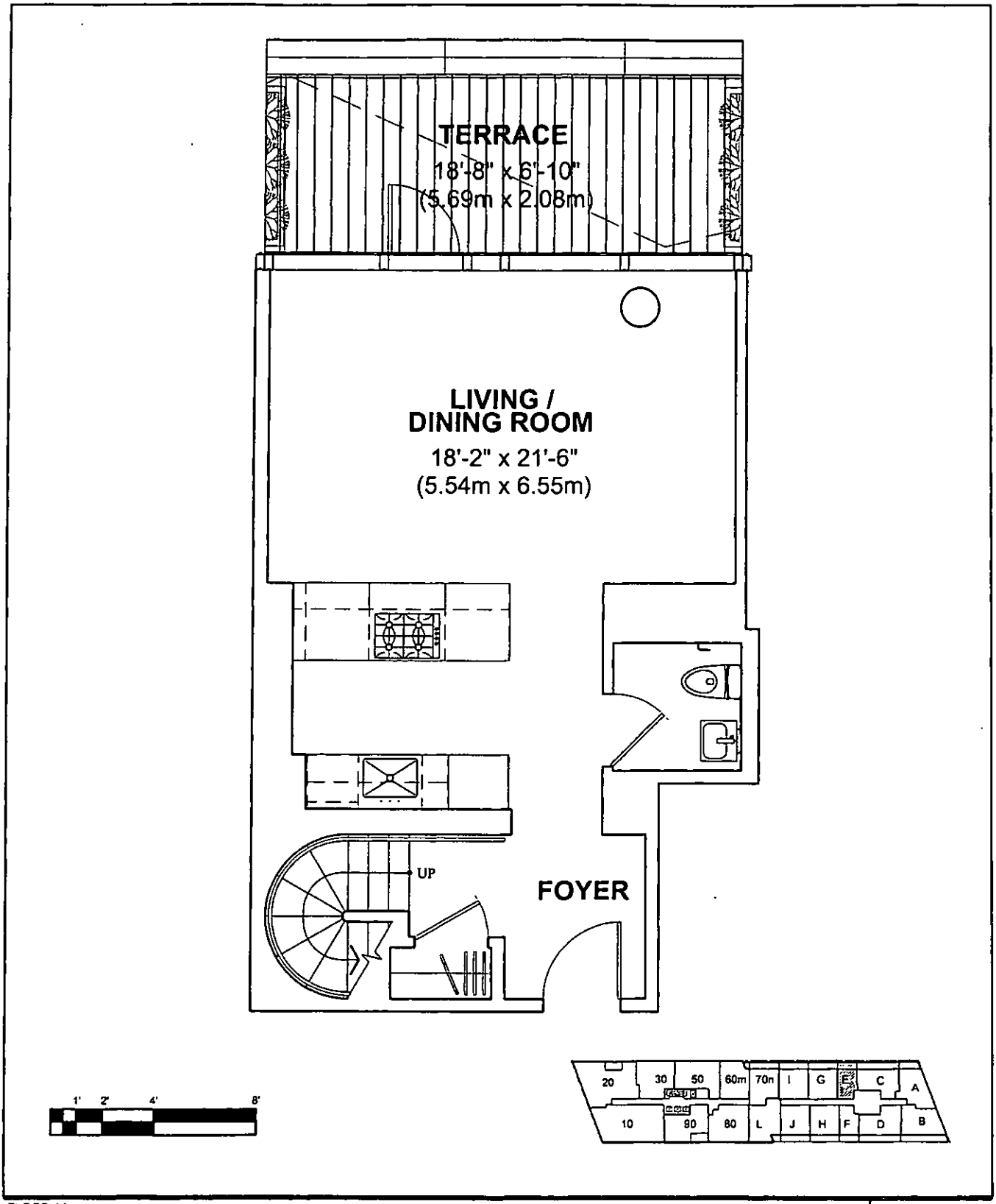
FLOOR 12
DUPLEX APARTMENT 11D - UPPER FL
LOWER FL 967 SQ. FT., UPPER FL 946 SQ. ST.
TOTAL: 1,913 SQ. FT. (177.72 SQ. M.)
3 BEDROOM, 3 BATH + LOFT + TERRACE 324 SQ. FT. (30.10 SQ. M.)

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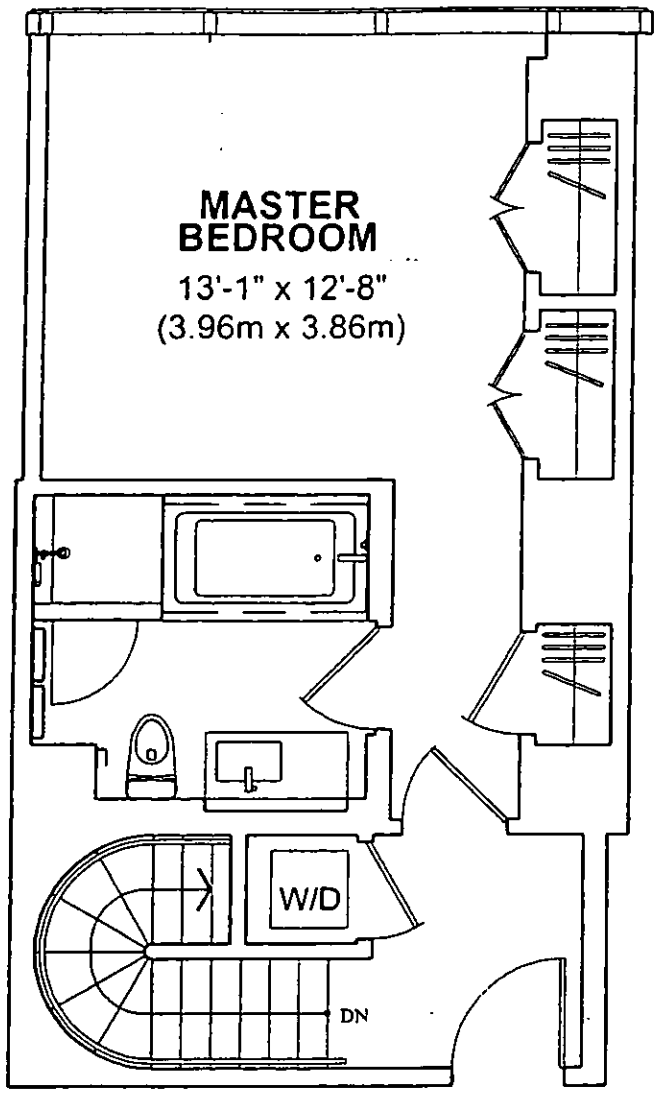


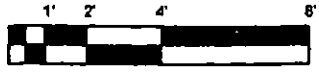
FLOOR 11
DUPLEX APARTMENT 11E - LOWER FL
LOWER FL 532 SQ. FT., UPPER FL 474 SQ. FT.
TOTAL: 1,006 SQ. FT. (93.46 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 153 SQ. FT. (14.21 SQ. M.)

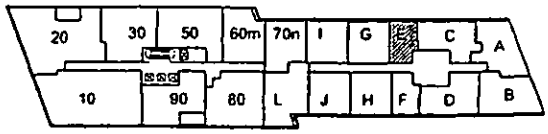
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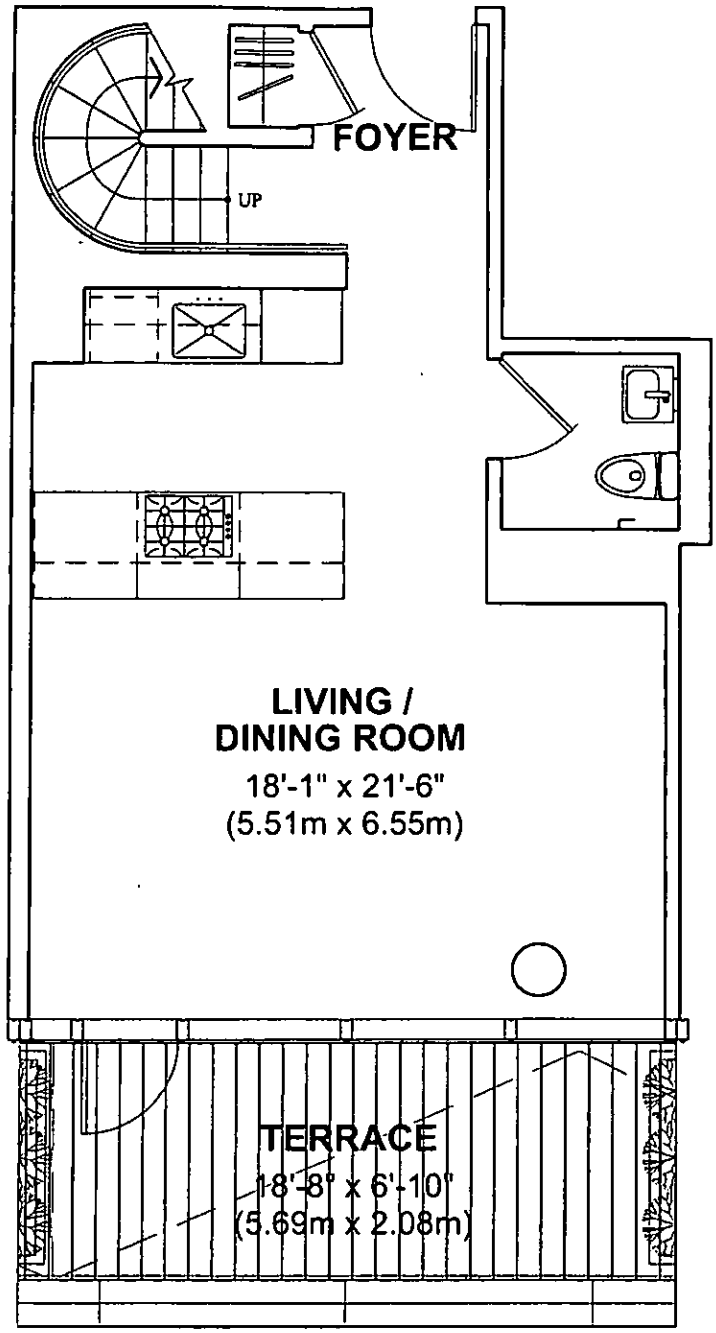


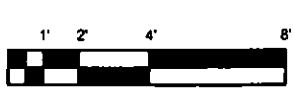
FLOOR 12
DUPLEX APARTMENT 11E - UPPER FL
LOWER FL 532 SQ. FT., UPPER FL 474 SQ. FT.
TOTAL: 1,006 SQ. FT. (93.46 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 153 SQ. FT. (14.21 SQ. M.)

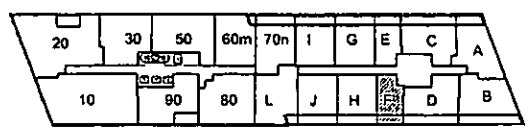
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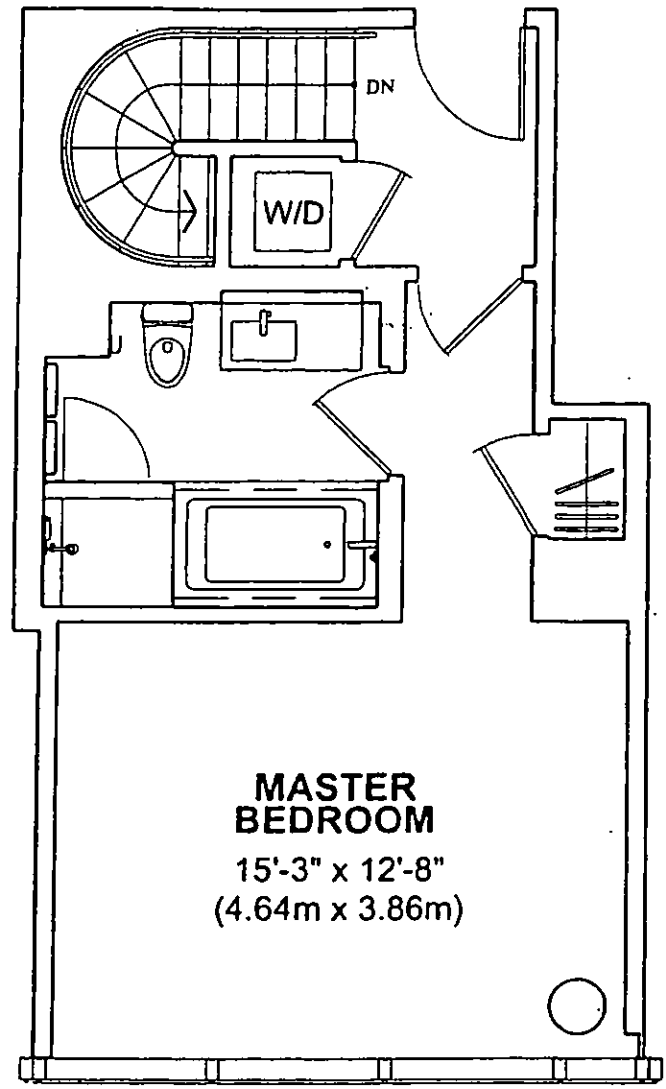


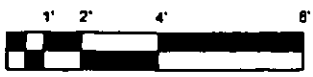
FLOOR 11
DUPLEX APARTMENT 11F - LOWER FL
LOWER FL 519 SQ. FT., UPPER FL 460 SQ. FT.
TOTAL: 979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 153 SQ. FT. (14.21 SQ. M.)

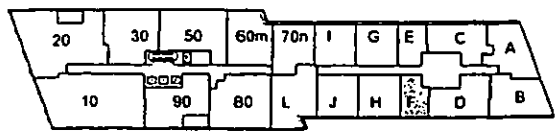
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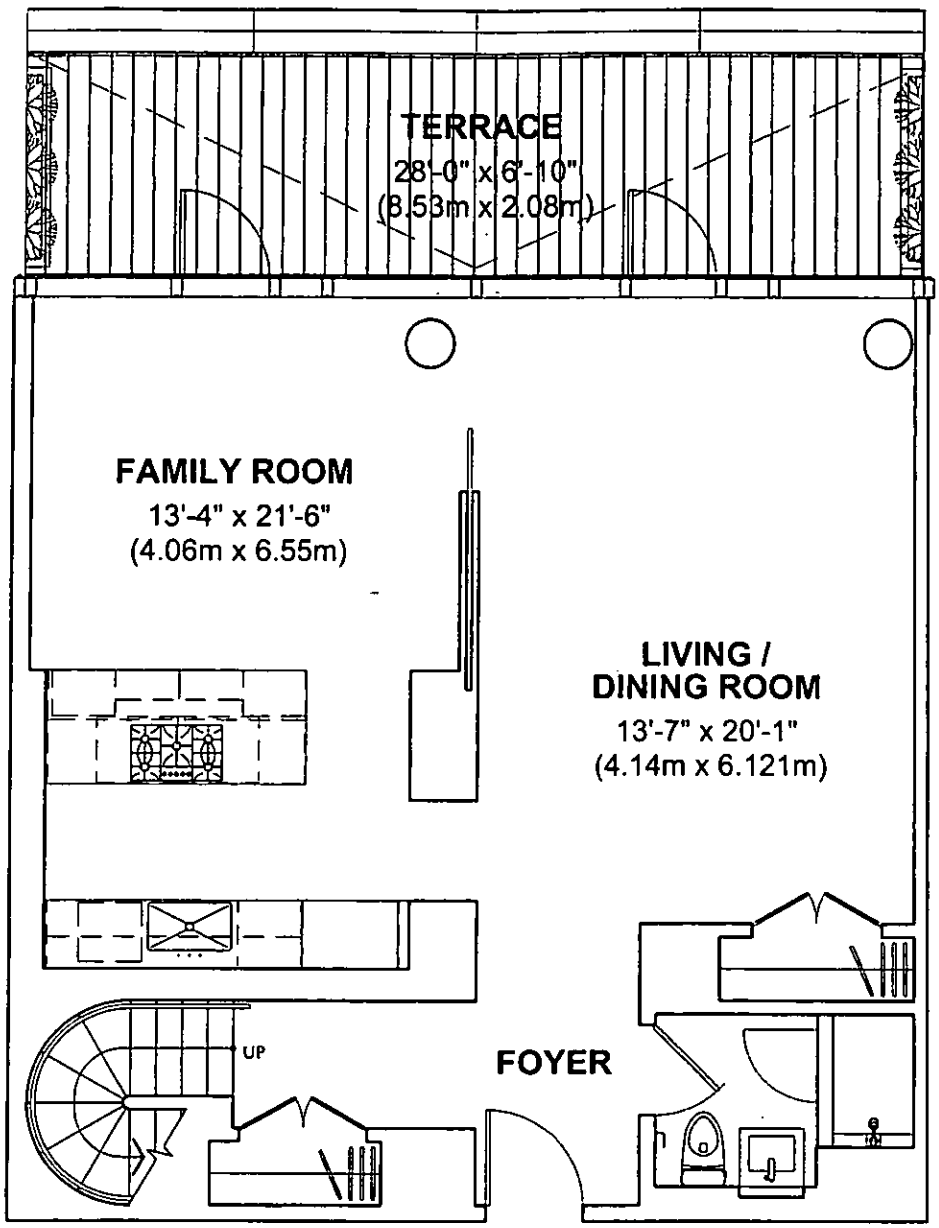


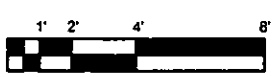
FLOOR 12
DUPLEX APARTMENT 11F -UPPER FL
LOWER FL 519 SQ. FT., UPPER FL 460 SQ. FT.
TOTAL: 979 SQ. FT. (90.95 SQ. M.)
1 BEDROOM, 1.5 BATH + TERRACE 153 SQ. FT. (14.21 SQ. M.)

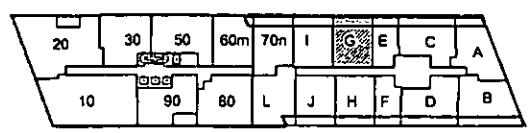
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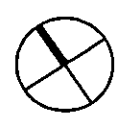


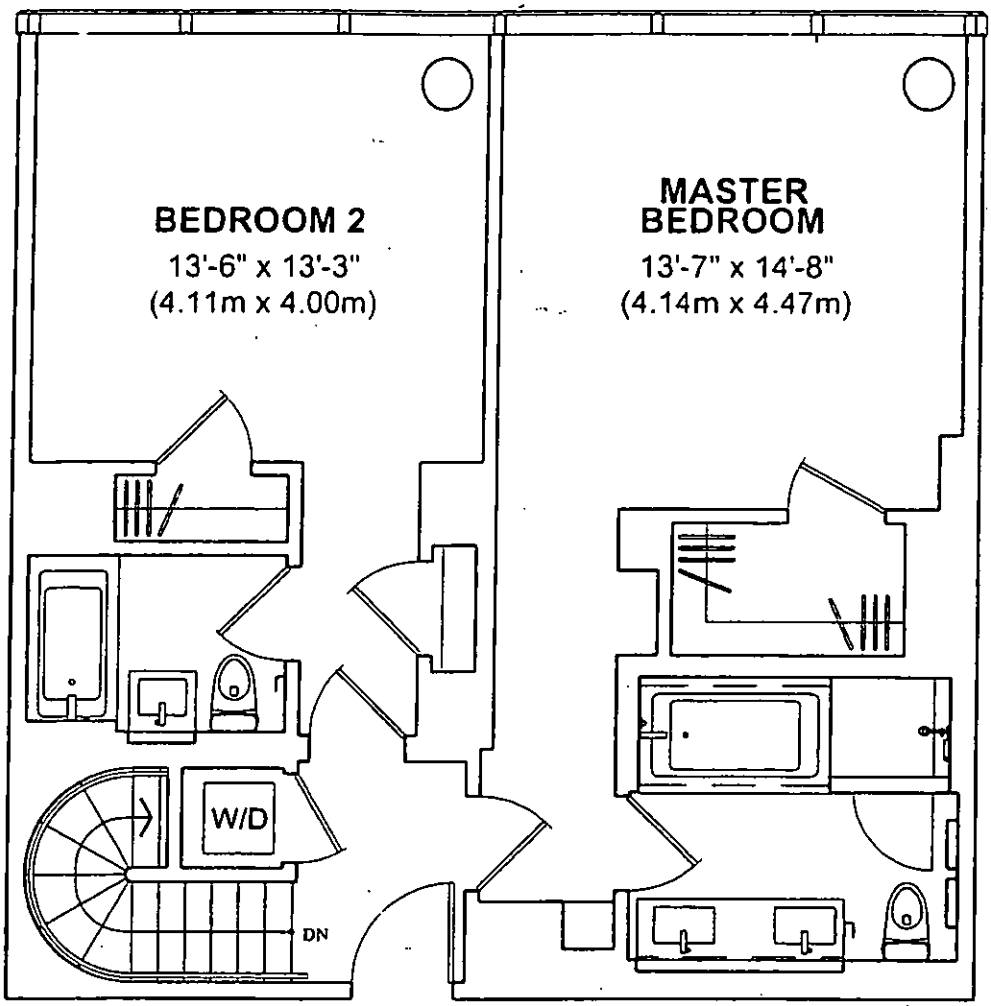
FLOOR 11
DUPLEX APARTMENT 11G - LOWER FL
LOWER FL 830 SQ. FT., UPPER FL 824 SQ. FT.
TOTAL: 1,654 SQ. FT. (153.66 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

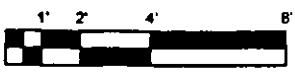
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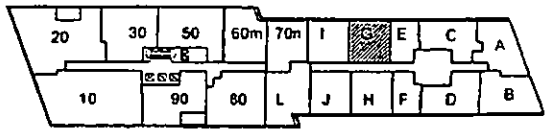
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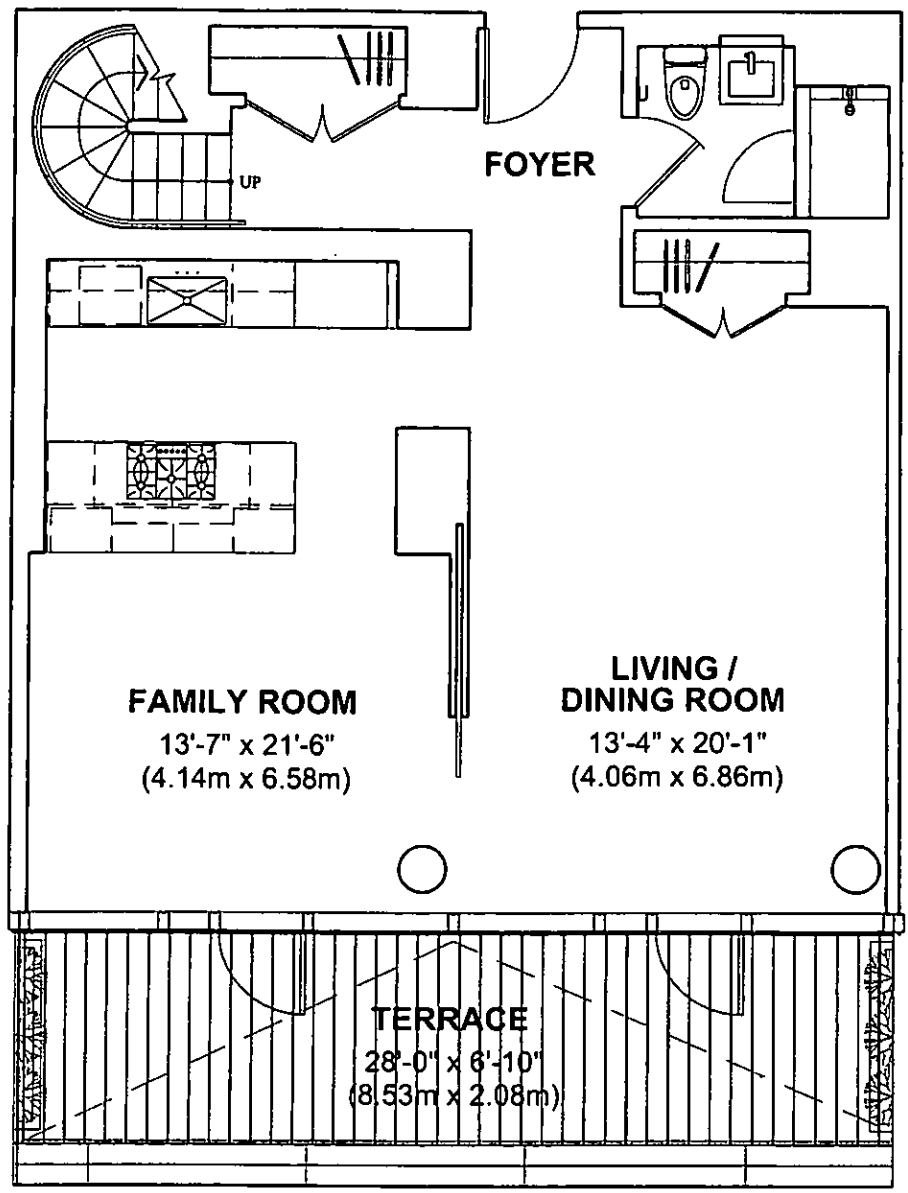


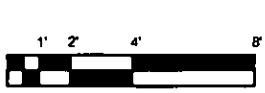
FLOOR 12
DUPLEX APARTMENT 11G - UPPER FL
LOWER FL 830 SQ. FT., UPPER FL 824 SQ. FT.
TOTAL: 1,654 SQ. FT. (153.66 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

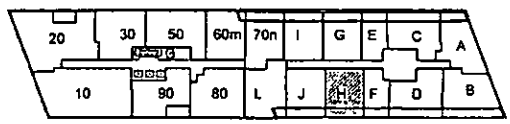
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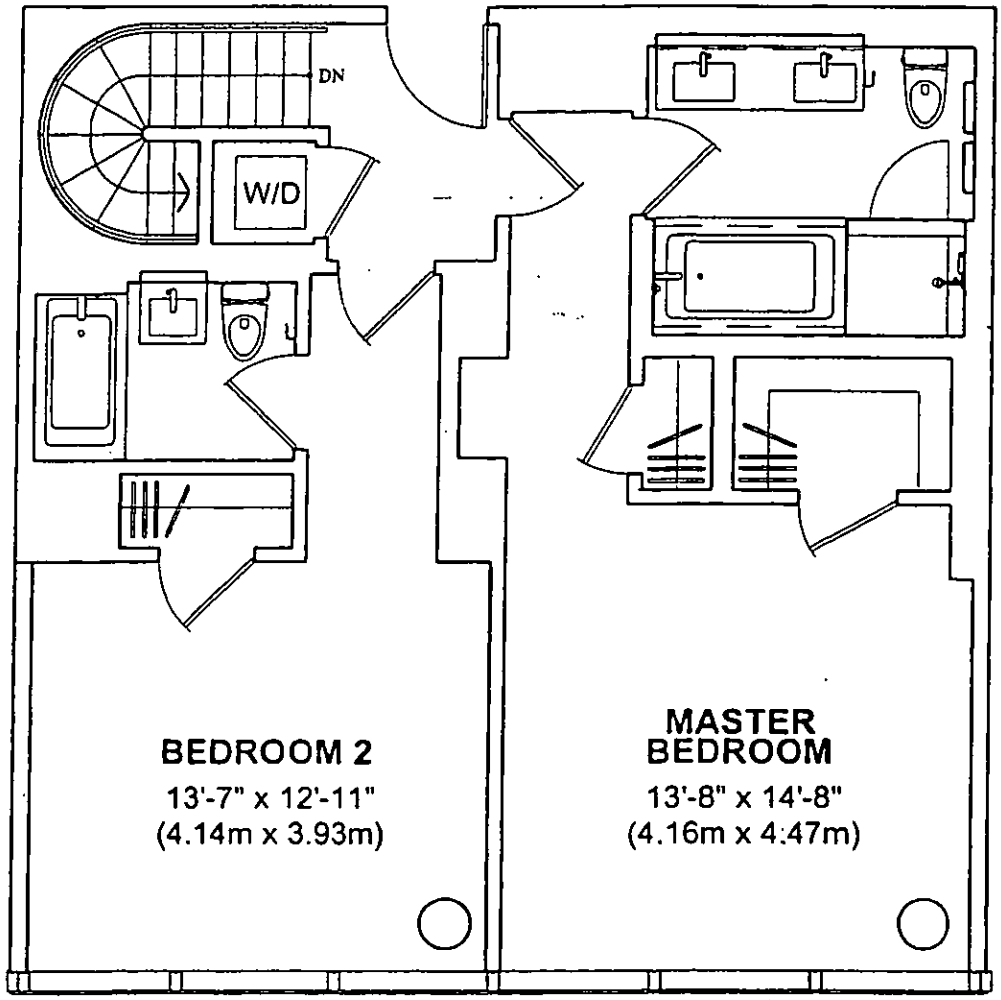


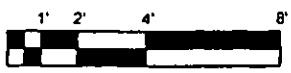
FLOOR 11
DUPLEX APARTMENT 11H - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 822 SQ. FT.
TOTAL: 1,647 SQ. FT. (153.01 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

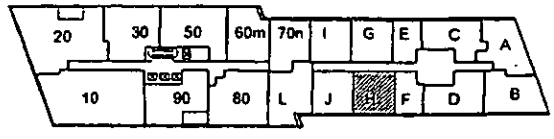
99 WARREN STREET

New York, New York

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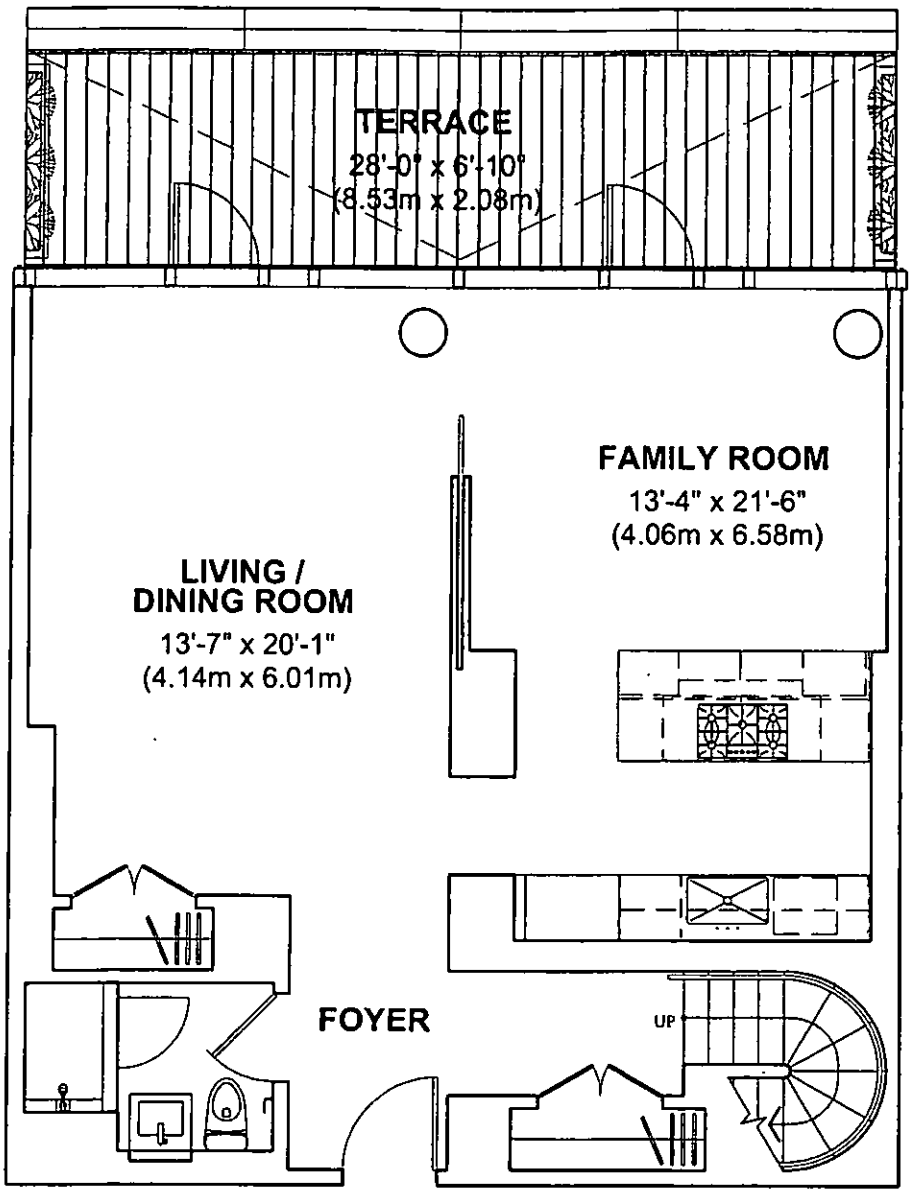
FLOOR 12
DUPLEX APARTMENT 11H - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 822 SQ. FT.
TOTAL: 1,647 SQ. FT. (153.01 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

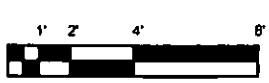
99 WARREN STREET

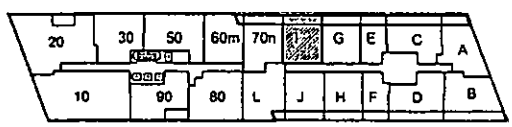
New York, New York



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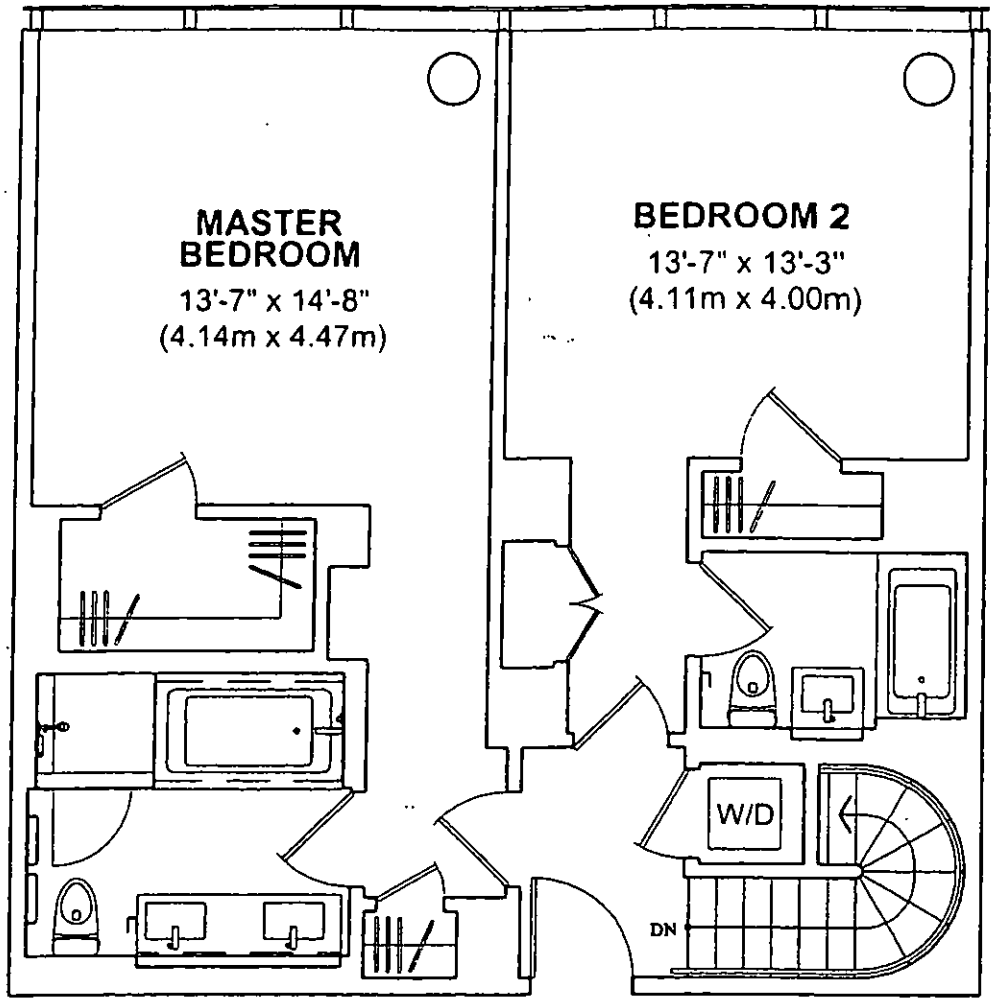


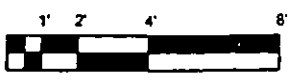
FLOOR 11
DUPLEX APARTMENT 11I - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

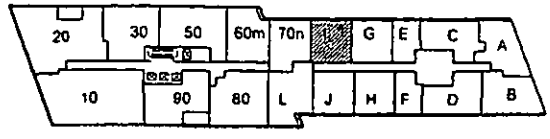
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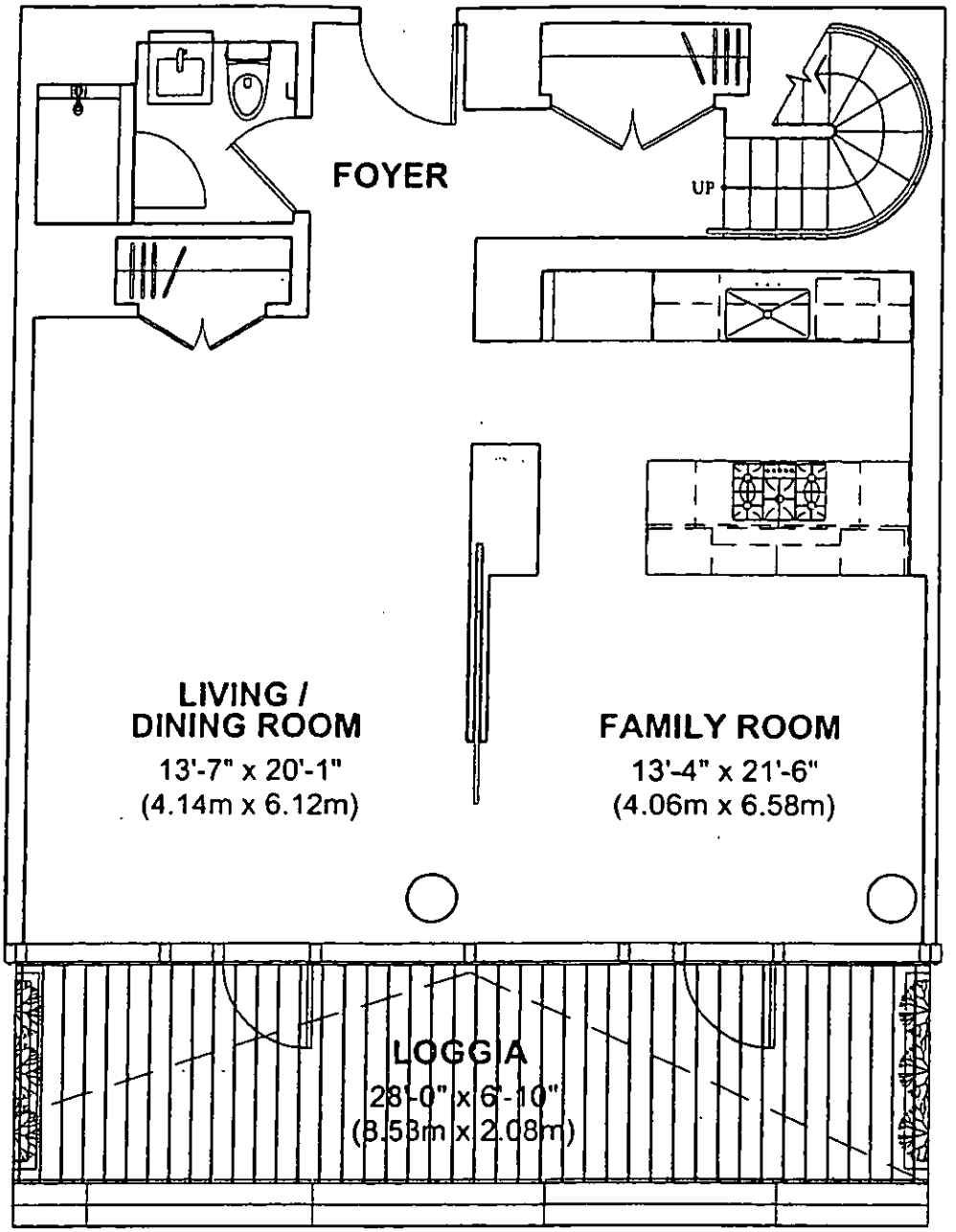


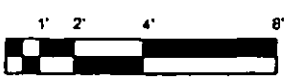
FLOOR 12
DUPLEX APARTMENT 11I - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

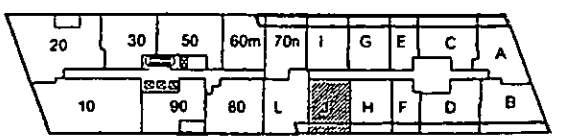
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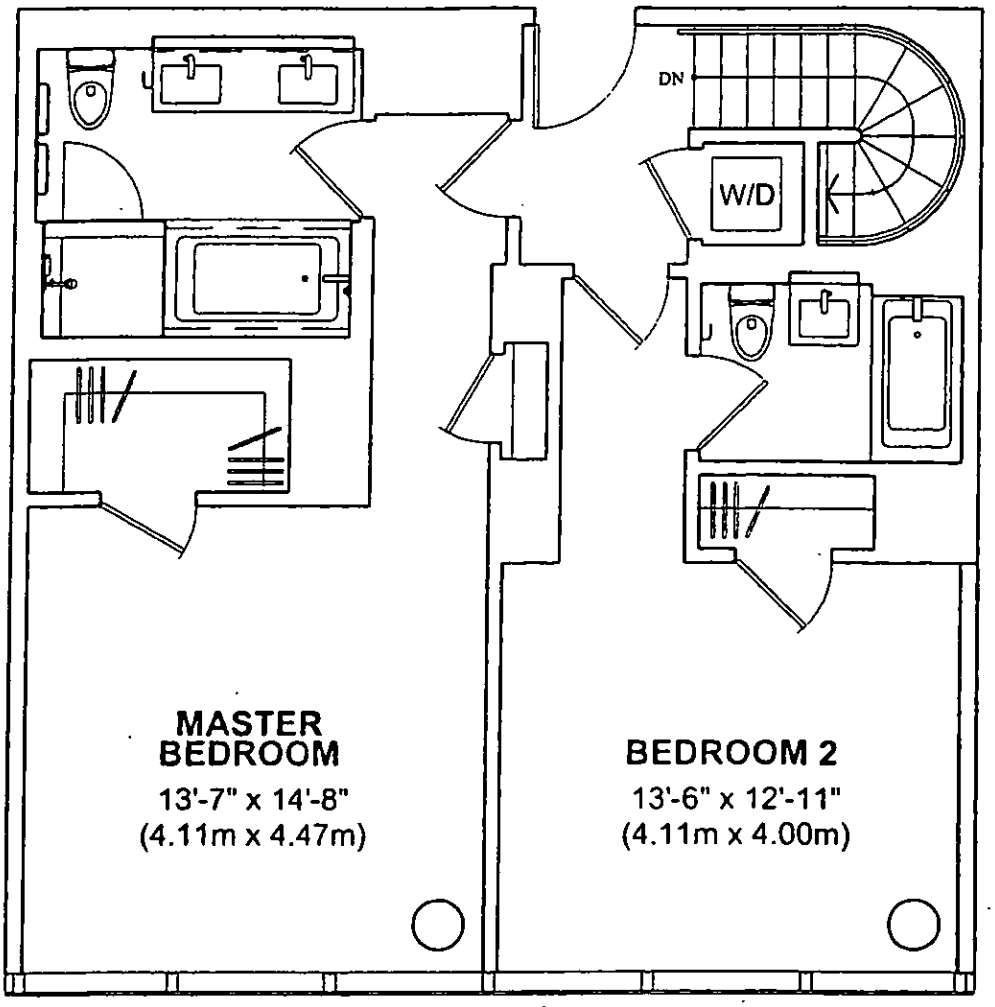


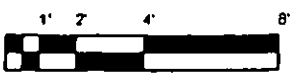
FLOOR 11
DUPLEX APARTMENT 11J - LOWER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

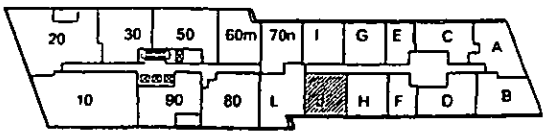
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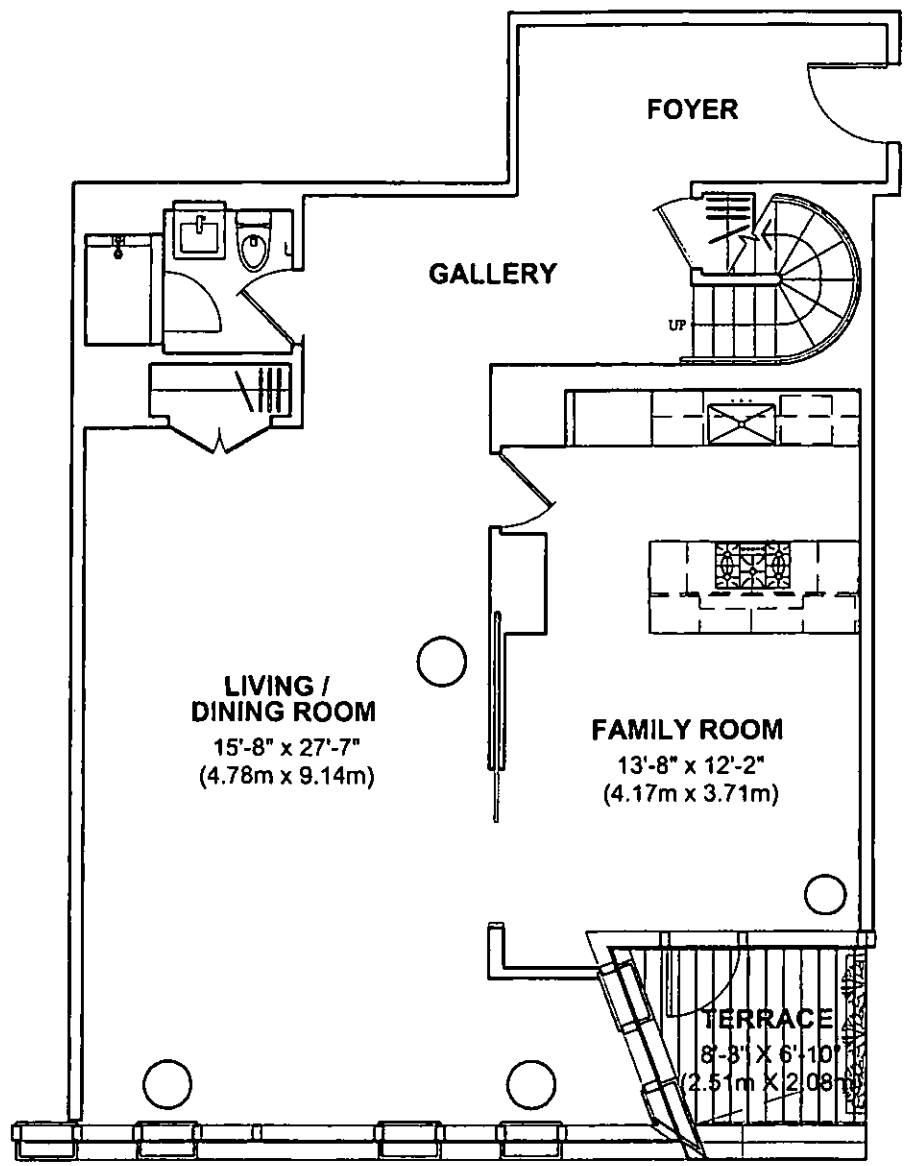


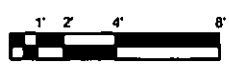
FLOOR 12
DUPLEX APARTMENT 11J - UPPER FL
LOWER FL 825 SQ. FT., UPPER FL 825 SQ. FT.
TOTAL: 1,650 (153.29 SQ. M.)
2 BEDROOM, 3 BATH, FAM. RM. + TERRACE 229 SQ. FT. (21.27 SQ. M.)

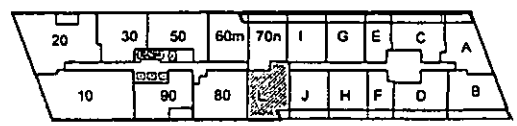
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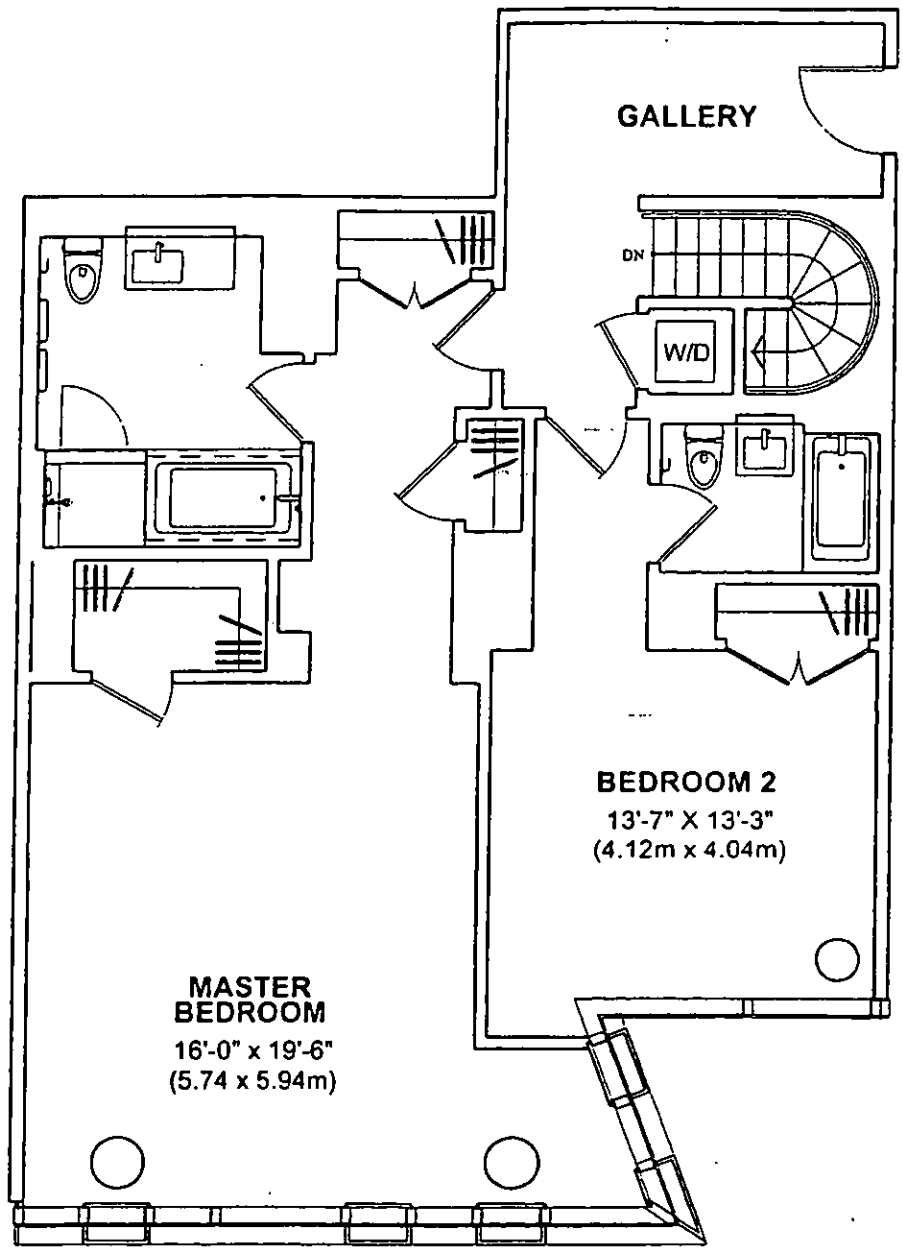


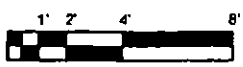
FLOOR 11
DUPLEX APARTMENT 11L - LOWER FL
LOWER FL 1,166 SQ. FT., UPPER FL 1,166 SQ. FT.
TOTAL: 2,332 SQ. FT. (216.65 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + TERRACE 68 SQ. FT. (6.32 SQ. M.)

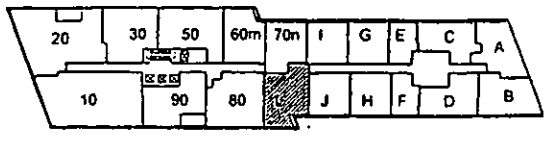
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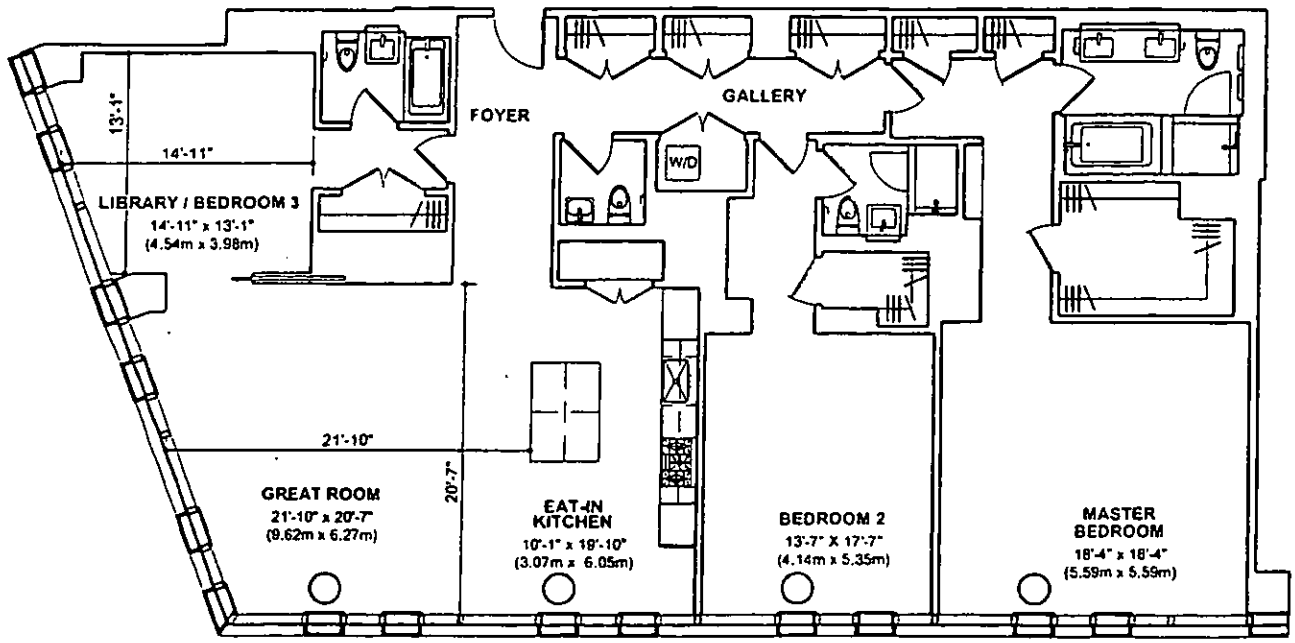


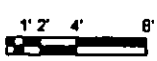
FLOOR 12
DUPLEX APARTMENT 11L - UPPER FL
LOWER FL 1,166 SQ. FT., UPPER FL 1,166 SQ. FT.
TOTAL: 2,332 SQ. FT. (216.65 SQ. M.)
2 BEDROOM, 3 BATH + FAM. RM. + TERRACE 68 SQ. FT. (6.32 SQ. M.)

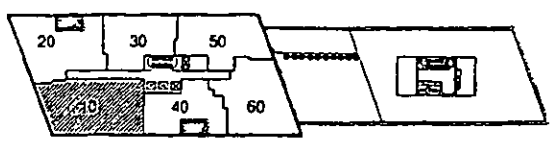
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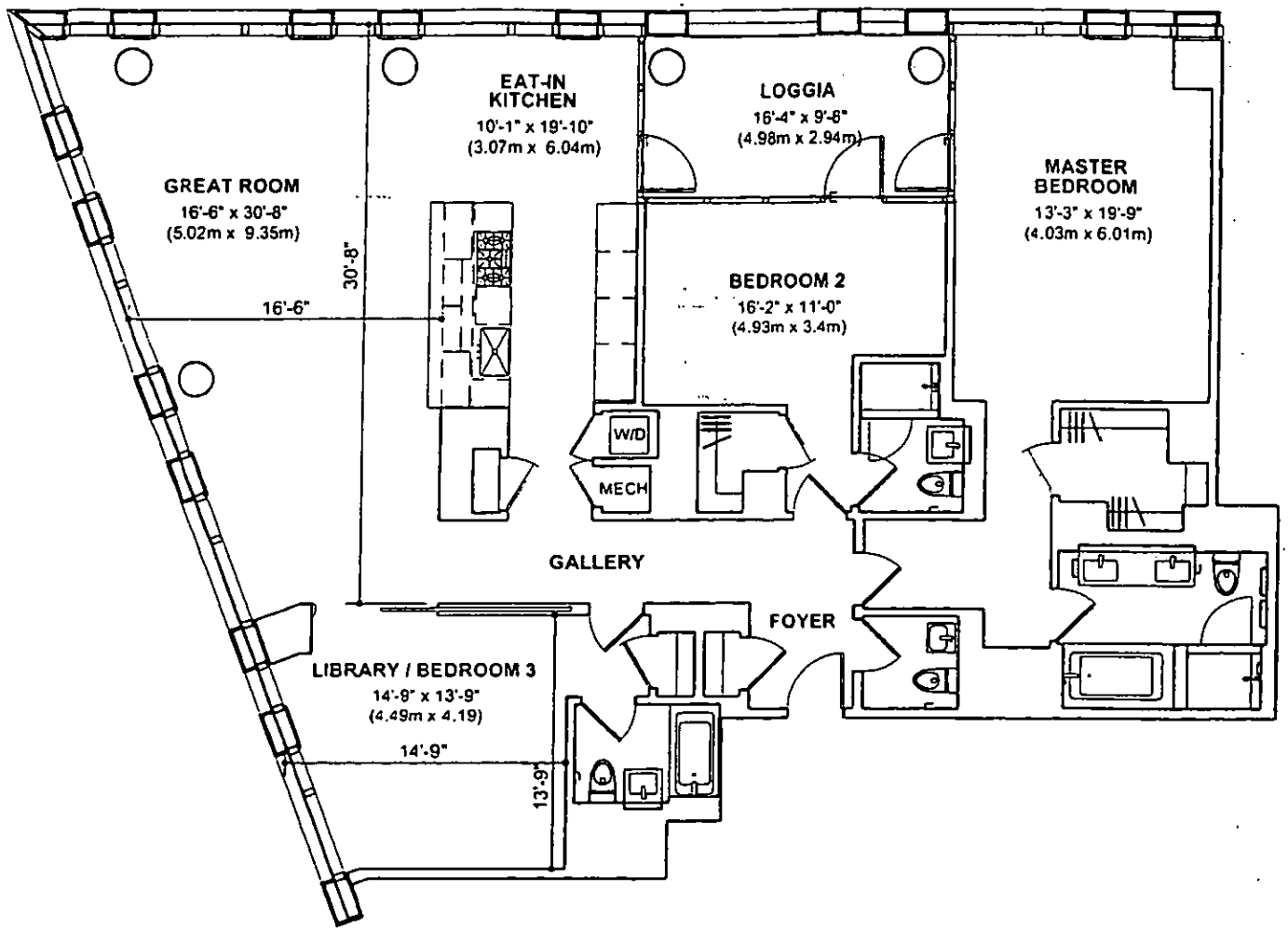


FLOORS 14, 15, 26, 27, 30 AND 31
APARTMENT 10
2,530 SQ. FT. (235.04 SQ. M.)
3 BEDROOM, 3.5 BATH + EAT-IN KITCHEN

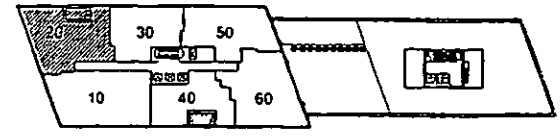
101 WARREN STREET

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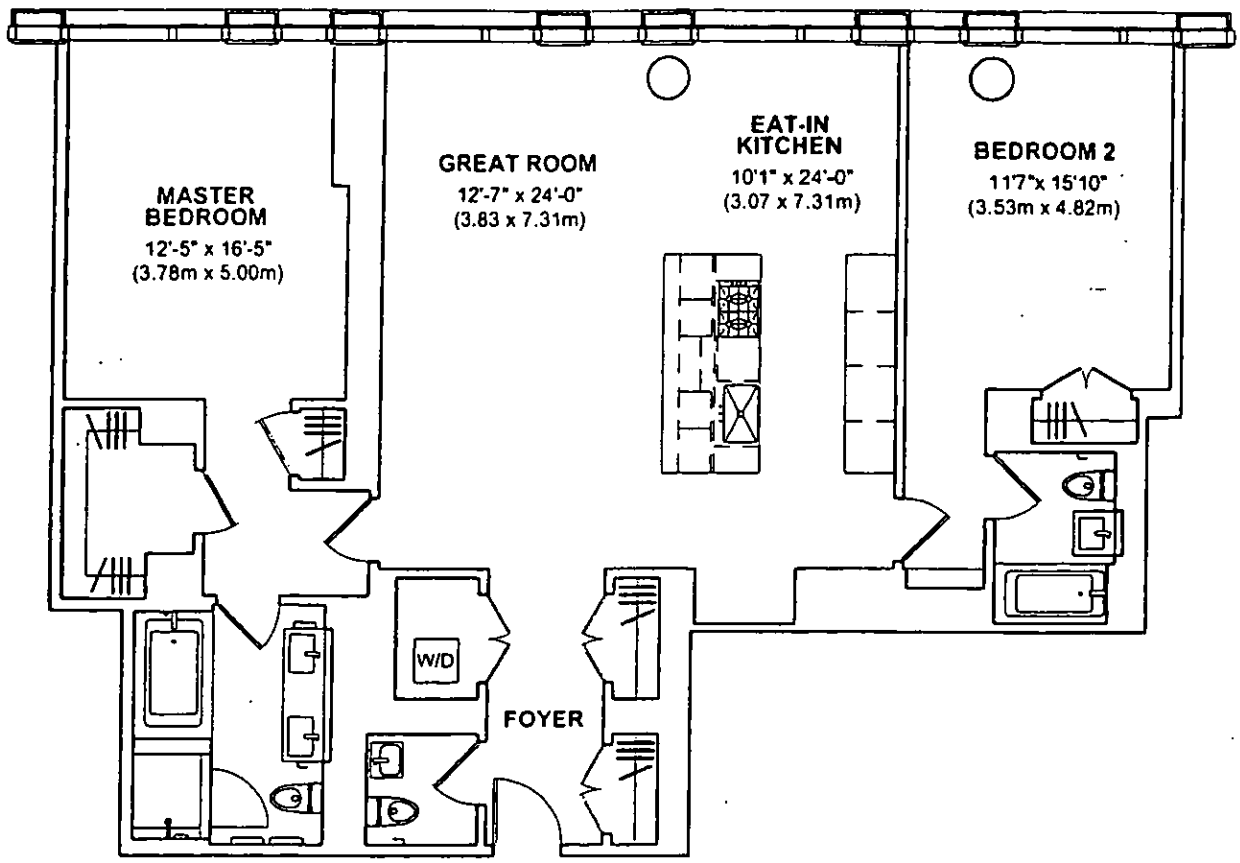


FLOORS 14, 15, 26, 27, 30 AND 31
APARTMENT 20
2,208 SQ. FT. (205.13 SQ. M.)
3 BEDROOM, 3.5 BATH, EAT-IN KITCHEN
+ LOGGIA 158 SQ. FT. (14.68 SQ. M.)

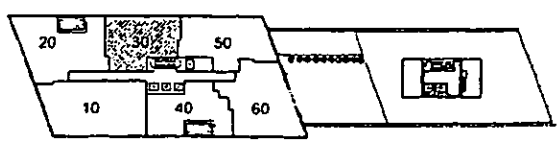
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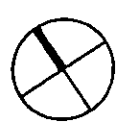




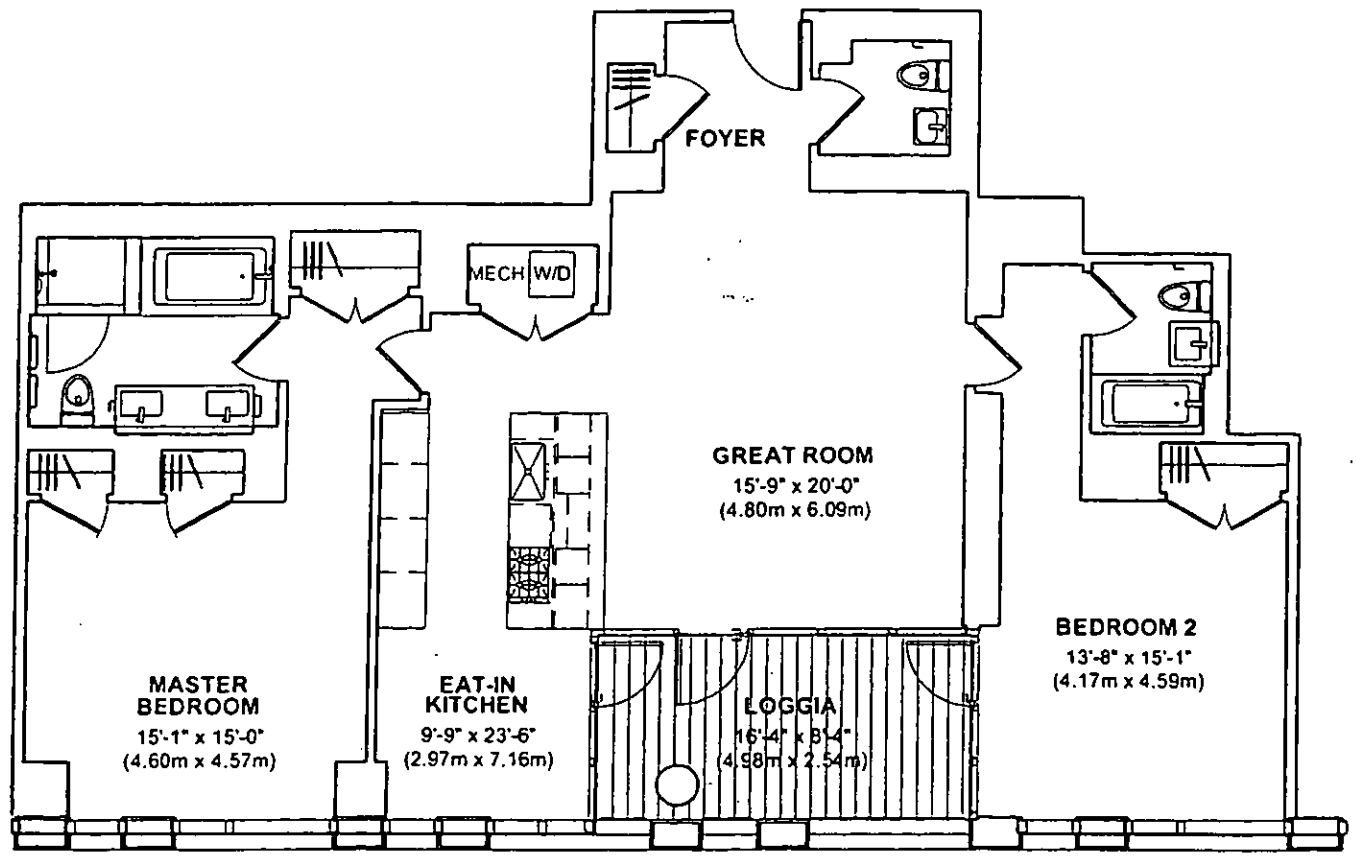
FLOORS 14, 15, 18, 19, 22, 23, 26, 27, 30 AND 31
APARTMENT 30
1,611 SQ. FT. (144.99 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN

101 WARREN STREET

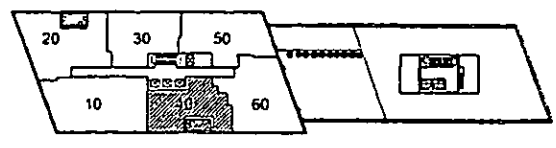
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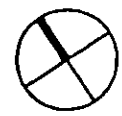




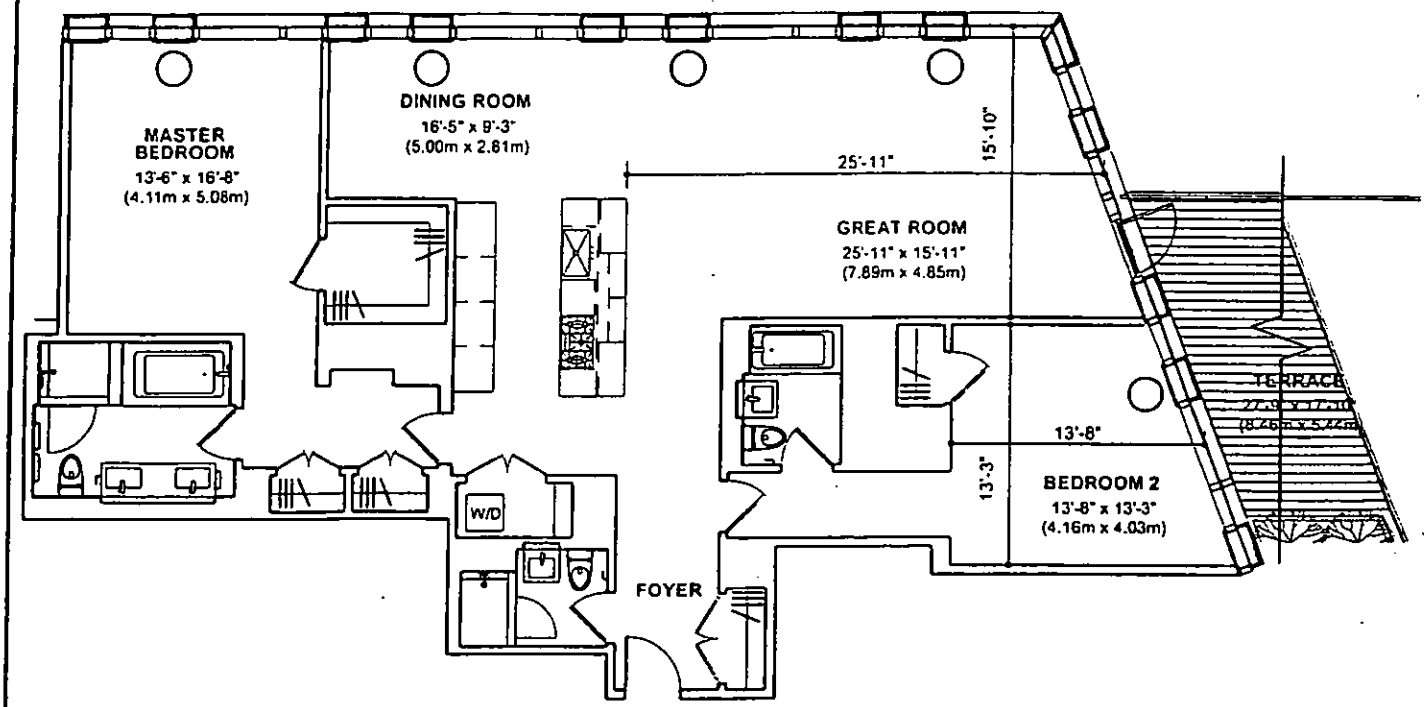
FLOORS 14 AND 15
APARTMENT 40
1,592 SQ. FT. (147.9 SQ. M.)
2 BEDROOM, 2.5 BATH, EAT-IN KITCHEN +
LOGGIA 158 SQ. FT. (14.22 SQ. M.)

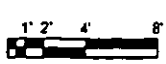
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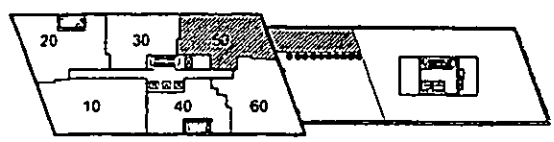
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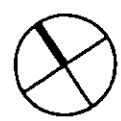




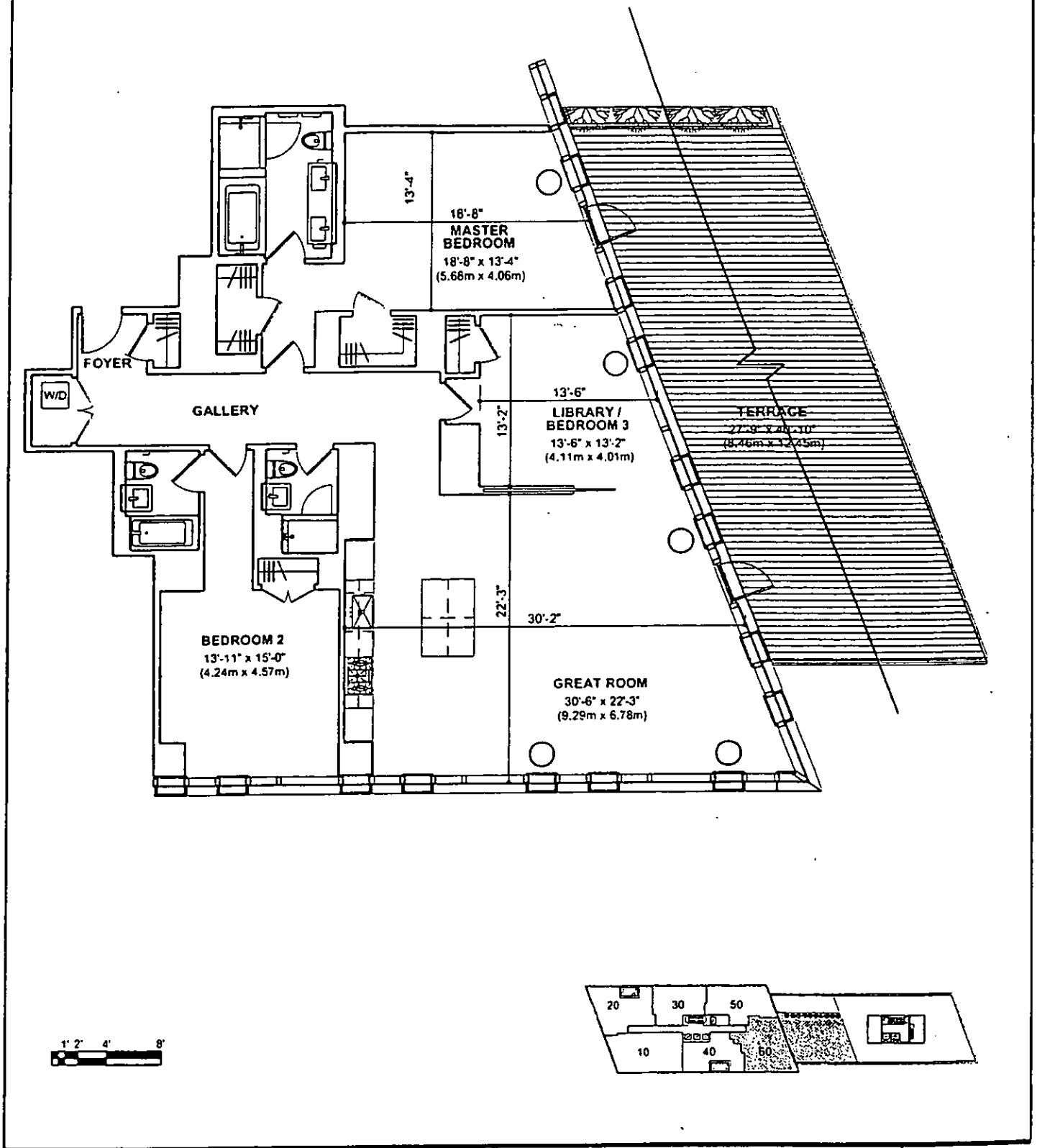
FLOOR 14
APARTMENT 50
1,920 SQ. FT. (178.37 SQ. M.)
2 BEDROOM, 3 BATH, DINING AREA
+ TERRACE 578 SQ. FT. (52.02 SQ. M.)

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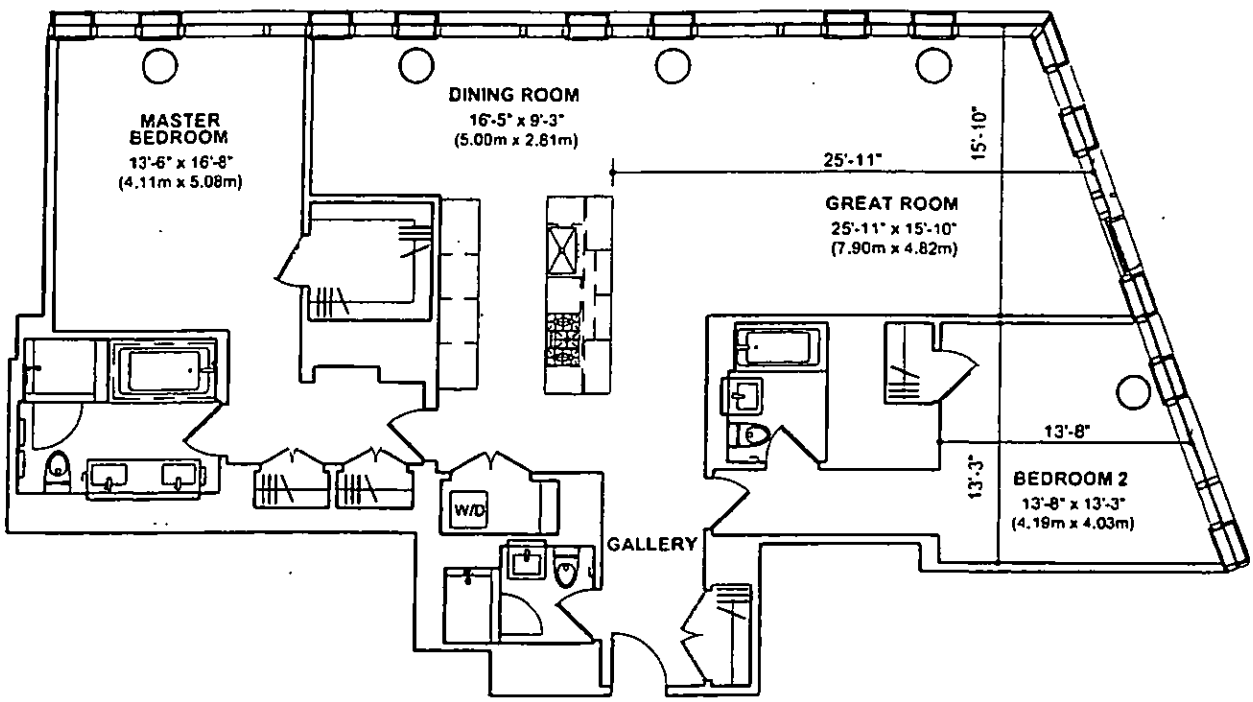


FLOOR 14
APARTMENT 60
2,180 SQ. FT. (202.52 SQ. M.)
3 BEDROOM, 3 BATH + TERRACE 1224 SQ. FT. (113.71 SQ. M.)

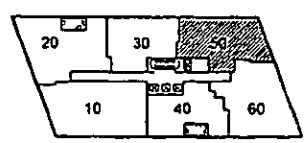
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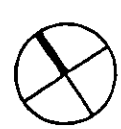




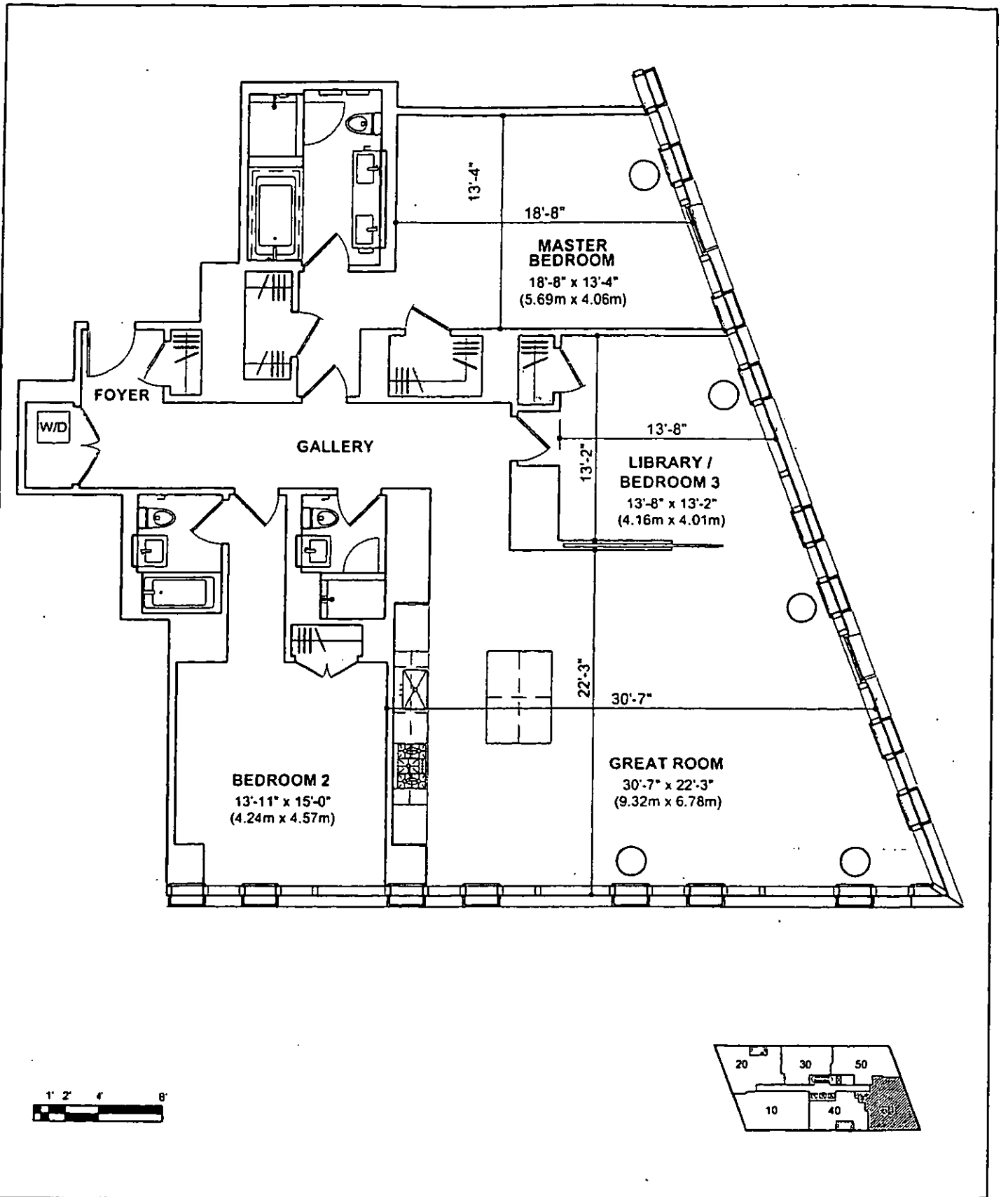
FLOORS 15, 26, 27, 30 AND 31
APARTMENT 50
1,920 SQ. FT. (178.37 SQ. M.)
2 BEDROOM, 3 BATH + DINING ROOM

101 WARREN STREET

New York, New York



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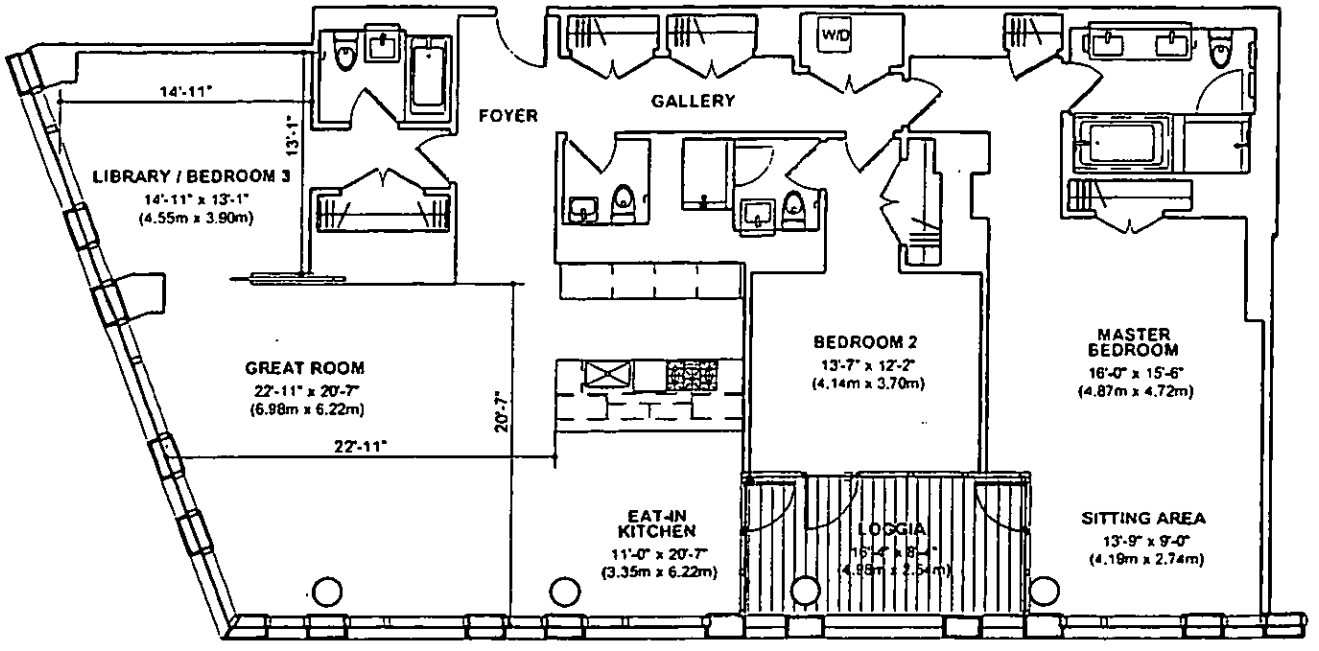


FLOORS 15, 18, 19, 22, 23, 26, 27, 30 , 31
APARTMENT 60
2,180 SQ. FT. (202.53 SQ. M.)
3 BEDROOM, 3 BATH

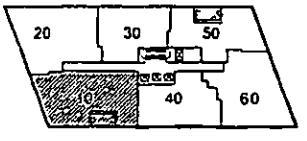
101 WARREN STREET

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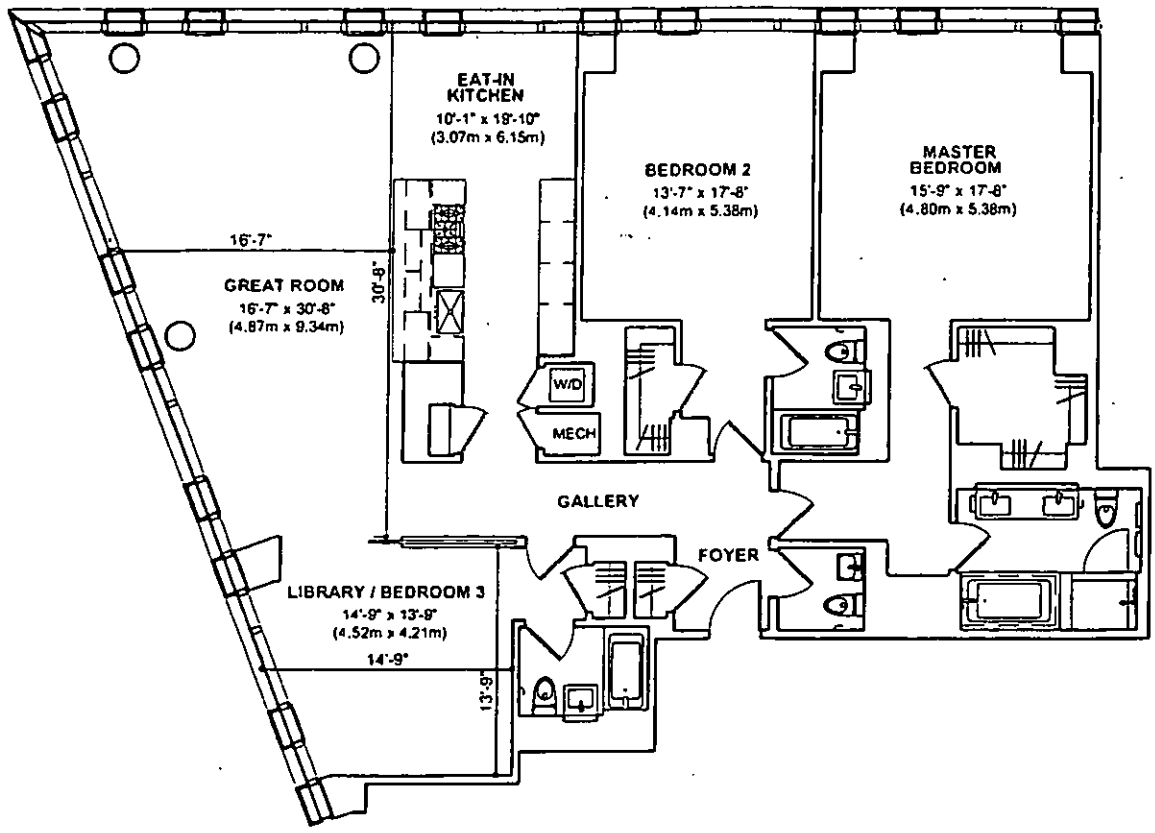


FLOORS 16, 17, 20 AND 21
APARTMENT 10
2,372 SQ. FT. (220.36 SQ. M.)
3 BEDROOM, 3.5 BATH + EAT-IN KITCHEN
LOGGIA 158 SQ. FT. (14.68 SQ. M.)

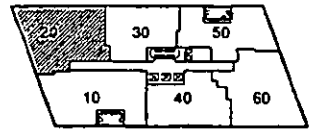
101 WARREN STREET

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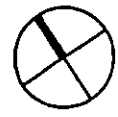




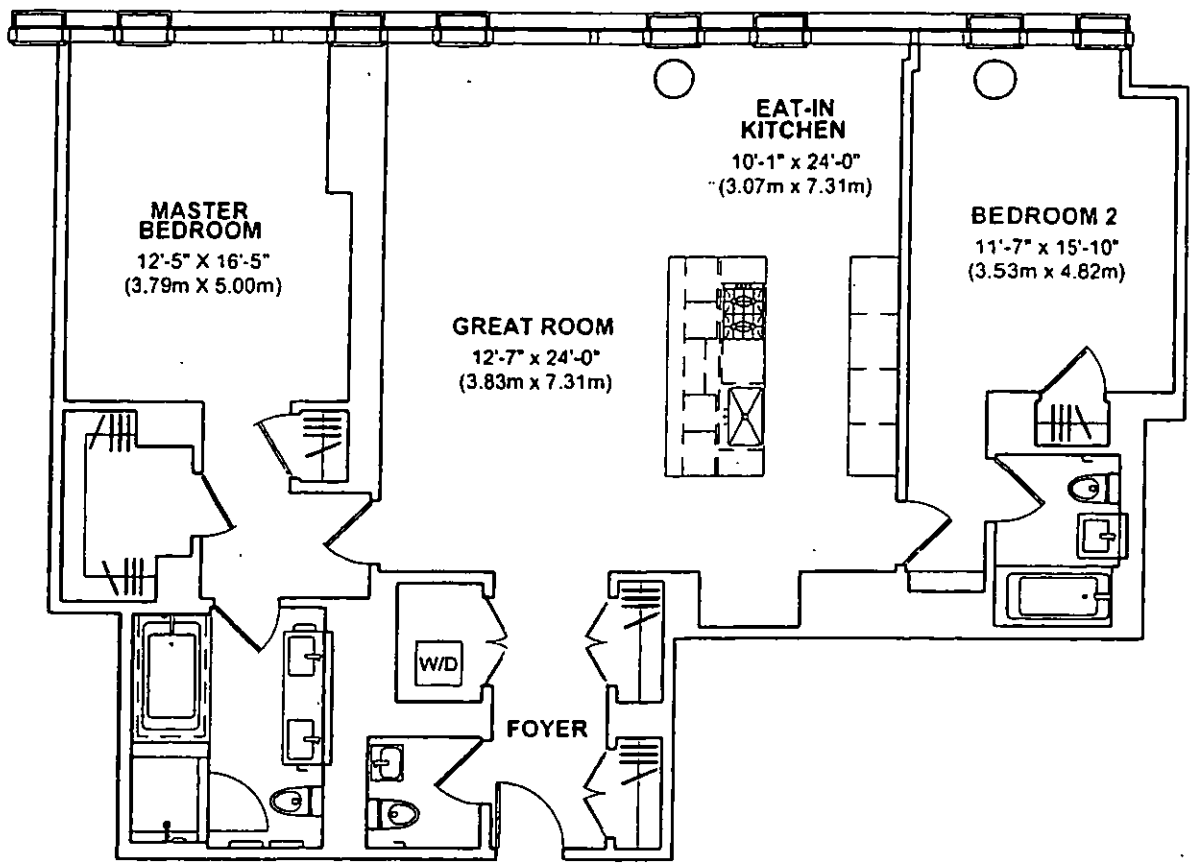
FLOORS 16, 17, 20 AND 21
APARTMENT 20
2,366 SQ. FT. (219.81 SQ. M.)
3 BEDROOM, 3.5 BATH + EAT-IN KITCHEN

101 WARREN STREET

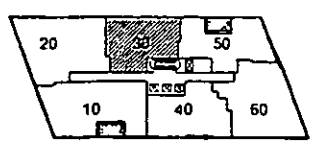
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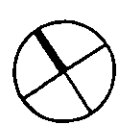




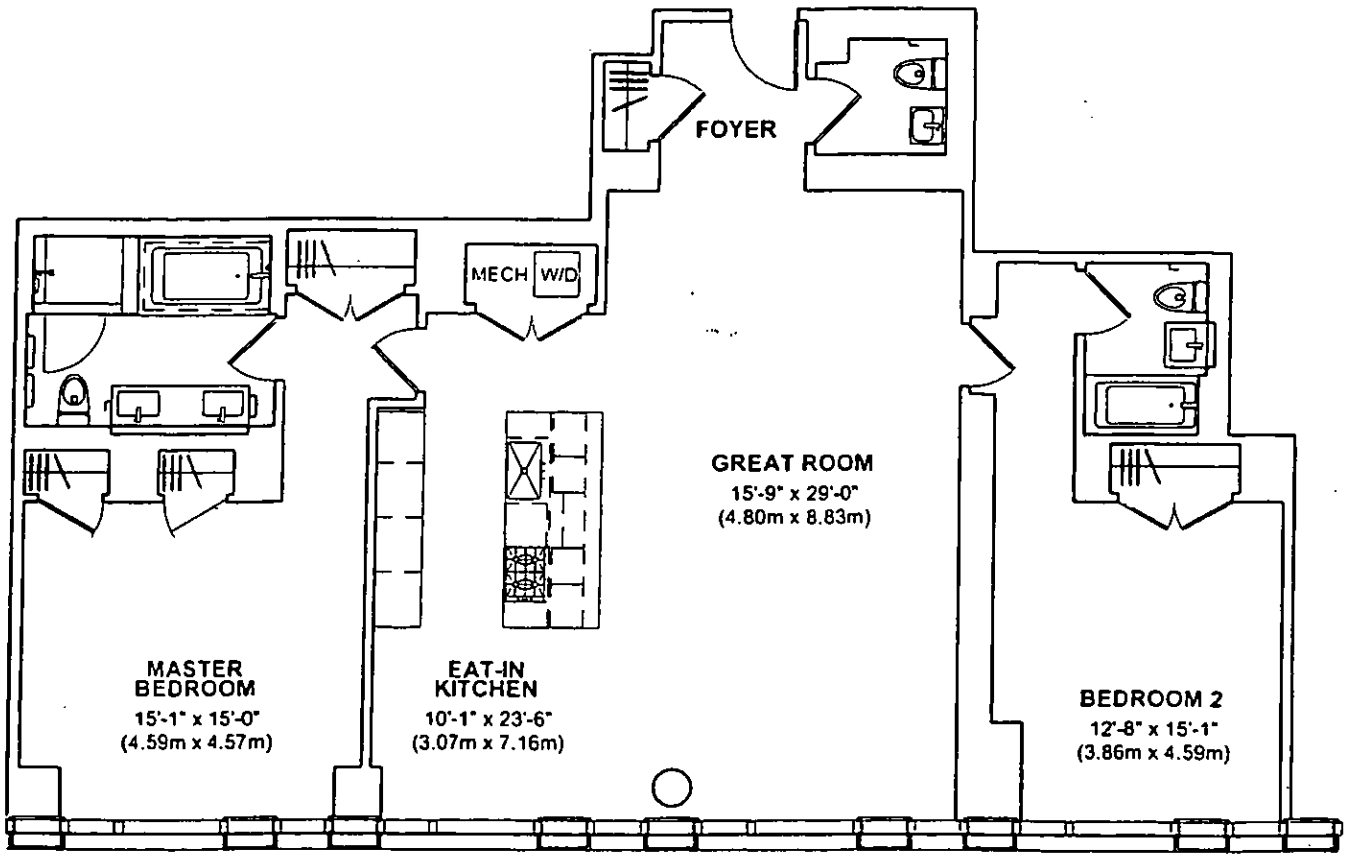
FLOORS 16, 17, 20, 21, 24, 25,
APARTMENT 30
1,602 SQ. FT. (148.83 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN

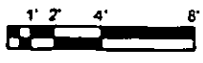
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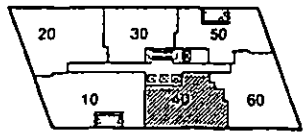
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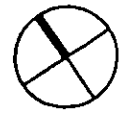




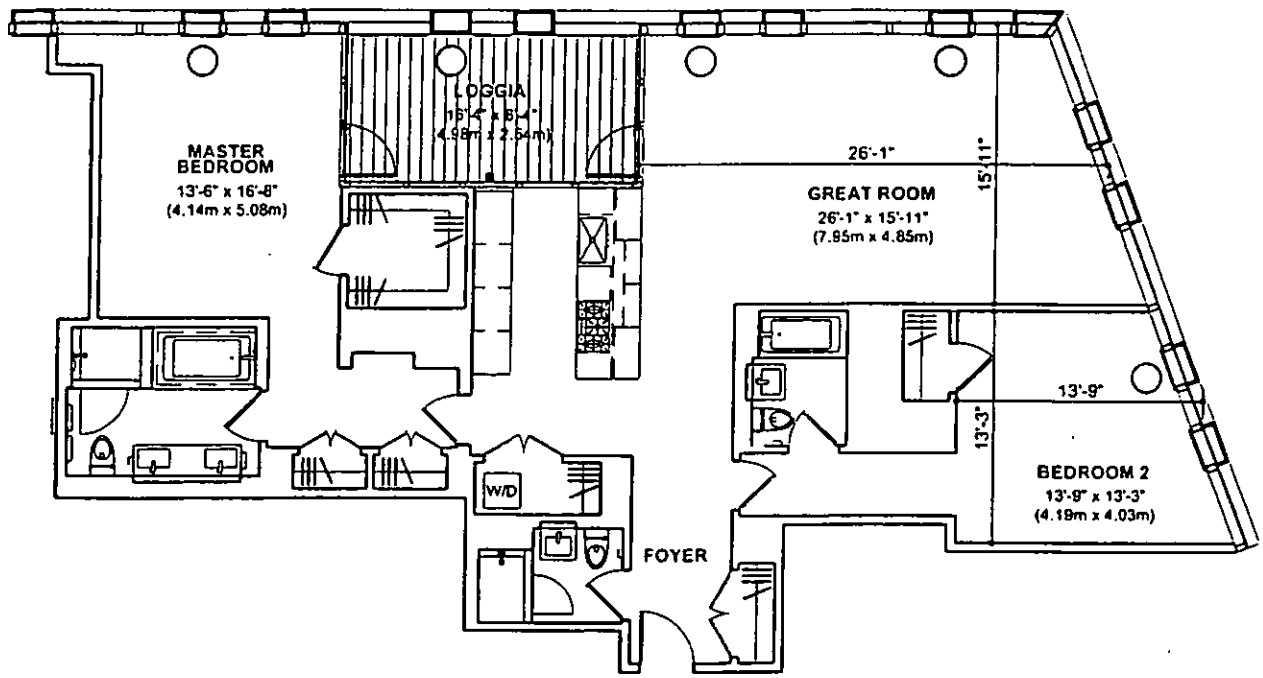
FLOORS 16, 17, 20 AND 21
APARTMENT 40
1,750 SQ. FT. (162.58 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN

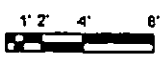
101 WARREN STREET

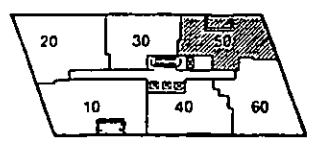
New York, New York



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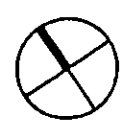




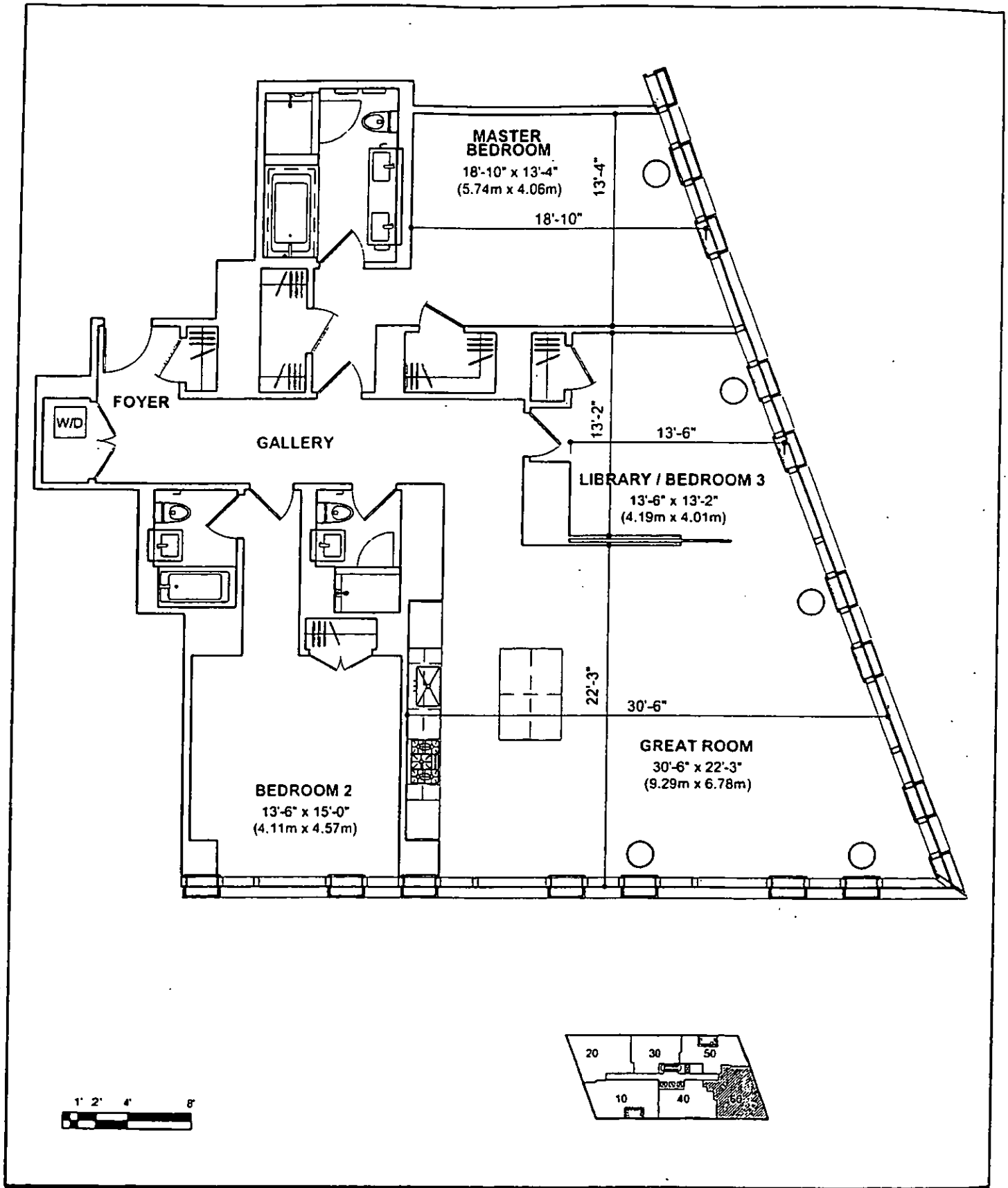
FLOORS 16, 17, 20 AND 21
APARTMENT 50
1,771 SQ. FT. (164.53 SQ. M.)
2 BEDROOM, 3 BATH + LOGGIA 158 SQ. FT. (14.68 SQ. M.)

101 WARREN STREET

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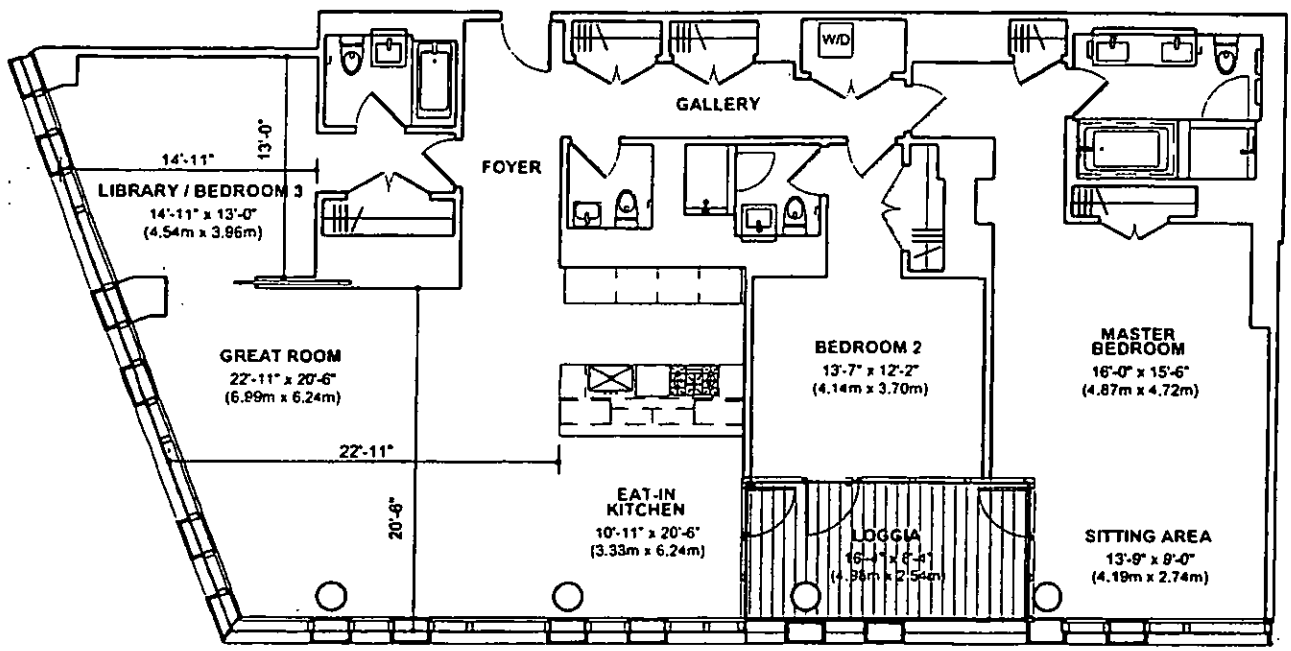


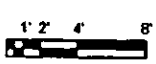
FLOORS 16, 17, 20, 21, 24, 25, 28 AND 29
APARTMENT 60
2,180 SQ. FT. (202.53 SQ. M.)
3 BEDROOM, 3 BATH

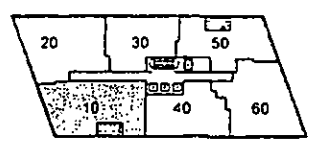
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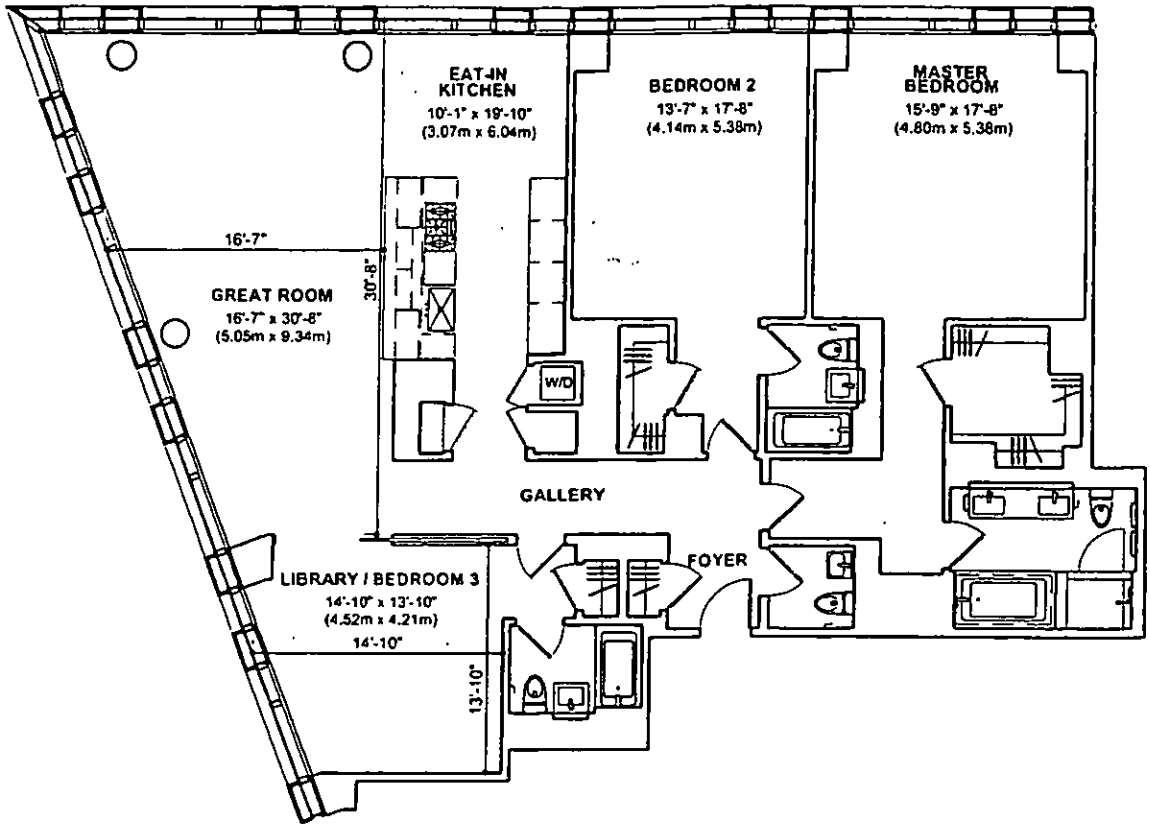


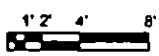
FLOORS 18, 19, 22 AND 23
APARTMENT 10
2,372 SQ. FT. (220.36 SQ. M.)
3 BEDROOM, 3.5 BATH +EAT-IN KITCHEN +
LOGGIA 158 SQ. FT. (14.68 SQ. M.)

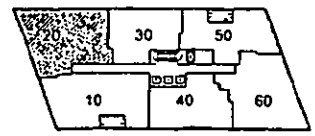
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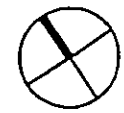




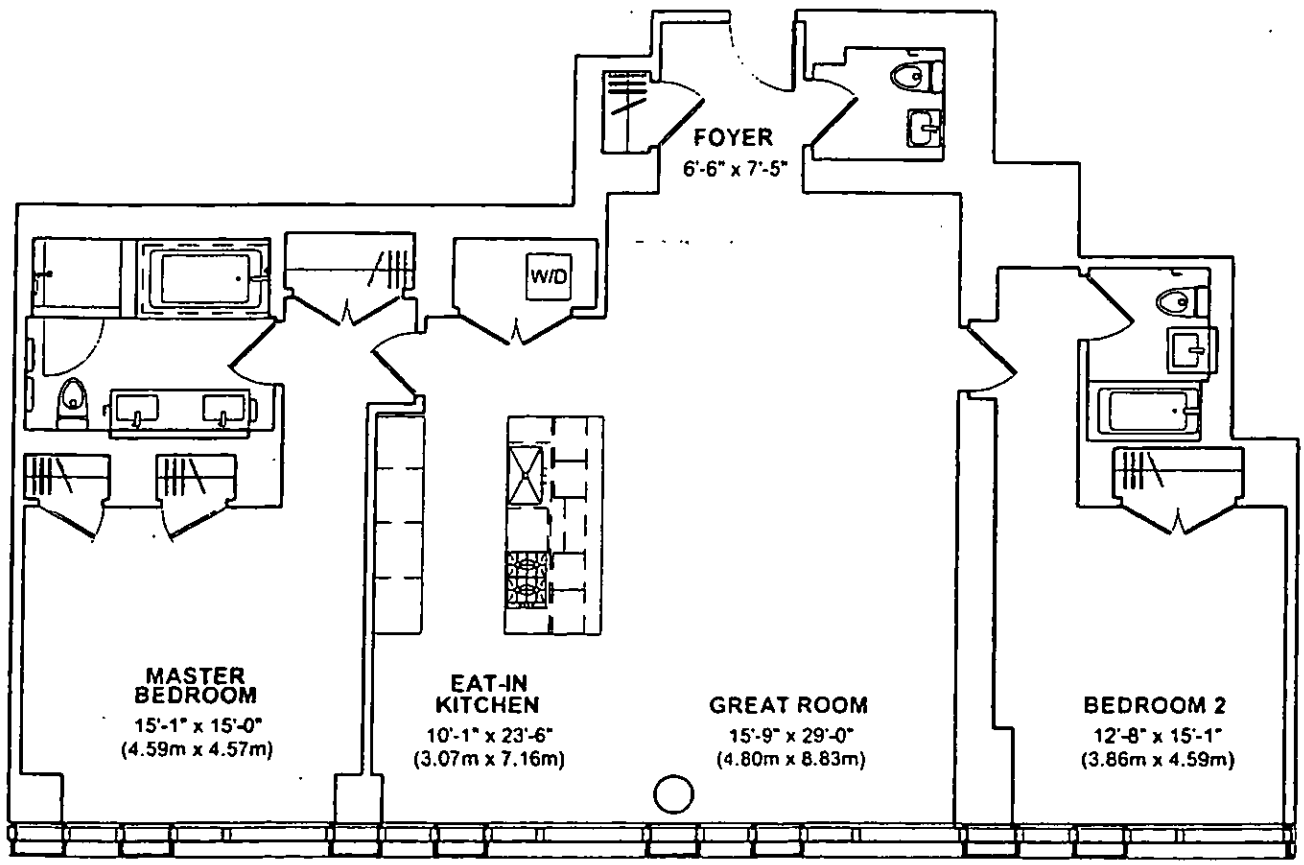
FLOORS 18, 19, 22 AND 23
APARTMENT 20
2,366 SQ. FT. (219.81 SQ. M.)
3 BEDROOM, 3.5 BATH.

101 WARREN STREET

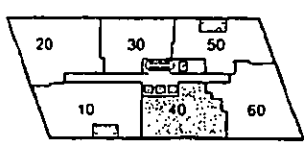
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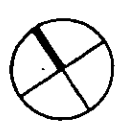




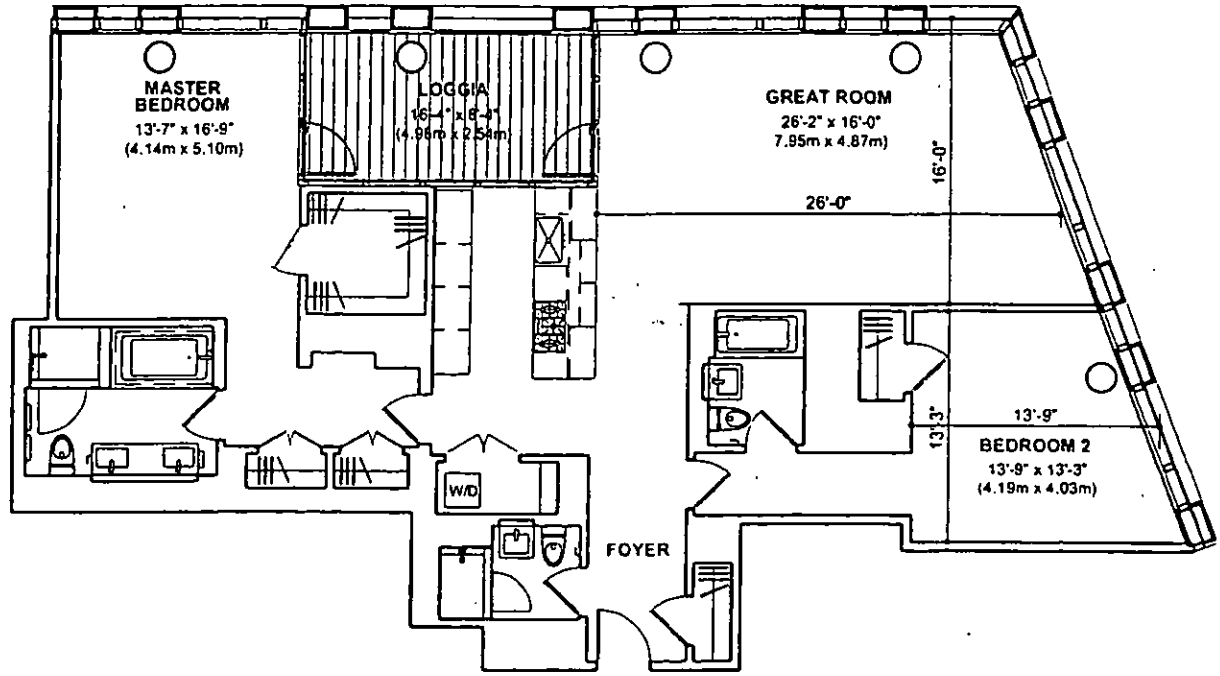
FLOORS 18, 19, 22 AND 23
APARTMENT 40
1,750 SQ. FT. (162.58 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN

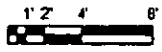
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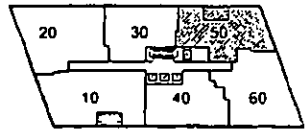
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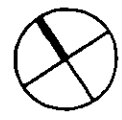




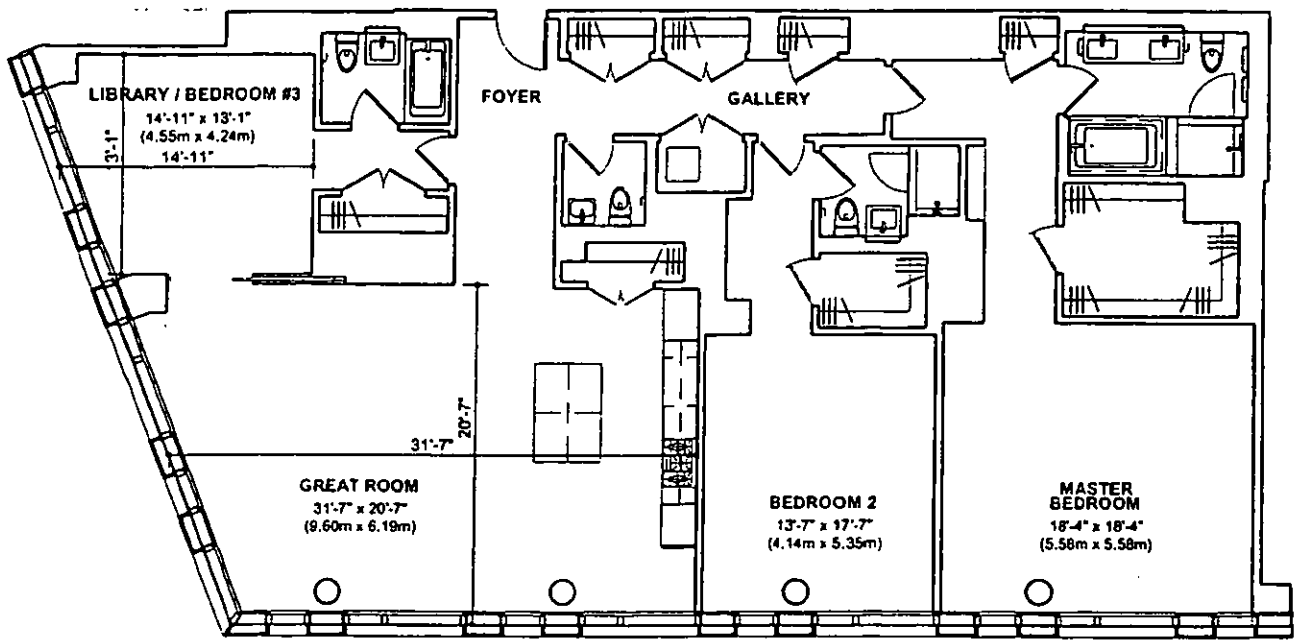
FLOORS 18, 19, 22 AND 23
APARTMENT 50
1,762 SQ. FT. (163.69 SQ. M.)
2 BEDROOM, 3 BATH + LOGGIA 158 SQ. FT. (14.68 SQ. M.)

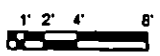
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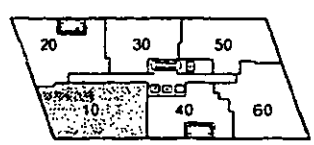
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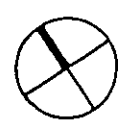




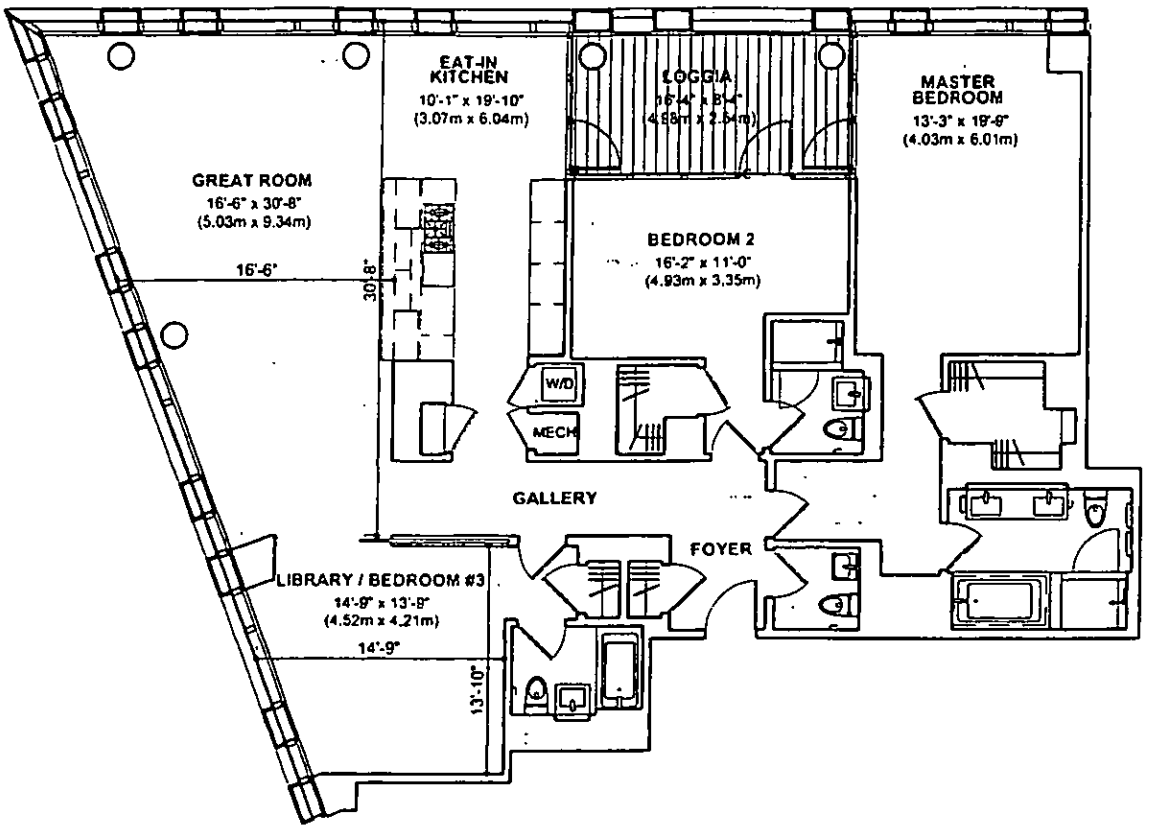
FLOORS 24, 25, 28 AND 29
APARTMENT 10
2,530 SQ. FT. (235.04 SQ. M.)
3 BEDROOM, 3.5 BATH

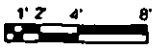
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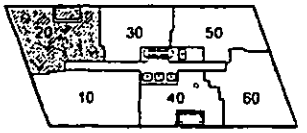
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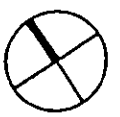




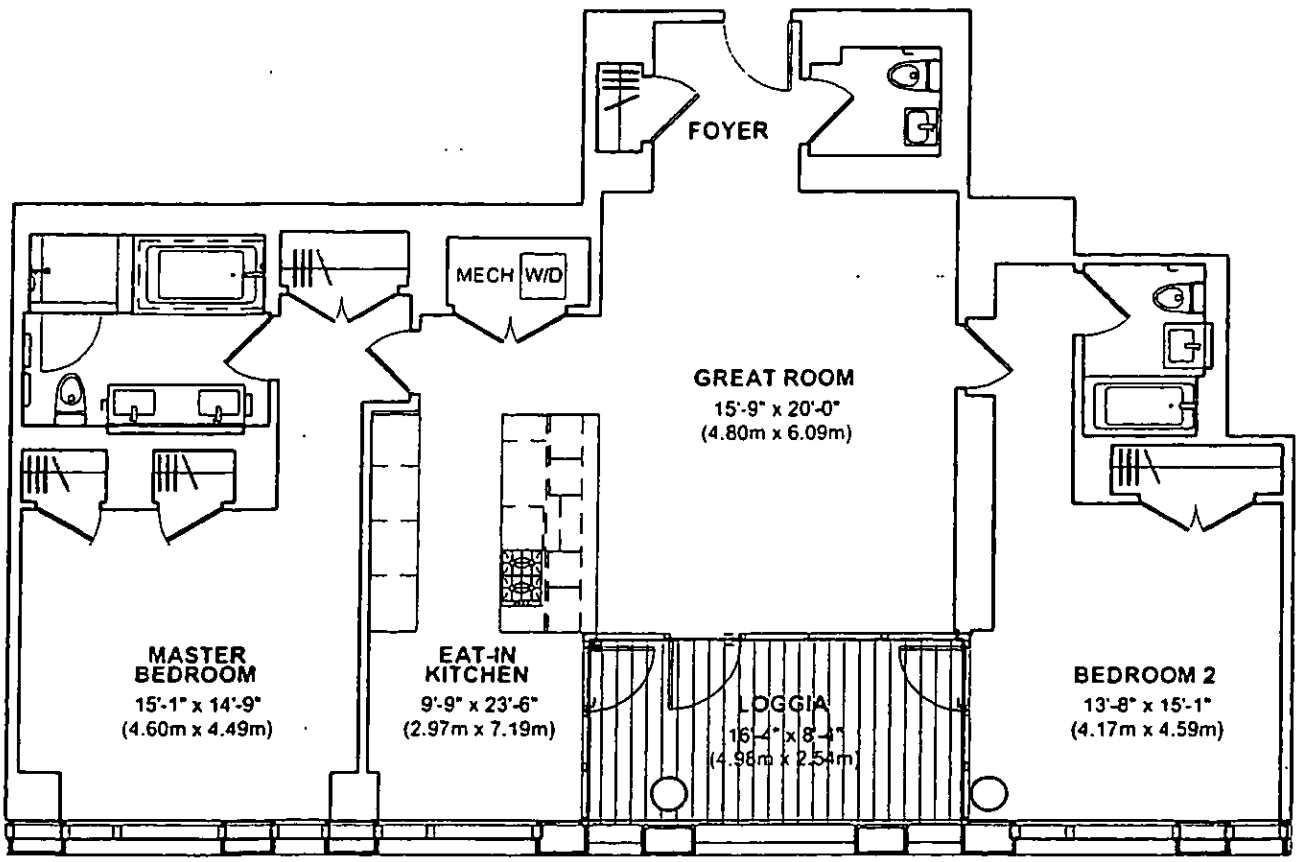
FLOORS 24, 25, 28 AND 29
APARTMENT 20
2,208 SQ. FT. (205.13 SQ. M.)
3 BEDROOM, 3.5 BATH EAT-IN KITCHEN +
LOGGIA 158 SQ. FT. (14.68 SQ. M.)

101 WARREN STREET

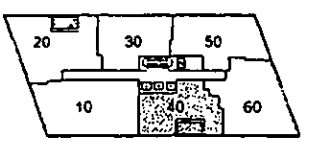
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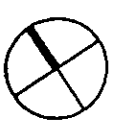




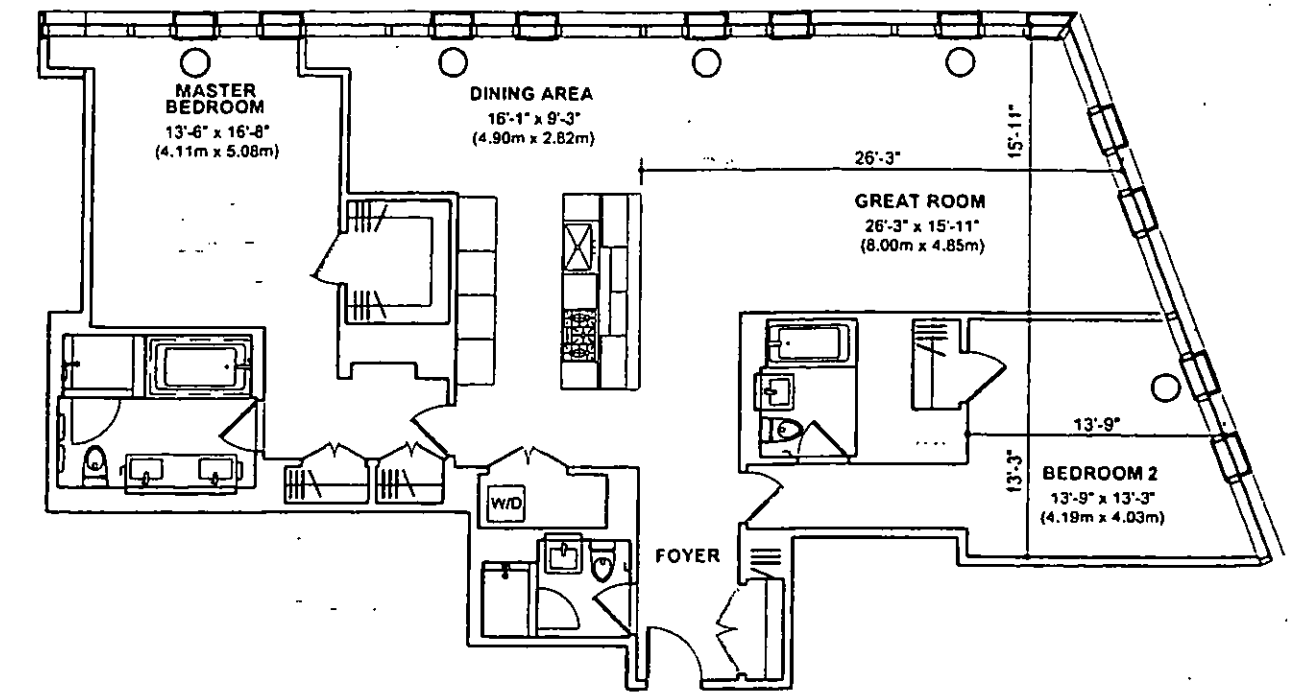
FLOORS 24, 25, 28 AND 29
APARTMENT 40
1,592 SQ. FT. (147.90 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN +
LOGGIA 158 SQ. FT. (14.68 SQ. M.)

101 WARREN STREET

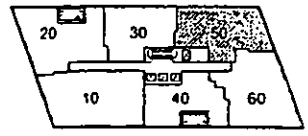
New York, New York



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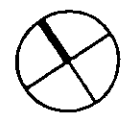




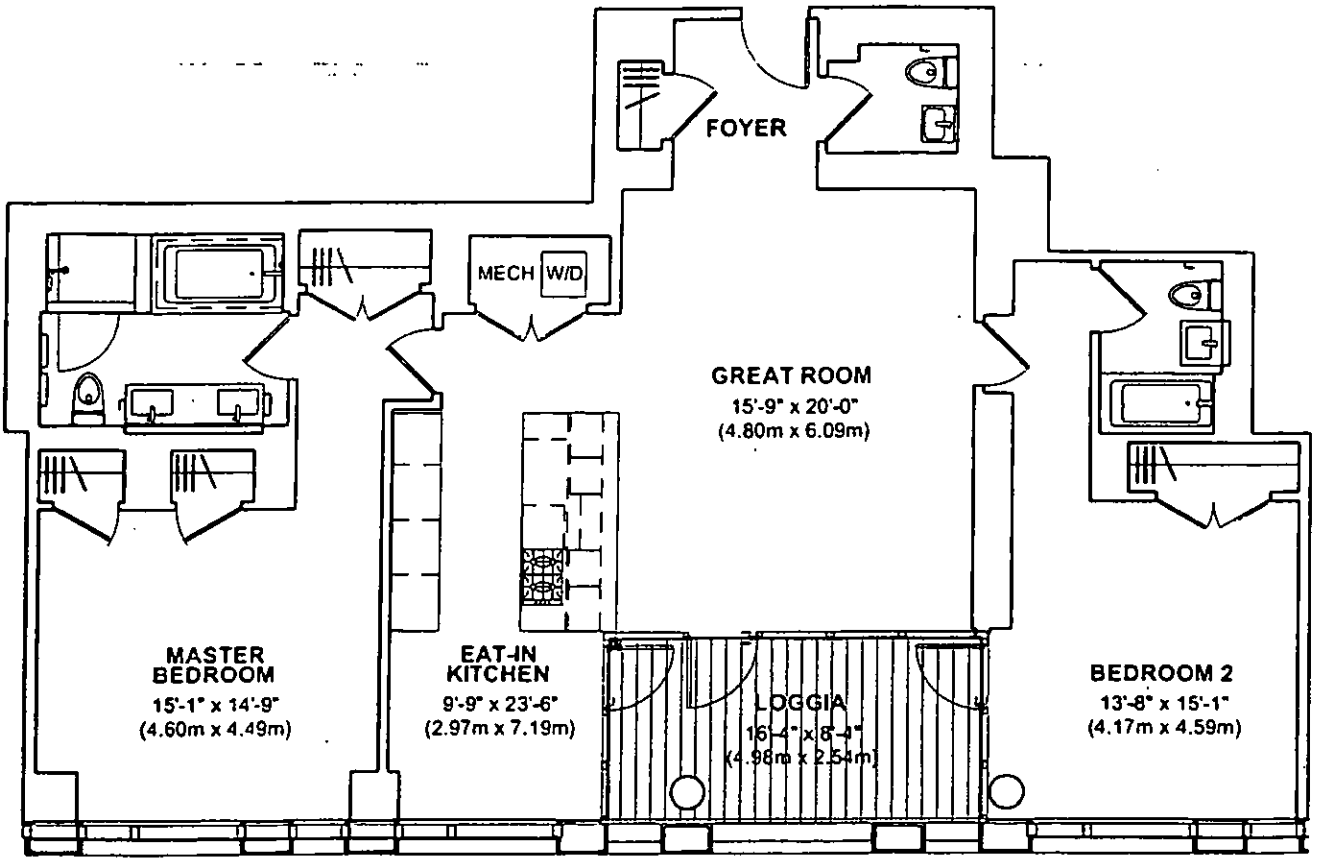
FLOORS 24, 25, 28 AND 29
APARTMENT 50
1,929 SQ. FT. (179.20 SQ. M.)
2 BEDROOM, 3 BATH, DINING AREA

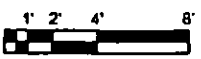
101 WARREN STREET

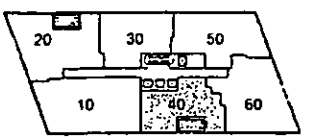
New York, New York



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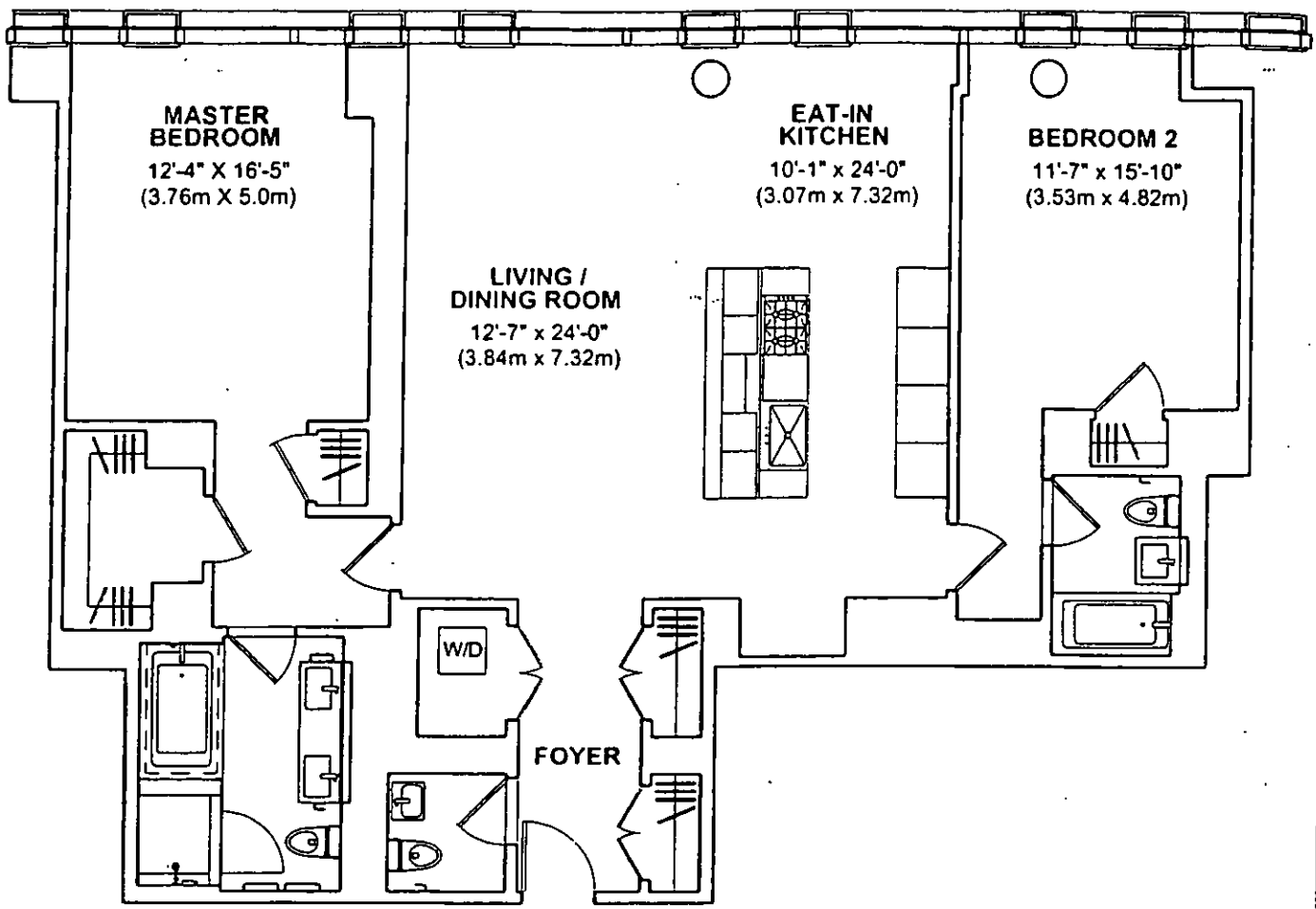


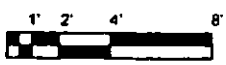
FLOORS 26, 27, 30 AND 31
APARTMENT 40
1,592 SQ. FT. (147.90 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN KITCHEN +
LOGGIA 158 SQ. FT. (14.68 SQ. M.)

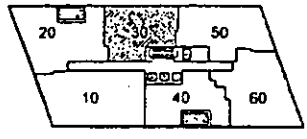
101 WARREN STREET

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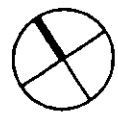




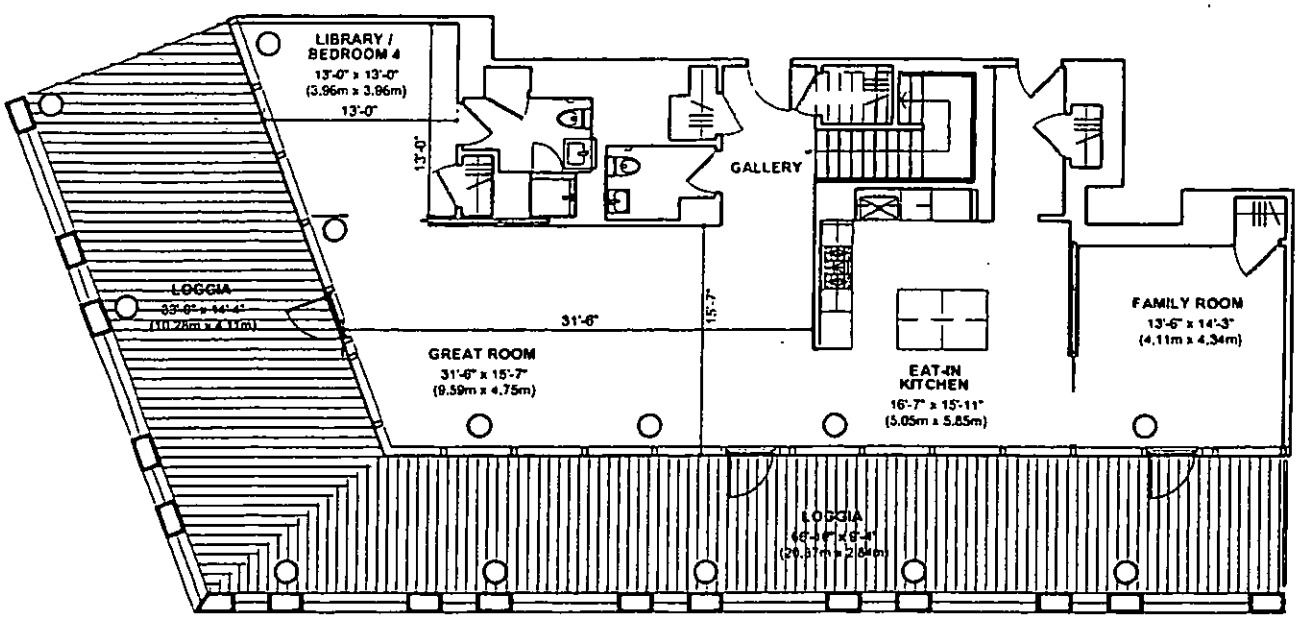
FLOORS 28 and 29
APARTMENT 30
1,602 SQ. FT. (148.83 SQ. M.)
2 BEDROOM, 2.5 BATH + EAT-IN AREA

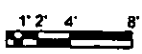
101 WARREN STREET

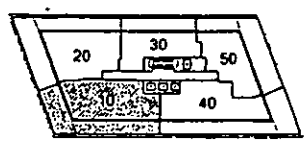
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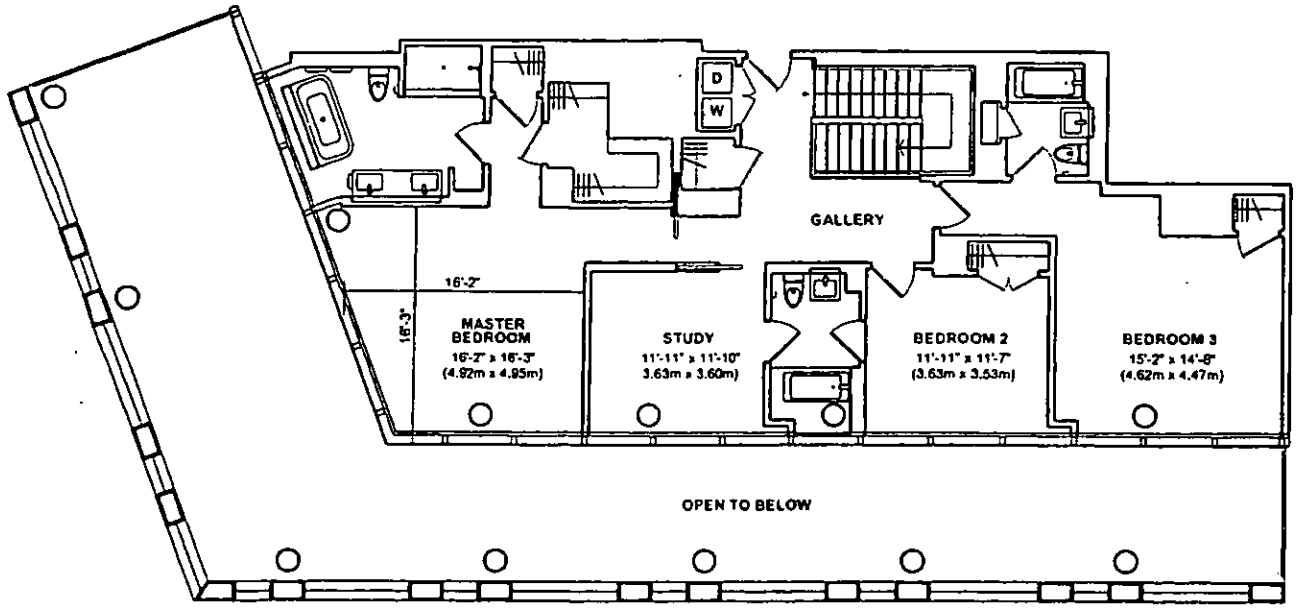


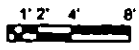
FLOOR 32
DUPLEX APARTMENT 3210 - LOWER FL
LOWER FL 1,696 SQ. FT., UPPER FL 1,643 SQ. FT.
TOTAL: 3,339 SQ. FT. (310 .20 SQ. M.)
4 BEDROOM, 4.5 BATH, STUDY + FAM.RM. + LOGGIA 1,245 SQ. FT. (115.66 SQ. M.)

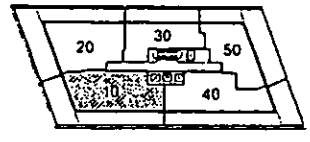
101 WARREN STREET

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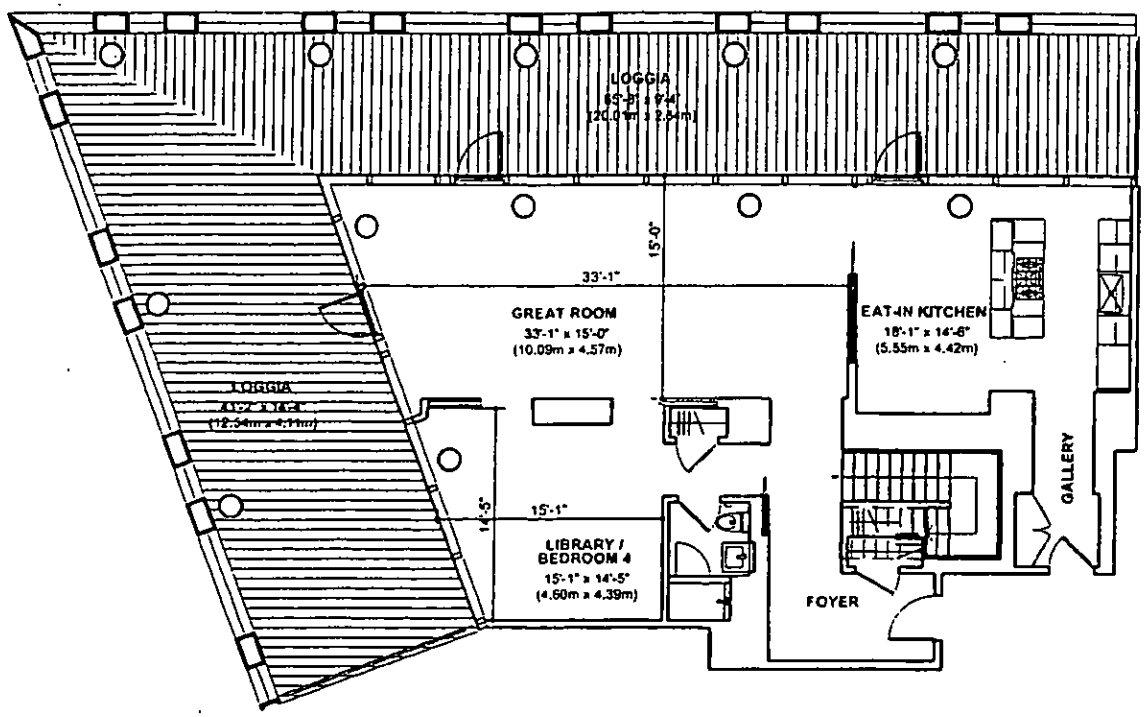


FLOOR 33
DUPLEX APARTMENT 3210 - UPPER FL
LOWER FL 1,696 SQ. FT., UPPER FL 1643 SQ. FT.
TOTAL: 3,339 SQ. FT. (310.20 SQ. M.)
4 BEDROOM, 4.5 BATH, STUDY + FAM.RM. + LOGGIA 1,245 SQ. FT. (115.66 SQ. M.)

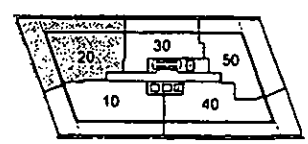
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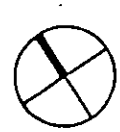




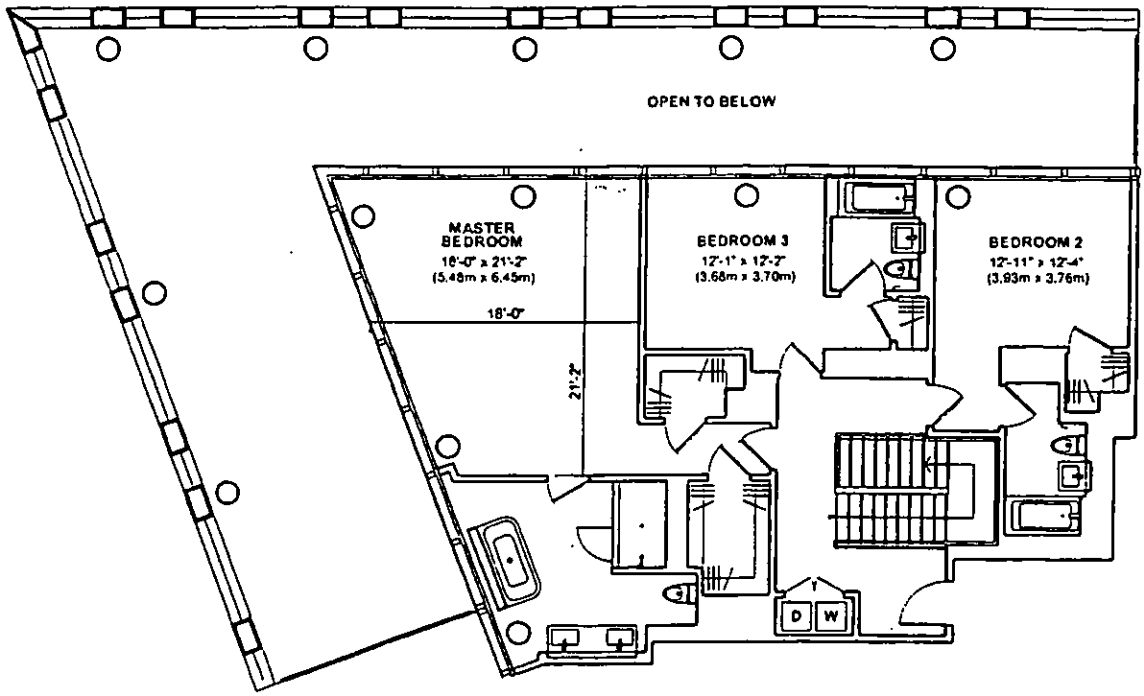
FLOOR 32
DUPLEX APARTMENT 3220 - LOWER FL
LOWER FL 1,487 SQ. FT., UPPER FL 1,547 SQ. FT.
TOTAL: 3,034 SQ. FT. (281.87 SQ. M.)
4 BEDROOM, 4 BATH + LOGGIA 1,341 SQ. FT. (124.58 SQ. M.)

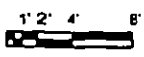
101 WARREN STREET

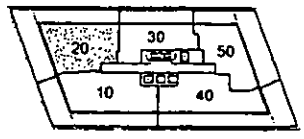
New York, New York



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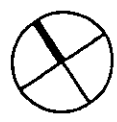




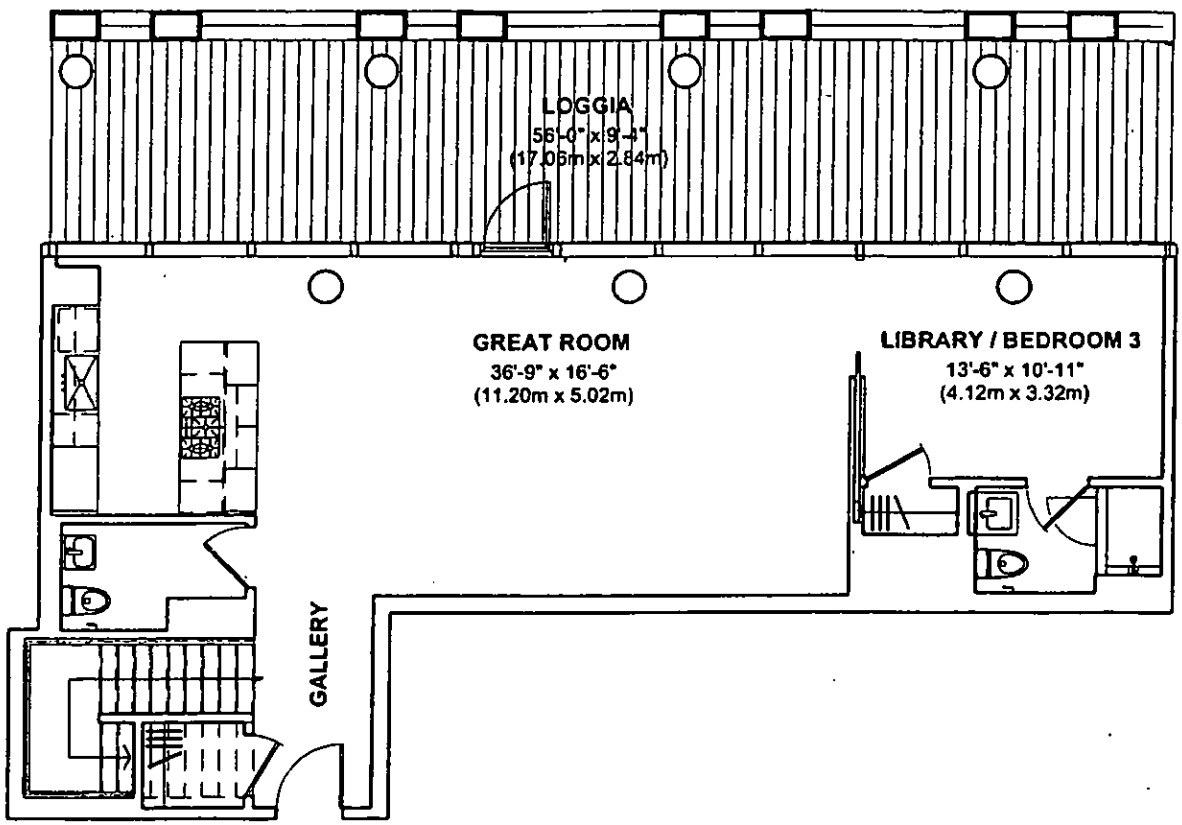
FLOOR 33
DUPLEX APARTMENT 3220 - UPPER FL
LOWER FL 1,487 SQ. FT., UPPER FL 1,547 SQ. FT.
TOTAL: 3,034 SQ. FT. (281.87 SQ. M.)
4 BEDROOM, 4 BATH + LOGGIA 1,341 SQ. FT. (124.58 SQ. M.)

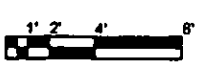
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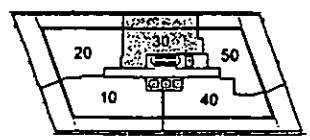
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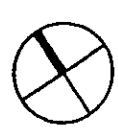




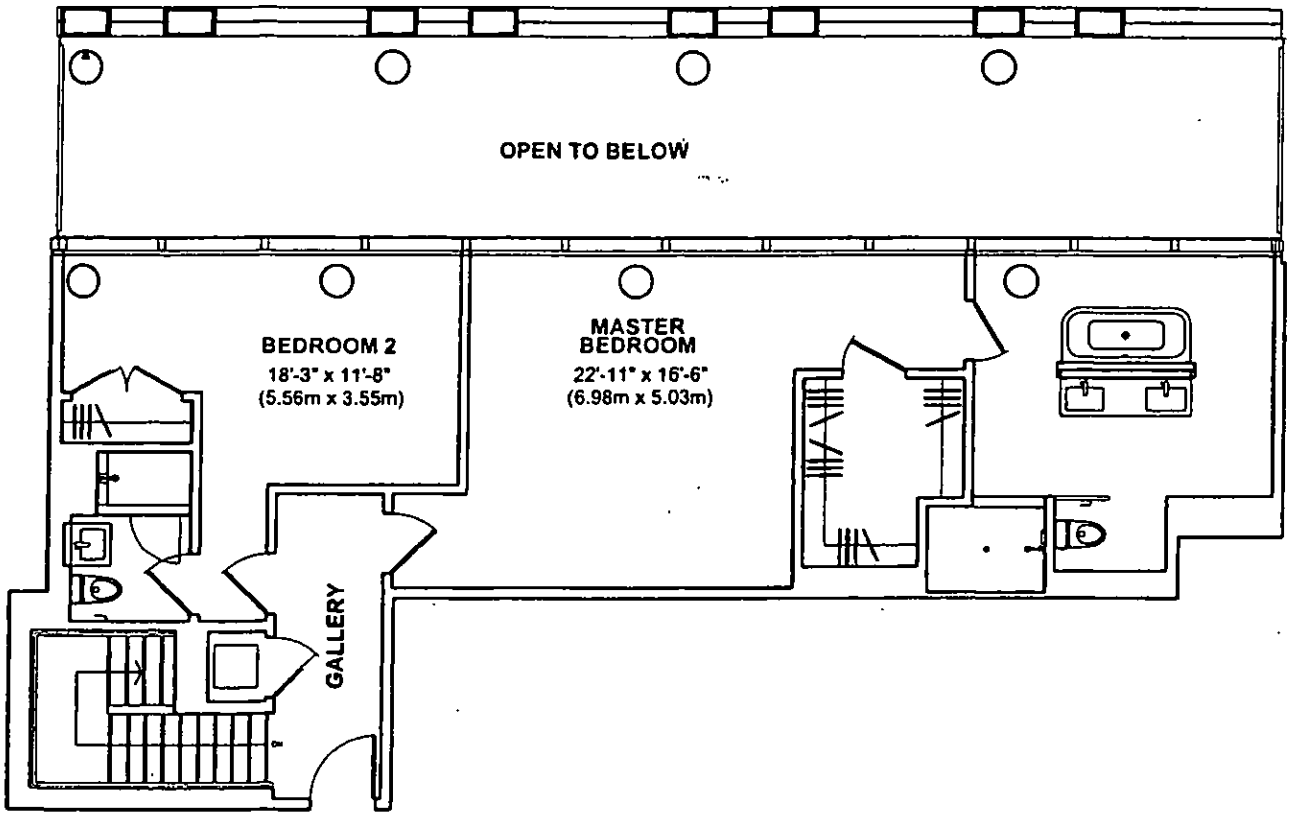
FLOOR 32nd
DUPLEX APARTMENT 3230 - LOWER FL
LOWER FL 1,085 SQ. FT., UPPER FL 1,166 SQ. FT.
TOTAL: 2,251 SQ. FT. (209.12 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 597 SQ. FT. (55.46 SQ. M.)

101 WARREN STREET

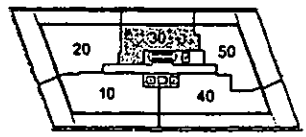
New York, New York



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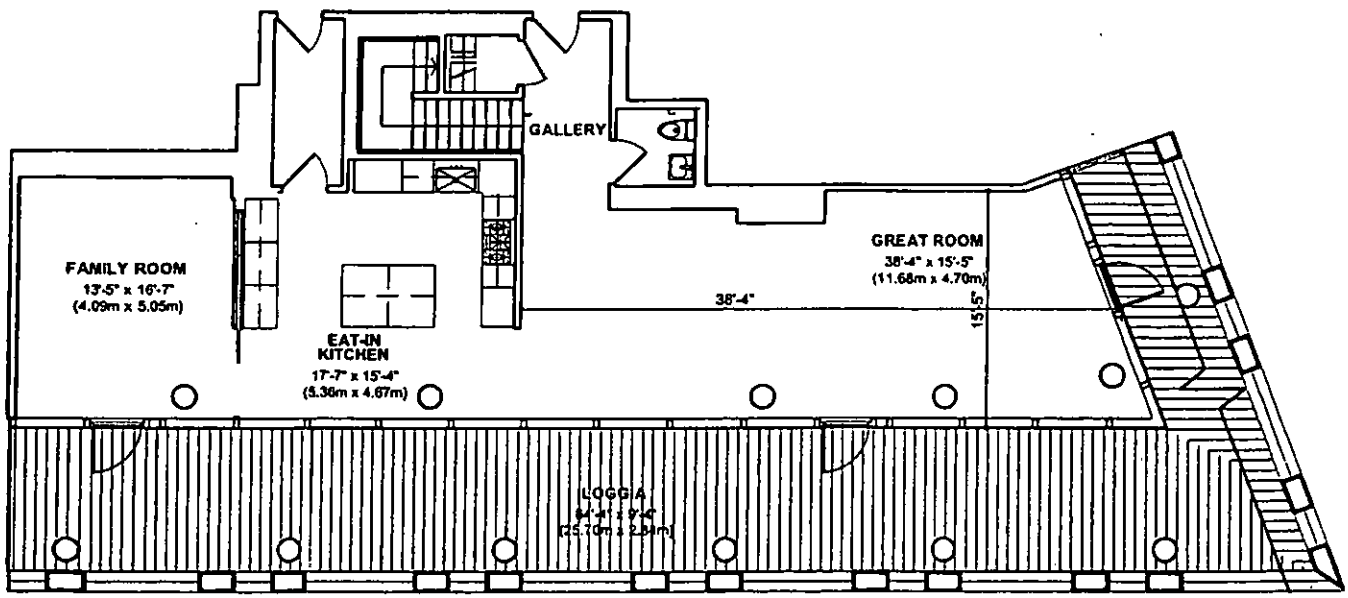
FLOOR 33
DUPLEX APARTMENT 3230 - UPPER FL
LOWER FL 1,085 SQ. FT., UPPER FL 1,166 SQ. FT.
TOTAL: 2,251 SQ. FT. (209.12 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 597 SQ. FT. (55.46 SQ. M.)

101 WARREN STREET

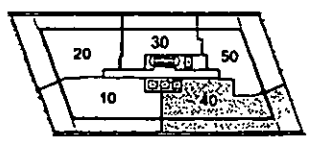
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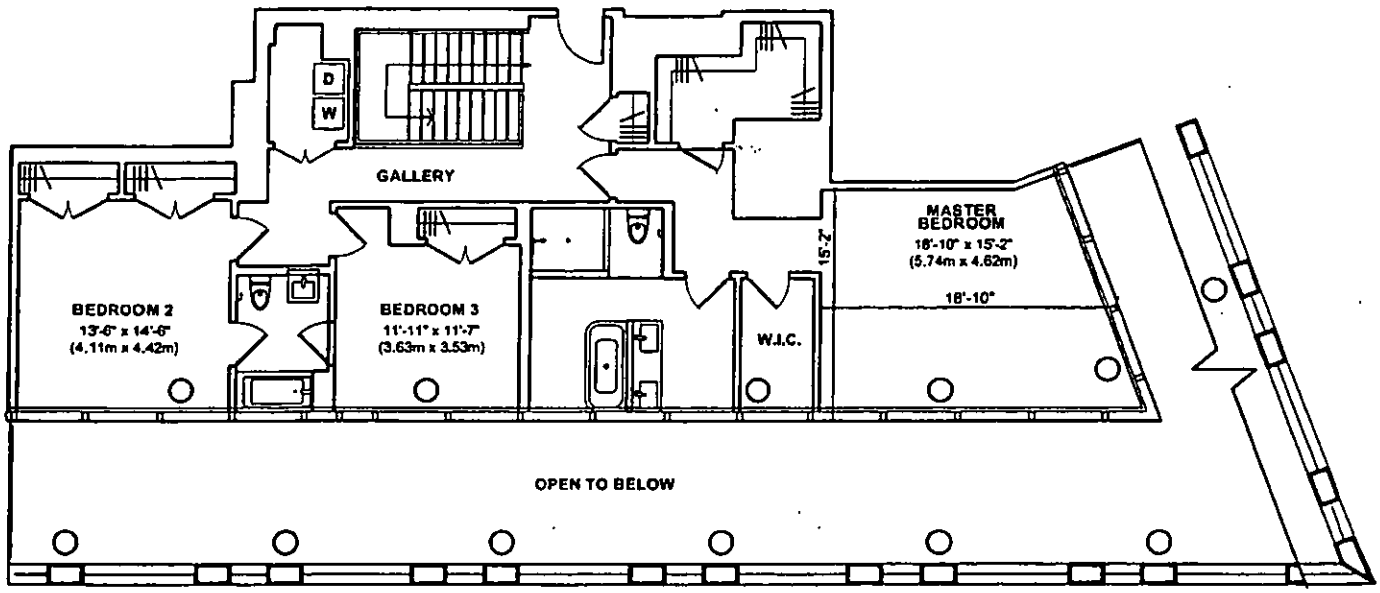


FLOOR 32nd
DUPLEX APARTMENT 3240 - LOWER FL
LOWER FL 1,481 SQ. FT., UPPER FL 1,546 SQ. FT.
TOTAL: 3,027 SQ. FT. (281.22 SQ. M.)
3 BEDROOM, 2.5 BATH + FAM.RM.+ LOGGIA 1,332 SQ. FT. (123.74 SQ. M.)

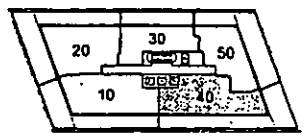
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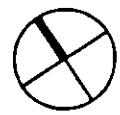




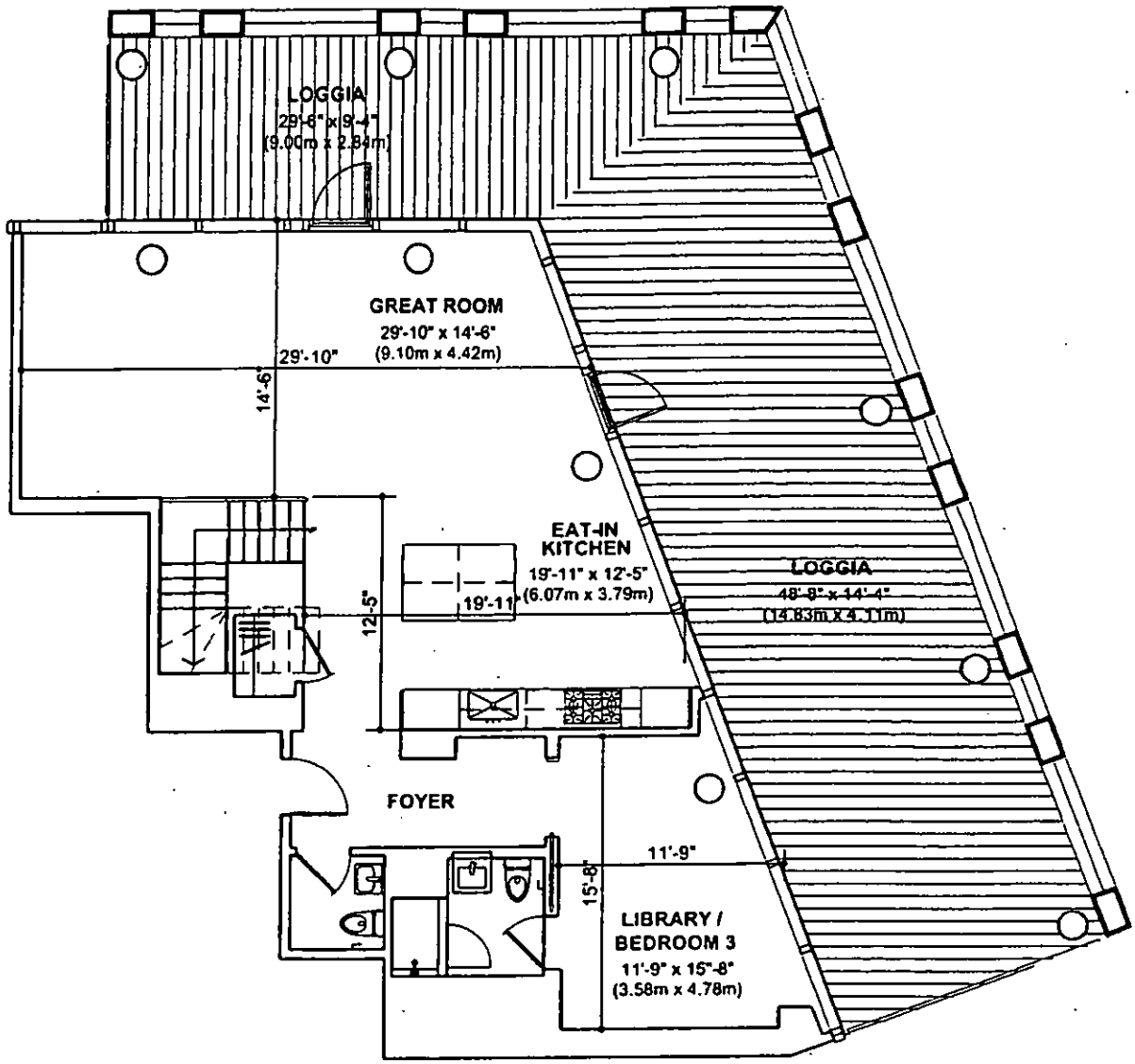
FLOOR 33
DUPLEX APARTMENT 3240 - UPPER FL
LOWER FL 1,481 SQ. FT., UPPER FL 1,546 SQ. FT.
TOTAL: 3,027 SQ. FT. (281.22 SQ. M.)
3 BEDROOM, 2.5 BATH + FAM.RM.+ LOGGIA 1,332 SQ. FT. (123.75 SQ. M.)

101 WARREN STREET

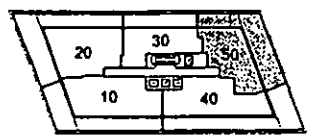
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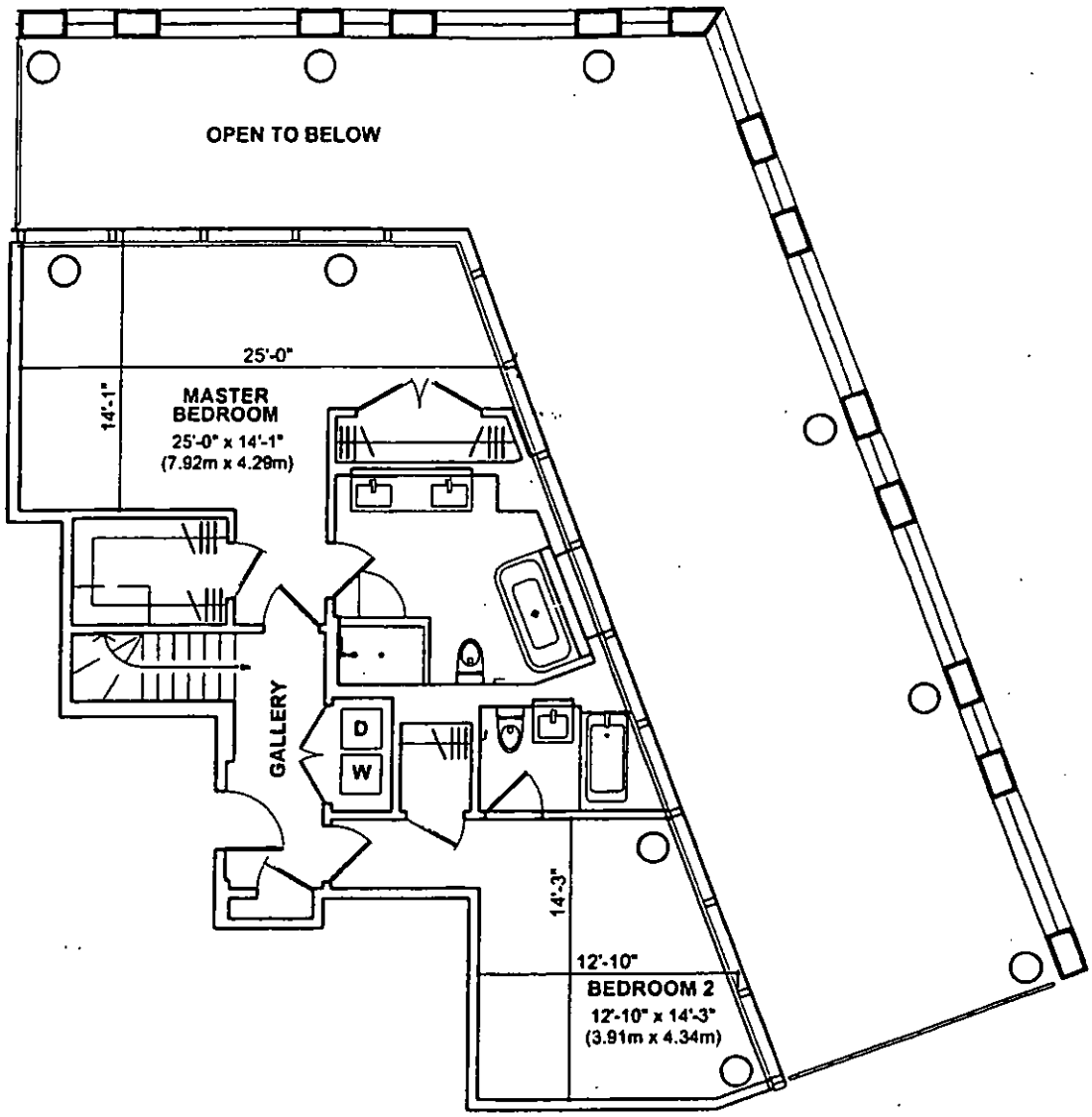


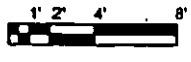
FLOOR 32nd
DUPLEX APARTMENT 3250 - LOWER FL
LOWER FL 1,225 SQ. FT., UPPER FL 1,072 SQ. FT.
TOTAL: 2,297 SQ. FT. (206.73 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 1,076 SQ. FT. (99.96 SQ. M.)

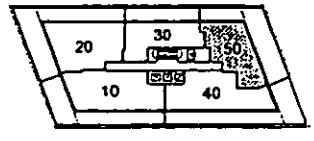
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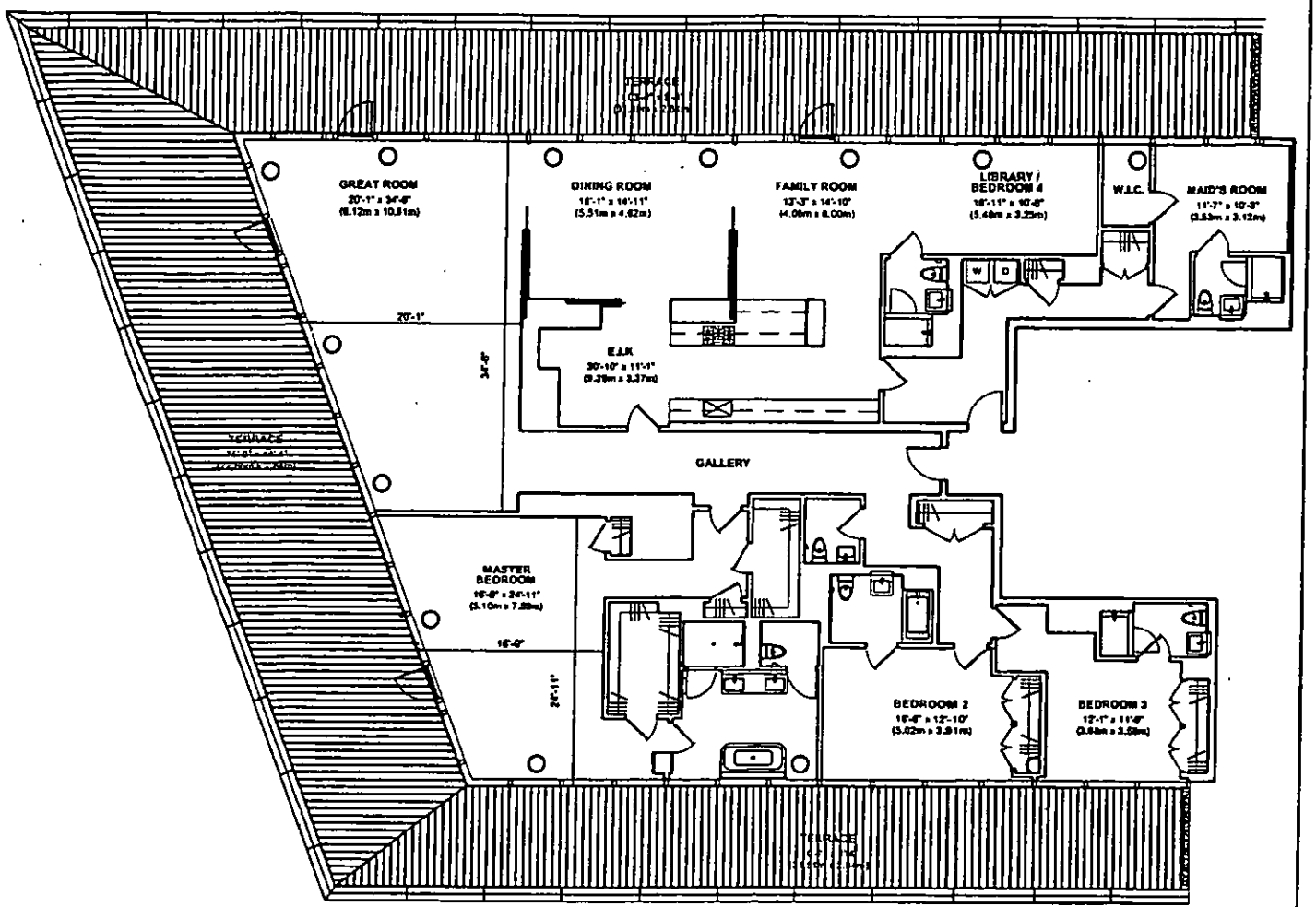


FLOOR 33
DUPLEX APARTMENT 3250 - UPPER FL
LOWER FL 1,225 SQ. FT., UPPER FL 1,072 SQ. FT.
TOTAL: 2,297 SQ. FT. (206.73 SQ. M.)
3 BEDROOM, 3.5 BATH + LOGGIA 1,076 SQ. FT. (99.96 SQ. M.)

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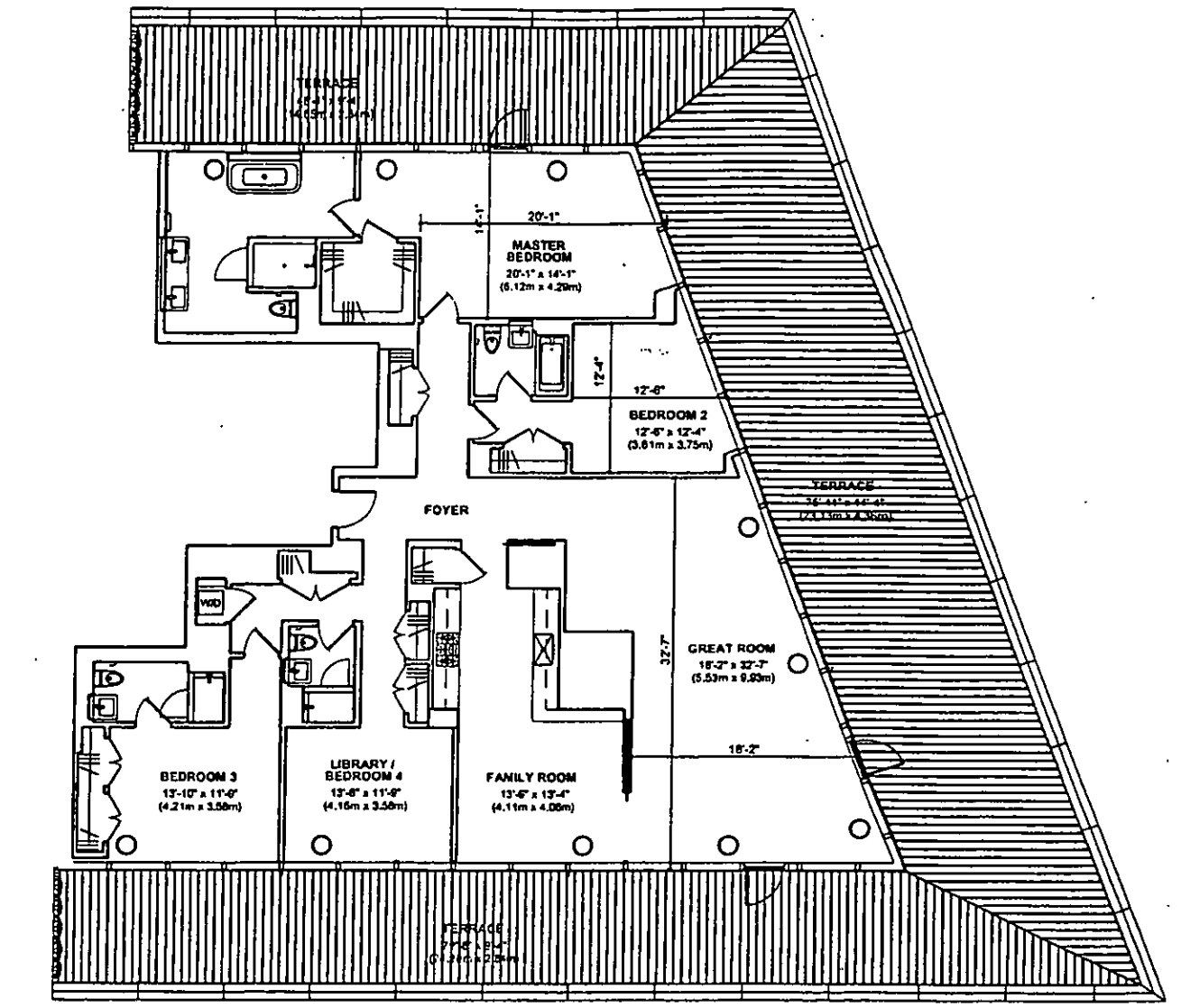


FLOOR 34
APARTMENT 20
4,323 SQ. FT. (401.61 SQ. M.)
4 BEDROOM, 5.5 BATH, MAID'S RM.+ FAM.RM. + EAT-IN KITCHEN + TERRACES 3,033 SQ. FT. (281.77 SQ. M.)

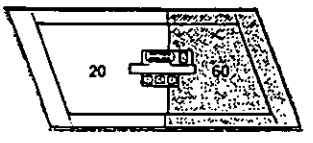
101 WARREN STREET

New York, New York

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CONSTRUCTION VARIANCES. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. WE RESERVE THE RIGHT TO MAKE CHANGES DUE TO CONDITIONS IN ACCORDANCE WITH THE OFFERING PLAN.



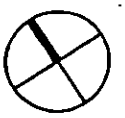




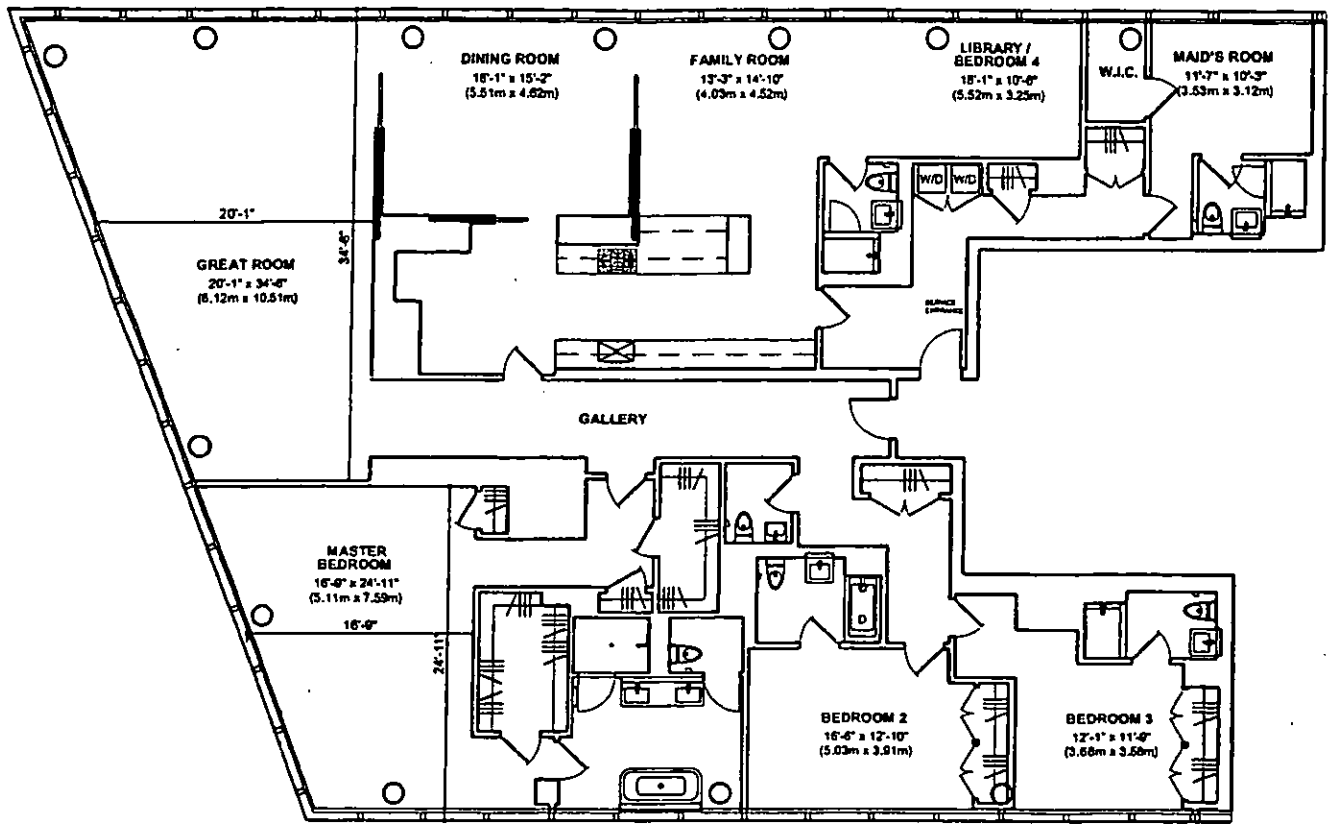
FLOOR 34
APARTMENT 60
2,853 SQ. FT. (265.05 SQ. M.)
4 BEDROOM, 4 BATH + EAT-IN KITCHEN +
TERRACES 2536 SQ. FT. (235.60 SQ. M.)

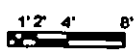
101 WARREN STREET

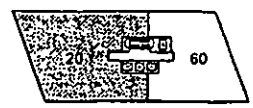
New York, New York



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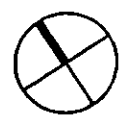




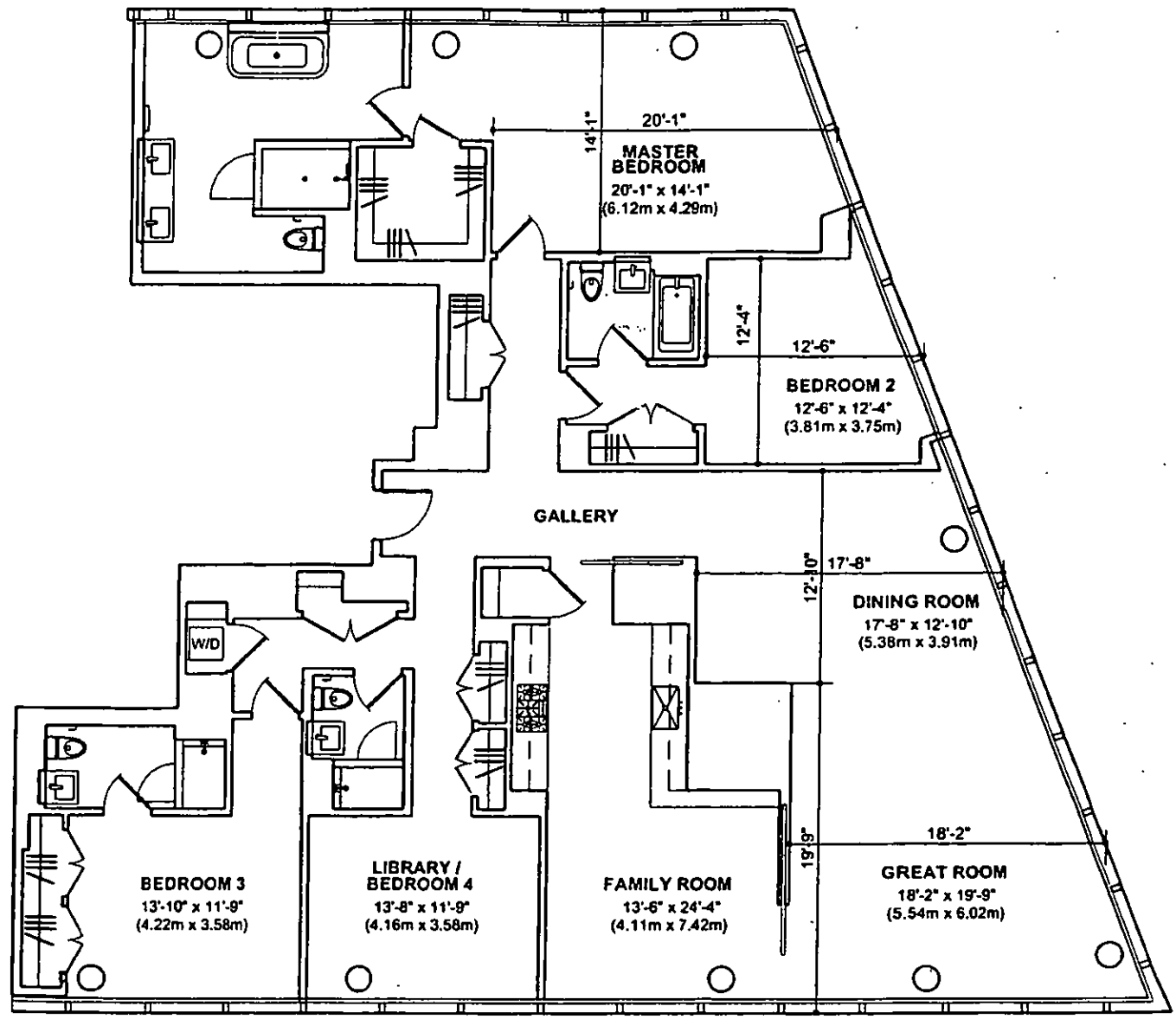
FLOOR 35
APARTMENT 20
4,323 SQ. FT. (401.62 SQ. M.)
4 BEDROOM, 5.5 BATH + MAID'S RM. +
DINING ROOM + EAT-IN KITCHEN + FAM.RM.

101 WARREN STREET

New York, New York



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FLOOR 35
APARTMENT 60
2853 SQ. FT. (265.05 SQ. M.)
4 BEDROOM, 4 BATH + DINING ROOM +
FAMILY ROOM + EAT-IN KITCHEN

101 WARREN STREET

New York, New York

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CONSTRUCTION VARIANCES. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. WE RESERVE THE RIGHT TO MAKE CHANGES DUE TO CONDITIONS IN ACCORDANCE WITH THE OFFERING PLAN.

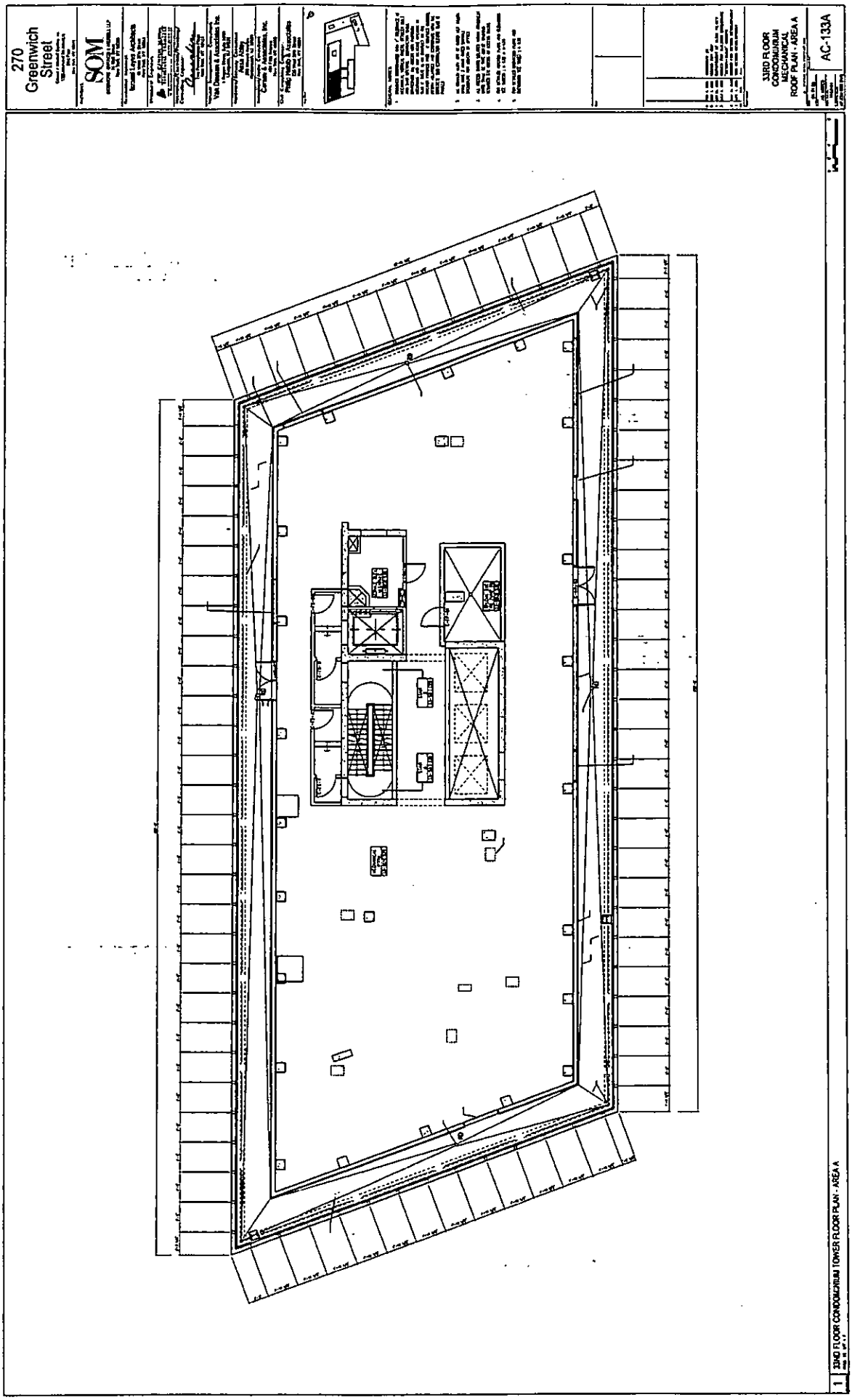

270 Greenwich Street
SOM
33RD FLOOR CONDOMINIUM MECHANICAL ROOF PLAN - AREA A
AC-133A
33RD FLOOR CONDOMINIUM TOWER FLOOR PLAN - AREA A

EXHIBIT "6"

CONDOMINIUM DECLARATION

DECLARATION
Establishing a Plan for Condominium Ownership
of the Premises known as
99 Warren Street and 101 Warren Street
New York, New York 10007

Pursuant to Article 9-B of the Real Property
Law of the State of New York
Name
The Warren Street Condominium

Residential Declarant
101 Warren Street Associates LLC
Commercial Declarant
270 Greenwich Street Associates LLC
Rental Declarant
89 Murray Street Associates LLC
c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of Americas
New York, New York 10019

Date of Declaration

The land affected by the within instrument lies in
Section 5, Block 142 formerly known as Lot 110,
now known as Lots _____ to _____
on the Tax Map of the Borough of Manhattan, City of New York

Stroock & Stroock & Lavan LLP
Attorneys for Declarant
180 Maiden Lane
New York, New York 10038
(212) 806-5400

INDEX TO DECLARATION

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Exhibits

A. Description of the Land
B. Description of the Units
C. Definitions
D. By-Laws
E. Power of Attorney

DECLARATION
OF
THE WARREN STREET CONDOMINIUM

(Pursuant to Article 9-B of the Real Property Law
of the State of New York)

270 Greenwich Street Associates LLC ("Commercial Declarant"), a Delaware limited liability company, having an office c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019, 89 Murray Street Associates LLC ("Rental Declarant"), a Delaware limited liability company, having an office c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019 and 101 Warren Street Associates LLC ("Residential Declarant"), a Delaware limited liability company, having an office at c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019 (Commercial Declarant, Rental Declarant and Residential Declarant are collectively referred to herein as "Declarant"), do hereby declare as follows:

ARTICLE 1

DEFINITIONS

All capitalized terms used in this declaration (hereinafter referred to as the "Declaration") that are not otherwise defined in the Articles hereof will have the meanings set forth in Exhibit C annexed hereto, unless the context in which they are used will otherwise require.

ARTICLE 2

SUBMISSION OF THE PROPERTY

2.1 Commercial Declarant, Rental Declarant and Residential Declarant hereby submit the Commercial Premises, Rental Premises and the Residential Premises and the Building (each as hereinafter defined), all other improvements erected and to be erected thereon, all easements, rights and appurtenances belonging thereto and all other property, real, personal or mixed, intended for use in connection therewith (collectively, the "Property") to the provisions of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act") and pursuant thereto does hereby establish a condominium to be known as "The Warren Street Condominium" (the "Condominium").

2.2 As more particularly described in Articles 4 and 6 of this Declaration and the Floor Plans, the Condominium contains two hundred and twenty eight (228) Residential Units, three (3) Commercial Units and one (1) Rental Unit (as such terms are hereinafter defined). To the extent that portions of the Building described in this Declaration and in the By-Laws may not have been completed or may be modified during the Initial Construction, references thereto (and to any rights or easements granted therein or any obligations with respect thereto) in this Declaration and in the By-Laws and the Floor Plans should be construed given due recognition to the status of completion of such portion of the Building and that such portions of the Building may not exist at the time in question.

2.3 Excluded from the Property are all development rights which under the terms of its conveyance documents, allows the City of New York to retain all Development Rights not used in connection with the construction of the Building which is estimated to be approximately 90,500 square feet (the "Excess Development Rights"). The Excess Development Rights could be transferred by City of New York to owners of adjacent properties which owners could utilize such Excess Development Rights by adding floor areas of existing buildings or adding to the floor areas of buildings to be built. The Boards acknowledge, that under the terms of the LDA, and in connection with the use of the Excess Development Rights by the City or another party, Declarant and any other "party in interest" at the time in question, including without limitation, the Boards, must execute, upon demand by the City, a zoning lot development agreement (the "ZLDA"), substantially in the form annexed to the LDA as an exhibit. Sponsor makes no representations or warranties regarding building construction in the area of the Condominium or whether the existing structures in the area will remain.

2.4 Attached to this Declaration and made a part hereof are the by-laws of the Condominium which set forth detailed provisions governing the operation, use and occupancy of the Condominium (said by-laws, as they may be amended from time to time, are hereinafter referred to as the "By-Laws"). All capitalized terms which are not separately defined herein shall have the meanings given to those terms in the By-Laws.

ARTICLE 3

THE COMMERCIAL PREMISES, THE RENTAL PREMISES AND THE RESIDENTIAL PREMISES

Included in the Property described in Article 2 is (i) all that certain tract, plot, piece and parcel of that certain parcel of real estate situate, lying and being in the City, County and State of New York, and more particularly described in Exhibit A-2 annexed hereto and made a part hereof (the "Commercial Premises") which is owned by the Commercial Declarant as of the date hereof, (ii) all that certain tract, plot, piece and parcel of that certain parcel of real estate situate, lying and being in the City, County and State of New York, and more particularly described in Exhibit A-3 annexed hereto and made a part hereof (the "Rental Premises") which is owned by the Rental Declarant as of the date hereof, and (ii) that certain tract, plot piece and parcel of real estate situate, lying and being in the City, County and State of New York, and more particularly described in Exhibit A-4 annexed hereto and made a part hereof (the "Residential Premises") which is owned by Residential Declarant as of the date hereof. The Commercial Premises are owned by Commercial Declarant in fee simple absolute. The Rental Premises are owned by the Rental Declarant in fee simple absolute. The Residential Premises are owned by Residential Declarant in fee simple absolute. The Land has an area of approximately 90,565 square feet.

ARTICLE 4

THE PROPERTY

Included in the Property described in Article 2 is a building (the "Building") consisting of 3 commercial units: two (2) retail units will be located on the First Floor and Second Floor and

one (1) garage unit located on the Cellar Floor (collectively, the "Commercial Units" and individually, a "Commercial Unit"), one (1) rental unit consisting of 163 rental apartments (the "Rental Unit") and 228 residential units (collectively, the "Residential Units" and individually, a "Residential Unit"). The Commercial Units, Rental Unit and the Residential Units are sometimes hereinafter collectively referred to as the "Units" and individually as a "Unit." The Residential Units, together with the Residential Common Elements and the Residential Limited Common Elements (as hereinafter defined), are collectively referred to as the "Residential Section." The Commercial Units together with the Commercial Common Elements and the Commercial Limited Common Elements (as hereinafter defined) are collectively referred to as the "Commercial Section." The Rental Unit together with the Rental Common Elements (as hereinafter defined) are collectively referred to as the "Rental Section." The owner of a Residential Unit is herein called a "Residential Unit Owner" and all the owners of the Residential Units are herein collectively called the "Residential Unit Owners." The owner of a Commercial Unit at any time, or its designee, is herein called a "Commercial Unit Owner" and all of the owners of the Commercial Units are herein collectively called the "Commercial Unit Owners" (to the extent the Commercial Unit is divided each of the owners of the Commercial Units shall collectively be called the "Commercial Unit Owners"). The owner of the Rental Unit is herein called the "Rental Unit Owner". The Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners are collectively referred to herein as the "Unit Owners" and individually as a "Unit Owner."

ARTICLE 5

THE BUILDING

The Building consists of a Class IB structure comprised of a base building (the "Base Building") having one (1) below grade and two (2) above grade floors upon which are situated two (2) tower structures, one on the northwest portion of the Base Building rising thirty two (32) stories (the "Warren Street Building") and one on the southeast portion of the Base Building rising twelve (12) stories (the "Murray Street Building"). The floors in the Base Building will be designated as Cellar, First Floor and Second Floor. The floors in the Warren Street Building will be designated as Floors 5 through 35. There is no floor designated as Floor 3, Floor 4 or Floor 13 in the Warren Street Building. The floors in the Murray Street Building will be designated as Floors 3 through 12.

ARTICLE 6

THE UNITS

6.1 Exhibit B annexed hereto and made a part hereof sets forth the following data with respect to each Unit necessary for the proper identification thereof: (i) its Unit designation; (ii) tax lot number; (iii) approximate location in the Building; (iv) approximate square foot area; (v) number of rooms; and (vi) the percentage interest in the General Common Elements appurtenant to such Unit. The location of each Unit is shown on the floor plans of the Building (the "Floor Plans") certified by Ismael Leyva Architects PC, and intended to be approved by the Real Property Assessment Department of the City of New York and filed in the New York

County office of the Register of the City of New York (the "City Register's Office") following the recording of this Declaration.

6.2 Each Unit includes, and each Unit Owner will be responsible for, front entrance doors and any other entrance doors to such Unit, flooring (including, without limitation tiles and wood flooring), wallcoverings, non-load bearing interior walls and partitions and sheet rock and plaster wall coverings, smoke detectors and carbon monoxide detectors, all plumbing, gas and heating fixtures and equipment such as refrigerators, dishwashers, ranges, heating equipment, ventilating and air conditioning ("FOUR PIPE FAN COIL UNITS") units and other appliances (including the fans inside the units), as may be affixed, attached or appurtenant to such Unit and serving such Unit exclusively. Plumbing, gas and heating fixtures and equipment as used in the preceding sentence will include exposed gas and water pipes from branch or fixture shut-off valves attached to fixtures, appliances and equipment and the fixtures, appliances and equipment to which they are attached, and any special pipes or equipment which a Unit Owner may install within a wall or ceiling, or under the floor, but will not include gas, water or other pipes, conduits, wiring or ductwork within the walls, ceilings or floors except to the extent same exclusively services the Unit. Each Unit will also include (i) all lighting and electrical fixtures, cabinets, including, without limitation kitchen and bathroom cabinetry, countertops, and appliances and appliances within the Unit, (ii) any Owner's Installations (as hereinafter defined), including, but not limited to, any improvements or betterments to the Unit and any Facilities appurtenant to a Unit exclusively serving such Unit, (iii) any elevators, escalators or stairways exclusively servicing a Unit.

6.3 Each Commercial Unit will include all escalators, elevators, stairs, if any, and all related Facilities exclusively serving that Commercial Unit including outdoor Signs for the Commercial Unit.

6.4 Equipment and Owner's Installations, on whatever floor of the Building they may be located, to the extent that they are installed by the Commercial Unit Owner and exclusively serve a Commercial Unit will be deemed a part of such Commercial Unit, including, without limitation any elevator that will be installed in a Commercial Unit (including its shaft, pit, machinery and appurtenant facilities), that will be part of the Commercial Unit. A Commercial Unit will not include any plumbing, electrical, heating, ventilating and air conditioning work, machinery, or other materials and equipment used exclusively by and for any other Unit.

6.5 As of the date of the filing of this Declaration with the City Register's Office, fee simple absolute title in the Commercial Units will automatically vest in the Commercial Declarant, fee simple absolute title in the Rental Unit will automatically vest in the Rental Declarant and fee simple absolute title in the Residential Units will automatically vest in the Residential Declarant, individually and collectively, without the need to execute specific and particular deeds or indentures for each and every Unit.

ARTICLE 7

DIMENSIONS OF UNITS

The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls, at the Building line and/or Property line, to the midpoint of the interior walls and partitions separating the Unit from another Unit, or the exterior side of the interior walls and partitions separating a unit from public corridor, stairs, elevators, other mechanical equipment spaces or any other Common Elements. Columns and mechanical pipes, (whether along the perimeter or within the Unit) are not deducted from the square foot area of the Unit. Outdoor floor areas of Terraces or Loggias appurtenant to a Unit are listed separately on Schedule A. Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

ARTICLE 8

COMMON ELEMENTS

8.1 The common elements of the Condominium (the "Common Elements") consist of the General Common Elements and the Limited Common Elements (as hereinafter defined). The General Common Elements include, but not are not limited to the Land, all parts of the Building and improvements thereon other than the Units and the Limited Common Elements and include those rooms, areas, corridors, spaces and other parts of the Building and all Facilities (defined below) therein for the common use of the Units and the Unit Owners or which are necessary or convenient for the existence, Maintenance or safety of the Property. The Limited Common Elements of the Condominium consist of those Common Elements that serve or benefit exclusively (a) the Residential Units or the Residential Unit Owners (in which event they are called "Residential Common Elements"), (b) one or more but not all of the Residential Units or the Residential Unit Owners (in which event they are called "Residential Limited Common Elements"), (c) the Commercial Units or the Commercial Unit Owners (in which event they are called "Commercial Common Elements"), or (d) one or more but not all of the Commercial Units or the Commercial Unit Owners (in which event they are called "Commercial Limited Common Elements"), (e) the Rental Unit or the Rental Unit Owner (in which event they are called "Rental Common Elements"). The General Common Elements are appurtenant to, serve and benefit each Unit to the extent of such Unit's percentage share of the General Common Elements. The General Common Elements are for the common use of all Unit Owners.

8.2 As used in this Declaration, the word "Facility" or "Facilities" means all equipment and facilities necessary for the operation of the Building or its systems and includes, but is not limited to, the following items (grouped more or less functionally) which are set forth only for purposes of illustrating the broad scope of that term: system, equipment, apparatus, convertor, radiator, heater, heat exchanger, mechanism, device, machinery, motor, pump, control, tank or tank assembly, insulation, induction unit, condenser, compressor, fan, damper, blower, thermostat, thermometer, coil, vent, sensor, shut-off valve or other valve, gong, panel, receptacle, outlet, relay, alarm, sprinkler head, electric distribution facility, wiring, wireway, switch, switchboard, circuit breaker, transformer, fitting, siamese connection, hose, plumbing

fixture, lighting fixture, other fixture, bulb, sign, telephone, meter, meter assembly, scaffolding, piping, line, duct, conduit, cable, riser, main shaft, pit, flue, lock or other hardware, rack, screen, strainer, trap, drain, catch basin, leader, filter, canopy, incinerator, closet, door, railing, coping, step, appurtenance, urn, basket, mail box, carpeting, tile or other floor covering, wallpaper or other wall covering, tree, shrubbery, flower or other planting and horticulture tub or box.

8.3 The Common Elements will remain undivided and no Unit Owner or other person will bring or will have the right to bring any action for partition or division thereof except as may be specifically provided for herein and in the By-Laws.

8.4 The General Common Elements consist of the following:

8.4.1 The Land (as more particularly described in Exhibits A-1 attached to this Declaration).

8.4.2 Any land lying in the bed of any street, road or avenue open or proposed, public or private, in front of or adjoining the Land including without limitation, (i) the sidewalks identified on the Floor Plans, (ii) any award made or be made in lieu thereof, (iii) any unpaid award for damage to the Land or the Building by reason of change of grade of any street, and (iv) any strips and gores bisecting, adjoining or adjacent to the Land.

8.4.3 All easements, rights of way, privileges, appurtenances and other rights appurtenant to or pertaining to the Property, except those which by their terms or by the terms of this Declaration are appurtenant or pertain only to less than all Units.

8.4.4 All foundations, footings, columns, girders, floor slabs and ceilings, beams, and supports and interior load bearing walls which are not Limited Common Elements.

8.4.5 All exterior facades and exterior walls (including all windows and related installations which are not part of the Residential Common Elements, Commercial Common Elements or Rental Common Elements).

8.4.6 All mechanical space and other rooms, areas and spaces located in the Building serving all of the Units and the General Common Elements including the mechanical rooms, as more particularly delineated on the Floor Plans.

8.4.7 Any street trees, planters, shrubbery and other plantings located on any sidewalks adjacent to or in front of the Building.

8.4.8 All other Facilities serving all of the Units and which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of the General Common Elements and all of the Units which are not owned by another entity such as the supplier, servicer or installer of such Facilities.

8.4.9 Notwithstanding anything to the contrary in this Article 8.4, if a General Common Element benefits one Unit Owner and not the others, then such General Common Element will be redesignated as a Limited Common Element appurtenant to that Unit. Any

disputes arising hereunder will be resolved by arbitration in accordance with Article 11 of the By-Laws.

8.5 The Commercial Common Elements include, among other things, those Common Elements available for the use of all of the Commercial Unit Owners (but not the Rental Unit or the Residential Units). The Commercial Common Elements include among other things:

8.5.1 Any of the following: all columns, girders, floor slabs and ceilings, beams, and supports and interior load bearing walls located within any Commercial Unit or separating a Commercial Unit from a Residential Unit, Residential Common Element or Rental Common Element.

8.5.2 Commercial electric meter, separate cold water meter, gas meter and other utility meters (if any) serving or available for the exclusive use of the Commercial Section.

8.5.3 All windows in the Commercial Section other than windows which are part of the Commercial Units.

8.5.4 Retail Elevator Number 1 and Retail Elevator Number 2 (including their shafts, pits, machinery and appurtenant facilities).

8.5.5 Loading docks servicing any or all of the Commercial Units.

8.5.6 Stairways and corridors serving the Commercial Section including the Stairway from Cellar to the First Floor and the Stairway from the First Floor to Second Floor.

8.5.7 Roof over 270 Greenwich Street to the extent the same is not designated as part of the Residential Common Elements.

8.5.8 The cooling tower and the mechanical rooms on the roof of the Rental Unit, the exhaust cooling fans, mechanical equipment servicing the Commercial Unit which shall be for the exclusive use of the Commercial Unit.

8.5.9 Central and appurtenant Facilities for services such as heating, cooling venting, air-conditioning, communications, security, lighting, plumbing, electrical work and fire safety which serve all of the Commercial Units.

8.5.10 All remaining Facilities exclusively serving the Commercial Units, excluding the Commercial Units, the Commercial Limited Common Elements, the Rental Common Elements, the Residential Common Elements, the Residential Limited Common Elements and the General Common Elements, which serve or benefit or are necessary or convenient for the existence, Maintenance, operation or safety of the Commercial Units.

8.5.11 Notwithstanding anything to the contrary in this Article 8, if a Commercial Common Element or a General Common Element benefits only certain Commercial Unit Owners, then the Commercial Section's costs of alteration, addition, repair, replacement and restoration thereto (except in connection with a casualty or condemnation) shall be borne solely by those Commercial Unit Owners who benefit from the Commercial Common Element in the

proportion that the Common Interest of each benefiting Commercial Unit Owner bears to the Common Interest of all benefiting Commercial Unit Owners. In addition, except as otherwise provided in the By-Laws, such Commercial Unit Owners shall be responsible for the normal operation and Maintenance, including but not limited to the cost of staff necessary for such operation and Maintenance and repair, of any such Commercial Limited Common Element at their sole cost and expense.

8.6 The Commercial Limited Common Elements consist of the following:

8.6.1 That portion of equipment, fixtures or Facilities serving or benefiting one Commercial Unit, to the extent located within another Unit or within a Common Element to which there is direct and exclusive access from the interior of a Commercial Unit. Notwithstanding anything to the contrary contained in the By-Laws or this Declaration, the Commercial Unit Owner who is so served or benefited by such Commercial Limited Common Element shall have the exclusive right to use such Commercial Limited Common Element and shall be responsible for its normal operation and Maintenance at such Unit Owner's sole cost and expense.

8.6.2 All remaining Facilities exclusively serving the one or more but not all Commercial Units, excluding the Commercial Units, the Commercial Common Elements, the Residential Common Elements, the Residential Limited Common Elements, the Rental Common Elements and the General Common Elements, which serve or benefit or are necessary or convenient for the existence, Maintenance, operation or safety of one or more but not all Commercial Units.

8.6.3 Notwithstanding anything to the contrary in this Article 8 or the By-Laws, if a Commercial Limited Common Element benefits only certain Commercial Unit Owners, then the Commercial Section's costs of alteration, addition, repair, replacement and restoration thereto (except in connection with a casualty or condemnation) shall be borne solely by those Commercial Unit Owners who benefit from the Commercial Limited Common Element in the proportion that the Common Interest of each benefiting Commercial Unit Owner bears to the Common Interest of all benefiting Commercial Unit Owners. In addition, except as otherwise provided in the By-Laws, such Commercial Unit Owners shall be responsible for the normal operation and Maintenance including, but not limited to, the cost of staff necessary for such operation and Maintenance of any such Commercial Limited Common Element at their sole cost and expense.

8.7 The Residential Common Elements include those Common Elements which serve all of the Residential Units (but not the Rental Unit or the Commercial Units) and include, among other things, the following:

8.7.1 Residential electric meters and panels, electric closets, feeders, risers and facilities, residential gas meter and direct burial telephone cables serving exclusively the Residential Section.

8.7.2 Kitchen, bathroom and dryer exhaust ducts, corridor and Residential Unit supply air ducts, steam lines supply and return for heating, water pressure reducing valve system,

and all other Facilities in the floor and ceilings serving or benefiting exclusively the Residential Section.

8.7.3 CATV riser and all other Facilities located in the Property serving or benefiting exclusively the Residential Section to the extent that the same are not owned by a third party.

8.7.4 Passenger elevator number 1, passenger elevator number 2, passenger elevator number 3 and service elevator number 4 (including their shafts, pits, machinery and appurtenant facilities).

8.7.5 Elevator number 5 and passenger/service elevator number 6 (including their shafts, pits, machinery and appurtenant facilities).

8.7.6 Elevator number 7 and elevator number 8 (including their shafts, pits, machinery and appurtenant facilities).

8.7.7 The lobbies and the entrances and mail/package room on the first floor of the Building.

8.7.8 The Window Washing Equipment throughout the Building.

8.7.9 The Artruim on the Fifth Floor of the Building which includes a pine tree forest, a pavilion including a board room, spa, spa lounge, an indoor/outdoor children's play area and a health and fitness center, as more particularly delineated on the Floor Plans.

8.7.10 All street trees, shrubbery, planters and other plantings located immediately in front of 99 Warren Street and 101 Warren Street.

8.7.11 Stairs A/B from the Cellar through the Roof.

8.7.12 Stairs C/D from the Cellar through the Roof.

8.7.13 Passages, hallways and corridors to the extent any of the same are for the exclusive use of the Residential Section.

8.7.14 The two refuse rooms and refuse chutes in the Cellar.

8.7.15 The windows in the Residential Section which do not exclusively open into a Residential Unit.

8.7.16 Storage Bins located in the Cellar, as more particularly delineated on the Floor Plans.

8.7.17 The cooling tower on the roof servicing exclusively the Residential Units.

8.7.18 All columns, girders, floor slabs and ceilings, beams, and supports and interior load bearing walls from above the slab over the second floor of the Building to the roof (except to the extent same are Commercial Common Elements).

8.7.19 All mechanical rooms or spaces and other rooms, areas and spaces located in the Building serving exclusively the Residential Units, the Residential Common Elements and the Residential Limited Common Elements and which are not General Common Elements, Rental Common Elements, Commercial Common Elements, Commercial Limited Common Elements, or part of any Unit.

8.7.20 All other apparatus, installations, systems, equipment and facilities in the Building (including shafts, pipes, wires, ducts, vents, cables, conduits and lines) which serve or benefit exclusively the Residential Units and which are not owned by another entity such as the supplier, servicer or installer of the systems.

8.7.21 All other Facilities exclusively serving the Residential Section, excluding the Residential Units, the Residential Limited Common Elements, the Rental Common Elements, the Commercial Common Elements, the Commercial Limited Common Elements and the General Common Elements, and which serve or benefit or are necessary or convenient for the existence, Maintenance, operation or safety of the Residential Section.

8.7.22 Notwithstanding anything to the contrary in this Article 8, if a Residential Common Element benefits only certain Residential Unit Owners, then the Residential Section's costs of alteration, addition, repair, replacement and restoration thereto shall be borne solely by those Residential Unit Owners who benefit from the Residential Common Element in the proportion that the Common Interest of each benefiting Residential Unit Owner bears to the Common Interests of all benefiting Residential Unit Owners. In addition, except as otherwise provided in Subsection 6.9.2.1 of the By-Laws, such Residential Unit Owners shall be responsible for the normal operation and Maintenance of any such Residential Common Element at their sole cost and expense.

8.8 The Residential Limited Common Elements consist of the following:

8.8.1 The Terraces or Loggias to which one or more Residential Units have access as set forth in Exhibit B annexed hereto. Notwithstanding anything to the contrary contained in the By-Laws or this Declaration, where a Terrace or Loggia is a Residential Limited Common Element appurtenant to a Residential Unit, the Residential Unit Owner thereof shall have the exclusive right to use such Terrace or Loggia subject to rights of the Boards to regulate its use and to access the Terrace or Loggia for maintenance, repair and replacement and other uses.

8.8.2 That portion of equipment, fixtures or Facilities serving or benefiting one Residential Unit, to the extent located within another Unit or within a Common Element to which there is direct and exclusive access from the interior of a Residential Unit. Notwithstanding anything to the contrary contained in the By-Laws or this Declaration, the Residential Unit Owner who is so served or benefited by such Residential Limited Common Element shall have the exclusive right to use such Residential Limited Common Element and shall be responsible for its normal operation, maintenance and repair at such Unit Owner's sole cost and expense.

8.8.3 All other Facilities exclusively serving one or more but not all Residential Units, excluding the Residential Units, the Residential Common Elements, the Commercial Common Elements, the Commercial Limited Common Elements and the General Common Elements, and which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of one or more but not all of the Residential Units.

8.9 The Rental Common Elements include those Common Elements which serve all of the Rental Unit (but not the Residential Units or the Commercial Units) and include, among other things, the following:

8.9.1 All exterior facades and exterior walls (including all windows and related installations) of the Murray Street Building.

ARTICLE 9

USE OF BUILDING AND UNITS

9.1 Except as more particularly set forth in this Declaration or the By-Laws, Residential Units may be used for residential purposes only. Any Residential Unit may be used for professional purposes, or for any other lawful purposes, subject, however, to (1) the terms and conditions of the then existing certificate of occupancy for such Residential Unit, (2) applicable Law, (3) the use of such Residential Unit not adversely affecting the use and enjoyment of neighboring or adjacent Residential Units for residential purposes, (4) compliance with the By-Laws, (5) subject to any limitations set forth in the EDC Deed which is of public record and (6) the prior written permission of the Residential Board, which permission shall in no event be granted unless the Residential Board affirmatively finds that the conditions in (1) through (3) above have been met. An home office use hereunder shall only be accessory to the residential use of the Residential Unit. No clients or business invitees shall be permitted to visit a home office and no Signs shall be allowed in connection with the home office. Residential Units may only be leased in accordance with the By-Laws and the Rules and Regulations.

9.2 Notwithstanding the foregoing or anything contained in the By-Laws or the Rules and Regulations to the contrary, Residential Declarant may, without the permission of the Residential Board subject to the restrictions set forth in the EDC Deed, (1) grant permission for the use of any Unsold Residential Unit (as defined in Exhibit C) owned by it as a professional office or for any other purpose, provided such use is permitted by Law, and does not violate the then existing certificate of occupancy for such Residential Unit or any other governmental regulations and (2) use any Unsold Residential Units owned by it as models and sales and/or promotion offices in connection with the sale or rental of the Units, subject only to compliance with applicable Law.

9.3 The Commercial Units may be used for any lawful purposes, including, without limitation, garage, department and other retail stores and outlets, storage, theaters, banks, restaurants and commercial and professional offices and studios.

ARTICLE 10

CHANGES IN THE RESIDENTIAL SECTION

Except to the extent prohibited by Law, Residential Declarant or its designee shall have the right, without the vote or consent of any Board, other Unit Owners or the Residential Mortgage Representatives, if any, to: (a) make alterations, additions or improvements to any Unsold Residential Units; (b) change the use (subject to Section 9.2 above) or layout of, or number of rooms in, any Unsold Residential Units from time to time; (c) change the size and/or number of Unsold Residential Units by subdividing one or more Unsold Residential Units into two or more separate Units, combining separate Unsold Residential Units (including those resulting from such subdivision or otherwise) into one or more Residential Units, converting a Residential Unit or any portion thereof to a Residential Common Element, a Residential Limited Common Element, a Commercial Unit, a Commercial Common Element or a Commercial Limited Common Element, altering the boundary walls between any Unsold Residential Units, or otherwise, including incorporating Common Elements (such as a portion of a hallway used exclusively by the occupant(s) of such Unsold Residential Unit) which exclusively benefit an Unsold Residential Unit into such Unit; (d) designate a Unit or a Common Element as part of a newly created or expanded Residential Unit, Residential Limited Common Element, Commercial Unit, Commercial Common Element, Commercial Limited Common Element or General Common Element or designate all or part of a Residential Unit as a newly created or expanded Commercial Unit, Residential Common Element, Residential Limited Common Element, Commercial Common Element, Commercial Limited Common Element or General Common Element; and (e) if appropriate, reapportion among the Unsold Residential Units affected by such change in size, use or number pursuant to the preceding clauses (b),(c) and (d) their percentage interests in the Common Elements; provided, however, that (i) the percentage interest in the Common Elements of any other Residential Units (other than Unsold Residential Units) shall not be changed by reason thereof unless the owners of such Residential Units shall consent thereto; (ii) Declarant or its designee shall comply with all Laws of all governmental authorities having jurisdiction and shall agree to hold each Board and all other Unit Owners harmless from any liability arising therefrom. By written permission of the Residential Board, which permission, shall not be unreasonably withheld, any other Residential Unit Owner may be given, with respect to his Residential Unit, the same rights and be subject to the same limitations and conditions as are set forth in this Article 10 with respect to Unsold Residential Units, including, without limitation, the right to combine, subdivide and/or otherwise reconfigure two or more adjacent Residential Units owned by such Residential Unit Owner. Notwithstanding the other provisions of this Article 10, no reapportionment of the interests in the Common Elements appurtenant to any Residential Unit shall be made unless there is first delivered to the Residential Board a written certification stating that the percentage interests of the respective Units in the Common Elements, immediately after such reapportionment, will be 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. The certification referred to in the preceding sentence shall be delivered (i) at Residential Declarant's election, by Residential Declarant, the managing agent of the Residential Section or of the Condominium or any other person reasonably acceptable to the Residential Board in the case of any Unsold Residential Unit, and (ii) by either the managing agent of the Residential Section or of the Condominium, or

any other person reasonably acceptable to the Residential Board in the case of any other Residential Unit. Residential Declarant or the owner of any Unsold Residential Unit will have the right, without the consent of any other Unit Owner or Board to amend the Declaration and By-Laws to reflect the foregoing changes. The provisions of this Article 10 may not be added to, amended, modified or deleted without the prior written consent of Residential Declarant or the owner of any Unsold Residential Unit.

ARTICLE 11

CHANGES IN THE COMMERCIAL SECTION

Except to the extent inconsistent with Article 14 or the By-Laws or prohibited by Law, each Commercial Unit Owner shall have the right, subject to the approval of the Commercial Board, which shall not be unreasonably withheld, but without the vote or consent of the Residential Board, Rental Unit Owner or Condominium Board, other Unit Owners or Residential Mortgage Representatives, if any, to: (1) decorate or make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon the Commercial Limited Common Elements; (2) change the layout or number of rooms in the Commercial Units from time to time; (3) change the Commercial Units, by subdividing the same, into any desired number of commercial condominium units, combining any of the Commercial Units or combining any units resulting from a subdivision, altering the boundary walls between the Commercial Units, or otherwise; (4) designate a Unit or a Common Element as part of a newly created or expanded commercial condominium unit or designate all or part of a Commercial Unit as a newly created or expanded Residential Unit, Residential Common Element, Commercial Common Element or Commercial Limited Common Element; (5) reapportion among the newly created or expanded Commercial Units and/or Residential Units resulting from any subdivision, combination or otherwise their percentage interests in the Common Elements which shall be 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, and provided that in no case may such reapportionment result in a greater percentage of Common Interest for the total of the new Commercial Units and/or Residential Units than existed for the original Commercial Units; and (6) change, alter or modify the facade or portion of the exterior wall appurtenant to the Commercial Units provided, however, that the percentage interest in the Common Elements of any portion of the Commercial Units owned by another Commercial Unit Owner or of any Residential Unit or the Rental Unit Owner shall not be changed by reason thereof unless the owner of such Unit shall consent thereto, and the Commercial Unit Owner shall comply with all Laws of all governmental authorities having jurisdiction and shall agree to hold each Board and all other Unit Owners harmless from any liability arising therefrom.

ARTICLE 12

PERSON TO RECEIVE SERVICE

The Secretary of State of the State of New York is hereby designated to receive service of process in any action which may be brought against the Condominium, the Residential Section, the Rental Section or the Commercial Section.

ARTICLE 13

DETERMINATION OF PERCENTAGE INTERESTS IN COMMON ELEMENTS

13.1 The percentage interest of each Unit in the Common Elements has been 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.

13.2 The percentage interest of each Residential Unit in the Residential Common Elements is apportioned in the same proportion that the percentage interest of such Residential Unit bears to the Common Interests of all Residential Units.

ARTICLE 14

ENCROACHMENTS

If (a) any portion of the Common Elements encroaches upon any Unit or upon any other Common Element, (b) any Unit encroaches upon any other Unit or upon any portion of the Common Elements or (c) any such encroachments shall hereafter occur as a result of (i) settling or shifting of the Building, (ii) any alteration, repair or restoration of the Common Elements made by or with the consent (when required by the By-Laws) of the Condominium Board, or any Board, as the case may be, or made by Residential Declarant or the owner of an Unsold Residential Unit, a Commercial Unit Owner, or a Rental Unit Owner in accordance with this Declaration or the By-Laws or (iii) any alteration, repair or restoration of the Building (or any portion thereof) or of any Unit or Common Element after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements; then, in any such event, a valid easement shall exist for such encroachment and for the Maintenance of the same as long as the Building shall stand.

ARTICLE 15

NAME OF CONDOMINIUM AND BUILDING

The Condominium and the Building shall be designated and known as "The Warren Street Condominium." Residential Declarant and Residential Declarant's assignee shall own and control all rights and interests, including the right to apply for any state trademark and prosecute

to registration any federal trademark applications, and shall be responsible for all obligations and liabilities, including those in furtherance of protecting, policing and maintaining any applicable trademark rights, which may include litigating against those whom Residential Declarant believes may be infringing Residential Declarant's rights in and to the name of the Condominium and Building, appurtenant to the name of the Condominium and/or the Building. Only Declarant shall have the right to change or assign the name of the Condominium and/or the Building. In addition, Residential Declarant shall have the right, for so long as the Property is a condominium, to maintain a plaque identifying Residential Declarant as the sponsor of the condominium offering, together with such other information as Declarant determines in its sole discretion.

ARTICLE 16

EASEMENTS AND RIGHTS OF ACCESS

16.1 Except as set forth in this Declaration, (i) each Unit Owner will have, in common with all other Unit Owners and each Unit will be subject to, an easement for the use of the General Common Elements and any Facilities located therein, including, but not limited to, such easement as will be necessary to Maintain, such Unit Owner's Unit and an easement to connect to existing utilities including, but not limited to, utilities for gas, electricity, steam and ventilation, (ii) each Residential Unit Owner will have, in common with all other Residential Unit Owners, an easement for the use of the Residential Common Elements and any Facilities located therein (wherever located in the Building), including, but not limited to, such easement as will be necessary to operate, Maintain as necessary, such Residential Unit Owner's Unit and (ii) each Commercial Unit Owner will have, in common with all other Commercial Unit Owners, an easement for the use of the Commercial Common Elements and those Commercial Limited Common Elements appurtenant to such Commercial Unit, if any, and any Facilities located therein (wherever located in the Building), including, but not limited to, such easement as will be necessary to operate, Maintain such Commercial Unit Owner's Unit. The Commercial Section and the Residential Section will be subject to such easements.

16.2 The Condominium Board, with respect to the General Common Elements, the Residential Board with respect to the Residential Common Elements and the Residential Limited Common Elements and the Commercial Board with respect to the Commercial Common Elements and the Commercial Limited Common Elements and the Rental Unit Owner with respect to the Rental Common Elements or their respective agents, to the extent such Boards are permitted to act by the By-Laws for such purposes, will have a right of access to each Unit to inspect the same, to remove violations therefrom and to Maintain the Common Elements contained therein or elsewhere in the Property.

16.3 Each Unit Owner shall have, in common with all other Unit Owners, an easement for ingress and egress through the Residential Section, the Rental Section and the Commercial Section as the case may be, and for the use of any Common Element, to the extent necessitated by an Emergency including but not limited to an easement by the Commercial Unit Owners for Emergency access through and over the fire stairs in the Building. The Residential Section, the Rental Section and the Commercial Section shall be subject to such easement.

16.4 The Condominium Board shall have and each Unit shall be subject to, an easement (a) to install, utilize, operate and Maintain the General Common Elements located in, over, under, through or upon any Unit, or any other Common Elements or elsewhere on the Property and (b) to Maintain any encroachment on any Unit or Common Elements resulting from the repair, alteration, rebuilding, restoration or replacement of the General Common Elements.

16.5 The Residential Board shall have and each Unit shall be subject to, an easement (a) to install, utilize, operate and Maintain the Residential Common Elements and the Residential Limited Common Elements located in, over, under, through or upon any Unit, or any other Common Elements or elsewhere on the Property and (b) to maintain any encroachment on any Unit or Common Elements resulting from the repair, alteration, rebuilding, restoration or replacement of the Residential Units, the Residential Common Elements; or the Residential Limited Common Elements.

16.6 Each Commercial Unit Owner shall have, in common with all other Commercial Unit Owners, and each Unit shall be subject to, an easement (a) to install, utilize, operate and Maintain the Commercial Common Elements or the Commercial Limited Common Elements appurtenant to such Commercial Unit located in, over, under, through or upon any Unit, or any other Common Elements or elsewhere on the Property and (b) to maintain any encroachment on any Unit or Common Elements resulting from the repair, alteration, rebuilding, restoration or replacement of any Commercial Unit, the Commercial Common Elements or the Commercial Limited Common Elements.

16.7 Each Unit shall have an easement of support and of necessity and shall be subject to an easement of support and necessity in favor of all other Units and the Common Elements.

16.8 Residential Declarant or its designee, the Rental Unit Owner and the Commercial Unit Owner and their successors and assigns shall, to the extent permitted by Law, have an easement to erect, operate and Maintain from time to time, one or more Signs on the Property for the purposes of advertising (i) the sale or lease of any Unsold Residential Unit, the sale or lease of all or any portion of the Commercial Unit, the sale or lease of the Rental Unit and (ii) the operation of any business of Residential Declarant, a tenant, occupant, managing agent or operator of all or any portion of any Commercial Unit, Rental Unit or of any Unsold Residential Units, as the case may be, provided such Signs are in keeping with the character of the Building. Residential Declarant shall have an easement to utilize the Common Elements of the Building in connection with its sales and leasing efforts relative to the Unsold Residential Units. Residential Declarant, the Rental Unit Owner and the Commercial Unit Owners will have an easement and the right to change the facade of the Building and alter, replace, restore, renovate, remodel and reconstruct the existing facade of the Building through and including the roof of the Building, provided that such penetration does not materially weaken the structural soundness of the Building.

16.9 Residential Declarant, the Rental Unit Owner and the Commercial Unit Owners have an easement to use the sidewalks surrounding portions of the Building for purposes permitted by Law.

16.10 Residential Declarant or its designee and the Residential Board with respect to the Residential Section, the Commercial Board with respect to the Commercial Section, the Rental

Unit Owner with respect to the Rental Section and the Condominium Board with respect to the Property, shall have the right to grant such additional electric, gas, telephone, internet, cable, television, steam, ventilation or other easements for utilities, communications, access or other easements and to construct any shafts, flues or install any air conditioning compressors or other equipment or relocate any easements in any portion of the Residential Section, the Rental Section, the Commercial Section or the Property, as the case may be, any Declarant or its designee, the Residential Board, the Rental Unit Owner, the Commercial Board or the Condominium Board, as the case may be, shall deem necessary or desirable for the proper operation and Maintenance of their respective portions of the Building or any portion thereof, or to complete the Building as described in the Plan or for the general health or welfare of the owners, tenants and occupants of the appropriate Units, provided that the Condominium Board shall not grant such additional easements within a Commercial Unit without the consent of the Commercial Unit Owner thereof and provided further that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units or with the use of the Residential Units or the Rental Unit for their permitted purposes, and shall not result in the imposition of any mechanic's lien against any of the Units. Any company providing the utilities or services and its employees and agents shall have the right of access to any Unit or the Common Elements in furtherance of the aforementioned easements in order to install, operate, maintain and service same, provided such right of access shall be exercised in such manner as shall not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units or the Rental Unit or with the use of the Residential Units for their permitted purposes.

16.11 Residential Declarant and the owner of any Unsold Residential Unit, and their respective assignees and licensees shall have, and the Units and Common Elements shall be subject to, an easement, (a) to install, utilize, operate and Maintain satellite dishes and similar equipment on the roofs and facade of 99 Warren Street and 101 Warren Street and elsewhere on the Common Elements and the conduit and other Facilities relating thereto, other than the Rental Common Elements and those portions of the roof which constitute Residential Common Elements or Residential Limited Common Elements and to retain any and all income derived therefrom, and (b) to maintain any encroachment on any Unit, or any Common Elements or elsewhere on the Property resulting from the installation, operation or Maintenance, repair, alteration, rebuilding, restoration or replacement thereof. Residential Declarant shall be entitled to assign, lease, license or otherwise transfer its rights with respect to the foregoing easements and the Condominium shall not be entitled to any portion of fees, compensation or other profits received by Residential Declarant, its designees, assignees or licensees for the use of the aforesaid easements or equipment. Any satellite dishes, equipment or other facilities placed upon the roof and the facade of 99 Warren Street and 101 Warren Street and elsewhere on the Common Elements (other than the Rental Common Elements) by Residential Declarant, its designees, assignees, tenants, licensees or transferees shall be the exclusive property of Residential Declarant, its designees, assignees tenants, licensees or transferees and neither the Condominium nor any other Unit Owners shall have any rights with respect thereto. Notwithstanding the foregoing, additional utilities or the relocation of existing utilities cannot be installed in the Commercial Unit without the consent of the impacted Commercial Unit Owner.

16.12 270 Greenwich Street Associates LLC has an easement over all portions of the Property and Building to complete construction thereof and to otherwise comply with their obligations under the Plan, if any.

16.13 Any easements granted to any Declarant, any Board, any Unit or any Unit Owner or other party under this Declaration and the By-Laws may be exercised by such Unit Owner's employees, agents, contractors, suppliers, utility providers, service providers, customers, guests, invitees, licensees, servants, subtenants, members, and visitors, members, tenants and/or tenant-shareholders, as the case may be, to the extent necessary to effectuate the purpose for the easement or as otherwise authorized by the Declarant, the Unit Owner or Board, provided such right of access shall be exercised in such manner as shall not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units, the Rental Unit or with the use of the Residential Units for their permitted purposes.

16.14 Any easements or rights of access granted hereunder will be exercised, to the extent practicable, in such a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Section, the Rental Section or with the use of the Residential Units for their permitted purposes. Any Maintenance performed in accordance with the provisions of this Article 16 in or to any Commercial Unit will be performed outside normal business hours (i) if failure to do so would cause unreasonable interference with the use and occupancy of the applicable Commercial Unit, or (ii) if otherwise reasonably requested by a Commercial Unit Owner. Any additional costs and expenses incurred as a result of such work being done outside of normal business hours will be borne by the Unit Owner whose Unit was accessed. Except as otherwise expressly provided in this Declaration or in the By-Laws, entries to General Common Elements or Limited Common Elements which must be accessed through a Commercial Unit will be permitted on not less than three (3) business days' notice to the Commercial Unit Owner thereof and entries to General Common Elements or Limited Common Elements which must be accessed through a Residential Unit or the Rental Unit will be permitted on not less than one (1) business days' notice to the Residential Unit Owner thereof or Rental Unit Owner, as the case may be. Notwithstanding the foregoing, only such notice as may be practical under the circumstances will be necessary in the case of an Emergency, provided that thereafter the Boards will give notice to the affected Unit Owner as promptly as is practical under the circumstances.

ARTICLE 17

POWER OF ATTORNEY

17.1 Each Residential Unit Owner shall grant to the Condominium Board and the Residential Board an irrevocable power of attorney, coupled with an interest (annexed as Exhibit E to this Declaration or otherwise in such form and content as the Condominium Board and the Residential Board shall determine) following due authorization (if required) from the Residential Unit Owners (a) to acquire or lease any Residential Unit, together with its Appurtenant Interests (as defined hereinafter), whose owner desires to sell, convey, transfer, assign, lease or surrender the same, or which becomes the subject of a foreclosure or other similar sale, on such terms and at such price or rental, as the case may be, as the attorneys-in-fact deem proper, in the name of the Residential Board or its designee, corporate or otherwise, on behalf of all Residential Unit

Owners, and after any such acquisition or leasing, to convey, sell, lease, sublease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Residential Unit so acquired, or to sublease any Residential Unit so leased, without the necessity of further authorization by the Residential Unit Owners, on such terms as the attorneys-in-fact may determine, (b) to commence, pursue, appeal, settle and/or terminate administrative and certiorari proceedings to obtain reduced real estate tax assessments with respect to Residential Units, including retaining counsel and taking any other actions which the Condominium Board or Residential Board deems necessary or appropriate, (c) to execute, acknowledge and deliver any declaration or other instrument (i) as regards the Condominium Board, affecting the General Common Elements or the entire Property or (ii) as regards the Residential Board, affecting the entire Residential Section which the Condominium Board or the Residential Board, as the case may be, deems necessary or appropriate to comply with any Law 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 of the Property or the Residential Section, respectively, or any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Units or the Common Elements which the Condominium Board or the Residential Board, as the case may be, deems necessary or appropriate and (d) for execution of any agreement(s) or waiver(s) including but not limited to agreement(s) or waiver(s) in connection with a zoning lot development agreement substantially in the form of the ZLDA, at any time deemed appropriate, as necessary for the parties thereto to elect to use, transfer, assign or otherwise convey the Excess Development Rights retained by the City of New York on behalf on of all Unit Owners.

17.2 Each Commercial Unit Owner shall grant to the Commercial Board an irrevocable power of attorney, coupled with an interest (in such form and content as the Commercial Board shall determine) following due authorization (if required) from the Commercial Unit Owners (a) to acquire or lease any Commercial Unit or portion thereof, together with its Appurtenant Commercial Interests (as hereinafter defined), whose owner desires to sell, convey, transfer, assign, lease or surrender the same, or which becomes the subject of a foreclosure or other similar sale, on such terms and at such price or rental, as the case may be, as the attorneys-in-fact deem proper, in the name of the Commercial Board or its designee, corporate or otherwise, on behalf of all Commercial Unit Owners, and after any such acquisition or leasing, to convey, sell, lease, sublease, mortgage or otherwise deal with (but not to vote the interest appurtenant to) any Commercial Unit or portion thereof so acquired, or to sublease any Commercial Unit or portion thereof so leased, without the necessity of further authorization by the Commercial Unit Owners, on such terms as the attorneys-in-fact may determine; (b) to execute, acknowledge and deliver (i) any declaration or other instrument affecting the Commercial Section which the Commercial Board deems necessary or appropriate to comply with any Law 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 of the Commercial Section, (ii) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Commercial Section or the Common Elements which the Commercial Board deems necessary or appropriate, or (iii) any easement permitting access between the Commercial Section and any property adjoining the Land, including the right to penetrate any General Common Elements located between the Commercial Section and such adjoining property, provided such penetration does not materially weaken the structural soundness of the Building and (c) for execution of any agreement(s) or waiver(s) including but not limited to agreement(s) or waiver(s) in connection

with a zoning lot development agreement substantially in the form of the ZLDA, at any time deemed appropriate, as necessary for the parties thereto to elect to use, transfer, assign or otherwise convey the Excess Development Rights retained by the City of New York on behalf on of all Unit Owners.

17.3 The Rental Unit Owner shall have and each Unit shall be subject to, an easement to maintain any encroachment on any Unit or Common Elements resulting from the repair, alteration, rebuilding, restoration or replacement of the Rental Unit or the Rental Common Elements. Each Residential Unit Owner shall grant to the Residential Declarant a power of attorney to amend the Condominium Declaration and to effectuate the rights granted to Declarant under the Declaration and By-Laws and the Plan including the power to execute the Required Documentation.

ARTICLE 18

ACQUISITION OF UNITS BY BOARDS

18.1 If (a) any Residential Unit Owner surrenders such Unit Owner's Unit, together with (i) the undivided interest in the Residential Common Elements and Residential Limited Common Elements and General Common Elements appurtenant thereto, (ii) the interest of such Unit Owner in any other Units theretofore acquired by the Residential Board or its designee, corporate or otherwise, on behalf of all Residential Unit Owners or the proceeds of the sale or lease thereof, if any, and (iii) the interest of such Unit Owner in any other assets of the Residential Section or the Condominium (such interests in (i), (ii) and (iii) being hereinafter collectively called the "Appurtenant Interests"), pursuant to the provisions of Section 339-x of the Condominium Act, (b) the Residential Board, pursuant to Article 8 of the By-Laws, acquires or leases a Residential Unit or Rental Unit or Commercial Unit, together with the Appurtenant Interests, or (c) the Residential Board purchases, at a foreclosure or other similar sale, a Residential Unit, a Rental Unit or a Commercial Unit, together with the Appurtenant Interests, then, in any such event, title to any such Residential Unit, Rental Unit or Commercial Unit, together with the Appurtenant Interests, shall be held by the Residential Board or its designee, corporate or otherwise, on behalf of all Residential Unit Owners, in proportion to their respective interests in the Common Elements. The lease or sublease covering any Residential Unit leased or subleased by the Residential Board or its designee shall be held by the Residential Board or its designee, corporate or otherwise, on behalf of all Residential Unit Owners, in proportion to their respective interest in the Common Elements.

18.2 If (a) any Commercial Unit Owner surrenders such Unit Owner's Commercial Unit or any portion thereof, together with (i) the undivided interest in the Commercial Common Elements, Commercial Limited Common Elements and General Common Elements appurtenant thereto and (ii) the interest of such Unit Owner in any other Units theretofore acquired by the Commercial Board or it designee, corporate or otherwise, on behalf of all Commercial Unit Owners or the proceeds of the sale or lease thereof, if any, and (iii) the interest of such Unit Owner in any other assets of the Commercial Section or the Condominium (such interests in (i), (ii), and (iii) being hereinafter collectively called the "Appurtenant Commercial Interests"), pursuant to the provisions of Section 339-x of the New York Condominium Act, (b) the Commercial Board, pursuant to this Declaration and/or the By-Laws, acquires or leases all or a

portion of any Commercial Unit, together with its Appurtenant Commercial Interest, or (c) the Commercial Board purchases, at a foreclosure or other similar sale, all or a portion of any Commercial Unit, together with its Appurtenant Commercial Interest, then, in any such event, title to all or any such portion of the Commercial Unit, together with its Appurtenant Commercial Interests, shall be held by the Commercial Board or its designee, corporate or otherwise, on behalf of all Commercial Unit Owners, in proportion to their respective interests in the Common Elements. The lease or sublease covering all or any portion of a Unit leased or subleased by the Commercial Board or its designee shall be held by the Commercial Board or its designee, corporate or otherwise, on behalf of all Commercial Unit Owners in proportion to their respective interests in the Common Elements.

18.3 The Residential Board shall have the authority to purchase, on behalf of all Unit Owners, a Residential Unit to be used as the residence of the Resident Manager of the Residential Section and, in such event, title to all or any such portion of the Residential Unit, together with its Appurtenant Residential Interests, shall be held by the Residential Board or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective interests in the Residential Common Elements.

ARTICLE 19

COVENANTS RUNNING WITH THE LAND

19.1 All provisions of this Declaration, the By-Laws and the Rules and Regulations which are annexed hereto and made a part hereof, including, without limitation, the provisions of this Article, shall to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land with every part thereof and interest therein, and all of the provisions hereof and thereof shall be binding upon and inure to the benefit of the owner of all or any part thereof, or interest therein, and such Unit Owner's heirs, executors, administrators, legal representatives, successors and assigns, but the same are not intended to create, nor shall they be construed as creating, any rights in or for the benefit of the general public or any other third party. All present and future owners, tenants, subtenants, licensees, and other occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such owner, tenant or occupant, 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 or conveyance or lease or use and occupancy agreement thereof.

19.2 If any provision of this Declaration or the By-Laws is invalid under, or would cause this Declaration and the By-Laws to be insufficient to submit the Property to the provisions of, the Condominium Act, such provision shall be deemed deleted from this Declaration or the By-Laws, as the case may be, for the purpose of submitting the Property to the provisions of the Condominium Act but shall nevertheless be valid and binding upon and inure

to the benefit of the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land with every part thereof and interest therein under other applicable Law to the extent permitted under such applicable Law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land. If any provision which is necessary to cause this Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from this Declaration or the By-Laws, then such provision shall be deemed included as part of this Declaration or the By-Laws, as the case may be, for the purposes of submitting the Property to the provisions of the Condominium Act.

19.3 Subject to Section 19.2, if this Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the provisions of this Declaration and the By-Laws shall nevertheless be valid and binding upon and inure to the benefit of the owners of the Property, and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land with every part thereof and interest therein under applicable Law to the extent permitted under such applicable Law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land.

ARTICLE 20

AMENDMENTS OF DECLARATION

20.1 Subject to the provisions contained herein or in the By-Laws with respect to amendments, modifications, additions or deletions affecting Declarant or its designee, or any Unsold Residential Units, the Rental Unit or the Rental Unit Owner or the Commercial Units or any Commercial Unit Owner (a) any provision of this Declaration may be added to, amended, modified or deleted by the vote of at least 66-2/3% in number and in Common Interest of all Unit Owners taken in accordance with the provisions of the By-Laws; (b) any provision of this Declaration benefiting, protecting or otherwise affecting only the Residential Section or the Residential Unit Owners may be added to, amended, modified or deleted by vote of at least 66-2/3% in number and in Common Interest of all Residential Unit Owners taken in accordance with the provisions of the By-Laws; provided, however, that the Common Interest appurtenant to each Residential Unit as expressed in this Declaration shall not be altered without the written consent of all Unit Owners directly affected, (c) any provision of this Declaration benefiting, protecting or otherwise affecting only the Commercial Units or the Commercial Unit Owners may be added to, amended, modified or deleted by the vote of at least 66-2/3% in number and in Common Interest of all Commercial Unit Owners taken in accordance with the provisions of the By-Laws, provided, however, that the Common Interest appurtenant to any Commercial Units shall not be altered without the written consent of all Unit Owners directly affected and (d) any provision of this Declaration benefiting, protecting or otherwise affecting only the Rental Unit or the Rental Unit Owner may be added to, amended, modified or deleted by the Rental Unit Owner, subject to the consent of the New York City Department of Housing Preservation and Development ("HPD") for the duration of the regulatory agreement, which consent shall not be

unreasonably withheld or delayed and in accordance with the provisions of the By-Laws, provided, however, that the Common Interest appurtenant to any Rental Unit shall not be altered without the written consent of all Unit Owners directly affected. Subject to the provisions contained herein or in the By-Laws with respect to amendments, modifications, additions or deletions affecting Declarant or its designee, or any Unsold Residential Units, Rental Unit or Rental Unit Owner or the Commercial Units or any Commercial Unit Owner, no amendment, modification, addition or deletion pursuant to the provisions of clauses (a) (b) and (c) above shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of the Residential Mortgage Representatives (as defined in the By-Laws), if any and no amendment, modification, addition or deletion pursuant to the provisions of clause (a) above shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of the Residential Mortgage Representatives, if any. No such amendment, modification, addition or deletion shall be effective until recorded in the City Register's Office. Subject to the provisions contained herein or in the By-Laws with respect to amendments, modifications, additions or deletions affecting Declarant or its designee, or any Unsold Residential Units, or the Commercial Units or any Commercial Unit Owner, any such amendment, modification, addition or deletion shall be executed by either (1) the Condominium Board as attorney-in-fact for the Unit Owners, coupled with an interest, which Condominium Board is hereby authorized by such Unit Owners so to act as their attorney-in-fact or (2) the Residential Board as attorney-in-fact for the Residential Unit Owners, coupled with an interest, which Residential Board is hereby authorized by such Residential Unit Owners so to act as their attorney-in-fact or (3) the Rental Unit Owner for the Rental Unit or (4) the Commercial Board as attorney-in-fact for the Commercial Unit Owners, coupled with an interest, which Commercial Board is hereby authorized by the Commercial Unit Owners so to act as their attorney-in-fact, as the case may be. Notwithstanding anything to the contrary set forth above, to the extent that a Commercial Unit Owner has the right under this Declaration or the By-Laws to amend the Declaration without the consent of any other Unit Owner or Board, then such Unit Owner is authorized to execute such amendment.

20.2 If the number of rooms in an Unsold Residential Unit is changed, or the use, size and/or number of Unsold Residential Units is changed (whether as a result of a subdivision or combination of Unsold Residential Units or alteration of boundary walls between Unsold Residential Units, or otherwise) and the appurtenant percentage interests of Units in the Common Elements are reapportioned as a result thereof, all in accordance with Article 10 hereof, then Residential Declarant or its designee causing such changes shall have the right to execute, or (upon its request) to require any other Unit Owner or any Board to execute, and record in the City Register's Office and elsewhere, if required by Law, an amendment to this Declaration (together with such other documents as Residential Declarant or its designee causing such changes deems appropriate to effectuate the same) reflecting such change in the number of rooms in an Unsold Residential Unit or in the use, size and/or number of Unsold Residential Units (whether as a result of said subdivision, combination, alteration or otherwise) and the reapportionment of the percentage interests of Units in the Common Elements resulting therefrom, all without the approval of any Board, the Unit Owners or the Residential Mortgage Representatives, if any. In addition, if any Residential Unit Owner other than Declarant or its designee causing such changes is given the right by the Residential Board to make the changes described in this Section 20.2 with respect to such Unit Owner's Residential Unit or Residential Units, all in accordance with Article 10 hereof, then such Residential Unit Owner shall have the

right to require the Residential (or Condominium) Board to execute, and record in the City Register's Office and elsewhere, if required by Law, any amendment to this Declaration and other documents which are necessary or appropriate (in the reasonable judgment of the Residential (or Condominium) Board) to reflect the changes made by the Residential Unit Owner, all without the approval of any Board, other Unit Owners or the Residential Mortgage Representatives, if any. Nothing contained in this Section shall be construed to mean that the Common Interest appurtenant to any Unit not subject to any change may be reapportioned without the written consent of the Owner of such Unit.

20.3 If (a) the number of rooms in any Commercial Unit or the size of any Commercial Unit is changed and the percentage interest in the Common Elements appurtenant to such Commercial Units belonging to the Owner causing such change is reapportioned among any newly created or expanded commercial condominium units resulting from any subdivision of the Commercial Units, any combining of the Commercial Units or of any units resulting from a subdivision, any alteration of the boundary walls between commercial condominium units, or otherwise, or (b) a Commercial Common Elements or Commercial Limited Common Elements is designated as part of a newly created or expanded commercial condominium unit or all or part of a Commercial Unit is designated as a newly created or expanded Commercial Common Elements or Commercial Limited Common Element, all in accordance with Article 11 hereof, then the Commercial Board (or the Commercial Unit Owners causing such changes) shall have the right to execute, or (upon request) to require any other Board or Unit Owner to execute, and record in the City Register's Office, and elsewhere, if required by Law, an amendment to this Declaration (together with such other documents as (the Commercial Unit Owners or) the Commercial Board deems appropriate to effectuate the same) reflecting (i) such change in the number of rooms in or size of any Commercial Unit, the subdivision of the Commercial Units into separate commercial condominium units, the combination of the Commercial Units or of any newly created or expanded commercial condominium units resulting from a subdivision, the alteration of boundary walls between commercial condominium units, or otherwise, and the reapportionment of the percentage interests in the Common Elements among such newly created or expanded commercial condominium units or (ii) such designation of a Commercial Common Element or Commercial Limited Common Element as part of a newly created or expanded commercial condominium unit or such designation of part of a Commercial Unit as a newly created or expanded Commercial Common Element or Commercial Limited Common Element, all without the approval of any Board, the Unit Owners or the Residential Mortgage Representatives, if any. Nothing contained in this Section shall be construed to mean that the Common Interest appurtenant to any Unit not subject to any change may be reapportioned without the written consent of the Owner of such Unit.

20.4 Notwithstanding anything to the contrary set forth above (i) no amendment, modification, addition or deletion of the Declaration shall be effective in any way, (a) without the prior written consent of the affected Commercial Unit Owner(s) with respect to any amendment, modification, addition or deletion of the permitted uses of any Commercial Unit or affecting the rights, privileges, easements, licenses or exemptions granted to any Commercial Unit Owner and (ii) without the prior written consent of Residential Declarant or its designee or the owner of any Unsold Residential Unit, as the case may be, with respect to any amendment, modification, addition or deletion of or to the Declaration modifying the permitted uses of the Residential Section or any portion thereof or affecting the rights, privileges, easements, licenses

or exemptions granted to Sponsor or its designee or the owner of any Unsold Residential Unit, as the case may be, or otherwise adversely affecting Residential Declarant or its designee or the owner of any Unsold Residential Unit, as the case may be. Amendments, modifications, additions or deletions of or to this Declaration, the By-Laws and the Rules and Regulations may be necessary, appropriate or desirable in connection with the operation of the Commercial Units or with the subdivision, combination or alteration of the Commercial Units, or of any newly created or expanded commercial condominium units and/or the offering for sale or lease of all or any portion of the Commercial Units and in connection therewith the Commercial Board, (or, when permitted, the Commercial Unit Owners) will cause this Declaration, the By-Laws and the Rules and Regulations to be so amended, modified, added to or deleted from and that the resulting provision thereof may be similar or dissimilar to those affecting the Residential Section and Residential Unit Owners. In the case of any such amendment, modification, addition or deletion which does not adversely affect the Residential Section, the Residential Unit Owners, the Rental Section or the Rental Unit Owner, the Commercial Board shall be the attorney-in-fact for the Residential Unit Owners and the Rental Unit Owner, coupled with an interest, for the purpose of approving and executing any instrument effecting such amendment, modification, addition or deletion. Notwithstanding anything to the contrary set forth above, Declarant and the Commercial Unit Owners shall have the right to amend the Declaration, without the consent of any Board or any other Unit Owner, to effectuate the rights otherwise granted to Declarant and the Commercial Unit Owners under the terms of this Declaration and the By-Laws.

20.5 Notwithstanding anything to the contrary set forth above, to the extent that a Commercial Unit Owner and Rental Unit Owner have the right under this Declaration or the By-Laws to amend the Declaration without the consent of any other Unit Owner or Board, the Declaration and By-Laws may be amended to provide for the creation and operation of a separate section of the Condominium with its own rules of operation and its own board of managers (a "Resultant Board") elected by and representing the resultant subdivided units (the "Resultant Units") and any consents, approvals, determinations or actions required to be made by the Unit Owner so subdividing shall be made by the Resultant Board on behalf of the owners of the Resultant Units in accordance with the terms of this Declaration and the By-Laws, as so amended.

20.6 The provisions of Sections 20.1 and 20.2 and this Section 20.6 may not be modified, amended, added to or deleted, in whole or in part, without the consent of Declarant or its designee, and the provisions of Sections 20.1, 20.3, 20.4, 20.5 and this Section 20.6, may not be modified, amended, added to or deleted, in whole or in part, without the consent of the Commercial Board. Notwithstanding the foregoing, Declarant may amend the Condominium Declaration to correct or supplement any mathematical mistakes, inconsistencies or scrivener errors.

ARTICLE 21

TERMINATION OF CONDOMINIUM

The Condominium will continue and the Property will not be subject to an action for partition (unless terminated by casualty loss, condemnation or eminent domain, as more particularly provided in the By-Laws) until such time as withdrawal of the Property from the

provisions of the Condominium Act is authorized by a vote of at least 80% in Common Interest of all Unit Owners. No such vote will be effective, however, (a) without the written consent (which consent will not be unreasonably withheld or delayed) of the Residential Mortgage Representatives, if any, (b) without the written consent of Residential Declarant or the owners of any Unsold Residential Units, until such time as Residential Declarant or the owners of any Unsold Residential Units have conveyed title to all Residential Units, (c) without the written consent of all Commercial Unit Owners and the Rental Unit Owner and (d) without the written consent of any Permitted Mortgagee holding a Permitted Mortgage secured by a Commercial Unit or Rental Unit if the consent of such Permitted Mortgagee is required and the Condominium Board and the Board having jurisdiction over the Unit which secures such mortgage, is notified of the necessity for such mortgagee consent by the Commercial Unit Owner or Rental Unit Owner. In the event said withdrawal is authorized as aforesaid, the Property will be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale will be divided among all Unit Owners in proportion to their respective Common Interests; provided, however, that no payment will be made to a Unit Owner until there has first been paid from out of such Unit Owner's share of such net proceeds all liens on such Unit Owner's Unit (other than mortgages which are not Permitted Mortgages), in the order of priority of such liens.

ARTICLE 22

WAIVER

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

ARTICLE 23
CAPTIONS

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

ARTICLE 24

CERTAIN REFERENCES

24.1 A reference in this Declaration to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural and vice versa, unless the context otherwise requires.

24.2 The terms "herein," "hereof" or "hereunder" or similar terms used in this Declaration refer to this entire Declaration and not to the particular provision in which the terms are used, unless the context otherwise requires.

24.3 Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Declaration.

ARTICLE 25

SEVERABILITY

Subject to the provisions of Sections 19.2 and 19.3, if any provision of this Declaration is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Declaration and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Declaration shall, except as otherwise herein provided, be valid and enforced to the fullest extent permitted by Law.

ARTICLE 26

COVENANT OF FURTHER ASSURANCES

26.1 Any party which is subject to the terms of this Declaration, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of any Board or otherwise, shall, upon prior reasonable written request at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action as such other party may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

26.2 If any Unit Owner or any other party which is subject to the terms of this Declaration fails, within ten (10) days after request therefor, to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner or party is required to perform, execute, acknowledge and deliver or to take pursuant to this Declaration, then the Board which represents such Unit Owner, is hereby authorized as attorney-in-fact for such Unit Owner, or other party, coupled with an interest, to perform, execute, acknowledge and deliver such instrument, or to take such action in the name of such Unit Owner, Board or other party and such document or action shall be binding on such Unit Owner, Board or other party.

26.3 If any Unit Owner or any other party which is subject to the terms of this Declaration fails, within 10 days after request therefor, to perform, execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, Board or party is required to perform, execute, acknowledge and deliver pursuant to this Declaration at the request of Declarant or its designee, then Declarant or its designee is hereby authorized, as attorney-in-fact for such Unit Owner, Board or other party, coupled with an interest, to perform, execute, acknowledge and deliver such instrument or to take such action in the name of such Unit Owner, Board or other party and such document or action shall be binding on such Unit Owner, Board or other party, as the case may be.

26.4 Notwithstanding anything to the contrary set forth herein, to the maximum extent permitted by law, Declarant specifically disclaims all implied warranties of fitness for a

particular purpose, merchantability and habitability, and all other implied or express warranties of any kind or character. To the extent any such additional warranties are imposed by statute and cannot be disclaimed, such warranties shall apply. However, to the extent such warranties can be disclaimed by law, including implied or express warranties of any kind or character, the same are specifically disclaimed. Without limiting the generality of the foregoing, Declarant hereby disclaims any and all express or implied warranties as to design, construction, view, light quality, sound and/or odor transmission, furnishing and equipping of the Condominium, the existence of molds, mildew, spores, fungi and/or other toxins within the Condominium, to the extent applicable and to the extent that same have not expired by their terms. In no event will Declarant be liable for incidental or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise). Without limiting the generality of the foregoing, Declarant hereby disclaims any and all express or implied warranties as to design, construction, view, light quality, sound and/or odor transmission, furnishing and equipping of the Condominium, the existence of molds, mildew, spores, fungi and/or other toxins within the Condominium, to the extent applicable and to the extent that same have not expired by their terms. Declarant has not given and no Board has not relied on or bargained for any such warranties. In no event will Declarant be liable for incidental or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise).

ARTICLE 27

SUCCESSORS AND ASSIGNS

Except as set forth herein or in the By-Laws to the contrary, the rights and/or obligations of Residential Declarant or its designee as set forth herein shall inure to the benefit of and be binding upon any successor or assign of Residential Declarant or its designee, or, with the consent of Residential Declarant or its designee, any transferee of some or all of the then Unsold Residential Units then owned by Residential Declarant or its designee, as the case may be. The rights and/or obligations of the Commercial Unit Owners as set forth herein shall inure to the benefit of and be binding upon any successors or assigns of the Commercial Unit Owners. The rights and/or obligations of the Rental Unit Owner as set forth herein shall inure to the benefit of and be binding upon any successors or assigns of the Rental Unit Owner. Subject to the foregoing, Residential Declarant, its designee, the Rental Unit Owner and/or the Commercial Unit Owners, as the case may be, shall have the right, at any time, in their sole discretion, to assign or otherwise transfer their respective interests herein, whether by sale, merger, consolidation, lease, assignment or otherwise.

ARTICLE 28

CONSENTS

Whenever the consent, approval, satisfaction or permission of Declarant or its designee is required under this Declaration or the By-Laws, such consent, approval, satisfaction or permission will not be required when Declarant or such designee no longer owns any Units.

ARTICLE 29

INCORPORATION BY REFERENCE

The terms, covenants, conditions, descriptions and other information contained in (i) the property description annexed hereto as Exhibit A; (ii) the description of the Units annexed hereto as Exhibit B; (iii) the definitions annexed hereto as Exhibit C; (iv) the By-Laws annexed hereto as Exhibit D; (v) the Power of Attorney annexed hereto as Exhibit E; and (vi) the Floor Plans, are each incorporated herein by this reference and made a part of this Declaration as if set forth at length in the text hereof.

ARTICLE 30

COMMERCIAL LEASES

30.1 The Commercial Unit Owners have the right to enter into leases for all or any portion of the Commercial Units (as same may be modified, amended, supplemented or restated from time to time, such leases are hereinafter referred to as the "Commercial Leases"). No Board nor any Unit Owner will take, permit or suffer any actions with respect to any portion of the Property which a Commercial Unit Owner cannot, with respect to such portion of the Property, take under the terms of any Commercial Lease for such Commercial Units and all rights which may be exercised by a Board with respect to the Commercial Units and the Condominium are subject to the rights of the commercial tenants under any Commercial Leases then in effect. Each Commercial Unit Owner is hereby granted such rights in and to its Commercial Unit, the Limited Common Elements and General Common Elements as the Commercial Unit Owner has granted to the Commercial Tenant under the Commercial Lease with such Tenant. Each Commercial Unit Owner is hereby authorized to exercise hereunder all rights granted to the Commercial Tenant under the Commercial Lease entered into by such Commercial Unit Owner and to the extent granted under a Commercial Lease, the Commercial Tenant thereunder shall have all rights of the Commercial Unit Owner granted pursuant to this Declaration and the By-Laws and may take all actions which a Commercial Unit Owner has obligated itself to perform or has granted the right to a Commercial Tenant to perform under its Commercial Lease, including, without limitation, exercising any rights of "self-help" granted to Commercial Tenants under Commercial Leases.

30.2 Without intending to limit the rights granted to a Commercial Tenant under a Commercial Lease, a Commercial Tenant will have the rights the Commercial Unit Owner has under this Declaration and which such Commercial Unit Owner has granted to such Commercial Tenant under its Commercial Lease, including, without limitation, (i) the rights to use the Unit, the Limited Common Elements and the General Common Elements and rights to access such Common Elements, (ii) the rights to repair the Unit, General Common Elements, Limited Common Elements, Facilities and Owner's Installations, whether or not such portions of the Building or systems are utilized by other Unit Owners or Boards, and (iii) the right to install signage on or about the Building including the exterior facade of the Building, to the extent that the Commercial Unit Owner has the right to install such signage under the terms of this Declaration and the By-Laws and at all times in accordance with the commercial tenant's rights under the Lease. Such rights and all other matters solely relating to the Commercial Unit will be

exercised by the Commercial Unit Owner and the Commercial Tenant without the necessity of obtaining the consent of any Board or any other Unit Owner.

30.3 A Commercial Tenant may exercise any and all rights available to it at law and in equity if any Board or Unit Owner interferes with or otherwise fails to permit a Commercial Tenant to exercise any rights granted to it under the terms of this Declaration or the By-Laws.

30.4 Notwithstanding anything to the contrary contained in this Declaration or the By-Laws, easements through and access to any Commercial Unit granted under the Declaration and By-Laws will be restricted to the extent that access to the Commercial Unit is restricted under the Commercial Lease.

30.5 Provided such rights are granted in a Commercial Lease, a Commercial Tenant will have the right to seek appropriate injunctive relief and other equitable remedies against any Board or other Unit Owner or Unit Owners if (a) such Board or such Unit Owner or Unit Owners fail to perform their respective obligations, or fail to recognize the rights of the Commercial Unit Owner as provided hereunder, (b) any such failure results in the Commercial Unit Owner being in default in respect of the Commercial Unit Owner's obligations to the Commercial Tenant, (c) the Commercial Tenant gives the Commercial Unit Owner notice that the Commercial Tenant intends to seek such injunctive relief, and (d) the Board or such other Unit Owner or Unit Owners fail to remedy their aforesaid failure within ten (10) days after the Commercial Tenant gives the Commercial Unit Owner notice thereof, or, if such failure is of a nature that cannot with due diligence be remedied within such period of ten (10) days, the Board or such other Unit Owners fail to commence the remedy of such failure within such period or ten (10) days or thereafter fail to prosecute such remedy to completion with due diligence.

30.6 Notwithstanding anything to the contrary set forth herein: (i) with respect to the rights of Commercial Tenants granted hereunder, in the event of a conflict between the rights granted to more than one Commercial Tenant, the rights of the Commercial Tenant to which such conflicting rights were first granted shall govern and (ii) in the event of any inconsistency between the provisions of this Article 30 and any other provisions of this Declaration or the By-Laws, the provisions of this Article 30 shall govern.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the ___ day of _____, 200_.

RESIDENTIAL DECLARANT

101 WARREN STREET ASSOCIATES LLC
By: 270 Greenwich Holdings LLC,
its managing member

By: _____
Edward J. Minskoff, sole member

COMMERCIAL DECLARANT

270 GREENWICH STREET ASSOCIATES LLC
By: 270 Greenwich Holdings LLC,
its managing member

By: _____
Edward J. Minskoff, sole member

RENTAL DECLARANT

89 MURRAY STREET ASSOCIATES LLC
By: 270 Greenwich Holdings LLC,
its managing member

By: _____
Edward J. Minskoff, sole member

ACKNOWLEDGMENTS

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On the _____ day of _____, in the year 2005, before me, the undersigned, personally appeared Edward J. Minskoff, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

EXHIBIT A

DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Warren Street with the easterly side of West Street;

RUNNING THENCE easterly along the southerly side of Warren Street, 461.47 feet to the corner formed by the intersection of the westerly side of Greenwich Street with said southerly side of Warren Street;

THENCE southerly along the westerly side of Greenwich Street, 206.18 feet to the corner formed by the intersection of the northerly side of Murray Street with said westerly side of Greenwich Street;

THENCE westerly along the northerly side of Murray Street, 203.57 feet to a point distant 225.00 feet easterly from the corner formed by the intersection of the easterly side of West Street with the northerly side of Murray Street;

THENCE northerly along a line forming an interior angle with the last mentioned course of 70 degrees 35 minutes 40 seconds, a distance of 86 feet to a point;

THENCE westerly at a right angle to the last mentioned course, 272.49 feet to the easterly side of West Street;

THENCE along the easterly aide of West Street, then following three courses and distances:

(1) Northerly a distance of 5.18 feet to a point;

(2) Continuing northerly a distance of 100.02 feet to a point

(3) Continuing northerly a distance of 81.01 feet to the point or place of BEGINNING.

LESS AND EXCEPT all that portion of the above described parcel lying above a horizontal plane drawn at an elevation of 600.00 feet above the datum level used by the Topographical Bureau, Borough of Manhattan, which is 2.75 feet above the National Geodetic Survey Vertical Datum of 1929, mean sea level, Sandy Hook, New Jersey.

EXHIBIT "B" TO THE CONDOMINIUM DECLARATION

TO BE COMPLETED PRIOR TO RECORDATION OF CONDOMINIUM DECLARATION

The Warren Street Condominium							
Unit Designation	Tax Lot Number	Number of Bedrooms/ Bathrooms	Location (Building Facade)`	Square Footage	Residential Limited Common Element Square Footage	Common Elements to which Unit has Immediate Access	Percentage of Interest in the Common Elements

EXHIBIT C

DEFINITIONS

For convenience of presentation, definitions of certain of the terms used in the Declaration are set forth below:

"Arbitration" shall have the meaning ascribed thereto in Section 11.1 of the By-Laws.

"Architect Allocation Ratio" shall have the meaning ascribed thereto in Section 6.3.3 of the By-Laws.

"Board" or "Boards" refers to any or all of the Condominium Board, the Residential Board or the Commercial Board, as the case may be.

"Building" refers to the structure and improvements including above and below grade segments, known as 270 Greenwich Street, 89 Murray Street, 99 Warren Street and 101 Warren Street, New York, New York 10007 in which the Units of the Condominium are located.

"By-Laws" refers to the By-Laws governing the operations of the Condominium, which are set forth as Exhibit D of the Declaration, as same may be amended from time to time.

"Casualty" shall have the meaning set forth in Section 6.3.1 of the By-Laws.

"Certifying Professional" refers to an independent architect or a licensed professional engineer or engineering or construction consulting firm providing engineering and/or architectural services, who or which is experienced in the design and operation in the City of New York of structures similar to the Building and has provided services comparable to those for which the Certifying Professional is to be engaged under the Condominium Documents within at least three (3) of the ten (10) years immediately preceding engagement, selected by the Condominium Board in accordance with the provisions of the By-Laws which certifying professional shall be approved by APF (as hereinafter defined) or Fannie Mae for as long as they hold a Permitted Mortgage on the Rental Unit.

"City Register's Office" refers to the New York County office of the Register of The City of New York.

"Commercial Board" refers to the board of managers comprised of representatives of the Commercial Unit Owners.

"Commercial Common Charges" refers to assessments payable to the Commercial Board by the Commercial Unit Owners for the purpose of meeting (a) Commercial Common Expenses and (b) each Commercial Unit Owner's pro rata share of General Common Expenses.

"Commercial Common Expenses" shall have the meaning set forth in Section 6.1.3 of the By-Laws.

"Commercial Common Elements" refers to those Common Elements which serve or benefit exclusively the Commercial Units and/or the Commercial Unit Owners.

"Commercial Declarant" refers to 270 Greenwich Street Associates LLC, a Delaware limited liability company and its successors and assigns.

"Commercial Limited Common Elements" refers to those Common Elements which serve or benefit one or more but not all of the Commercial Units and/or the Commercial Unit Owners.

"Commercial Section" refers to all Commercial Units, the Commercial Common Elements and the Commercial Limited Common Elements, if any.

"Commercial Unit" refers to any Unit designated as a Commercial Unit in the Declaration, and all such Commercial Units are collectively, referred to as the "Commercial Units."

"Commercial Unit" refers to the Commercial Cellar Unit, the Commercial First Floor Unit and/or the Commercial Second Floor Unit.

"Commercial Unit Owners" refers to the owner or owners of the Commercial Units.

"Common Charges" refers to General Common Charges, Commercial Common Charges, and Residential Common Charges.

"Common Elements" refers to the General Common Elements, the Residential Common Elements, the Residential Limited Common Elements, the Rental Common Elements, the Commercial Common Elements and the Commercial Limited Common Elements.

"Common Expenses" refers to the General Common Expenses, the Residential Common Expenses, and the Commercial Common Expenses.

"Common Interest" refers to the proportionate undivided interest, expressed as a numerical percentage, in the General Common Elements appertaining to each Unit determined in accordance with the Declaration.

"Condominium" refers to The Warren Street Condominium.

"Condominium Act" refers to the New York Condominium Act, as amended from time to time, and presently found in the New York Real Property Law, Article 9-B.

"Condominium Board" refers to the overall board of managers of the Condominium comprised of representatives of the Residential Board, the Commercial Board and the members designated by the Rental Unit Owner.

"Condominium Declaration" refers to the instrument creating the Condominium to be recorded in the City Register's Office, together with all schedules and exhibits thereto, as same may be amended from time to time, a form of which is set forth in Part II of the Plan.

"Condominium Documents" refers collectively to the Declaration, the By-Laws, the Floor Plans and any and all exhibits thereto.

"Condominium Insurance Trustee" shall have the meaning ascribed thereto in Section 12.5.1 of the By-Laws.

"Construction Lender" refers to the any lending institution participating in the financing of the construction of the Building, for itself and as agent for any other lenders, which financing is secured by, among other things, mortgages and security agreements

"Declarant" refers to 101 Warren Street Associates LLC, a Delaware limited liability company, and its successors and assigns, 270 Greenwich Street Associates LLC, a Delaware limited liability company and 89 Murray Street Associates LLC, a Delaware limited liability company.

"Declarant and/or its designee(s)," "Declarant or a designee of Declarant" or similar term refers to Declarant, any of the partners of Declarant, any affiliate of Declarant, any affiliate of any of the general or limited partners of Declarant, any officer or shareholder of a corporate partner of Declarant, or any partner of a partnership which is a partner of Declarant or any party designated in writing as a designee. As used in this paragraph, an affiliate shall be deemed to be a person or an entity who or which owns more than fifty percent (50%) of the legal and beneficial interest of Declarant or of any partner, a person or an entity with respect to which either Declarant or any partner owns more than fifty percent (50%) of the legal and beneficial interest, or an entity as to which more than fifty percent (50%) of its legal and beneficial interest is owned by a person or an entity which owns more than fifty percent (50%) of the legal and beneficial interest of Declarant or of any partner.

"Declaration" refers to the instrument creating the Condominium, as the same may be amended from time to time.

"EDC Deed" refers to the deed from the New York City Economic Development Corporation granting fee title to the Property to Commercial Declarant.

"Emergency" refers to any situation where the applicable Person, in its reasonable judgment, concludes that a particular action (including, without limitation, the expenditure of funds) is immediately necessary (i) to avoid material damage to all or any material portion of the Building or Property, (ii) to protect any person from harm, or (iii) to avoid the unforeseen and unforeseeable suspension of any necessary material service in or to the Building or the Property, the failure of which service would have a material and adverse effect on the Building or Property.

"First Closing," or words of similar import, refers to the date fee title to a Residential Unit is first conveyed to a Purchaser pursuant to the Plan.

"Floor Plans" refers to the floor plans of the Building, as the same may be amended from time to time, which are approved by the Real Property Assessment Department of The City of New York and filed with the City Register's office.

"General Common Charges" shall have the meaning ascribed thereto in Section 6.1.1 of the By-Laws.

"General Common Elements" refers to those portions of the Land and the Building, designated for the common use of all Units, as more particularly defined in Section 8.4 of the Declaration.

"General Common Expenses" shall have the meaning set forth in Section 6.1.1 of the By-Laws.

"Insurance Trustee" refers to refers to either the Rental Insurance Trustee or the Condominium Insurance Trustee, as the case may be (collectively the "Insurance Trustee" and individually as an "Insurance Trustee").

"Insurance Trustee Agreement" shall refers to the Rental Insurance Trustee Agreement or the Condominium Insurance Trustee Agreement (collectively the "Insurance Trustee Agreements" and individually, a "Insurance Trustee Agreement.")"

"Inside Offeror" shall have the meaning set forth in Section 8.1.1 of the By-Laws.

"Land" refers to the parcel of land described in Exhibit A to the Declaration.

"Law or Laws" refers to laws and ordinances of any or all of the federal, state, city, county and borough governments and rules, regulations, orders and directives of any or all departments, subdivisions, bureaus, agencies or offices thereof, or of any other governmental, public or quasi-public authorities, having jurisdiction over the Property, the Land, the Building, and Unit or any portion of any of the foregoing, any requirements or conditions of any licenses, permits, approvals or certificates issued by any of the foregoing, the direction of any public officer pursuant to law, and the requirements and conditions of any easement, covenant, restriction, condition or other encumbrance that is binding upon the Property or the applicable portion thereof.

"LDA" refers to that certain land disposition agreement dated as of December 14, 2005 between the NYCEDC and City of New York, acting through its Department of Housing Preservation and Development.

"Limited Common Elements" refers to the Residential Limited Common Elements and the Commercial Limited Common Elements.

"Maintenance or Maintain" or "Maintaining" refers to the maintenance, repair, reconditioning, refurbishing, reconfiguration, inspection, testing, cleaning, improvement, decorating, painting, installation, alteration, addition, reconstruction, construction, demolition, restoration and replacement as and when necessary or desirable of any portion of the Building.

"Merger" shall have the meaning ascribed thereto in Section 17.2 of the Declaration.

"Permitted Mortgage" refers to a mortgage permitted to be placed upon a Unit or Units pursuant to the provisions of the By-Laws.

"Permitted Mortgagee" refers to the holder of any Permitted Mortgage and shall include, without limitation such banks and financial institutions as constitute the holders of the construction loan mortgages given by Declarant to acquire and construct the Property.

"Plan" refers to the offering plan for the establishment of condominium ownership of the Property, as filed with the Department of Law, as the same may be amended from time to time.

"Property" refers to the Land, the Building and the appurtenances thereto.

"Regulatory Agreement" shall have the meaning ascribed thereto in Section 7.8 of the By-Laws.

"Rental Common Elements" refers to those Rental Elements, which serve or benefit exclusively the Rental Unit and/or the Rental Unit Owner, as more particularly defined in the Declaration.

"Rental Declarant" refers to 89 Murray Street Associates LLC, a Delaware limited liability company and its successors and assigns.

"Rental Insurance Trustee" shall have the meaning ascribed thereto in Section 12.5.1 of the By-Laws.

"Rental Section" refers to all Rental Units and the Rental Common Elements, if any.

"Rental Unit" refers to the Rental Unit.

"Rental Unit Owner" refers to the owner or owners of the Rental Unit. In the event the Rental Unit is subdivided, Rental Unit Owner shall refer to all owners of Units resulting from the subdivision of the Rental Unit.

"Required Documentation" refers to such applications, permits, certifications, affidavits, forms, agreements, acknowledgments or other documents as may be required to enable the Declarant to exercise its rights or obligations under the Declaration and the By-Laws, including, without limitation, Declarant's rights to undertake, perform and complete such work to the Unsold Units, Commercial Units and Common Elements.

"Residential Board" refers to the board of managers representing the Residential Unit Owners.

"Residential Common Charges" shall have the meaning ascribed thereto in Section 6.1.2 of the By-Laws.

"Residential Common Elements" shall have the meaning ascribed thereto in Section 8.7 of the Declaration.

"Residential Common Expenses" shall have the meaning set forth in Section 6.1.2 of the By-Laws.

"Residential Common Interest" refers to the proportionate undivided interest, expressed as a numerical percentage, in the Residential Common Elements appertaining to each Residential Unit determined in accordance with the Declaration. The Residential Common Interest is the basis of determining a Unit Owner's liability for a share of the Residential Common Expenses.

"Residential Declarant" refers to 101 Warren Street Associates LLC, a Delaware limited liability company and its successors and assigns.

"Residential Limited Common Elements" refers to those Common Elements which serve or benefit exclusively one or more but not all the Residential Units and/or the Residential Unit Owners.

"Residential Rules and Regulations" refers to the rules and regulations made in accordance with the By-Laws and attached thereto as Schedule A.

"Residential Section" refers to the Residential Units, the Residential Common Elements and the Residential Limited Common Elements.

"Residential Unit" refers to any Unit designated as a Residential Unit in the Declaration and the Floor Plans, and all such Residential Units, are collectively, referred to as the "Residential Units."

"Residential Unit Owner" refers to any owner of a Residential Unit, and all such owners are, collectively, referred to as "Residential Unit Owners."

"Section" refers to the Residential Section or the Rental Section or the Commercial Section. All of such Sections are collectively referred to as "Sections."

"Signs" refers to any and all signs, awnings, canopies, marquees, banners, flags, pennants, aerials, antennas or the like located in any Unit or upon any Common Elements.

"Special Assessments" shall have the meaning set forth in Section 6.1.7 of the By-Laws.

"Storage Bin" refers to the expanded metal storage bins located in the Cellar which will be made available for the exclusive use of certain Residential Unit Owners pursuant to Storage Bin Licenses and which constitute Residential Common Elements.

"Storage Bin License" refers to the license to be granted to a Residential Unit Owner evidencing the Residential Unit Owner's right to use a Storage Bin.

"Taking" shall have the meaning set forth in Section 6.3.1 of the By-Laws.

"Terrace(s) or Loggia(s)" refers to Terraces or Loggias appurtenant to and made a part of certain Residential Units.

"Unit" or "Condominium Unit" refers to either a Residential Unit or a Commercial Unit or the Rental Unit as more particularly designated in the Declaration and the Floor Plans and all of such Units are collectively referred to as "Units."

"Unit Owner" refers to any Residential Unit Owner or the Rental Unit Owner or any Commercial Unit Owner, and all of such Residential Unit Owners and Commercial Unit Owners are collectively referred to as the "Unit Owners."

"Unsold Residential Unit" refers to any Residential Unit owned or retained, by way of lease or any other arrangement by which management and/or financial responsibility is retained, by Declarant or its designee; a Residential Unit that is acquired, individually or collectively, by a principal of Declarant or a group of which Declarant or one or more of the principals of any of them, is a member; or a Residential Unit that is acquired, individually or collectively, by either the holder of a Permitted Mortgage given by Declarant or the designee of a holder of such a Permitted Mortgage.

"Unsold Unit" refers to any Unit owned or retained, by way of lease or any other arrangement by which management and/or financial responsibility is retained, by Declarant or its designee; a Unit that is acquired, individually or collectively, by a principal of Declarant or a group of which Declarant or one or more of the principals of any of them, is a member; or a Unit that is acquired, individually or collectively, by either the holder of a Permitted Mortgage given by Declarant or the designee of a holder of such a Permitted Mortgage.

"ZLDA" shall mean that certain Zoning Lot Development Agreement which may be entered into between The City of New York, acting by and through its Department of Housing Preservation and Development, Declarant and/or any other "party in interest, including the Boards, with respect to the Excess Development Rights as more particularly described in the LDA.

EXHIBIT "7"

CONDOMINIUM BY-LAWS

EXHIBIT D

BY-LAWS

OF

THE WARREN STREET CONDOMINIUM
99 WARREN STREET AND 101 WARREN STREET
NEW YORK, NEW YORK 10007

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BY-LAWS

ARTICLE 1

GENERAL

1.1 **Purpose.** The purpose of these By-Laws is to set forth the rules and procedures concerning the conduct of the affairs of The Warren Street Condominium (the "Condominium"). The Condominium covers the property (the "Property") consisting of approximately 90,565 square feet of land (the "Land") which forms a part of Block 142 of Section 05 the Tax Map of the Borough of Manhattan, City, County and State of New York, the building and other improvements now or hereafter to be constructed thereon or therein, as the case may be (hereinafter collectively called the "Building"), including, without limitation, the Units and the Common Elements, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith, all of which have been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York by the recording of a Declaration (which, as the same may be amended from time to time, is herein called the "Declaration") in the New York County Office of the Register of The City of New York ("City Register's Office"), together with these By-Laws. All terms used herein which are not separately defined herein, shall have the meanings given to those terms in the Declaration or in Exhibit C thereto.

1.2 **Applicability of By-Laws.** These By-Laws are applicable to the Property and to the use and occupancy thereof. All present and future Unit Owners, mortgagees, lessees, sublessees and other occupants of Units and employees and guests of Unit Owners, as well as all other persons who may use the facilities of the Property, are and shall be subject to the Declaration, these By-Laws and the Rules and Regulations (as hereinafter defined). The acceptance of a deed or conveyance, or the succeeding to title to, or the execution of a lease or sublease for, or the act of occupancy of, a Unit shall constitute an agreement that the provisions of these By-Laws, the Rules and Regulations and the Declaration are accepted, ratified, and will be complied with.

1.3 **Principal Office of Condominium.** The principal office of the Condominium shall be located within the Property or at such other place within the Borough of Manhattan reasonably convenient thereto, as may be designated from time to time by the Condominium Board (as hereinafter defined).

ARTICLE 2

BOARDS OF MANAGERS

2.1 **Number, Term and Qualification.**

2.1.1 As more particularly set forth in Section 2.2, the affairs of the Condominium shall be governed by a board of managers of the Condominium (the "Condominium Board"), the affairs of the Residential Section shall be governed by a residential board of managers (the "Residential Board"), the affairs of the Rental Section shall be governed

by the Rental Unit Owner and the affairs of the Commercial Section shall be governed by a commercial board of managers (the "Commercial Board"). From and after the first annual meetings of Residential Unit Owners, Rental Unit Owner and Commercial Unit Owners as provided in Section 3.1, the Residential Board shall consist of five (5) persons initially designated by the Residential Declarant and after the first meeting of the Residential Unit Owners elected by the Residential Unit Owners, subject to Residential Declarant's rights under Section 3.9.3 and the Commercial Board shall consist of two (2) persons. Thereafter, the Condominium Board shall consist of nine (9) persons: the three (3) members of the Residential Board, the two (2) members of the Commercial Board and four (4) members designated by the Rental Unit Owner subject to Section 2.4. The Condominium Board, the Commercial Board, and the Residential Board, are herein sometimes referred to collectively as the "Boards" and individually as a "Board."

2.1.2 Each member of the Residential Board and the Commercial Board except for the first Boards and except as otherwise provided herein, shall be elected at the separate annual meetings of Residential Unit Owners and Commercial Unit Owners, respectively, and shall serve until the next annual meeting thereof and until successors have been elected and qualified. The Rental Unit Owner shall have the right to periodically designate the individuals who will be its representatives on the Condominium Board. There shall be no limit on the number of successive terms a Board member may serve.

2.1.3 Except for Board members elected or designated by Residential Declarant or its designee all members of the Residential Board shall be either Residential Unit Owners or officers, directors, shareholders, partners, principals, members, trustees, employees or beneficiaries of corporations, partnerships, limited liability companies fiduciaries or any other entities which own Residential Units, Permitted Mortgagees, or family members of any of the foregoing. Other than Board members elected or designated by Residential Declarant or its designee, no Residential Board member shall continue to serve after such member ceases to be qualified as set forth in Section 2.1.5.

2.1.4 All members of the Commercial Board shall be either a Commercial Unit Owner or officers, directors, shareholders, members, managers, shareholders, partners, principals, employees or beneficiaries of corporations, partnerships, fiduciaries of any other entities which may own a Commercial Unit or a managing agent for such Commercial Unit Owner or an employee thereof, Permitted Mortgagees of the Commercial Units, lessees of the Commercial Units or portions thereof, or family members of any of the foregoing.

2.1.5 No Board member shall continue to serve after such member ceases to be qualified as set forth above. No Residential Unit Owner may be elected to serve on the Residential Board or Condominium Board if such Board has perfected a lien against such Residential Unit Owner's Unit which lien has not been satisfied at the time of the election. As used herein the term "Permitted Mortgagee" means the holder of any mortgage ("Permitted Mortgage") of a Unit or Units which is permitted to be placed thereon pursuant to these By-Laws.

2.2 **Powers and Duties.**

2.2.1 The Boards shall collectively have the powers and duties necessary for or incidental to the administration of the affairs of the Condominium (except such powers and duties which by Law, the Declaration or these By-Laws may not be delegated to the Boards by the Unit Owners). All determinations, however, which (a) affect only the Residential Section and do not adversely affect the Commercial Section or the use of the Commercial Section, the Rental Section or the use of the Rental Section for their permitted purposes, shall be made by the Residential Board or (b) affect only the Commercial Section and do not adversely affect the Residential Section or the use of Residential Units, the Rental Section or the use of the Rental Section for their permitted purposes, shall be made by the Commercial Board or (c) affect only the Rental Section and do not adversely affect the Residential Section or the use of Residential Units, the Commercial Section or the use of the Commercial Section for their permitted purposes, shall be made by the Rental Unit Owner. All other determinations with respect to the administration of the affairs of the Condominium including, without limitation, determinations which (i) relate to the Residential Section and adversely affect the Commercial Section or the Rental Section, or (ii) relate to the Commercial Section and adversely affect the Residential Section or the Rental Section, or (iii) relate to the Rental Section and adversely affect the Residential Section or the Commercial Section, or (iv) relate to or affect the General Common Elements, shall be made by the Condominium Board. Any dispute between the Residential Board, the Rental Unit Owner and the Commercial Board with respect to whether the Residential Board, the Rental Unit Owner or the Commercial Board shall be entitled to make any determination shall be settled by Arbitration; provided, however, that no such dispute with respect to whether the determination of one adversely affects the other shall be deemed to exist unless the objecting party specifies the grounds for its objection in writing to the other party within ten (10) business days of receipt by it of notice of such determination. In addition, any dispute between the Residential Board, the Rental Unit Owner and the Commercial Board with respect to whether any matter is entitled to be determined by the Condominium Board shall be settled by Arbitration, which Arbitration shall be determined on the basis of what is in the best interests of the Condominium.

2.2.2 Subject to the provisions of Subsection 2.2.1 and without limiting the generality thereof, the Boards shall each have all powers and duties expressly set forth elsewhere in the Declaration and the By-Laws and shall be entitled to make such determinations and take such actions and incur such liabilities as may be required to effectuate each Board's obligations under the Declaration, the By-Laws and the Plan.

2.2.2.1 The Condominium Board shall be entitled to make determinations with respect to the following matters:

2.2.2.1(a) Operating and Maintaining the General Common Elements, including contracts for utilities, services and supplies.

2.2.2.1(b) Determining the amount of General Common Charges (as hereinafter defined).

2.2.2.1(c) Employing and dismissing personnel in connection with the Maintenance and operation of the General Common Elements.

2.2.2.1(d) Adopting and amending the Rules and Regulations, as they affect the General Common Elements.

2.2.2.1(e) Making additions and improvements to, or alterations of, the General Common Elements.

2.2.2.1(f) Making repairs and restorations of the General Common Elements or parts thereof damaged or destroyed by fire or other casualty or necessitated as a result of condemnation or eminent domain proceedings.

2.2.2.1(g) Enforcing obligations of Unit Owners, the Commercial Board and the Residential Board.

2.2.2.1(h) Levying fines against Unit Owners, the Commercial Board, the Rental Unit Owner or the Residential Board for violations of any rules and regulations adopted by the Condominium (any such fines shall constitute General Common Charges payable by the Unit Owner or Board against which they are levied).

2.2.2.1(i) Opening and maintaining bank accounts on behalf of the Condominium (with respect to matters within its jurisdiction as provided in these By-Laws) and designating signatories therefor.

2.2.2.1(j) Adjusting and settling insurance claims (and executing and delivering releases in connection therewith) if the loss involves any two of, the Rental Section, the Residential Section and the Commercial Section or the General Common Elements, as set forth in 6.2.

2.2.2.1(k) Borrowing money on behalf of the Condominium, when required in connection with the operation, care, upkeep and Maintenance of the General Common Elements; provided, however, that (i) the consent of at least 66-2/3% in Common Interest of all Unit Owners shall be required for any borrowings in excess of the aggregate amount of $150,000 in any one fiscal year (regardless of the balance of any loans outstanding from previous years), 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 consent of the owner of such Unit. If any sum borrowed by the Condominium Board pursuant to the authority contained in this subparagraph is not repaid by said Board, a Unit Owner who pays to the creditor such proportion thereof as such Unit Owner's interest in the Common Elements bears to the interest of all the Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor has filed or has the right to file against such Unit Owner's Unit.

2.2.2.1(l) Bringing actions on behalf of the Unit Owners, as their interests may appear, with respect to any cause of action relating to the General Common Elements, as the Condominium Board deems advisable.

2.2.2.1(m) Organizing corporations or limited liability companies to act as designees of the Condominium Board with respect to such matters as such Board may determine.

2.2.2.1(n) Executing, acknowledging and delivering of (i) any declaration or other instrument affecting the Property which the Condominium Board deems necessary or appropriate 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 or construction of the Building, or (ii) any consent, covenant, restriction, easement or declaration affecting the Property which the Condominium Board deems necessary or appropriate.

2.2.2.1(o) Preparing, executing and recording, on behalf of all Unit Owners, as their attorney-in-fact, coupled with an interest, a restatement of the Declaration and/or these By-Laws whenever, in the Condominium Board's estimation, it is advisable to consolidate and restate all amendments, modifications, additions and deletions theretofore made to the Declaration and/or these By-Laws.

2.2.2.1(p) Obtaining and reviewing insurance for the Property pursuant to the provisions of Section 6.2.

2.2.2.1(q) Making repairs to and restorations of the Building or parts thereof damaged or destroyed by fire or other casualty or necessitated as a result of condemnation or eminent domain proceedings as more particularly provided in these By-Laws.

2.2.2.1(r) Leasing or licensing the General Common Elements.

2.2.2.1(s) Otherwise performing all of the acts to be performed by the Condominium Board in accordance with the terms of the Plan.

2.2.2.2 The Residential Board shall be entitled to make determinations with respect to the following matters:

2.2.2.2(a) Operating, caring for, and Maintaining the Residential Section, including contracts for utilities, services and supplies, except to the extent that same is the responsibility of the Residential Unit Owners under the terms of the Condominium Documents.

2.2.2.2(b) Determining the amount of Residential Common Charges (as hereinafter defined), subject to the determination of the Condominium Board with respect to General Common Charges.

2.2.2.2(c) Leasing or purchasing an apartment for use as the residence of the building superintendent, either in the Building or elsewhere (in compliance with applicable Law and regulation) and amending, modifying, extending, renewing, and otherwise dealing in any way with respect to any such apartment.

2.2.2.2(d) Collecting of Residential Common Charges from Residential Unit Owners.

2.2.2.2(e) Employing and dismissing the personnel necessary for the Maintenance and operation of the Residential Section.

2.2.2.2(f) Adopting amendments and additions to, the Rules and Regulations as they affect the Residential Section.

2.2.2.2(g) Subject to Section 8.2 of these By-Laws, purchasing, leasing and otherwise acquiring in the name of the Residential Board (or, if required, in the name of the Condominium Board) or its designee, on behalf of all Residential Unit Owners, Residential Units and/or Storage Bins offered for sale or lease or surrendered by their owners to the Residential Board.

2.2.2.2(h) Purchasing Residential Units at foreclosure or other similar sales, in the name of the Residential Board (or, if required, in the name of the Condominium Board) or its designee, on behalf of all Residential Unit Owners.

2.2.2.2(i) Selling, leasing, subleasing, mortgaging and otherwise dealing with (but not voting the interests appurtenant to) Residential Units and Storage Bins acquired by, and subleasing Residential Units and Storage Bins leased by, the Residential Board or its designee, on behalf of all Residential Unit Owners.

2.2.2.2(j) Making additions and improvements to, or alterations of, the Residential Common Elements and the Residential Limited Common Elements.

2.2.2.2(k) Making repairs to and restorations of the Residential Section or parts thereof damaged or destroyed by fire or other casualty or necessitated as a result of condemnation or eminent domain proceedings.

2.2.2.2(l) Enforcing obligations of Residential Unit Owners and the Boards.

2.2.2.2(m) Levying fines against Residential Unit Owners for violations of the Rules and Regulations as they affect the Residential Section (any such fines shall constitute Residential Common Charges payable by the Residential Unit Owner against whom they are levied).

2.2.2.2(n) Maintaining bank accounts on behalf of the Residential Section (with respect to matters within its jurisdiction as provided in these By-Laws) and designating signatories therefor.

2.2.2.2(o) Adjusting and settling insurance claims (and executing and delivering releases in connection therewith) if the loss involves only the Residential Section as set forth in Section 6.2.

2.2.2.2(p) Borrowing money on behalf of the Residential Section when required in connection with the operation, care, upkeep and Maintenance of the Residential Section or otherwise in connection with any permitted action or activity of the Residential Board; provided, however, that (i) except as provided in 8.6, the consent of at least 66-2/3% in Common Interest of all Residential Unit Owners shall be required for any borrowings in excess of the aggregate amount of $150,000 (including the pro rata share of the Residential Section with respect to any borrowing made by the Condominium Board pursuant to 2.2.2.1(1)) in any one fiscal year (regardless of the balance of any loans outstanding from previous years, (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 consent of the owner of such Unit, and (iii) the Commercial Unit Owners will not be liable for repayment of any portion of any such loan. If any sum borrowed by the Residential Board pursuant to the authority contained in this subparagraph 2.2.2.2(p) is not repaid by said Board, a Residential Unit Owner who pays to the creditor such proportion thereof as such Unit Owner's interest in the Common Elements bears to the interest of all Residential Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or any lien which said creditor has filed or has the right to file against such Residential Unit Owner's Unit. Notwithstanding anything to the contrary set forth herein, the consent of Unit Owners is not required in connection with the financing of the Resident Manager's Unit.

2.2.2.2(q) Organizing corporations to act as designees of the Residential Board with respect to such matters as the Residential Board may determine, including, without limitation, in connection with the acquisition of title to or the leasing or subleasing of Residential Units by the Residential Board on behalf of Residential Unit Owners.

2.2.2.2(r) Executing, acknowledging and delivering (i) any declaration or other instrument affecting only the Residential Section which the Residential Board deems necessary or appropriate to comply with any Law 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 or construction of the Residential Section, or (ii) any consent, covenant, restriction, easement or declaration affecting only the Residential Section which the Residential Board deems necessary or appropriate.

2.2.2.2(s) Executing, acknowledging and delivering any documents or other instruments necessary to commence, pursue, compromise or settle certiorari proceedings to obtain reduced real estate tax assessments with respect to Residential Units for the benefit and on behalf of (i) all Residential Unit Owners, or (ii) for individual Residential Unit Owners, provided that each such Residential Unit Owner indemnifies the Residential Board from and against all claims, costs and expenses (including, without limitation, reasonable attorneys' fees) resulting from such proceedings.

2.2.2.2(t) Operating, Maintaining and supervising of all Residential Common Elements and Residential Limited Common Elements.

2.2.2.2(u) Purchasing or leasing, in the name of the Residential Board, space for the storage of personal property of Residential Unit Owners, and in connection therewith the promulgation of conditions, rules and regulations for the operation and supervision thereof.

2.2.2.2(v) Imposition of move in procedures, fees and charges, and transfer fees in connection with the sale or lease of a Residential Unit, provided that no such procedures, fees or charges or any other conditions of transfer or lease may be imposed upon the Declarant.

2.2.2.2(w) Leasing or purchasing an apartment for use as the residence of the building superintendent, either in the Building or elsewhere (in compliance with applicable Law) and amending, modifying, extending, renewing, and otherwise dealing in any way with respect to any such apartment, including, without limitation, entering into a mortgage to finance the acquisition of same.

2.2.2.2(x) Reviewing and approving alterations, additions, improvements, renovations and repairs by Residential Unit Owners to their respective Units and the Residential Common Elements and establishing rules and procedures with respect to such alterations, additions, improvements, renovations and repairs.

2.2.2.2(y) Licensing or leasing the Residential Common Elements.

2.2.2.2(z) Otherwise performing all of the acts to be performed by the Residential Board in accordance with the terms of the Plan.

2.2.2.3 The Commercial Board shall be entitled to make determinations with respect to the following matters:

2.2.2.3(a) Operating, caring for and Maintaining the Commercial Section, including contracts for utilities, services and supplies, except to the extent that same is the responsibility of a Commercial Unit Owner under the terms of the Condominium Documents.

2.2.2.3(b) Determining the amount of Commercial Common Charges, subject to the determination of the Condominium Board with respect to General Common Charges.

2.2.2.3(c) Collecting Commercial Common Charges from Commercial Unit Owners.

2.2.2.3(d) Employing and dismissing personnel necessary for the Maintenance and operation of the Commercial Section.

2.2.2.3(e) Adopting amendments and additions to the Rules and Regulations as they affect the Commercial Section.

2.2.2.3(f) Selling, leasing, mortgaging and otherwise dealing with all or any portion of the Commercial Section. This 2.2.2.3(f) is not intended, except to the extent provided elsewhere to the contrary, to interfere with the ability of Commercial Unit Owners to sell, lease, mortgage, subdivide or combine portions of their individual Units.

2.2.2.3(g) Making additions and improvements to or alterations of the Commercial Common Elements or the Commercial Limited Common Elements.

2.2.2.3(h) Making repairs to and restorations of the Commercial Section or parts thereof damaged or destroyed by fire or other Casualty or necessitated as a result of a Taking.

2.2.2.3(i) Enforcing obligations of the Commercial Unit Owners and the Boards.

2.2.2.3(j) Opening and maintaining bank accounts with respect to the Commercial Section and designating the signatories required therefor.

2.2.2.3(k) Adjusting and settling insurance claims (and executing and delivering releases in connection therewith) if the loss involves only the Commercial Section as set forth in Section 6.2.

2.2.2.3(l) Borrowing money on behalf of the Commercial Section when required in connection with the operation, care, upkeep and Maintenance of, the Commercial Section or otherwise in connection with any permitted action or activity of the Commercial Board; provided, however, that (i) the consent of at least 66-2/3% in Common Interest of all Commercial Unit

Owners shall be required for any borrowings in excess of the aggregate amount of $75,000 (including the pro rata share of the Commercial Section with respect to any borrowing made by the Condominium Board pursuant to 2.2.2.1(l)), in any one fiscal year (regardless of the balance of any loans outstanding from previous years), (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 consent of the owner of such Unit, and (iii) the Residential Unit Owners will not be liable for repayment of any portion of any such loan. If any sum borrowed by the Commercial Board pursuant to the authority contained in this subparagraph 2.2.2.3(l) is not repaid by said Board, a Commercial Unit Owner who pays to the creditor such proportion thereof as such Unit Owner's interest in the Common Elements bears to the interest of all Commercial Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or any lien which said creditor has filed or has the right to file against such Commercial Unit Owner's Unit.

2.2.2.3(m) Organizing corporations to act as designees of the Commercial Section with respect to such matters as the Commercial Board may determine.

2.2.2.3(n) Executing, acknowledging and delivering (i) any declaration or other instrument affecting only the Commercial Section which the Commercial Board deems necessary or appropriate to comply with any Law 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 or construction of the Commercial Section, (ii) any consent, covenant, restriction, easement or declaration affecting only the Commercial Section which the Commercial Board deems necessary or appropriate, or (iii) any easement permitting access between the Commercial Section and any property adjoining the Land, including the right to penetrate any General Common Elements located between the Commercial Section and such adjoining property, provided such penetration does not materially weaken the structural soundness of the Building.

2.2.2.3(o) Purchasing, leasing and otherwise acquiring in the name of the Commercial Board or its designee, on behalf of all Commercial Unit Owners, the Commercial Units or portions thereof offered for sale or lease or surrendered by their owners to the Commercial Board.

2.2.2.3(p) Purchasing the Commercial Units or portions thereof at foreclosure or other similar sales, in the name of the Commercial Board or its designee, on behalf of all Commercial Unit Owners.

2.2.2.3(q) Selling, leasing, subleasing, mortgaging and otherwise dealing with (but not voting the interests appurtenant to) the Commercial Units or portions thereof acquired by, and subleasing the

Commercial Units or portions thereof leased by, the Commercial Board or its designee, on behalf of all Commercial Unit Owners.

2.2.2.3(r) Operating, Maintaining and supervising of all Commercial Common Elements and the Commercial Limited Common Elements.

2.2.2.3(s) Reviewing and approving alterations, additions, improvements, renovations and repairs by Commercial Unit Owners to their respective Units and the Commercial Common Elements and establishing rules and procedures with respect to such alterations, additions, improvements, renovations and repairs.

2.2.2.3(t) Licensing or leasing the Commercial Common Elements.

2.2.2.3(u) Otherwise performing all of the acts to be performed by the Commercial Board in accordance with the terms of the Plan.

2.2.3 Notwithstanding anything to the contrary contained in these By-Laws, so long as Residential Declarant or the owner of Unsold Residential Units continue to own at least twenty-five percent (25%) of the Residential Units but in no event later than five (5) years from the First Closing of a sale made under an Offering Plan, neither the Condominium Board nor the Residential Board may, without Residential Declarant's prior written approval: (i) make any addition, alteration or improvement to the Common Elements or Residential Common Elements or to the Residential Limited Common Elements or to any Residential Unit; (ii) increase or decrease the number, or change the kind of employees initially hired for the Residential Section of the Condominium; (iii) enter into any service or Maintenance contract for work not covered in the initial projected budget for the Condominium or Residential Section or otherwise provide services in excess of those contemplated by such projected budget, except as is required to reflect normal annual increases in operating services; (iv) borrow money on behalf of the Condominium or on behalf of the Residential Section; (v) assess any General Common Charges or Residential Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund; or (vi) exercise a right of first refusal to lease or purchase a Residential Unit; provided that Residential Declarant's written consent is not necessary to perform any function or take any action described in items (i) through (vi) above if and only if the performance of such function or the carrying out of such an action is necessary and no other alternative is available to enable the Condominium Board or Residential Board to comply with applicable Laws of any governmental authority having jurisdiction over the Condominium.

2.3 **Managing Agents and Managers.** With respect to matters the determinations concerning which the Condominium Board is entitled to make, the Condominium Board may employ a managing agent and/or a manager at a compensation established by the Condominium Board to perform such duties and services as the Condominium Board shall authorize. The Condominium Board may delegate to such managing agent or manager other powers granted to the Condominium Board by these By-Laws, except the powers set forth in Subsections 2.2.2.1(b), (e), (g), (h), (1), (m), (n) and (o); 2.2.2.2(b), (e), (o), (p), (q) and (r); 2.2.2.3(b), (e), (f), (l), (m) and (n).

2.4 **Intentionally Omitted.**

2.5 **Resignation and Removal.** Any Board member may resign at any time by written notice delivered or sent by certified mail, return receipt requested, to the Condominium Board. Such resignation shall take effect at the time specified therein and, unless specifically requested, acceptance of such resignation shall not be necessary to make it effective. Subject to the provisions of Subsection 3.9.3, any Residential Board member may be removed, with or without cause, by a majority vote of Residential Unit Owners, present in person or by proxy at a regular or special meeting of Residential Unit Owners at which a quorum is present. Any Board member whose removal has been proposed shall be given an opportunity to be heard at the meeting. Notwithstanding the above, Board members designated by Rental Declarant or Commercial Unit Owners or their designee may only be removed with cause and replaced as described in Section 2.6. In addition, any member of the Condominium Board who is designated as such by Rental Declarant or its designee, may be removed by such designating party at any time, with or without cause, and the party making such removal shall have the right to designate the replacement for such member.

2.6 **Vacancies.** Subject to the provisions of Section 3.9.3, any vacancy on the Residential Board or the Commercial Board for whatever reason shall be filled by the members of the respective Board then in office, at a special meeting of the respective Board held for that purpose promptly after the occurrence of any such vacancy even though the members present at such meeting may constitute less than a quorum, and any person so elected shall be a member of the Residential Board or the Commercial Board until the next annual meeting of the Residential or Commercial Unit Owners when a successor shall be elected for the remainder of the term of the member creating such vacancy. Notwithstanding anything to the contrary contained in these By-Laws, in the case of a vacancy on a Condominium Board, created by the resignation, removal or any other cause which results in any Board member designated by the Residential Declarant, ceasing to be a member of any such Board, Residential Declarant or its designee, as the case may be, shall have the sole right to designate a replacement for such member. If a Permitted Mortgagee of the Residential Unit, the Commercial Unit or the Rental Unit has the right under its Permitted Mortgage or the Regulatory Agreement to remove members of the governing body of the Unit Owner of the Unit securing its loan, and if the Permitted Mortgagee exercises such right in accordance with the Permitted Mortgage or Regulatory Agreement, then in such event the Permitted Mortgagee also shall have the right to remove the members of the Condominium Board appointed by that Unit Owner and to appoint its own representatives to serve on behalf of such Unit Owner.

2.7 **Organizational Meetings of the Boards.** The first meetings of the Residential Board following each annual meeting of each of the Residential Unit Owners shall be held immediately following each such annual meeting.

2.8 **Regular Meetings of Boards.** Regular meetings of the Residential Board and the Commercial Board may be held at such time and place in the Borough of Manhattan as shall be determined from time to time by a majority of the members thereof. Written notice of regular meetings shall be given to each member thereof, by personal delivery, mail, facsimile or e-mail, at least five business days prior to the day named for such meeting.

2.9 **Special Meetings of Boards.** Special meetings of the Residential Board and the Commercial Board may be called by the respective President or Vice President of the Residential Board or Commercial Board by giving five (5) business days' prior written notice to each member of such Board by personal delivery, mail, facsimile or e-mail, which notice shall state the time, place (in the Borough of Manhattan) and purpose of the meeting.

2.10 **Meetings of Condominium Board.** No organizational or regular meetings of the Condominium Board shall be held unless otherwise required by applicable law in which event such required meetings shall be held at such time and place in the Borough of Manhattan as shall be determined by the Condominium Board, provided that written notice thereof be given to Board members by personal delivery, mail, facsimile or e-mail at least five (5) business days prior to the day named for such meeting. Special meetings of the Condominium Board may be called by the President of the Condominium Board by giving five (5) business days' prior written notice to each member of the Condominium Board by personal delivery, mail or telegram, which notice shall state the time, place (which shall be in the Borough of Manhattan) and purpose of the meeting.

2.11 **Resolutions of Boards.** The Residential Board, the Rental Unit Owner and the Commercial Board shall each cause to be promptly delivered to the other copies of all resolutions adopted by it except to the extent (a) of matters privileged under applicable Law, (b) relating to the terms of the sale, leasing or subleasing of any Unit or portion of any Unit, other than the nature of the use thereof, and (c) relating to matters not related to the Property.

2.12 **Waiver of Notice.** Any Board member may at any time waive notice of any Board meeting in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of a Board at any meeting thereof shall constitute a waiver of notice by him of the time and place thereof. If all the members are present at any meeting of a Board, no notice shall be required and any business may be transacted at such meeting.

2.13 **Determinations by Board; Quorums.**

2.13.1 Except as otherwise set forth in 2.13.4, all determinations by any Board shall be made at a meeting of such Board at which a quorum thereof is present. At any Commercial, Condominium or Residential Board meeting, a majority of the members thereof shall constitute a quorum, and the votes of a majority of such members present shall constitute the decision of such Board.

2.13.2 When the Residential Board, the Commercial Board and the Rental Unit Owner, with each acting in accordance with the provisions of this Article 2, have made the same determination as to any matter which is required or permitted to be determined by the Condominium Board, such determination shall constitute the determination of the Condominium Board. No meeting of the Condominium Board as such shall be necessary for any determination by it to be made. However, in the event any meeting of the Condominium Board is held, a majority of the members of the Condominium Board shall constitute a quorum for the transaction of business and a majority of the votes cast at any meeting at which a quorum is present shall constitute the decision of such Board.

2.13.3 If at a Condominium Board meeting there is less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

2.13.4 Members of the Condominium Board may participate in a meeting thereof by means of a conference telephone or similar communications equipment by means of which all persons participating in such meeting can hear each other and such participation shall constitute presence at such meeting. Notwithstanding anything to the contrary contained herein, action permitted or required to be taken at a meeting of the Condominium Board may be taken without a meeting if all members of such Board consent in writing to the adoption of a Resolution authorizing such action and the writing or writings are filed with the minutes of such Board.

2.14 **Compensation.** No member of the Condominium Board shall receive any compensation for acting as such.

2.15 **Liability of Boards and Unit Owners.**

2.15.1 To the extent permitted by applicable Law, no member of the Condominium Board shall have any personal liability with respect to any contract, act or omission of the Condominium Board or of any managing agent or manager in connection with the affairs or operation of the Condominium, the Rental Section, the Commercial Section, or the Residential Section (except in their capacities as Unit Owners) and the liability of any Unit Owner with respect thereto shall be limited as hereinafter set forth. Every contract made by the Condominium Board or by any managing agent or manager thereof shall state or be deemed to state that it is made by such Board, managing agent or manager only as agent for all Unit Owners, Residential Unit Owners, the Rental Unit Owner or Commercial Unit Owners, as the case may be, that such Board members or managing agent or manager shall have no personal liability thereon (except in their capacities as Unit Owners) and shall also state the applicable limitations of liability of Unit Owners provided for in the next sentence. The liability of any Unit Owner with respect to any contract, act or omission with respect to the Condominium or the Residential, Rental or Commercial Section, as the case may be, shall be limited to such proportionate share of the total liability as the interest of such Unit Owner bears to the aggregate Common Interests of all Unit Owners, Residential Unit Owners, the Rental Unit Owner or Commercial Unit Owners, as the case may be, and, unless expressly stated to the contrary in such contract (as determined by the relevant Board in its sole and absolute discretion), to the extent permitted by applicable Law, shall be limited to such Unit Owner's interest in such Unit Owner's Unit and such Unit Owner's appurtenant Common Interest so that such Unit Owner shall have no personal liability for such contract, act or omission. Nothing in the preceding sentence shall limit a Unit Owner's liability for the payment of Common Charges. Any such contract or agreement may also provide that it covers the assets, if any, of the Board on whose behalf the contract or agreement is made. Board members shall have no liability to Unit Owners except that a Board member shall be liable for such member's own bad faith or willful misconduct. All Unit Owners shall severally, to the extent of their respective interests in their Units and their appurtenant Common Interests, indemnify each Condominium Board member and each Residential or Commercial Board member, as the case may be, against any liability or claim except those arising out of such member's own bad faith or willful misconduct. The

Condominium Board may contract or effect any transaction with any Board member, any Unit Owner, any Declarant or Declarant's designee or any affiliate of any of them without, except in cases of bad faith or willful misconduct, incurring any liability for self-dealing.

2.15.2 No Board or any member thereof shall be liable for either (i) any failure or interruption of any utility or other service to be obtained by, or on behalf of, such Board or to be paid for as a Common Expense, except when any such failure or interruption is caused by the acts of bad faith or willful misconduct of such Board or any member thereof; or (ii) any injury, loss or damage to any individual or property, occurring in or about either a Unit or any General or Limited Common Element.

2.16 **Fidelity Bonds.** Each Board shall obtain or ensure maintenance of fidelity bonds or insurance, in amounts deemed appropriate by it, for all of its members, officers and employees and for the managing agent or manager, if any, employed by it and the premiums on such bonds or insurance shall constitute General Common Expenses, Commercial Common Expenses, or Residential Common Expenses, as the case may be.

2.17 **Committees.** Each Board may, subject to such limitations and exceptions as such Board may prescribe, appoint an Executive Committee and such other committees as such Board may deem appropriate, each to consist of as many members as such Board shall deem appropriate for the purpose of making such reports and studies as each such Board deems appropriate. Any Executive Committee of the Condominium Board shall be required to consist of at least one member of the Residential Board, one member designated by the Rental Unit Owner and one member of the Commercial Board. For so long as Residential Declarant is entitled to designate members to the Condominium Board, any committee appointed by any such Board shall have as at least one of its members a member appointed by the Residential Declarant.

2.18 **Principal Offices of Boards.** The principal offices of the Boards shall each be located within the Property or at such other place in the Borough of Manhattan reasonably convenient thereto as may be designated from time to time by such Boards.

2.19 **Status of Boards.** In addition to the status conferred upon each of the Boards under or pursuant to the provisions of the Condominium Act, each of the Boards shall, to the extent permitted by applicable Law, be deemed to constitute a separate association for all purposes under and pursuant to the provisions of the General Associations Law of the State of New York. In the event of the incorporation of any of the Boards pursuant to the provisions of 2.20, the provisions of this Section 2.19 shall no longer be applicable to such Board.

2.20 **Incorporation of Boards.** To the extent and in the manner provided in the Condominium Act, each of the Boards may by action of such Board as provided in this Article 2, be incorporated under the applicable statutes of the State of New York. In the event that the Condominium Board so incorporates, it shall have, to the extent permitted by applicable Law, the status conferred upon it under such statutes in addition to the status conferred upon such Board under or pursuant to the provisions of the Condominium Act. The certificate of incorporation and by-laws of any such resulting corporation shall conform as closely as practicable to the provisions of the Declaration and these By-Laws and the provisions of the

Declaration and these By-Laws shall control in the event of any inconsistency or conflict between the provisions hereof and the provisions of such certificate of incorporation and by-laws.

2.21 **Boards as Agents of Unit Owners.** In exercising their respective powers and performing their respective duties under the Declaration and these By-Laws, each Board shall act in good faith as, and shall be, the agent of the Unit Owners such Board represents, subject to and in accordance with the provisions of the Declaration and these By-Laws.

ARTICLE 3

UNIT OWNERS

3.1 **Annual Meetings.** The first annual meeting of the Commercial Unit Owners shall be called on or no more than one (1) year after the First Closing. Such meeting shall be held not less than ten (10) days nor more than forty (40) days after such date. At such meeting, the incumbent Commercial Board and the respective Board shall resign and the Commercial Unit Owners shall elect or designate the Board's two members in accordance with Section 2.1 and as otherwise provided in these By-Laws. Thereafter, annual meetings of Commercial Unit Owners shall be held within approximately thirty (30) days of each anniversary of the first annual meeting. At each such annual meeting, the incumbent Board members shall resign and new Board members shall be elected or designated in accordance with Section 2.1 and as otherwise provided in these By-Laws. Within ten (10) days following each annual meeting, the respective Board shall elect or designate in accordance with Section 2.1 and these By-Laws two (2) representatives to the Condominium Board. On or no more than one (1) year after the First Closing, the Residential Board will also call the first annual meeting of the Residential Unit Owners. Such meetings shall be held not less than ten (10) days nor more than forty (40) days after such date. At such meeting, the incumbent Residential Board shall resign and the Residential Unit Owners shall elect (in accordance with the provisions of Section 2.1 and as otherwise provided in these By-Laws, including the rights of Declarant to designate certain members to the Residential Board pursuant to Section 3.9.3 of these By-Laws) a Residential Board consisting of five (5) members. Thereafter, annual meetings of Residential Unit Owners shall be held within approximately thirty (30) days of each anniversary of the first annual meeting. At such meetings, the incumbent Board members shall resign and the members of the Residential Board shall be elected and there shall also be transacted such other business as may properly come before such meetings. Three (3) members of the Residential Board shall also serve as members of the Condominium Board. No joint annual meeting of Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners shall be required to be held unless otherwise required by Law, in which event each such joint annual meeting shall be held on the date above specified for the annual meeting of Residential Unit Owners.

3.2 **Place of Meetings.** Meetings of all or any Unit Owners, Residential Unit Owners or Commercial Unit Owners, as the case may be, shall be held at the principal office of the Condominium or the Residential or the Rental or Commercial Section, respectively, or, at such other suitable and convenient place in the Borough of Manhattan, as may be designated by the appropriate Board.

3.3 **Special Meetings.** The President of the Residential or Commercial Board shall call a special meeting of respective Unit Owners, if so directed by resolution of the respective Board or upon a petition signed and presented to the Secretary of the respective Section by not less than twenty-five percent (25%) in Common Interest of Unit Owners in such Section. The President and the Vice President of the Condominium shall call a special joint meeting of all Unit Owners if so directed by resolution of the Condominium Board or upon a petition signed and presented to the Secretary of the Condominium by not less than twenty-five percent (25%) in Common Interest of Residential Unit Owners or 66-2/3% in Common Interest of Commercial Unit Owners.

3.4 **Notice of Meetings and Actions Taken.** Notice of each annual or special meeting shall be given by the appropriate Secretary to all Unit Owners of record entitled to vote thereat as of the date of said notice. Each such notice shall state the purposes of the meeting and the time and place where it is to be held and no business shall be transacted thereat except as stated in the notice. All notices hereunder shall be given by personal delivery, regular mail, recognized overnight courier or telegram, at least ten (10) but no more than thirty (30) business days prior to the day named for the meeting and shall be given or sent to the Unit Owners entitled to receive same at their address at the Property or at such other address at the Property or elsewhere as any Unit Owner has designated by notice in writing to the appropriate Secretary at least ten (10) days prior to the giving of notice of the applicable meeting. However, if the business to be conducted at any meeting of the Unit Owners shall include consideration of a proposed amendment to the Declaration or to these By-Laws, the notice of such meeting shall be given to all Unit Owners as provided above at least thirty (30) days prior to the day fixed for such meeting, and such notice shall be accompanied by a copy of the text of such proposed amendment.

3.5 **Adjournment of Meetings.** If any joint or separate meeting of Unit Owners cannot be held because a quorum is not present, a majority of Unit Owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time fixed for the original meeting.

3.6 **Order of Business.** The order of business at all joint or separate meetings of Unit Owners shall be as follows:

(a) Call to order;
(b) Roll call;
(c) Proof of notice of meeting;
(d) Reading of minutes of preceding meeting;
(e) Reports of officers;
(f) Reports of members of the Board;
(g) Reports of committees;
(h) Election of inspectors of election (when so required);
(i) Election of members of the Board (when so required);
(j) Unfinished business;
(k) New business; and
(l) Adjournment.

3.7 **Title to Units.** Title to Units may be taken by any individual, corporation, partnership, association, limited liability company, trust or other entity, or any two or more of such owners as joint tenants, tenants in common or tenants by the entirety, as may be appropriate, but not as owners in severalty.

3.8 **Voting.**

3.8.1 Each Unit Owner or a person designated by such Unit Owner to act as proxy on such Unit Owner's behalf and who need not be a Unit Owner, shall be entitled to cast the votes appurtenant to such Unit as set forth herein and in the Declaration at all meetings of Residential Unit Owners or Commercial Unit Owners and at all joint meetings of Unit Owners. The designation of any such proxy shall be made in writing to the Secretary of the appropriate Board and shall be revocable at any time by written notice to such Secretary by the Unit Owner so designating; provided, however, that no designation to act as a proxy shall be effective for a period in excess of six (6) months except a designation of a Permitted Mortgagee to act as the proxy of its mortgagor. A fiduciary shall be the voting member with respect to any Unit owned in a fiduciary capacity. No Board or its designee shall be entitled to vote the interest appurtenant to any Unit owned by such Board and the Common Interest of such Unit shall be excluded from the total Common Interests when computing the interest of Unit Owners for voting purposes.

3.8.2 Except as otherwise set forth herein or in the Declaration, at all meetings of Unit Owners, each Unit Owner (or such Unit Owner's proxy) entitled to vote thereat (including Residential Declarant with respect to Units owned by Residential Declarant or its designee) shall be entitled to cast one vote for each .0001% (rounded off to the nearest .0001%) of Common Interest attributable to such Unit Owner's Unit.

3.8.3 Whenever a particular percentage of Common Interest must be reached for voting purposes and such required percentage is in terms of the Residential Unit Owners, as a group or the Commercial Unit Owners as a group (as opposed to all Unit Owners as a whole), such required percentage shall mean a percentage in terms of total Common Interests attributable to that particular group and not the percentage of Common Interests attributable to all Unit Owners.

3.8.4 Notwithstanding anything to the contrary set forth above, Unit Owners may vote to amend the Declaration and these By-Laws pursuant to Article 20 of the Declaration and Article 13 of these By-Laws, without a meeting, provided that such Unit Owners receive no less than thirty (30) days notification of such proposed amendment from the Condominium Board, the Residential Board, the Rental Unit Owner or the Commercial Board as the case may be, together with a copy of the text of such proposed amendment and a proxy with respect to such vote.

3.9 **Election of Board Members; Rights of Declarant.**

3.9.1 All elections of Board members shall be determined by plurality vote.

3.9.2 When voting for members of the Residential or Commercial Board, respectively, the voting shall be by ballot and each ballot shall state the name of the Unit Owner voting and the percentage of Common Interests owned by such Unit Owner, and in addition, the

name of the proxy if such ballot is cast by a proxy. Each Unit Owner shall be entitled to cast the number of votes determined in accordance with Section 3.8.2 for each member to be elected by the Unit Owners. Nothing contained in these By-Laws shall be deemed to permit cumulative voting.

3.9.3 Notwithstanding any other provision of this Section 3.9 or any other provision of these By-Laws to the contrary, commencing with the first annual meeting of Residential Unit Owners, Residential Declarant shall have the right to vote all of the Common Interests attributable to Unsold Units owned by it until Residential Declarant has closed title to all of the Unsold Units owned by it. Residential Declarant shall hold a majority of seats on the Residential Board and the Condominium Board until the later to occur of (i) five (5) years from the date of the First Closing or (ii) that date upon which the votes cast at any election of Residential Board members constitute less than a majority of the votes cast for Residential Declarant's nominees at such meeting (the "Initial Control Period"). Any vacancy created by removal of a Board member designated by Residential Declarant, or by any other cause which results in a Board member designated by Residential Declarant ceasing to be a member of the Board, shall be filled by a person designated by Residential Declarant. In addition, (a) for so long as Residential Declarant owns less than 50% of the Residential Units but more than 15% of the Unsold Residential Units, Residential Declarant shall have the right to designate at least two members of the Residential Board and (b) for so long as Residential Declarant owns at least two of the Unsold Residential Units, Residential Declarant shall have the right to designate at least one member of the Residential Board who shall also sit on the Condominium Board. For so long as Residential Declarant owns at least two of the Unsold Residential Units the number of members of the Residential Board may not be increased without the consent of Residential Declarant. Within ten (10) days after the Initial Control Period, one of the Residential Declarant designated members of the Residential Board shall resign and in such event a Residential Unit Owner meeting will be held to elect a new board member unrelated to the Declarant within thirty (30) days after the expiration of the Initial Control Period.

3.9.4 Nothing contained herein shall be deemed to limit the right of Residential Declarant to cast its votes for individuals nominated to the Residential Board who are not nominated or designated by Residential Declarant, which individuals, if elected, shall not be deemed Residential Declarant nominees or designees and shall not be deemed to cause Residential Declarant to control either the Condominium Board or the Residential Board.

3.9.5 Until Residential Declarant and the owner of any Unsold Residential Units have conveyed title to all Residential Units, but in no event later than five (5) years after the First Closing, the Condominium Board or the Residential Board may not take any of the following actions without Residential Declarant's prior written consent: (a) make any addition, alteration or improvement to the Common Elements or to any Unit, or (b) assess any General Common Charges, or Residential Common Charges for the creation of, addition to or replacement of all or part of a working capital, reserve, contingency or surplus fund, or (c) increase or decrease the number, or change the kind of, employees referred to in the Plan, or (d) enter into any service or Maintenance contract for work not covered by contracts in existence on the date of the First Closing or otherwise provide services in excess of those referred to in the Plan, except as is required to reflect normal annual increases in operating services, or (e) borrow money on behalf of the Condominium, or the Residential Section, or (f) exercise a right of first refusal to lease or

purchase a Residential Unit; provided, however, that Residential Declarant's written consent is not necessary to perform any function or take any action described in clauses (a) through (f) above, if, and only if, the performance of such function or the carrying out of such an action is necessary (and no other alternative is available) to enable the Condominium Board or the Residential Board to comply with Laws of any governmental authority having jurisdiction over the Condominium.

3.9.6 Notwithstanding anything to the contrary set forth above, if required under the terms of any Permitted Mortgage held by Residential Declarant or a Commercial Unit Owner, in the event of a default under such Permitted Mortgage, the Permitted Mortgagee will be entitled to designate, remove or replace the members of the Boards whose Units are subject to the lien of said Permitted Mortgage.

3.10 **Majority of Unit Owners.** Except as may otherwise be provided by Law, as used in these By-Laws, the terms "Majority of Residential Unit Owners," "Majority of Commercial Unit Owners" and "Majority of Unit Owners" means either those Residential Unit Owners, Commercial Unit Owners, or Unit Owners, as the case may be, having more than fifty percent (50%) of the total votes cast (in person or by proxy) at any meeting at which a quorum is present of either Residential Unit Owners, Commercial Unit Owners, or all Unit Owners, as the case may be, determined in accordance with the provisions of 3.8.

3.11 **Quorum.** Except as otherwise provided in these By-Laws, the presence in person or by proxy of (a) Residential Unit Owners owning more than thirty percent (30%) of the Common Interests attributable to all Residential Units shall constitute a quorum at all meetings of Residential Unit Owners, (b) Commercial Unit Owners owning more than fifty percent (50%) of the Common Interests attributable to all Commercial Unit Owners shall constitute a quorum at all meetings of Commercial Unit Owners and (c) Unit Owners owning more than fifty percent (50%) of the Common Interests attributable to all Units shall constitute a quorum at all joint meetings of Unit Owners, except that the Commercial Board and Rental Unit Owner shall have the absolute right to require an adjournment of such joint meetings for not longer than thirty (30) days unless an Emergency exists.

3.12 **Majority Vote.** Except where otherwise provided by Law, the Declaration or these By-Laws, (a) at all separate meetings of Residential Unit Owners, the affirmative vote of a Majority of Residential Unit Owners shall be binding upon all Residential Unit Owners for all purposes, (b) at all separate meetings of Commercial Unit Owners, the affirmative vote of a Majority of Commercial Unit Owners shall be binding upon all Commercial Unit Owners for all purposes and (c) at all joint meetings of Unit Owners, the affirmative vote of a Majority of Unit Owners shall be binding upon all Unit Owners for all purposes.

3.13 **Determination of Unit Owners.** When the Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners, with each acting separately in accordance with the provisions of this Article 3, have made the same determination as to any matter which is required or permitted to be determined by all Unit Owners, such determination shall constitute the determination of all Unit Owners. No joint meeting of all Unit Owners, Residential Unit Owners or the Commercial Unit Owners shall be necessary for any such determination to be made by all Unit Owners. Notwithstanding anything to the contrary set forth herein as to any

matter as to which the Residential Unit Owners, Rental Unit Owner or Commercial Unit Owners are permitted or required to act at any meeting of such Unit Owners, such action may be taken without a meeting if the requisite number of such Unit Owners, in number and Common Interest, consent in writing (by proxy or otherwise) to such action and the writing or writings are filed with the minutes of such Board.

ARTICLE 4

OFFICERS

4.1 **Designation.** The principal officers of the Condominium shall be (a) for the Residential Board, a President, Vice President, Secretary and Treasurer thereof, all of whom shall be elected by the members of the Residential Board, (b) for the Commercial Board, a President, Vice-President, Secretary and Treasurer thereof, all of whom shall be elected by the members of the Commercial Board and (c) for the entire Condominium, (i) a President thereof, who shall be the same person serving as President of the Residential Section, (ii) a Vice President and Treasurer thereof, who shall be the same person serving as President of the Commercial Section, and (iii) a Secretary thereof, who shall be Rental Unit Owner. The Condominium Board and the Residential Board may each appoint an Assistant Treasurer, Assistant Secretary and such other officers as in their judgment may be desirable. Any officer or director of the Residential Section may also be an officer or director of the Commercial Section and any officer or director of the Commercial Section may also be an officer or director of the Residential Section. None of the officers of the Residential Board, the Commercial Board or the Condominium Board need be Unit Owners or have any interest therein or be Board members until the first organizational meeting of the Residential Board after the first annual meeting of Residential Unit Owners. Thereafter, the President and Vice President of the Residential Board must be members of the Residential Board.

4.2 **Election of Officers.** The officers of the Residential Board and the Commercial Board shall be elected annually by the members of the Residential Board and the Commercial Board, respectively, at the organizational meetings thereof, except that the initial officers of the Residential Board and the Commercial Board shall be elected, respectively, by the initial Residential Board members and initial Commercial Board members and shall hold office at the pleasure of such Boards and until their successors are elected.

4.3 **Resignation and Removal of Officers.** Any officer may resign at any time by written notice delivered or sent by certified mail, return receipt requested, to the Board which elected such officer. Such resignation shall take effect at the time specified therein and, unless specifically requested, acceptance of such resignation shall not be necessary to make it effective. Upon the affirmative vote of a majority of the members of the Board electing him, any officer may be removed, either with or without cause. A successor officer may be elected at any regular Board meeting or at any special Board meeting called for such purpose.

4.4 **Presidents.** The President of the Condominium Board shall be the chief executive officer of the Condominium and shall preside at all joint meetings of Unit Owners and at all meetings of the Condominium Board. The President of the Residential Board shall be the chief executive officer thereof and shall preside at all meetings of the Residential Board and

Residential Unit Owners. The President of the Commercial Board shall be the chief executive officer thereof and shall preside at all meetings of the Commercial Board and the Commercial Unit Owners. Each of said Presidents shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York, including, but not limited to, the power to appoint committees from among Unit Owners or Residential Unit Owners or designees of the Rental Unit Owner or Commercial Unit Owners from time to time as the President decides is appropriate to assist in the conduct of the affairs of the entire Condominium or of the Residential or Rental or Commercial Section, as the case may be.

4.5 **Vice Presidents.** Each of the Vice Presidents shall take the place of the President under whom such Vice President serves and perform the duties of the President whenever such President shall be absent or unable to act. If both the President and the Vice President of the Residential Board, the Commercial Board, or the Condominium Board are unable to act, the Board under whom such President and Vice President serves shall appoint some member of such Board to act in the place of such President and Vice President on an interim basis. Each Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board or by the President under whom such Vice President serves.

4.6 **Secretaries.** The Secretary of the Condominium shall keep the minutes of all joint meetings of Unit Owners and of the Condominium Board. The Secretary of the Residential Section shall keep the minutes of the meetings of the Residential Board and Residential Unit Owners. The Secretary of the Commercial Section shall keep the minutes of the meetings of the Commercial Board and the Commercial Unit Owners. Each of the Secretaries shall have charge of such books and papers as the Board under which such Secretary serves shall direct and shall in general perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

4.7 **Treasurers.** Each of the Treasurers shall have the care and custody of the funds and securities of the Condominium, the Commercial, or the Residential Section, as the case may be, and shall be responsible for keeping full and accurate financial records and books of account thereof showing all receipts and disbursements necessary for the preparation of all required financial data. Each of the Treasurers shall be responsible for the deposit of all funds and other securities in the name of the Board for which such Treasurer serves (or in the name of the managing agent appointed by such Board) in such depositories as may from time to time be designated by such Board and shall in general perform all of the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

4.8 **Execution of Documents.** Unless otherwise delegated by the Board, all agreements, contracts, deeds, leases, checks and other instruments of the Condominium or of the Residential or Commercial Section shall be executed by any officer thereof or by such other person or persons as may be designated by the applicable Board. However, the Condominium Board can, by resolution, determine that an expenditure in excess of a specified amount by said Board must be countersigned by two (2) members of said Board.

4.9 **Compensation of Officers.** Except as otherwise provided by the Board for which such officer serves, no officer shall receive any compensation for acting as such.

ARTICLE 5

NOTICES

5.1 **Notices.** All notices required or desired to be given hereunder to the Condominium Board shall be personally delivered or sent by registered or certified mail to the office of such Board or to such other address as such Board may designate from time to time, by notice in writing to the other Board and to all Unit Owners and to all Permitted Mortgagees, as the case may be, and if there is a managing agent of such Board, a duplicate shall be sent in like manner to such managing agent. All notices to any Residential Unit Owner, Rental Unit Owner or Commercial Unit Owner shall, except as otherwise provided herein, be personally delivered or sent by registered or certified mail to the Property address of such Residential Unit Owner, Rental Unit Owner or Commercial Unit Owner or to such other address as may have been designated by such Unit Owner from time to time, in writing, to the Condominium Board and the Commercial or Residential Board. All notices to Permitted Mortgagees shall be personally delivered or sent by mail to their respective addresses, as designated by them from time to time, in writing to the Condominium Board, Commercial Board, Rental Unit Owner and the Residential Board. All notices shall be deemed to have been given when personally delivered or mailed in a postage prepaid sealed wrapper, except notices of change of address which shall be deemed to have been given when received.

5.2 **Waiver of Service of Notice.** Whenever notice is required to be given by Law, the Declaration or these 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 6

OPERATION OF THE PROPERTY

6.1 **Determination of Common Expenses and Fixing of Common Charges.**

6.1.1 Except as otherwise provided herein the General Common Expenses (as hereinafter defined) shall be determined by the Condominium Board as set forth below, and shall be borne by the Residential Board, the Rental Unit Owner and the Commercial Board. General Common Expenses shall be defined to include the following: (i) all costs and expenses attributable to the Maintenance and operation of, and any alteration, addition or improvement to, the Common Elements, (ii) all such other items provided for in the Declaration or these By-Laws to be General Common Expenses and (iii) such amounts as the Condominium Board may deem proper for a general operating reserve or for a reserve for working capital or for replacements with respect to the General Common Elements. The Condominium Board shall from time to time and at least annually prepare a budget to meet General Common Expenses and shall allocate and assess to the Residential Unit Owners, the Rental Unit Owner and the Commercial Unit

Owners, pro rata in accordance with the aggregate respective Common Interests of the Residential Unit Owners, the Rental Unit Owner and Commercial Unit Owners (except as otherwise provided in the Declaration or these By-Laws or to the extent a different method of allocation is described in Schedule B, Projected Budget for First Year of Condominium Operation), charges as set forth in the Plan ("General Common Charges") to meet General Common Expenses. Any repairs to the exterior facades of the Commercial Section or Residential Section only shall be borne by the respective Sections Unit Owners pro rata in accordance with the aggregate respective Common Interests. General Common Charges shall also be deemed to include any special assessment imposed by the Condominium Board on Unit Owners. In addition to basing charges on Common Interests, the Condominium Board may also make allocations and assessments of General Common Expenses in accordance with submetering, contract allocations and usage (both projected and actual) so long as such allocations are reasonable under the circumstances and are in accordance with applicable provisions of the Law. Notwithstanding anything to the contrary set forth above, the Condominium Board may not modify its method of allocations and assessments or increase the number of building employees servicing the Commercial Units or categories of services, utilities or supplies provided to the Commercial Units in such a manner as would increase the Common Charges otherwise payable by the Commercial Unit Owners, without the consent of the Commercial Unit Owners.

6.1.2 Except as otherwise provided herein Residential Common Expenses (as hereinafter defined) shall be determined exclusively by the Residential Board and shall be borne solely by the Residential Unit Owners in proportion to their respective Common Interests. "Residential Common Expenses" shall be defined to include the following (i) all costs and expenses in connection with the Maintenance and operation of and any alteration, addition or improvement to, Residential Common Elements or the Residential Limited Common Elements, (ii) such amounts as the Residential Board may deem proper for a general operating reserve or for a reserve for working capital or for replacements with respect to the Residential Common Elements or the Residential Limited Common Elements (including without limitation the rental or purchase of an apartment to be used as the residence of the Building resident manager and all costs and expenses associated therewith) and (iii) all such other items provided for in the Declaration or these By-Laws to be Residential Common Expenses. Notwithstanding anything to the contrary in this Section 6.1.2, if a Residential Common Element or Residential Limited Common Element benefits only certain Residential Unit Owners, then the costs of operation, alteration, addition, repair, replacement and restoration thereto (except in connection with a Casualty or Taking) shall be borne solely by those Unit Owners who benefit from the Residential Common Element or Residential Limited Common Element in the proportion that the Common Interest of each benefiting Residential Unit Owner bears to the Common Interest of all benefiting Residential Unit Owners. In addition, except as otherwise provided in the By-Laws, such Unit Owners shall be responsible for the normal operation and Maintenance and repair, including but not limited to the cost of staff necessary for such operation and maintenance of any such Residential Common Element or Residential Limited Common Element at their sole cost and expense. The Residential Board shall from time to time and at least annually prepare a budget to meet Residential Common Expenses and shall allocate and assess to the Residential Unit Owners, pro rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or these By-Laws), charges ("Residential Common Charges") to meet (a) Residential Common Expenses and (b) the Residential Unit Owners' pro rata share of

General Common Charges. Residential Common Charges shall also be deemed to include any special assessment imposed by the Residential Board on Residential Unit Owners. From time to time the Residential Board may increase or decrease the amount of Residential Common Charges payable for a fiscal year or any portion thereof to meet a revised estimate or determination of Residential Common Expenses for such fiscal year or any portion thereof. During the Condominium's initial two (2) fiscal years but not thereafter, the Residential Board's authority shall include the right to base the amount of Residential Common Charges on actual costs and expenditures and/or to make retroactive adjustments to the amount of Residential Common Charges payable by Residential Unit Owners for any period to reflect actual operating costs for such period. In addition to basing charges on Common Interests, the Residential Board may also make allocations and assessments of Residential Common Expenses in accordance with submetering, contract allocations and usage (both projected and actual) so long as such allocations are reasonable under the circumstances and are in accordance with applicable provisions of Law. The Residential Board shall advise all Residential Unit Owners promptly in writing of the amount of Residential Common Charges payable by each of them and shall furnish copies of each annual budget to all Residential Unit Owners at least five (5) days prior to the adoption thereof and provide a copy to Permitted Mortgagees upon request therefor. In the event that the annual receipts levied against Unit Owners exceed the actual expenses less income from sources other than Unit Owners for that period accounted for on an accrual basis, the receipts from Unit Owners over and above such amount may be rebated to the Unit Owners by the Condominium Board in proportion to each Unit's percentage of Common Interest. Rebates, if any, attributable to Units purchased from Residential Declarant during the first year of condominium operation will be distributed by the Condominium Board to Declarant and the Residential Unit Owner(s) in proportion to the amount of time Residential Declarant and each Residential Unit Owner owned such Unit.

6.1.3 Except as otherwise provided herein, all costs and expenses in connection with the Maintenance and operation of Commercial Common Elements or Commercial Limited Common Elements ("Commercial Common Expenses") shall be determined by the Commercial Board and shall be borne solely by the Commercial Unit Owners. Notwithstanding anything to the contrary in this Section 6.1.3, if a Commercial Common Element or Commercial Limited Common Element benefits only certain Commercial Unit Owners, then the Commercial Section's costs of alteration, addition, repair, replacement and restoration thereto (except in connection with a Casualty or Taking) shall be borne solely by those Commercial Unit Owners who benefit from the Commercial Common Element or Limited Common Element in the proportion that the Common Interest of each benefiting Commercial Unit Owner bears to the Common Interest of all benefiting Commercial Unit Owners. In addition, except as otherwise provided in the By-Laws, such Commercial Unit Owners shall be responsible for the normal operation and Maintenance, including but not limited to the cost of staff necessary for such operation and Maintenance, of any such Commercial Common Element or Commercial Limited Common Element at their sole cost and expense. Commercial Common Expenses shall also include such amounts as the Commercial Board may deem proper for a general operating reserve or for a reserve for working capital or for replacements with respect to the Commercial Common Elements, and such amounts, determined by the Commercial Board as may be required for the purchase, lease or sublease by the Commercial Board or its designee, corporate or otherwise, on behalf of all Commercial Unit Owners, of any portion of a Commercial Unit whose owner has elected to sell, lease, transfer or convey such portion of the Unit or which is to be sold at a

foreclosure or other sale. Commercial Common Expenses shall also include all such other items provided for in the Declaration or these By-Laws to be Commercial Common Expenses. The Commercial Board shall from time to time and at least annually prepare a budget to meet Commercial Common Expenses and shall allocate and assess to the Commercial Unit Owners, pro rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or these By-Laws), charges ("Commercial Common Charges") to meet (a) Commercial Common Expenses, and (b) the Commercial Unit Owners' pro rata share of General Common Charges. Such budgets shall include such amounts for reserves as the Commercial Board deems appropriate. In addition to basing charges on Common Interests, the Commercial Board may also make allocations and assessments of Commercial Common Expenses in accordance with sub-metering, contract allocations and usage (both projected and actual) so long as such allocations are reasonable under the circumstances and are in accordance with applicable provisions of Law. The Commercial Board shall advise all Commercial Unit Owners promptly in writing of the amount of Commercial Common Charges payable by each of them and shall furnish copies of each budget on which such Commercial Common Charges are based to all Commercial Unit Owners at least five (5) days prior to the adoption thereof and provide a copy to Permitted Mortgagees upon request therefor.

6.1.4 Except as otherwise provided herein, all costs and expenses in connection with the Maintenance and operation of the Rental Unit and the Rental Common Elements shall be determined and borne solely by the Rental Unit Owner. In addition, except as otherwise provided in the By-Laws, the Rental Unit Owner shall be responsible for its allocable share of the General Common Expenses.

6.1.5 The excess of all rents, profits and revenues derived from the rental or use of any space or facility forming part of or included in any General Common Element remaining after the deduction of any non-capital expenses paid or incurred in connection therewith shall be collected by the Condominium Board as agent for and on behalf of the Unit Owners, or forming a part of or included in any Residential, Rental or Commercial Common Element remaining after the deduction of any non-capital expenses paid or incurred in connection therewith shall be collected by (i) the Residential Board if a Residential Common Element is involved, as agent for and on behalf of the Residential Unit Owners or (ii) the Commercial Board if a Commercial Common Element is involved, as agent for an on behalf of the Commercial Unit Owners or (iii) the Rental Unit Owner if a Rental Common Element is involved. Notwithstanding any provision contained in these By-Laws or in the Declaration to the contrary, in no event shall any rent, profit or revenue derived from the rental or use of any space in the Building be deemed to be derived from the rental or use of any floor slabs, ceilings or walls delineating or enclosing such space or the incidental use of any portion of any Common Elements appurtenant to such space.

6.1.6 Common Expenses shall include real estate taxes on the Property until the Units are separately assessed.

6.1.7 "Special Assessments" shall mean those assessments levied against Unit Owners for the purpose of paying non-recurring, extraordinary expenses affecting the General Common Elements, including without limitation, capital expenses relating to the General Common Elements. All Special Assessments relative to the General Common Elements shall be levied by the Condominium Board against the Unit Owners in the proportion of each Unit

Owner's respective Common Interests. Such Special Assessments shall be payable by the Unit Owners in addition to their respective obligations to pay Common Charges as herein above provided by this Section 6.1.7. Special Assessments may be payable either in one lump sum or in installments, as the Condominium Board or Residential Board shall determine, provided, however that the Condominium Board or Residential Board shall give each Unit Owner not less than thirty (30) days' written notice, except in the case of an Emergency Situation, prior to the date upon which such Special Assessment, or the first installment thereof, shall be due and payable, which notice shall set forth, in reasonable detail, the nature and purpose thereof. The Condominium Board and Residential Board shall have all rights and remedies for the collection of Special Assessments as are provided herein for the collection of Common Charges.

6.1.8 Notwithstanding anything to the contrary herein, no part of the net earning of the Condominium may inure (other than by acquiring, constructing, or providing management, Maintenance, and care of association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any Unit Owner or individual.

6.2 **Insurance.**

6.2.1 The Condominium Board shall be required to obtain and maintain to the extent obtainable the following insurance: (a) property insurance with all risk extended coverage, vandalism and malicious mischief endorsements and increased cost of construction endorsements, insuring the entire Building (other than the Units and all fixtures, furniture, furnishings or other personal property contained in such Units), together with all service machinery contained therein and covering the interests of the Condominium, each of the Boards and all Unit Owners and their Permitted Mortgagees, as their respective interests may appear, in an amount equal to the full replacement value of the Building (exclusive of foundation and footings and, at the election of the Condominium Board in its sole and absolute discretion, terrorism insurance), said policies shall contain a New York standard mortgagee clause in favor of each Permitted Mortgagee which shall provide that the loss, if any, thereunder shall be payable to such Permitted Mortgagee as its interest may appear, subject however, to the loss payment provisions hereinafter set forth; (b) rent insurance in an amount equal to Common Charges for one year; (c) worker's compensation and New York State disability benefits insurance; (d) boiler and machinery insurance; (e) plate glass insurance to the extent, if any, determined by the Condominium Board; (f) water damage insurance to the extent, if any, determined by the Condominium Board; (g) elevator liability and collision insurance; (h) fidelity insurance covering all Boards and all officers, directors, managing agents and employees of the Condominium, the Residential Section, the Rental Section and the Commercial Section; (i) directors and officers liability insurance; and (j) such other insurance as the Condominium Board may determine. The premiums for all insurance referred to above shall be a General Common Expense.

6.2.2 All such policies shall provide that adjustment of loss shall be made exclusively by (a) the Residential Board if the loss involves only the Residential Section, (b) the Commercial Board if the loss involves only the Commercial Section, (c) Rental Unit Owner if the loss involves only the Rental Section and (d) the Condominium Board if the loss involves the Residential Section, the Rental Section and the Commercial Section, or the General Common Elements. Insurance proceeds with respect to any loss shall be payable to the Board entitled to

adjust such loss, as aforesaid, except that the proceeds of all policies of physical damage insurance, if in excess of $500,000, shall be payable to one or more New York City bank or trust compan(ies) as Insurance Trustee (as hereinafter defined) pursuant to the provisions of Section 12.5. Notwithstanding anything to the contrary set forth above, to the extent required under any Permitted Mortgage including without limitation by a Construction Lender and/or Bank of America and APF on behalf of Fannie Mae under the Permitted Mortgage, a Permitted Mortgagee holding such Permitted Mortgage secured by the Residential Unit or a Rental Unit or Commercial Unit will have the right to participate in any adjustments regarding loss or damage to the General Common Elements and the Rental or Commercial Section and no such adjustment will be made without the consent of such Permitted Mortgagee. Any dispute between or among the Boards under this Subsection 6.2.2 shall be determined by Arbitration.

6.2.3 All policies of physical damage insurance shall contain, to the extent obtainable, waivers of subrogation and waivers of any defense based on (i) co-insurance, (ii) other insurance, (iii) invalidity arising from any acts of the insured, or (iv) pro rata reduction of liability, and shall provide that such policies may not be canceled or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all Unit Owners and Permitted Mortgagees. The Boards and all Unit Owners hereby waive their subrogation rights.

6.2.4 Except for Workers Compensation and New York Statutory Disability Insurance coverage the Boards and the Unit Owners each agree that they shall make no claim for recovery against each other for damages to or loss of the demised premises or improvements and betterments thereon, and injury or damage arising out of operations if such damage injury or loss is covered by valid and collectible insurance protecting the Boards and the Unit Owners and which contains a clause permitting the insured to waive such rights prior to the occurrence of a loss. Such waiver of subrogation shall apply to all stated insurance coverage herein. The Boards and each Unit Owner, by acceptance of a deed for a Unit, shall be deemed to have waived their rights of subrogation.

6.2.5 The Condominium Board shall also be required to obtain and maintain, comprehensive general liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Property, in such limits as such Board may from time to time determine, covering (i) each Board, the managing agent or agents thereof, each Board member, and each officer and employee of the Condominium and Residential and Rental and Commercial Section, (ii) the Rental Unit Owner, the Commercial Unit Owners, all officers, directors and employees thereof, and its managing agent or agents and each Residential Unit Owner, except that such policy will not cover liability of a Unit Owner arising from occurrences within such Unit Owner's own Unit or within the Limited Common Elements, if any, appurtenant to such Unit Owner's Unit. The Condominium Board shall review such limits once each year. The insurance required in accordance with this Subsection 6.2.5 shall also cover cross-liability claims of one insured against another.

6.2.6 Any insurance maintained by the Condominium Board may provide for such deductible amounts as such Board determines.

6.2.7 The Condominium Board is not required to obtain or maintain any insurance with respect to the Unit or any personal property contained in a Unit. A Unit Owner shall, at the Unit Owner's own cost and expense, obtain and keep in full force and effect (a) comprehensive personal liability insurance against any and all claims for personal injury, death or property damage (including, but not limited to, loss due to water damage) occurring in, upon, or from the Unit or any part thereof, with minimum combined single limits of liability of $1,000,000 for bodily injury or death arising out of any one occurrence including $1,000,000 for damage to property plus at least $2,000,000 umbrella liability coverage and (b) tenant's "all-risk" property insurance in respect of property damage occurring in, upon, or from the Unit or any part thereof (including, but not limited to appropriate coverage for additions, alterations improvements and betterments and loss due to water damage and personal property). The limits of liability set forth in (a) and (b) above may be increased by the Condominium Board from time to time. The insurance required above shall be written in form reasonably satisfactory to the Condominium Board by good and solvent insurance companies of recognized standing, admitted to do business in the State of New York. Upon ten (10) days' written notice from the Condominium Board or the Managing Agent, the Unit Owner shall deliver to the Condominium Board a duplicate original of the aforesaid policies, certificates evidencing such insurance or such other confirmation satisfactory to the Condominium Board. To the extent a party is insured for loss or damage to property, such party will look to its own insurance policies for recovery. Policies maintained by Unit Owners pursuant to this Subsection must provide that they cannot be canceled without at least thirty (30) days prior notice to the Condominium Board.

6.3 **Repair or Reconstruction after Fire or Other Casualty.**

6.3.1 In the event that either the Building or any part thereof (other than a Unit) is damaged or destroyed by fire or other casualty ("Casualty") or there is a condemnation or other taking by eminent domain ("Taking"), which is covered by the insurance policies procured and maintained by the Condominium Board pursuant to the terms of Section 6.2 hereof, the net proceeds receivable by reason of such Casualty Loss or the net condemnation awards receivable by reason of such Taking, as the case may be, shall be payable either to the Condominium Board, the Residential Board, the Commercial Board or the Rental Unit Owner, as hereinafter provided, if the same shall be $500,000 or less in the aggregate, or to an Insurance Trustee, if the same shall exceed $500,000 in the aggregate. In the case of a Permitted Mortgagee the terms of the Permitted Mortgage will govern how the monies received will be held and distributed, except as otherwise provided by law. All such monies actually received ("Trust Funds") shall be held in trust for the benefit of: (i) all Unit Owners, with respect to the portion thereof allocated to a Casualty to or Taking of the General Common Elements, (ii) all Residential Unit Owners with respect to the portion thereof allocated to a Casualty Loss to or Taking of the Residential Common Elements or the Residential Limited Common Elements, (iii) all Commercial Unit Owners with respect to the portion thereof allocated to a Casualty to or Taking of the Commercial Common Elements or the Commercial Limited Common Elements (iv) the Rental Unit Owner with respect to a Casualty to or a Taking to the Rental Common Elements and shall be disbursed pursuant to the terms of this Section 6.3 and Section 12.5.5 of these By-Laws. Notwithstanding anything to the contrary contained either in this Subsection 6.3.1 or elsewhere in this Section 6.3, however, no Unit Owner whose Unit, its appurtenant Limited Common Elements, if any, or any portion thereof are taken in condemnation or by eminent domain (whether or not all or a part of the Common Elements are contemporaneously taken) shall be

deemed to have waived whatever rights that he may have to pursue a separate claim against the condemning authority by reason thereof. The provisions of this Section are intended to cover all Casualty Loss or condemnation awards including those set forth in Section 12.5 of these By-Laws.

6.3.2 Except as otherwise provided herein the work necessary to repair and/or reconstruct the Property after a Casualty or Taking (the "Restoration Work") shall be promptly repaired and reconstructed by the "Responsible Party." Responsible Party shall mean: (i), the Condominium Board with respect to the General Common Elements, (ii) the Residential Board with respect to the Residential Common Elements and the Residential Limited Common Elements, (iii) the Rental Unit Owner with respect to the Rental Unit and the Rental Common Elements (iv) the Commercial Board with respect to the Commercial Common Elements, (v) each Commercial Unit Owner with respect to its Commercial Unit and any Commercial Limited Common Elements appurtenant thereto and (vi) each Residential Unit Owner with respect to such Unit Owner's Residential Unit. If, pursuant to the immediately preceding sentences, Restoration Work is to be performed in or to Units or Common Elements that service or enclose Units and other Common Elements, or any combination of the foregoing, the Restoration Work shall be performed to the extent practicable, first in or to the Units, next in or to the Common Elements that service or enclose Units and then in or to the balance of the Common Elements. If a Residential Unit Owner fails to repair or reconstruct such Unit Owner's Unit, the Condominium Board or the Residential Board may cause the Residential Unit to be repaired or reconstructed and the costs incurred in connection therewith shall be a charged to the defaulting Unit Owner as a Special Assessment. Nothing contained herein shall be deemed to obligate the Rental Unit Owner or a Commercial Unit Owner to restore the Rental Unit or a Commercial Unit except to the extent that such restoration shall be necessary to maintain that portion of the Building visible to the public in good, clean and neat appearance, in conformity with the dignity and character of the Building.

6.3.3 In the event that Restoration Work shall be performed pursuant to the terms of Subsection 6.3.1 and 6.3.2, the Condominium Board, the Commercial Board, the Residential Board, the Rental Unit Owner or the Insurance Trustee, as the case may be, shall disburse the Trust Funds received by such party, in accordance with the provisions of Section 12.5 of these By-Laws. The Condominium Board shall notify the Insurance Trustee and the parties entitled to receive the Trust Funds pursuant to the provisions of these By-Laws. If only the Commercial Common Elements are destroyed or damaged by Casualty or a Taking and if the net insurance proceeds are less than sufficient to cover, or exceed, the cost of repairs and restoration, the Commercial Unit Owners, in proportion to their respective Common Interests, will bear the entire amount of the deficit as a Commercial Common Expense, or shall receive all of the surplus, as the case may be. If only the Rental Section is destroyed or damaged by Casualty or Taking and if the net insurance proceeds are less than sufficient to cover, or exceed, the cost of repairs and restoration, the Rental Unit Owner will bear the entire amount of the deficit or shall receive all of the surplus, as the case may be. If only the Commercial Limited Common Elements are destroyed or damaged by Casualty or Taking and if the net insurance proceeds are less than sufficient to cover, or exceed, the cost of repairs and restoration, the Commercial Unit Owner(s) to which such Commercial Limited Common Elements are appurtenant will bear the entire amount of the deficit as a or shall receive all of the surplus, as the case may be. If only the Residential Common Elements and/or the Residential Limited Common Elements are damaged or destroyed by Casualty or Taking and the insurance proceeds are less than sufficient to cover, or exceed, the cost of repairs

and restoration, the deficit or surplus, as the case may be, will be borne as a Residential Common Expense or profit, respectively, and shared entirely by all Residential Unit Owners in proportion to their respective Common Interests. If said damage or destruction, however, affects only the General Common Elements, then any deficit or surplus in insurance proceeds shall be borne as a General Common Expense or profit, respectively, as provided in 6.1.1 and allocated among all Unit Owners in proportion to their Common Interests. If said damage or destruction by fire or other casualty affects the Commercial Section, the Rental Section, the Residential Section and the General Common Elements, or any combination of two thereof, then any deficit or surplus in insurance proceeds shall be borne or shared by all Unit Owners in accordance with their Architect Allocation Ratio (as defined below). The term "Architect Allocation Ratio" shall have the following meaning: the ratio of (A) the relative cost of the restoration to be performed under this Section 6.3. of the damage to each Section or Unit as the case may be to (B) the total costs for the restoration. The Certifying Professional shall reasonably determine the Architect Allocation Ratio and shall be obligated to notify the insurance carrier, each Board and the Rental Unit Owner of the Architect Allocation Ratio and the method by which the same was calculated, which notice shall include a complete schedule of costs and a reasonably detailed breakdown thereof by area and type of damage. The insurance carrier shall be obligated to abide by the Architect Allocation Ratio in determining the disbursement of the insurance proceeds. Any Board or the Rental Unit Owner shall have the right for thirty (30) days from the date of receipt of the aforementioned notice from the Certifying Professional to dispute the Architect Allocation Ratio by giving notice to the other Board and the Rental Unit Owner as well as the Certifying Professional, which notice shall include, with reasonable detail, the basis for the dispute and the proposed alternate allocation ratio and the method by which the same is calculated. Each of the Residential Board, the Commercial Board and the Rental Unit Owner shall share in paying the deductible in accordance with the Architect Allocation Ratio. Any surplus payable to a Unit Owner pursuant to this Subsection 6.3.3 shall be lessened by such amounts as may be required to reduce unpaid liens (other than mortgages which are not Permitted Mortgages) on such Unit in the order or priority of such liens. Any dispute arising hereunder with respect to the Architect's Allocation Ratio shall be determined by Arbitration in accordance with the provisions of Article 10 of these By-Laws.

6.3.4 If seventy-five percent (75%) or more of the Building is destroyed or substantially damaged by fire or other casualty, the Restoration Work shall not be performed unless seventy-five percent (75%) or more of all Unit Owners (including Declarant, if Declarant shall then own any Units), shall promptly resolve to proceed with the same. In the event that a sufficient number of Unit Owners shall so resolve, the Restoration Work shall be performed pursuant to the terms of Subsections 6.3.1 and 6.3.2 hereof. Conversely, in the event that a sufficient number of Unit Owners shall either fail or refuse to so resolve, the Restoration Work shall not be performed and the Property shall be subject to an action for partition by any Unit Owner or lienor, as if owned in common, in which event the net proceeds of the resulting sale, together with any Trust Funds, shall be paid to all Unit Owners in proportion to their respective Common Interest, to the extent allocated to destroyed or damaged portions of the General Common Elements and to all Residential Unit Owners in proportion to their respective Residential Common Interest, to the extent allocated to destroyed or damaged portions of the Residential Units or the Residential Common Elements or the Residential Limited Common Elements, to the Rental Unit Owner, to the extent allocated to destroyed or damaged portions of the Rental Unit and to the Commercial Unit Owner, to the extent allocated to destroyed or damaged portions of the Commercial Unit, except that no payment shall be made to a Unit

Owner until there first has been paid, out of such Unit Owner's share of such funds, such amounts as may be necessary to pay off unpaid liens on the Unit Owner's Unit (other than mortgages that are not Permitted Mortgages) in the order of priority of such liens.

6.3.5 If (i) a portion of any Unit shall be taken in condemnation or by eminent domain and (ii) the Condominium shall not be terminated by reason of a simultaneous Taking pursuant to the terms of Section 6.3.4 hereof, the Common Interest appurtenant to such Unit shall be adjusted in the proportion that the total floor area of such Unit and its appurtenant Residential Limited Common Elements, if any, after such Taking bears to the total floor area of such Unit and its appurtenant Residential Limited Common Elements, if any, prior to such Taking. The Condominium Board shall promptly prepare and record an amendment to the Declaration reflecting the new Common Interest, appurtenant to such Unit, which amendment shall be executed by the owner of such Unit together with the holders of record of any liens thereon (or, in lieu of execution by such Unit Owner and lienors, the same may execute a consent to such amendment in recordable form). Following the Taking of a portion of a Unit and the recording of the aforementioned amendment to the Declaration, the votes appurtenant to such Unit shall be based upon the new Common Interest and, in the event of a Taking of an entire Unit, the right to vote appurtenant to such Unit shall wholly terminate. In either event, the Common Interests of the other or remaining Units shall be adjusted accordingly and reflected in an amendment to the Declaration duly executed and acknowledged by the Condominium Board and the owners of, together with the holders of record of all liens upon, all of the other or remaining Units.

6.3.6 Any dispute that may arise under this Section 6.3 between any Unit Owners or any Boards shall be resolved by Arbitration.

6.4 **Payment of Common Charges.**

6.4.1 The Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners shall be obligated to pay to the Condominium Board the General Common Charges assessed to them by the Condominium Board pursuant to the provisions of Section 6.1 at such time or times as the Condominium Board determines. All Residential Unit Owners, the Rental Unit Owner and Commercial Unit Owners shall be obligated to pay General, Residential or Commercial Common Charges, as the case may be, assessed by the Residential and Commercial Boards or the Condominium Board pursuant to the provisions of Section 6.1 at such time or times as such Boards determine. The Boards may jointly determine to cause the Condominium Board to act as their respective agent to collect Residential Common Charges and Commercial Common Charges as applicable. Unless otherwise determined by the Board to which they are payable, Common Charges shall be payable monthly, in advance, on the first day of each month.

6.4.2 No Unit Owner shall be liable for the payment of any part of the Common Charges assessed against such Unit Owner's Unit subsequent to a sale or other conveyance by him (made in accordance with these By-Laws) of such Unit together with its appurtenant Common Interests. Any Unit Owner may, subject to the terms and conditions of these By-Laws and provided that (a) such Unit is free and clear of liens and encumbrances other than Permitted Mortgages and the statutory lien for unpaid Common Charges, and (b) no violation of any provision of the Declaration, these By-Laws or the Rules and Regulations then exists with respect to such Unit, convey for no consideration such Unit together with its appurtenant

Common Interests, to the Residential or Commercial Board or the Condominium Board or their designees, corporate or otherwise, and in such event (except as hereinafter set forth), be exempt from Residential, Rental or Commercial Common Charges or General Common Charges, as the case may be, thereafter accruing. A purchaser of a Unit shall be liable for the payment of Common Charges accrued and unpaid against such Unit prior to the acquisition by him of such Unit, except that, to the extent permitted by Law, a purchaser of a Unit at a foreclosure sale of a Permitted Mortgage shall not be liable for, and such Unit shall not be subject to, a lien for the payment of Common Charges accrued and unpaid against such Unit prior to the acquisition by said purchaser of such Unit. However, in the event of a foreclosure sale of a Unit by a Permitted Mortgagee, the owner of such Unit prior to the foreclosure sale shall remain liable for the payment of all unpaid Common Charges which accrued prior to such sale. Except to the extent prohibited by Law, the Residential Board, on behalf of all Residential Unit Owners, shall have a lien on each Residential Unit for unpaid Residential Common Charges, together with interest thereon, assessed against such Unit. Except to the extent prohibited by Law, the Commercial Board, on behalf of all Commercial Unit Owners, shall have a lien on each Commercial Unit for unpaid Commercial Common Charges, together with interest thereon, assessed against such Unit. In addition, except to the extent prohibited by Law, the Condominium Board, on behalf of all Unit Owners, shall have a lien for General Common Charges unpaid to it by (i) the Residential Unit Owners, together with interest thereon, on all Residential Units, in proportion to their respective Common Interests, (ii) the Rental Unit Owner, together with interest thereon, on the Rental Unit, in proportion to its Common Interests and (iii) the Commercial Unit Owners, together with interest thereon, on the Commercial Units, in proportion to their respective Common Interests. No Unit Owner may be exempted from liability for such Unit Owner's Common Charges by waiving use of any Common Elements or by abandonment of such Unit Owner's Unit. Dissatisfaction with the quantity or quality of maintenance or services furnished to the Property or the degree to which the construction in the Building shall have been complete shall not be grounds for a Unit Owner withholding or failure to pay all or any portion of the Common Charges or any other assessments.

6.4.3 All liens provided for in Subsection 6.4.2, to the extent permitted by applicable Law, shall be subordinate to the lien of any first Permitted Mortgage of record and to liens for real estate taxes on the Unit.

6.4.4 Notwithstanding Subsection 6.4.2, neither the seller nor the purchaser of a Unit shall be liable for, nor shall the Unit be conveyed subject to a lien for, any unpaid Common Charges against such Unit accrued prior to such conveyance in excess of the amount set forth in a written statement from a Board.

6.4.5 In the event that prior to the Units being separately assessed for real estate tax purposes, a Board pays real estate taxes on behalf of a Unit Owner, the amount of such real estate taxes shall be deemed to be Common Charges, and such Board shall have a lien (as provided in Subsection 6.4.2) for any such accrued and unpaid amounts.

6.5 **Collection of Common Charges.** Each Board shall take prompt action to collect any Common Charges due to such Board which remain unpaid for more than thirty days after the due date for payment thereof.

6.6 **Default in Payment of Common Charges and other Obligations.** In the event any Unit Owner fails to make payment of Common Charges or Assessments when due, such Unit Owner shall be obligated to pay (a) a "late charge" equal to the greater of $150.00 or one (1%) percent of such amounts which remain unpaid for more than ten days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), and (b) interest at the rate of 1.5% per month (but in no event in excess of the maximum rate permitted by Law) on such unpaid amounts computed from the due date, thereof, together with all expenses, including, without limitation, attorneys' fees paid or incurred by the Condominium Board or by any managing agent (or the Residential Board in the case of the Residential Units or the Commercial Board in the case of the Commercial Units) in any proceeding brought to collect such unpaid Common Charges or in any action to foreclose the lien on such Unit arising from said unpaid Common Charges as provided in Section 339-z of the New York Condominium Act, in the manner provided in Section 339-aa thereof or in any other manner permitted by Law. All such "late charges," interest and expenses shall be added to and shall constitute Common Charges payable by such Unit Owner. Notwithstanding the foregoing, each Board may establish its own alternate fees for late payments, whether such fees are more or less than the charges set forth herein. In addition a Board may suspend a Unit Owner's voting rights and privileges for failure to pay any Common Charges or Assessments due.

6.7 **Foreclosure of Liens for Unpaid Common Charges.**

6.7.1 In any action brought by the Condominium Board or the Residential Board or the Commercial Board as the case may be, to foreclose a lien on a Unit because of unpaid Common Charges, the Unit Owner shall be required to pay a reasonable rental for the use and occupancy of such Unit Owner's Unit and the plaintiff in such foreclosure action shall be entitled to the appointment, without notice, of a receiver to collect the same. The Residential Board, acting on behalf of all Residential Unit Owners, shall have the power to purchase any such Residential Unit and the Commercial Board, acting on behalf of all Commercial Unit Owners, shall have the power to purchase any such Unit or portion thereof at the foreclosure sale thereof and to acquire, hold, lease, mortgage, convey or otherwise deal with such Unit or portion thereof (but not to vote the votes appurtenant to such Unit or portion thereof). A suit to recover a money judgment for unpaid Common Charges shall be maintainable without foreclosing or waiving the lien securing such charges. In the event the net proceeds received on such foreclosure sale (after deduction of all legal fees, advertising costs, brokerage commissions and other costs and expenses incurred in connection therewith) are insufficient to satisfy the defaulting Unit Owner's obligations, such Unit Owner shall remain liable for the deficit.

6.7.2 The Condominium Board at the request of the Commercial Unit Owner, will enter into a nondisturbance agreement (the "Condominium Nondisturbance Agreement") with a tenant occupying a Unit, on the terms set forth in this Section 6.7.2; provided such lease is an "arms-length" lease and provided further that such Unit Owner has not received a notice of default under the terms of the Declaration or these By-Laws at the time of such request. Under the terms of the Condominium Nondisturbance Agreement, the tenant will acknowledge that the lease is subject and subordinate to the Declaration and the Condominium Board will agree that so long as there no event of default exists under said lease, as would entitle the Unit Owner, or any successor landlord under the lease, to terminate the lease or dispossess the tenant thereunder, the tenant shall not be named or joined in any action or proceeding to foreclose the Board's lien

for Common Charges on a Unit or any other sums of any sort, recognize all of tenant's rights under the lease and will not diminish, terminate or disturb tenant's possession or rights under the lease, expand any of tenant's obligations under the lease or under the Condominium Declaration or these By-Laws, or obligate tenant to comply with any of the provisions of the Declaration or these By-Laws, except as expressly provide herein, and will recognize tenant as the direct tenant of the Board or its successor on the same terms and conditions as are contained in the lease and the tenant's use, possession, or enjoyment of the Unit in question shall not be interfered with, nor shall the leasehold estate granted by the lease be affected in any manner, nor shall any of the rights of the tenant granted under the lease be affected in any manner, in any foreclosure or other action or proceeding instituted under or in connection with such lien or in the exercise of any rights of the Board, or, in case the Board takes possession of said Unit pursuant to any provision of the Declaration or By-Laws, or otherwise; provided however that if the Condominium Board or any other party succeeds to the interests of the Unit Owner under the lease the tenant will agree to be bound to the Condominium Board or party under all of the terms, covenants and conditions of the lease and the tenant will attorn to the Board or party as its landlord. The Condominium Board, at the request of the Unit Owner entering into a lease with the tenant, shall execute and deliver promptly the Condominium Nondisturbance Agreement and any other agreement that any tenant may reasonably request in confirmation of the foregoing in form reasonably satisfactory to the Board.

6.8 **Statement of Common Charges.** Each Board shall promptly provide the other Boards and any Unit Owner who so requests, with a written statement of all unpaid Common Charges due to it from Unit Owners.

6.9 **Maintenance and Repairs.**

6.9.1 Except as otherwise provided in the Declaration or these By-Laws, all Maintenance, whether structural or nonstructural, ordinary or extraordinary, (a) in or to any Unit (excluding Common Elements included therein except as otherwise provided in these By-Laws) and the entrance doors thereto shall be made by the owner of such Unit at such Unit Owner's sole cost and expense, (b) in or to the General Common Elements shall be made by the Condominium Board and the cost and expense thereof shall be charged to the Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners as a General Common Expense, (c) in or to the Residential Common Elements or the Residential Limited Common Elements shall be made by the Residential Board and the cost and expense thereof shall be charged to all Residential Unit Owners as a Residential Common Expense, (d) in or to the Rental Common Elements shall be made by the Rental Unit Owner which shall bear the cost and expense thereof and (e) in or to the Commercial Common Elements or the Commercial Limited Common Elements shall be made by the Commercial Board and the cost and expense thereof shall be charged to all Commercial Unit Owners as a Commercial Common Expense.

6.9.2 Notwithstanding the provisions of Subsection 6.9.1:

6.9.2.1 In the event that any Maintenance to the Property or any part thereof is necessitated by the negligence, misuse or neglect of (a) any Unit Owner or any guest, agent, licensee, tenant or invitee of a Unit Owner, the entire cost thereof shall be borne by such Unit Owner, (b) the Condominium Board, the entire cost thereof shall be charged to the

Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners as a General Common Expense, (c) the Commercial Board, the entire cost thereof shall be charged to all Commercial Unit Owners as a Commercial Common Expense, and (e) the Residential Board, the entire cost thereof shall be charged to all Residential Unit Owners as a Residential Common Expense, except in all such cases to the extent such cost is covered by the proceeds of any insurance maintained pursuant to the provisions hereof.

6.9.2.2 The interior and exterior glass surfaces of all windows located in any Residential Unit shall not be colored or painted and no neon or colored lights may emanate therefrom and the windows may not be modified, altered or replaced without the consent of the Residential Board. All window treatments in a Residential Unit, when viewed from the outside of the window, must be white. All normal Maintenance of any Terrace or Loggia shall be made by the Residential Unit Owner having access to such, at such Unit Owner's own cost and expense, but any structural or extraordinary repairs or replacements to such Terrace or Loggia (including any leaks which are not caused by the negligence of the Residential Unit Owner having access to the same) shall be made by the Residential Board and the cost and expense thereof shall be charged to all Residential Unit Owners as a Residential Common Expense. The Condominium Board and the Residential Board will have the right to require a Residential Unit Owner to obtain the consent of the Condominium Board and/or the Residential Board prior to installing plantings, surface coverings and other furniture, decorations, equipment and installations on the Terrace or Loggia and may require a Residential Unit Owner to remove same, at such Residential Unit Owner's sole cost and expense, if the Condominium Board or the Residential Board determines, in their respective discretion, that such plantings, surface coverings, furniture, decorations, equipment or other installations adversely affect the integrity of the roofs or adversely affect the appearance of the Building. A Residential Unit Owner will be obligated, at such Unit Owner's sole cost and expense, to remove plantings, surface coverings and other furniture, decorations, equipment and installations from the Terrace or Loggia, if requested by a Board, to facilitate access to the roofing system or other Common Elements pursuant to the Declaration or these By-Laws. No Terrace or Loggia may be enclosed without the express written consent of the Condominium Board. The Condominium Board and the Residential Board may establish such other rules and regulations as they deem necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

6.9.2.3 The exterior surface of all windows aside from terrace or loggia windows in the Residential Section if so determined by the Residential Board, shall be washed and cleaned by such Board and the cost and expense thereof shall be a Residential Common Expense. Otherwise, the exterior of all windows in the Residential Section shall be washed or cleaned at the cost and expense of the Residential Unit Owner. The interior glass surfaces of all windows located in any Unit and the exterior glass surfaces of all windows located in the Commercial Units shall be washed and cleaned by the Unit Owner or occupant thereof at such Unit Owner's sole cost and expense. No Unit Owner or occupant shall clean or permit to be cleaned any window or require, permit or allow it to be cleaned, from the outside, in violation of Section 202 of the Labor Law of the State of New York, or any future Law of like import, or (if applicable) in violation of the rules of the Board of Standards and Appeals of the City of New York or any other governmental authority having jurisdiction over the Land or the Building. Each Unit Owner shall indemnify the Condominium Board and the other Unit Owners, and their

respect agents and employees, for all losses, damages, or fines suffered by any of them as a result of a violation of Law.

6.9.2.4 The exterior of all front doors of Residential Units shall not be painted or decorated other than with the consent of the Residential Board.

6.9.2.5 No awnings, air conditioning equipment, ventilators or other Facilities or equipment will be installed or modified in the Residential Section without prior written approval of the Condominium Board.

6.9.2.6 Any repairs or Maintenance work performed with respect to the to the HVAC system, sprinkler system, modifications to the plumbing system affecting main risers and modifications to gas service within each Residential Unit shall only be made by contractors or servicemen who have been previously approved by the Residential Board.

6.9.2.7 Routine maintenance and repairs of the vault space in the Cellar shall be the obligation of the Commercial Unit Owners having the exclusive use thereof. The costs of any structural repairs, including repairs to the foundations or retaining walls adjacent to the vaults and the closing of the vaults shall be performed by the Condominium Board and the cost therefor shall be a General Common Expense.

6.9.2.8 Each Unit and all portions of the Common Elements shall be kept in first-class condition (and with respect to any Terrace or Loggia, roof or other part of the Property exposed to the elements, free of snow, ice and accumulation of water to the extent same would cause damage to the Building) by the Unit Owner or Board, whichever is responsible for the Maintenance thereof as set forth herein, and such Unit Owner or Board, as the case may be, shall promptly make or perform, or cause to be made or performed, all Maintenance necessary in connection therewith. In addition, the public areas of the Building and those areas exposed to public view shall be kept in good, clean and neat appearance, in conformity with the dignity and character of the Building, by (a) each Board with respect to such parts of the Building required to be Maintained by it, (b) each Unit Owners with respect to such Unit Owner's Unit and any Limited Common Elements required to be Maintained by the Unit Owner, including, without limitation shades, venetian or other blinds, drapes, curtains or other window decorations in or in or appurtenant to such Unit Owner's Unit. Notwithstanding anything to the contrary set forth above, the Condominium Board shall not, without the consent of the Commercial Unit Owner, decrease the level of services (including, but not limited to heat and cooling) supplied to the Commercial Units as of the date of the filing of the Declaration.

6.9.3 In the event of an Emergency (i) affecting the Residential Section, the Rental Section and Commercial Section employees will assist Residential Section employees, (ii) affecting the Commercial Section, Residential Section and Rental Section employees will assist Commercial Section employees and (iii) affecting the Rental Section, Residential Section and Commercial Section employees will assist Rental Section employees and the costs thereof shall be appropriately allocated to the Section receiving the benefit of such assistance.

6.9.4 Each Unit Owner will be obligated to maintain the appropriate temperature and humidity in such Unit Owner's Unit in order to avoid causing damage to the

Common Elements or the Units. In the event a Unit Owner that fails to so maintain the Unit, such Unit Owner may be liable for any damage arising from such failure, including, without limitation, any claims pertaining to environmental hazards such as mold or other bacterial contamination.

6.10 **Violations of Obligations.**

6.10.1 In the event that any Residential Unit Owner, within a reasonable time after receipt of written notice from the Residential Board, fails to perform any of its obligations with respect to the Maintenance of its Unit as provided in this Article 6 or of any Limited Common Element for which such Unit Owner is responsible under the Declaration or these By-Laws, the Residential Board may, but shall not be obligated to, perform or cause to be performed such Maintenance unless such Residential Unit Owner, within thirty (30) days after receiving notice of such default from the Residential Board (or sooner in the case of Emergency), cures such default, or in the case of a default not reasonably susceptible to cure within such period, commences and thereafter prosecutes to completion, with due diligence, the curing of such default. All sums expended and all costs and expenses incurred in connection with the making of any such Maintenance by the Residential Board, together with ten percent (10%) for overhead and interest thereon at the rate of two percent (2%) per month from the date on which such Board first incurs any cost or expense (but in no event in excess of the maximum rate permitted by Law), shall be immediately payable by such Residential Unit Owner to such Board and shall, for all purposes hereunder, constitute Common Charges payable by such Residential Unit Owner.

6.10.2 In the event that any Commercial Unit Owner fails or neglects in any way to perform any obligation with respect to the Maintenance of such Unit Owner's portion of the Commercial Units, the Commercial Board may, but shall not be obligated to, perform or cause to be performed any such Maintenance provided that (a) the Commercial Board gives the Commercial Unit Owner written notice that such repair or replacement is necessary and that the Commercial Board will complete such repair or replacement in the event the Commercial Unit Owner does not promptly act or complete the repair or replacement, and (b) the Commercial Unit Owner, within five (5) days after receiving such notice, fails to cure its default, or in the case of a default not reasonably susceptible to cure within such period, fails to commence and to thereafter prosecute to completion, with due diligence, the curing of such default. All sums expended and all costs and expenses incurred in connection with the making of any such Maintenance by the Commercial Board, together with together with ten percent (10%) for overhead interest thereon at the rate of two percent (2%) per month from the date on which the Commercial Board first incurs any cost or expense (but in no event in excess of the maximum rate permitted by Law) shall be payable by such Commercial Unit Owner to the Commercial Board and shall, for all purposes hereunder, constitute Commercial Common Charges payable by such Commercial Unit Owner. The Commercial Board shall have the right, in the event that the Commercial Unit Owner disputes the amount of such payment or whether the Commercial Unit Owner is obligated to pay the same, to submit such dispute to Arbitration. The Commercial Unit Owner shall pay the cost of such repair or replacement only after a determination by Arbitration to the effect that (i) the repair or replacement was required to be performed by the Commercial Unit Owner, (ii) the Commercial Unit Owner failed to perform such repair or replacement, and (iii) the cost of such repair or replacement by the Commercial Board was reasonable. Any repair or replacement

performed by the Commercial Board in accordance with the terms of this Subsection 6.10.2 shall be its sole responsibility with respect to the quality of such repair or replacement and the proper completion thereof. The Commercial Board shall indemnify the Commercial Unit Owner and hold it harmless from and against any claims, costs, expenses or liabilities whatsoever, including reasonable counsel fees, in any way incurred by the Commercial Unit Owner, in connection with the manner of completion of such Maintenance by the Commercial Board of any defect described herein (but not for the existence of the condition requiring such repair or replacement).

6.10.3 Each Unit Owner must strictly comply with the provisions of the Declaration, these By-Laws, and the rules and regulations. Failure to comply is grounds for an action for damages or injunctive relief, or both, but such forms of relief will not be exclusive of other remedies provided by Law.

6.11 **Alterations, Additions, Improvements and Repairs of Units.**

6.11.1 Except as otherwise provided in the Declaration, no Residential Unit Owner shall make any alteration, addition, improvement or repair to any Unit involving structural work or which impact upon Building systems, in or to such Unit Owner's Unit without the prior written approval of the Residential Board. No Commercial Unit Owner shall make any structural alteration, addition, improvement or repair to any Unit involving structural work or impacting upon Building systems, in or to such Unit Owner's Unit without the prior written approval of the Commercial Board which shall not be unreasonably withheld. With respect to any alteration, addition, improvement or repair the Commercial Board or the Residential Board, as the case may be, may exercise the right to reasonably approve the contractors and suppliers, performing alteration, addition, improvement or repair in any Unit and may, at its option, require the Unit Owner to execute an agreement in form and substance satisfactory to the Commercial Board or the Residential Board, as the case may be, setting forth the terms and conditions under which such alteration, addition, improvement or repair may be made, including, without limitation, the days and hours during which any work may be done. The Condominium Board or the Residential Board may impose fees upon a Residential Unit Owner to reimburse such Board for its costs incurred in reviewing or supervising the aforesaid work and providing appropriate security with respect thereto. In addition, the Residential Board will have the right, as a condition to approving a Unit Owner's request to renovate kitchens and bathrooms, to require such Unit Owner to replace plumbing, steam and gas risers running through or adjacent to the Unit or to contribute to the Condominium, the sum necessary to enable the Condominium to perform such replacements. The foregoing provisions shall not apply to a Commercial Unit Owner or the Rental Unit Owner or to the Residential Declarant or any of their designees or a Permitted Mortgagee (or its designee) of Residential Declarant or the Commercial Unit Owners or the Rental Unit Owner or their assignee, which shall not be required to obtain the approval of any Board for any alteration, addition, improvement or repair, whether structural or non-structural in or to Unsold Residential Units, the Rental Unit or the Commercial Unit, enter into any alteration agreement with respect thereto or perform any additional work as a condition thereof and may perform any work in the Building required to complete the Building in accordance with the provisions of the Plan or to otherwise satisfy its obligations under the Plan.

6.11.2 All alterations, additions, improvements and repairs by Unit Owners shall be made in compliance with all Laws, rules, ordinances and regulations of all governmental

authorities having jurisdiction thereof. A Unit Owner making or causing to be made any alteration, addition, improvement or repair shall agree, and shall be deemed to have agreed, to hold each Board and all other Unit Owners harmless from any costs or liability arising therefrom.

6.11.3 Any application to any department of The City of New York or to any other governmental authority having jurisdiction thereof for a permit to make a structural alteration, addition, improvement or repair in or to any Unit so approved by the appropriate Board (if such approval is required) shall, if required by Law or such department or authority, be executed by said Board or, if required, by the Condominium Board, provided that no Board shall incur any liability, cost or expense in connection with such application or to any contractor, subcontractor, materialman, architect or engineer on account of such alteration, addition, improvement or repair or to any person having any claim for injury to person or damage to property arising therefrom. Notwithstanding anything to the contrary set forth above, Residential Declarant or its designee is hereby authorized on behalf of the Boards to execute the Required Documentation required to undertake, perform and complete such work to the Building (including the Units and Common Elements) as Residential Declarant is obligated or entitled to perform in accordance with the terms of the Plan or the Declaration and these By-Laws (including, without limitation, any certificates as may be required to amend the existing certificate of occupancy to reflect a reconfiguration of the Units and/or a change in use) and to obtain such certificates of completion as may then be required by Law and, the appropriate Board, if requested by Residential Declarant or its designee shall execute the Required Documentation.

6.11.4 No alterations, additions, improvements or repairs shall made by any Residential Unit Owner shall materially delay, prevent or adversely affect, or create a significant risk of materially delaying, preventing or adversely affecting, whether directly or indirectly, the issuance or reissuance of a temporary or permanent certificate of occupancy for other Units or the Building. Prior to the issuance of the permanent certificate of occupancy for the Building, any Residential Unit Owner desiring to perform such alterations, in addition to satisfying any other requirements of these By-Laws with respect to such alterations, must also notify Residential Declarant, in writing, of the scope of the proposed alterations and satisfy other reasonable requirements of Residential Declarant. In furtherance thereof, a Residential Unit Owner performing alterations, shall indemnify Residential Declarant and the Boards for any cost, expense, claim or liability incurred or suffered by Declarant or any Board as a result of any violation of Law or delay in obtaining a temporary or permanent certificate of occupancy. In the event the alterations performed by a Residential Unit Owner do adversely affect the issuance or validity of the certificate of occupancy then upon the written request of Residential Declarant, the Condominium Board or any other Board whose Unit Owners are affected, the Unit Owner shall restore the Unit, at such Unit Owner's sole cost and expense, to its original condition. If such Unit Owner fails to commence diligently and continuously restoring the Unit within fifteen (15) days of receipt of the written request, then the Residential Declarant or the Board, as the case may be, requesting such restoration shall be entitled to enter and restore the Unit at the expense of the Unit Owner and to exercise any other remedies provided in these By-Laws.

6.11.5 Until such time as the Initial Construction of the Building is complete, including the completion of "punch list" work, no Board or Unit Owner shall use or suffer to be used in any part of the Building any labor forces incompatible with the labor forces which are

completing the construction of the Building on behalf of Residential Declarant. In addition, Residential Declarant shall have an easement through all parts of the Building for the prosecution of the work necessary to complete Initial Construction of the Building, including the completion of "punch list" work by or on behalf of Residential Declarant, which work shall take precedence over the prosecution of any other work at the Building.

6.12 **Alterations, Additions, Improvements or Repairs to Common Elements.** Except as otherwise provided in the Declaration or these By-Laws, all alterations, additions, improvements or repairs in or to (i) any General Common Elements shall be made by the Condominium Board and the cost and expense thereof shall be charged to the Residential Unit Owners, the Rental Unit Owner and the Commercial Unit Owners as a General Common Expense (ii) in or to the Residential Common Elements shall be made by the Residential Board and the cost and expense thereof shall be charged to all Residential Unit Owners as a Residential Common Expense, (iii) in or to the Commercial Common Elements shall be made by the Commercial Board and the cost and expense thereof shall be charged to all Commercial Unit Owners as a Commercial Common Expense, (iv) in or to the Rental Common Elements shall be made by the Rental Unit Owner at its sole cost and expense (v) in and to a Unit by the Unit Owner thereof at the Unit Owner's sole cost and expense. Whenever in the judgment of the Residential Board, the Commercial Board, the Rental Unit Owner or the Condominium Board, as the case may be, the cost of any alteration, addition, improvement or repair would exceed $100,000 in the aggregate in any calendar year (except if such alteration, addition, improvement or repair is provided for in a duly approved budget), then such proposed alteration, addition, improvement or repair shall not be made unless first approved by a Majority of Residential Unit Owners, a Majority of Commercial Unit Owners, or a Majority of Unit Owners, as the case may be, who shall be required to bear the cost and expense thereof as aforesaid and by the Residential Mortgage Representatives (as hereinafter defined), as the case may be, if any, with respect to alterations, additions, improvements or repairs made by the Rental Unit Owner or the Residential or Commercial Board, respectively. Except as otherwise provided in the Declaration or these By-Laws, all such alterations, additions, improvements or repairs costing in the aggregate $100,000 or less in any calendar year may be made as aforesaid without the approval of the Unit Owners or said Mortgage Representatives.

6.13 **Alterations of Certain Common Elements.**

6.13.1 In the event that pursuant to any of the provisions of these By-Laws, any consent by any Board, Mortgage Representative or Unit Owner is required as a condition precedent to any alteration, addition or improvement to any Common Element (sometimes collectively referred to in this Section 6.13 as an "Alteration"), proposed to be made by Residential Declarant or its designee, Unit Owners or any Board (sometimes collectively referred to herein as the "Proponent"), such consent shall not be unreasonably withheld or delayed by such Board, Mortgage Representative or Unit Owner (referred to in this Section 6.13 as the "Opposing Party") whose consent is so required. The Proponent shall give to the Opposing Party notice setting forth in reasonable detail the material aspects of such proposed Alteration. If the Opposing Party does not give notice of any objection to the Proponent within thirty (30) days after the Proponent gives its notice, then the Opposing Party shall be deemed to have consented to the making of the proposed Alteration. If the Opposing Party does give notice of objection (which notice of objection shall set forth in reasonable detail the specific objections of the

Opposing Party) within such 30-day period and the Proponent considers such objection unreasonable, then the Proponent may submit to Arbitration the question of whether or not the Opposing Party unreasonably withheld its consent. If in such Arbitration it is determined that the Opposing Party unreasonably withheld its consent, the Proponent, as its sole remedy, may make the proposed Alteration. In no event shall any arbitrator in such Arbitration determine that the Opposing Party reasonably withheld its consent to such proposal if (a) the Proponent makes or causes to be made reasonable provisions providing (i) for the costs and expenses of the Alteration to be paid by it, and (ii) that all costs and expenses for Maintaining such Alteration after its completion will not be charged to Unit Owners represented by the Opposing Party as Common Expenses (b) the proposed Alteration would not materially interfere with the use and enjoyment of the owners, tenants and occupants of those Units represented by the Opposing Party; and (c) the proposed Alteration would not materially weaken the structure of the building.

6.13.2 Nothing contained in Subsection 6.13.1 shall in any way be deemed to limit (a) the Proponent's right to modify any proposal made by it thereunder in such a manner as such Proponent believes will meet the objections of the Opposing Party or of any arbitrator, or (b) any party's right, pursuant to the other applicable provisions of these By-Laws or the Declaration, to make any Alteration to a Common Element without the Opposing Party's approval.

6.13.3 A Commercial Unit Owner shall be entitled, at its sole cost and expense to make any alteration, addition, improvement or repair in or to the Commercial Common Elements or Commercial Limited Common Elements, or the exterior facade of the Building adjacent to such Unit Owner's Unit at such Unit Owner's cost and expense, with the prior written approval of the Commercial Board, which shall not be unreasonably withheld.

6.14 **Restrictions on Use of Units.**

6.14.1 In order to provide for congenial occupancy of the Property and for the protection of the values of the Units, each Residential Unit shall be used for residential purposes only, except as otherwise herein expressly provided. A Residential Unit may be owned by an individual, corporation, partnership, limited liability company, fiduciary, limited liability company or any other entity (including, but not limited to, the United States government and any instrumentality thereof and foreign governments and any embassy, consulate or other instrumentality thereof). A Residential Unit may only be occupied by (i) the individual Unit Owner (or members of such Unit Owner's family, guests or domestic employees), (ii) an officer, director, stockholder or employee of such corporation (or members of such Unit Owner's family, guests or domestic employees), (iii) a partner or employee of such partnership (or members of such Unit Owner's family, guests or domestic employees), (iv) the fiduciary or beneficiary of such fiduciary (or members of such Unit Owner's family, guests or domestic employees), or (v) a principal or employee of such other entity (or members of such Unit Owner's family, guests or domestic employees) as the case may be. Unless otherwise consented to by the Residential Board, occupants of a leased Residential Unit must be (a) an individual lessee (or members of such Unit Owner's family, guests or domestic employees), (b) an officer, director, stockholder or employee of a corporate lessee (or members of such Unit Owner's family, guests or domestic employees), (c) a partner or employee of a partnership lessee (or members of such Unit Owner's family, guests or domestic employees), (d) a fiduciary or beneficiary of a fiduciary lessee (or

members of such Unit Owner's family, guests or domestic employees), or (e) a principal or employee of such other entity which is a lessee (or members of such Unit Owner's family, guests or domestic employees). "Members of such Unit Owner's family" or words of similar import whenever used herein shall be deemed to mean spouse, parents, parents-in-law, grandparents, brothers, sisters, children, stepchildren and grandchildren and nothing contained herein shall be deemed to prohibit the exclusive occupancy of any Residential Unit by such family members or guests. Notwithstanding the foregoing, the Residential Board may consent to occupancy of a Residential Unit by persons other than those set forth above.

6.14.1.1 The Residential Board, may, in its discretion, grant permission for the use of a Residential Unit as a professional office or for any other purpose, provided such use (1) is permitted by Law, (2) does not violate the then existing certificate of occupancy for such Residential Unit, (3) does not adversely affect the use and enjoyment of neighboring or adjacent Residential Units for residential purposes, and (4) complies with all applicable governmental regulations. Such permission by the Residential Board shall be in writing and shall be personal to the Residential Unit Owner. Any successor in title to such Residential Unit shall be required to obtain the prior written approval of the Residential Board before using such Residential Unit as a professional office or for any other purpose.

6.14.1.2 No portion of a Residential Unit (other than the entire Unit) may be sold, conveyed, leased or subleased, and no transient occupant (other than a guest permitted under this Subsection 6.14.1) may be accommodated therein.

6.14.1.3 Each Residential Unit Owner is obligated to notify the Managing Agent in writing when a child or children under the age of eleven (11) years lives or resides (even temporarily) in the Residential Unit. Windows in the Residential Units will be mechanically fastened, with standard window limit stops. The Residential Unit Owner shall maintain all mechanically fastened window limit stops in all windows installed in the Residential Unit and shall not remove same until permitted by applicable Law and in any event, without full knowledge of the Managing Agent. Sponsor makes no representations whether Residential Unit Owners will comply with the foregoing obligations. See "Rights and Obligations of Unit Owners and the Board of Managers" for further details.

6.14.1.4 Notwithstanding the provisions of Subsection 6.14.1, Declarant or its designee may, without the permission of the Residential Board, (a) grant permission for the use of any Unsold Residential Unit as a professional office or for any purpose including, without limitation, use as a long or short term rental or other use, provided such use is permitted by Law, does not violate the certificate of occupancy for such Residential Unit (subject to Declarant's right to amend the certificate of occupancy to conform to use as provided in Section 6.14.4 of these By-Laws) and the user of such Unit complies with all applicable governmental regulations with respect to such use, and (b) use any Unsold Residential Units as models and sales and/or promotion offices in connection with the sale or rental of the Units or for any other purpose, subject only to the provisions of the Declaration and these By-Laws and in compliance with applicable Law.

6.14.2 No Unit Owner shall use, store, generate, treat, transport, handle or dispose of within its Unit or elsewhere in the Building any Hazardous Substances, other than

ordinary cleaning fluids which are used, stored, generated, treated, transported, handled and disposed of by an Occupant in strict compliance with applicable Law. "Hazardous Substances" means any pollutants, contaminants, toxic or hazardous substances, materials, wastes, constituents, compounds or chemicals (including, without limitation, petroleum or any by-products or fractions thereof, any form of natural gas, lead, asbestos and asbestos-containing materials, building construction materials and debris, polychlorinated biphenyls ("PCBs") and PCB-containing equipment, radon and other radioactive elements, ionizing radiation, electromagnetic field radiation and other non-ionizing radiation, infectious, carcinogenic, mutagenic, or etiologic agents, pesticides, defoliants, explosives, flammables, corrosives and urea formaldehyde foam insulation) that are regulated by, or may now or in the future form the basis of liability under, any Law. The Commercial Units may be used for any purpose permitted by Law. In no event may any Board adopt or enforce any rule or regulation or any amendment to the Declaration or these By-Laws which would have the effect of restricting or limiting the operation of the Commercial Units.

6.14.3 The Rental Unit may be used for any purpose permitted by Law. In no event may any Board adopt or enforce any rule or regulation or any amendment to the Declaration or these By-Laws which would have the effect of restricting or limiting the operation of the Rental Unit.

6.14.4 Consistent with the foregoing, in the event Residential Declarant or its designee or the Rental Unit Owner or a Commercial Unit Owner seeks to change an existing use, Residential Declarant, its designee and/or the Rental Unit Owner and/or such Commercial Unit Owner shall have the right, from time to time, to amend the certificate of occupancy for the Commercial Building to reflect such changed usage. In the event required by applicable Law, the Condominium Board shall cooperate with the Residential Declarant or its designee or the Rental Unit Owner or a Commercial Unit Owner, at the requesting party's expense, execute all applications, authorizations and other instruments reasonably required to enable the Residential Declarant or its designee or the Rental Unit Owner or a Commercial Unit Owner to amend the certificate of occupancy, provided that the Condominium Board shall not incur any liability, cost or expense in connection with such application or to any person having any claim for injury to person or damage to property arising therefrom. In addition to the foregoing, Declarant or its designee or a Commercial Unit Owner shall have the authority to execute the foregoing on behalf of the Boards, in accordance with Section 6.11.3 of these By-Laws.

6.15 **Use of Common Elements.**

6.15.1 Common Elements may be used only for the furnishing of the services and facilities and for the other uses for which they are reasonably suited.

6.15.2 No furniture, packages or objects of any kind shall be placed in the lobbies, vestibules, public halls, stairways, public elevators or any other parts of the General or Limited Common Elements other than in (a) Residential Limited Common Elements for the exclusive use of a particular Residential Unit Owner or (b) in the areas designated as storage areas, with the prior consent of the Residential Board as to the Residential Common Elements, the Commercial Board as to Commercial Common Elements or Commercial Limited Common Elements, the Rental Unit Owner as to Rental Common Elements or the Condominium Board as

to General Common Elements. The lobbies, vestibules, public halls, stairways and public elevators shall be used only for normal passage through them.

6.15.3 Residential Unit Owners shall require their tradesmen to utilize exclusively the elevator and entrance designated by the Residential Board for transporting packages, merchandise or other objects.

6.15.4 Scaffolding necessary for the performance of work to the General Common Elements, Limited Common Elements or any Unit may be erected on the sidewalks adjacent to the Building, however, such scaffolding shall be installed (a) upon at least ten (10) Business Days prior written notice to the Condominium Board and each Commercial Unit Owner (except in the case of an Emergency), (b) after provision of evidence to the Condominium Board that such scaffolding will be erected and Maintained in conformance with all applicable Laws and any insurance requirements imposed by the Condominium, (c) in such a manner so as to minimize interference with access to each Unit and in no event shall prevent access to any Unit, (d) consistent with the general manner in which scaffolding is installed in similar buildings in Manhattan (e) Maintained and removed as expeditiously as possible in a commercially reasonable way. In the event such scaffolding is installed at the request of a particular Unit, the Commercial Unit Owner requesting same shall be responsible for any costs incurred in the preparation, installation and removal of temporary Signs for the Retail Unit Owner, as the case may be, and any tenants or subtenants thereof. The Condominium Board shall use commercially reasonable efforts to install two story scaffolding.

6.15.5 The Storage Bins may only be used in accordance with Law and only for the storage of the personal effects of the Residential Unit Owner having exclusive access to such Storage Bin and nothing can be stored in the Storage Bins which would constitute a threat to the health or safety of the Unit Owners or other occupants of the Building or otherwise create a nuisance in the Building. The Residential Board will be responsible for assigning the Storage Bins among the Residential Unit Owners. Residential Unit Owners will be responsible for all normal Maintenance to the Storage Bins; however the costs and expenses of any structural or extraordinary repairs or replacements shall be a Residential Common Expense charged to all Residential Unit Owners. The Residential Board has the authority to promulgate rules regarding use of and access to the Storage Bins.

6.15.6 Except pursuant to rules adopted by the Condominium Board, which may not be adopted or amended without the Rental Unit Owner's consent and Commercial Board's consent, and the terms and provisions of the Declaration and these By-Laws, in no event shall the Condominium Board or Unit Owners impair, restrict or impede the use of the General Common Elements described in the Declaration, by the Rental Unit Owner or Commercial Unit Owners or anyone claiming by, through or under the Rental Unit Owner or Commercial Unit Owners including, but not limited to, the tenants and occupants of any portion of the Rental Unit or Commercial Units or their respective licensees or invitees.

6.15.7 The owner of any two (2) or more Residential Units, which Units are serviced or benefited by any Common Element adjacent or appurtenant to such Units (for example, that portion at the end of any residential hallway which is directly adjacent to any such Units located on opposite sides of such hallway) shall, to the extent permitted by Law and with

the consent of the Residential Board (which consent shall not be unreasonably withheld or delayed), have the exclusive right of use of such Common Element as if it were a part of such Units (including the right, in the above example of a portion of a hallway, to enclose such portion) and no amendment to the Declaration nor reallocation of Common Interests shall be made, provided such owner agrees, at its sole cost and expense, to (a) be responsible for the operation and Maintenance of such Common Element for so long as such owner exercises such exclusive right of use, and (b) restore such Common Element to its original condition, reasonable wear and tear excepted, after such owner ceases to exercise such exclusive right of use. The owner of any such Units which are Unsold Residential Units shall have the rights set forth in the preceding sentence without the necessity for obtaining the consent of the Board. Notwithstanding the above, if an owner transfers or conveys its Residential Units to a successor owner, the transferor need not comply with (b) above provided that the transferee agrees to abide by (a) and (b) above.

6.16 **Other Provisions as to Use.** No nuisance shall be allowed in the Residential Section nor shall any use or practice be allowed in the Residential Section which is a source of annoyance to the residents or occupants of the Property or which interferes with the peaceful possession or proper use of the Property by its residents or occupants. No immoral, improper, offensive or unlawful use shall be made of the Residential Section or any portion thereof. All valid Laws of governmental bodies having jurisdiction thereof, relating to any portion of the Property shall be complied with at the full expense of the respective Unit Owners or the Boards, whoever shall have the obligation to maintain or repair such part of the Property. Except as otherwise provided in the Declaration, the Commercial Section may be used for any lawful purpose including, without limitation, department and other retail stores, health clubs, theaters, banks, restaurants, commercial and professional offices; and no sale, lease, sublease or use of all or any portion of the Commercial Section shall be deemed to adversely affect the Residential Section or the Rental Section.

6.17 **Right of Access.**

6.17.1 Each Residential Unit Owner grants a right of access to such Unit Owner's Unit to each of the Boards, the managing agents, managers, superintendents and/or any other person authorized by any of the foregoing. The Commercial Unit Owners and Rental Unit Owner, upon the same terms and conditions as set forth in Section 6.24.1, and the Residential Unit Owners grant a right of access to their respective Units to each of the Boards, the managing agents, managers, superintendents and/or any other person authorized by any of the foregoing for the purpose of making inspections of, or for the purpose of removing violations noted or issued by any governmental authority against, the General or Limited Common Elements or any other part of the Property, or for the purpose of curing defaults hereunder or under the Declaration or Rules and Regulations by such Unit Owner or correcting any conditions originating in such Unit Owner's Unit and threatening another Unit or all or any part of the General or Limited Common Elements, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other portions of the General or Limited Common Elements within such Unit Owner's Unit or elsewhere in the Building, or for the purpose of reading, Maintaining or replacing utility meters relating to the General or Limited Common Elements, Unit or any other Unit in the Building or to correct any condition which violates the provisions of any Permitted Mortgage covering another Unit, provided that requests for such entry are made not less than one

day in advance and that any such right shall be exercised in such a manner as will not unreasonably interfere with the normal conduct of business by the tenants and occupants of the Commercial Units or with the use of the Residential Units for their permitted purposes. In case of an Emergency, such right of entry shall be immediate, without advance notice, whether or not the Unit Owner is present.

6.17.2 Each Unit Owner grants a right of access to such Unit Owner's Unit, and the Boards shall grant rights of access to the General Common Elements and the respective Limited Common Elements to any of the Declarants and their contractors, subcontractors, architects, engineers, agents and employees, for the completion of the Building and any punch list work therein, provided that access thereto shall be exercised upon reasonable notice during reasonable hours in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes.

6.18 **Rules and Regulations.** Annexed hereto as Schedule A and made a part hereof are rules and regulations (the "Residential Rules and Regulations") concerning the use of the Residential Common Elements and the Residential Limited Common Elements. The Residential Board may from time to time, modify, amend or add to the Residential Rules and Regulations except that a Majority of Residential Unit Owners may overrule such Board with respect to any such modification, amendment or addition. The Residential Board shall also have the authority to promulgate special rules and regulations concerning the use of storage space, if any, for the personal property of the Residential Unit Owners. The Commercial Board may adopt and from time to time, modify, amend or add to reasonable Rules and Regulations as they affect the use of the Commercial Units, the Commercial Common Elements and the Commercial Limited Common Elements, except that a Majority of Commercial Unit Owners may overrule said Board with respect to any adoption, modification, amendment or addition and provided further that the Commercial Unit Owners having exclusive access to the Commercial Limited Common Elements, may overrule said board with respect to any adoption, modification, amendment or addition affecting such Commercial Unit Owners. The Rental Unit Owner may adopt and from time to time, modify, amend or add to reasonable Rules and Regulations as they affect the use of the Rental Unit and the Rental Common Elements. The Condominium Board may adopt and from time to time, modify, amend or add to the Rules and Regulations as they affect the General Common Elements, except that a Majority of Unit Owners may overrule said Board with respect to any such adoption, modification, amendment or addition. Copies of any newly adopted Rules and Regulations, or any modifications, amendments or additions thereto, shall be furnished by the Board responsible therefor to each affected Unit Owner not less than thirty (30) days prior to the effective date thereof.

6.19 **Real Estate Taxes, Water Charges and Sewer Rents.** Water and sewer services shall be supplied to and for all of the Units and the Limited Common Elements through one or more building systems by the City of New York or such other utility servicing the Unit. Except to the extent Unit Owners are billed directly by the City Collector, the Condominium Board shall pay all such charges, together with all related sewer rents arising therefrom, promptly after the bills for the same shall have been rendered. The Commercial Board shall collect such charges from the Commercial Unit Owners based on separate submetering of such Units, and will remit such amount to the Condominium Board. The Rental Unit Owner shall remit charges based on separate submetering of such Unit to the Condominium Board. The remaining costs for the

Building will be paid by the Residential Unit Owners and included in Residential Common Charges. Until the Units are separately assessed for real estate tax purposes, the Residential and Commercial Unit Owners shall pay their respective pro rata share of all real estate taxes with respect to the Property (in the proportion that the Common Interest of all Residential Units or Commercial Units, as the case may be, bears to the Common Interests of all Units) to the Condominium Board as Common Charges, which will in turn pay such taxes to the proper authorities of The City of New York. In the case of the Unsold Units, Declarant shall pay to the Condominium Board its allocable share of real estate taxes as Common Charges within two (2) business days of such real estate taxes being due and payable to the property taxing authorities. In the event that the payments made by Unit Owners are less than or more than the amount of taxes paid for the period in question, Unit Owners will be reimbursed for any overpayment of taxes or assessed for an underpayment. In the event of a proposed sale of any Residential Unit, the Residential Board, on request of the selling Residential Unit Owner, shall execute and deliver to the purchaser of such Unit or to such purchaser's title insurance company, a letter agreeing to pay all charges for water, sewer rents and real estate taxes (so long as such Board is still collecting and paying such charges) affecting such owner's Unit to the date of the closing of title to such Unit, promptly after such charges have been billed by the proper authorities.

6.20 **Steam.** Steam for the Building shall be supplied from the Con Edison steam distribution system and the charges therefor shall be paid by the Condominium Board. The costs incurred by the Condominium Board shall be allocated to the Residential, Rental and Commercial Unit Owners as a General Common Charge. At such time as the steam for the Commercial Units is submetered, the Commercial Board will collect such charges from the Commercial Unit Owners based on their respective submetered usages. At such time as the steam for the Rental Unit is submetered, the Rental Unit Owner will pay such charges based on the Rental Unit's respective submetered usages. The remaining Condominium costs will be paid by the Residential Unit Owners and included in Residential Common Charges. Until such time as the Units are submetered, the cost of Steam shall be allocated as set forth in "Schedule B-Projected Budget for First Year of Condominium Operation" in Part I of the Plan.

6.21 **Gas.** Gas for the Residential Section will be supplied by the utility company servicing the gas distribution system and charges therefor shall be paid by the Residential Board. The cost of gas consumed in the Residential Section will be borne by the Residential Unit Owners as a Residential Common Charge. Gas consumed in the Commercial Section and Rental Section will be separately metered and billed directly to each Unit Owner utilizing gas.

6.22 **Electricity.** Electricity for each Residential Unit which will be separately sub-metered by a computerized system and payable directly to the billing company. Electricity for the Rental Unit and Commercial Unit (including tenants occupying portions of the Commercial Units) shall be supplied by the utility company servicing the Units and separately metered for each Unit (or portion thereof). Each Unit Owner shall be required to pay the bills for electricity consumed or used in such Unit Owner's Unit (or portion thereof) and the Limited Common Elements to which such Unit has exclusive access, directly to the utility company as directed by such Board. Electricity for the Residential Common Elements shall be supplied through one or more separate meters therefor and the cost thereof will be paid by the Residential Board and will be borne by the Residential Unit Owners as Residential Common Charges.

6.23 **Utilities Serving the General Common Elements.** Except as otherwise provided in this Article 6, the cost and expense of water, sewer facilities, steam, electricity and gas serving or benefiting (a) any General Common Element shall be (i) considered part of the expense of maintaining such General Common Element, (ii) determined by the Condominium Board, and (iii) charged as a General Common Expense, (b) any Residential Common Element shall be (i) considered part of the expense of Maintaining such Residential Common Element, (ii) determined by the Residential Board, (iii) charged as a Residential Common Expense or (c) any Commercial Common Element shall be (i) considered part of the expense of Maintaining such Commercial Common Element, (ii) determined by the Condominium Board, and (iii) charged as a Commercial Common Expense and (d) any Rental Common Element shall be (i) considered part of the expense of Maintaining such Rental Common Element, (ii) determined by the Rental Unit Owner and paid by the Rental Unit Owner. Any dispute as to the amount of such cost or expense shall be determined by Arbitration.

6.24 **Abatement and Enjoinment of Violations by Unit Owners.**

6.24.1 The violation of any of the Rules and Regulations or the breach of any By-Law contained herein, or the breach of any provision of the Declaration, shall give (a) the Condominium Board with respect to matters affecting the General Common Elements, (b) the Residential Board with respect to matters affecting the Residential Section, (c) the Rental Unit Owner with respect to matters affecting the Rental Section, and (d) the Commercial Board with respect to matters affecting the Commercial Section, the right, in addition to such other rights set forth in these By-Laws, (i) to enter any Residential Unit or Commercial Unit or Rental Unit or General or Limited Common Element in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition resulting in such violation or breach and such Board shall not thereby be deemed guilty or liable in any manner of trespass, or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at Law or in equity, the continuance of any such violation or breach.

6.24.2 The violation or breach of any of the provisions of these By-Laws, any of the Rules and Regulations or the Declaration with respect to any rights, easements, privileges or licenses granted to Declarant or its designee shall give to Declarant and the owner of any Unsold Residential Unit the right, in addition to any other rights set forth in these By-Laws or the Declaration, to enjoin, abate or remedy by appropriate legal proceedings, either at Law or in equity, the continuance of any such violation or breach.

6.24.3 In the event Condominium Board, the Residential Board, the Rental Unit Owner, the Commercial Board and/or the Declarant (hereinafter the "Creditor Party") takes any action or brings any proceeding against a Unit Owner (hereinafter the "Defaulting Unit Owner") pursuant to the provisions of this Section, the Defaulting Unit Owner shall reimburse the Creditor Party for all reasonable costs and charges incurred by the Creditor Party in connection therewith, including without limitation, attorneys fees, together with all reasonable out-of-pocket costs and expenses incurred by the Creditor Party, together with interest on all of the foregoing at the rate of interest of 1.5% per month (but in no event in excess of the maximum rate permitted by Law) from the date of the payment or performance of the service by the Creditor Party or due date (if otherwise provided herein), until fully paid by the Defaulting Unit Owner.

The Creditor Party may bill the Defaulting Unit Owner therefor at any time. Funds expended by the Creditor Party plus interest earned thereon, as aforesaid, shall be deemed a charge assessed against the Defaulting Unit Owner's Unit and the failure to make such reimbursement shall be deemed a default in the payment of Common Charges subject to the provisions governing such defaults as set forth in the Condominium Act and the By-Laws and the Condominium Board, upon receipt of such funds from the Defaulting Party shall promptly reimburse the Creditor Party.

ARTICLE 7

MORTGAGES

7.1 **Notice to Boards.** A Unit Owner who mortgages such Unit Owner's Unit, or the holder of any mortgage encumbering such Unit, shall notify the Residential Board in the case of a Residential Unit or the Rental Unit Owner in the case of all or a portion of any Rental Unit or the Commercial Board in the case of all or a portion of any Commercial Unit, of the name and address of the mortgagee and shall file a conformed copy of the note and mortgage with such Board. The mortgage secured by a Residential Unit shall be substantially in the form of the New York Board of Title Underwriters or such other forms customarily used by lenders making loans secured by individual residential condominium units. Such Unit Owner shall, prior to making such mortgage, satisfy all unpaid liens against such Unit Owner's Unit other than Permitted Mortgages. A Unit Owner who satisfies a mortgage covering such Unit Owner's Unit shall so notify the applicable Board and shall file a conformed copy of the satisfaction of mortgage with such Board. Each of such Boards shall maintain such information in a book entitled "Mortgages of Units."

7.2 **Notice of Default and Unpaid Common Charges.** Whenever so requested in writing by a Permitted Mortgagee of any Unit, the Condominium Board with respect to the Rental Unit, the Residential Board with respect to Permitted Mortgagees of Residential Units and the Commercial Board with respect to Permitted Mortgagees of any Commercial Unit, shall promptly report to such Permitted Mortgagee any default in the payment of Residential Common Charges or Commercial Common Charges, as the case may be, or any other default by the Unit Owner of such Unit under the provisions of the Declaration or these By-Laws which of which such Board may have received notice.

7.3 **Performance by Permitted Mortgagees.** The Residential Board, the Commercial Board or Condominium Board, as the case may be, shall accept, by any Permitted Mortgagee of a Unit Owner, payment of any sum or performance of any act required to be paid or performed by such Unit Owner pursuant to the provisions of the Declaration, these By-Laws or the Rules and Regulations, with the same force and effect as though paid or performed by such Unit Owner. The Condominium Board or the Commercial Board, as the case may be, shall accept, by any Permitted Mortgagee of Declarant or a Commercial Unit Owner or a Rental Unit Owner, payment of any sum or performance of any act required to be paid or performed by such Commercial Unit Owner or Rental Unit Owner or Declarant pursuant to the provisions of the Declaration, these By-Laws or the Rules and Regulations, with the same force and effect as though paid or performed by such Commercial Unit Owner or Rental Unit Owner or Declarant and in such event the Permitted Mortgagee shall be entitled to an additional ten (10) day period

after expiration of applicable notice and cure periods, within which to cure any monetary default by a Unit Owner hereunder and an additional thirty (30) days after expiration of applicable notice and cure periods; provided however, that in the case of a non-monetary default that cannot, in the exercise of diligence, be cured within such the thirty (30) day period, the Permitted Mortgagee shall have such time as is reasonably necessary to cure such non-monetary default (including any time reasonably necessary to obtain possession of the Property covered by such Permitted Mortgage if possession is necessary to enable such Permitted Mortgagee to cure or remedy such default or event of default) provided that such Permitted Mortgagee proceeds with all due diligence to cure or remedy such breach or default and/or obtain possession. In the event that more than one Permitted Mortgage is secured by a Unit, the senior Permitted Mortgagee shall be entitled to take all actions permitted under this Article unless all the Permitted Mortgagees otherwise designate a different Permitted Mortgagee to so act, by notice to the Condominium Board.

7.4 **Examination of Books.** Each Unit Owner and Permitted Mortgagee shall be permitted to examine the books of account of the Condominium (including, in the case of Residential or Commercial Unit Owners and Permitted Mortgagees thereof, the books of account of the Residential Section or the Commercial Section, as the case may be) at reasonable times, on business days, but not more than once a month.

7.5 **Representatives of Mortgagees.**

7.5.1 In the manner more particularly set forth in Subsection 7.5.2, the holders of Permitted Mortgages (as hereinafter defined) secured by Residential Units, may, at their election, designate one (1) or more (but not more than three (3)) representatives ("Residential Mortgage Representatives") who shall be empowered to act on behalf of all holders of Permitted Mortgages, with respect to any matter requiring their consent or approval under the Declaration or these By-Laws. If any Residential Mortgage Representatives are so designated and notice thereof is given to the Residential Board, the act of any such Representative (or a majority of such Representatives if more than one is so designated) shall be deemed binding upon the holders of all Permitted Mortgages. As used herein the term "Permitted Mortgage" means any first mortgage covering a Unit or Units, the initial holder of which is (i) Declarant or its designee (ii) a savings bank, savings and loan association, bank or trust company, insurance company, real estate investment trust, investment or finance company, mortgage trust or other entity which is in the business of providing loans secured by condominium units, or (iii) a federal, state, municipal, teacher's or union employee, welfare, pension or retirement fund or system.

7.5.2 Any designation of a Residential Mortgage Representative made by the holders of Institutional Residential Mortgages, constituting a majority in principal amount of all Institutional Residential Mortgages shall be binding upon the holders of all Institutional Residential Mortgages. Any such designation of any Residential Mortgage Representative shall remain effective until (a) any subsequent designation thereof is made pursuant to the provisions hereof, and (b) notice of such subsequent designation is given to the appropriate Board. Unless otherwise required by Law, all Permitted Mortgagees other than holders of an Institutional Residential Mortgage, shall have no right to participate in the selection of Residential Mortgage Representatives, but such Permitted Mortgagees shall be subject to all determinations made by such Residential Mortgage Representatives pursuant to the Declaration or these By-Laws.

7.6 **Consent of Mortgagees.** Except as otherwise expressly provided for herein or in the Declaration, no consent or approval by any mortgagee shall be required with respect to any determination or act of any Board, officer or Unit Owner; provided, however, that nothing contained herein shall be deemed to limit or affect the rights of any mortgagee against such Unit Owner's mortgagor.

7.7 **Rights of Recognized Mortgagees.**

7.7.1 Any insurance proceeds or Awards otherwise payable to a Commercial Unit Owner or the Rental Unit Owner (and not an Insurance Trustee) shall, upon notice from a Permitted Mortgagee of such Unit Owner, be delivered instead to such Unit Owner's Permitted Mortgagee.

7.7.2 If a Commercial Unit Owner or the Rental Unit Owner shall fail to appoint an arbitrator or otherwise fail to take any action as may be required or permitted under the Condominium Documents with respect to Arbitration within the time periods applicable thereto, such appointment or action as otherwise would have been permitted by that Commercial Unit Owner or Rental Unit Owner may be taken by its Permitted Mortgagee and such appointment and action shall be recognized in all respects by the other Unit Owners and Boards.

7.8 **Regulatory Agreement.** Nothing contained in the Condominium Documents is intended to, or shall in any way be construed to, limit, impair, modify, or to permit or effect, or result in a termination of, the terms and conditions of that certain Regulatory Agreement which affects only the Rental Section and the Rental Unit Owner and which will be entered into by and between the Rental Unit Owner and the New York City Housing Development Corporation and which shall be recorded against the Rental Unit, including but not limited to the obligations thereunder of Rental Declarant or any subsequent Rental Unit Owner.

ARTICLE 8

SELLING, LEASING AND MORTGAGING OF UNITS

8.1 **Selling and Leasing.** No Residential Unit Owner, other than Declarant or its designee may sell or lease such Unit Owner's Unit except by complying with the following provisions.

8.1.1 Any Residential Unit Owner who receives a bona fide offer to (a) purchase such Unit Owner's Residential Unit together with its appurtenant Common Interest, or (b) lease such Unit Owner's Residential Unit (such offer to purchase or lease a Residential Unit, as the case may be, is called an "Outside Offer," the party making any such Outside Offer is called an "Outside Offeror" and the Residential Unit Owner to whom the Outside Offer is made is called an "Offeree Unit Owner"), which the Offeree Unit Owner intends to accept, shall give notice by certified or registered mail, return receipt requested, to the Residential Board and Declarant ("Inside Offeror") of the receipt of such Outside Offer. Said notice shall include the name and address of the Outside Offeror, the terms of the proposed transaction (including, but not limited to, the intended closing date in the event of a purchase or intended occupancy date in the event of a lease) and such other information as the Inside Offeror may reasonably require.

The giving of such notice to the Inside Offeror, on behalf of all the Unit Owners represented by such Board, together with a copy of the fully executed contract of sale for such Unit, shall constitute an offer by the Offeree Unit Owner to sell such Unit Owner's Residential Unit together with its appurtenant Common Interest or to lease such Unit Owner's Residential Unit to the Inside Offeror, or its respective designee, corporate or otherwise, upon the same terms and conditions as contained in such Outside Offer and shall also constitute a representation and warranty by the Offeree Unit Owner to the Inside Offeror acting on behalf of all Residential Unit Owners that the Offeree Unit Owner believes the Outside Offer to be bona fide in all respects. The Offeree Unit Owner shall submit in writing such further information with respect thereto as the Inside Offeror may reasonably request. Not later than twenty (20) days after receipt of such notice together with such information as may have been requested, either of the Inside Offeror may elect, by sending written notice to such Offeree Unit Owner before the expiration of said twenty (20) day period, by hand delivery or by certified or registered mail, return receipt requested, to purchase such Residential Unit together with its appurtenant Common Interest or to lease such Residential Unit, as the case may be (or to cause the same to be purchased or leased by its designee, corporate or otherwise), in the case of the Residential Board, on behalf of all Unit Owners represented by the Residential Board, upon the same terms and conditions as contained in the Outside Offer and as stated in the notice from the Offeree Unit Owner.

8.1.2 In the event an Inside Offeror shall timely elect to purchase a Residential Unit together with its appurtenant Common Interest or to lease such Residential Unit or to cause the same to be purchased or leased by its designee, corporate or otherwise, then (a) with respect to a purchase, title shall close at the office of the attorneys for the Inside Offeror in accordance with the terms of the Outside Offer, within 45 days after the giving of notice by the Inside Offeror of its election to accept such offer and (b) with respect to a lease, the lease, upon the terms set forth in the Outside Offer, shall be executed and deemed effective on the date the Residential Board elects to accept such offer. Notwithstanding the foregoing, in the event that the closing date with respect to a purchase or the commencement date of the term of the lease, as the case may be, set forth in the Outside Offer, shall be later than 45 days after the giving of notice by an Inside Offer's election to accept the aforesaid offer, the Inside Offeror shall be required to perform or cause to be performed all of the terms of the Outside Offer (except as otherwise expressly set forth in this Article 8) including, but not limited to, payment of a downpayment or advance rentals and security deposits, as the case may be, and such closing of title or the commencement of the term of the lease shall be the date set forth in the notice to the Inside Offeror referred to in 8.1.1 as the intended closing date or commencement date, as the case may be. If pursuant to such Outside Offer, the Outside Offeror was to assume or take title to the Residential Unit subject to the Offeree Unit Owner's existing mortgage or mortgages, the Inside Offeror may purchase the Residential Unit and assume or take title to the Residential Unit subject to said existing mortgage or mortgages, as the case may be. At the closing, the Offeree Unit Owner, if such Residential Unit together with its appurtenant Common Interest is to be sold, shall convey the same to the Inside Offeror, or to its designee, corporate or otherwise, on behalf of all Residential Unit Owners, by deed in the form required by Section 339 o of the Real Property Law of the State of New York, with all tax and/or documentary stamps affixed at the expense of such Offeree Unit Owner, who shall also pay all other taxes arising out of such sale. Real estate taxes (including water charges and sewer rents if separately assessed), mortgage interest, if any, and Common Charges shall be apportioned between the Offeree Unit Owner and the Inside Offeror, or its designee, corporate or otherwise, as of the closing date. In the event

such Residential Unit is to be leased, the Offeree Unit Owner shall execute and deliver to the Inside Offeror, or to its designee, corporate or otherwise, a lease between the Offeree Unit Owner, as landlord, and the Inside Offeror, or its designee, corporate or otherwise, as tenant, covering such Residential Unit, for the rental and term contained in such Outside Offer.

8.1.3 In the event an Inside Offeror or its designee shall fail to accept such offer within 20 days after receipt of notice, as aforesaid, the Offeree Unit Owner shall have an additional 60 days to accept the Outside Offer by executing and delivering a contract or lease, as the case may be. In the event the Offeree Unit Owner shall not, within such 60-day period, accept in writing the Outside Offer, or if the Offeree Unit Owner shall accept the Outside Offer within such 60-day period but such sale or lease, as the case may be, shall not be consummated within an additional 60 days following the expiration of such 60-day period, then, should such Offeree Unit Owner thereafter elect to sell such Residential Unit together with its appurtenant Common Interest or to lease such Residential Unit, as the case may be, the Offeree Unit Owner shall be required to again comply with all the terms and provisions of this Section 8.1. Notwithstanding the foregoing, an Inside Offeror, in its discretion, may waive the Offeree Unit Owner's obligation to comply with either or both of the 60 day periods described herein or may extend either or both such periods, provided that such waiver or extension shall only be effective if in writing.

8.1.4 Any deed to an Outside Offeror shall be deemed to provide that the acceptance thereof by the grantee shall constitute an assumption of the provisions of the Declaration, these By-Laws and the Rules and Regulations, as the same may be amended from time to time.

8.1.5 Any lease executed in connection with the acceptance of any Outside Offer to lease a Residential Unit shall be consistent with these By-Laws and shall provide that it may not be materially modified, amended or extended without the prior consent in writing of the Residential Board, that the tenant shall not assign such Unit Owner's interest in such lease or sublet the demised premises or any part thereof without the prior consent in writing of the Residential Board and that the Residential Board, if permitted by applicable Law, shall have power to terminate such lease and/or to bring summary proceedings to evict the tenant in the name of the landlord thereunder, in the event of (i) a default by the tenant in the performance of its obligations under such lease, or (ii) a foreclosure of the lien granted by Section 339-z of the Real Property Law of the State of New York.

8.1.6 Except as hereinbefore set forth, the form of any such lease executed by the Residential Board or an Outside Offeror shall be a printed, reasonably applicable form of residential lease which is generally approved by the Board which governs the Unit to be leased and is accepted in New York City, such as an appropriate Real Estate Board of New York, Inc. or Blumberg form, and shall contain such modifications as shall be approved in writing by the Residential Board. Any lease executed by the Residential Board as tenant shall provide that the Residential Board may enter into a sublease of the premises without the consent of the landlord.

8.1.7 The foregoing restrictions of this Section 8.1 shall not apply to Unsold Residential Units, or Units rented to or by Residential Declarant or its designee, or the Commercial Units (or any commercial condominium units into which the Commercial Units may

hereafter be divided). Residential Declarant or its designee, the Rental Unit Owner and the Commercial Unit Owners shall have the right to freely sell their respective Units subject to any restrictions set forth in the EDC Deed or to freely lease all or any part of the Unsold Residential Units or the Rental Unit or the Commercial Units, as the case may be, without having to first offer the same for sale or lease to any Board or pay any fees or costs to any Board.

8.2 **Consent of Residential Unit Owners to Purchase or Lease of Residential Units by Residential Board.** The Residential Board shall not exercise any option hereinabove set forth to purchase or lease any Residential Unit without the prior approval of a Majority of Residential Unit Owners and subject to the right of the Residential Declarant to veto such purchase or lease in accordance with these By-Laws. However, the Residential Board shall have the right to release or waive such option without the prior approval of a Majority of Residential Unit Owners.

8.3 **Sovereign Immunity.** Notwithstanding anything to the contrary set forth above, before any Residential Unit is conveyed to a government or governmental mission, or to a department, agency or consulate of a government, or to any other party who or which may be entitled under applicable laws, conventions or treaties (including, without limitation, the United States Foreign Sovereign Immunities Act as same may be amended) to any present or future claim to any immunity, whether characterized as sovereign immunity or otherwise (or diplomatic or consular immunity, if applicable), from any legal or equitable proceedings in the United States of America or elsewhere, the Residential Board may require that the potential grantee enter into an agreement with the Residential Board, on terms acceptable to the Residential Board and its counsel, in which the potential grantee (i) agrees to a specified arrangement for service of process, (ii) expressly and irrevocably waives, to the full extent permitted by law (including, without limitation, the United States Foreign Sovereign Immunities Act, as same may be amended), with respect to the potential grantee, and with respect to any and all other intended occupants of the Unit, any present or future claim to any immunity, whether characterized as sovereign immunity or otherwise, (and diplomatic and consular immunity, if applicable) from any legal or equitable proceedings in the United States of America or elsewhere, brought by the Residential Board or any other party claiming with respect to the Unit (including without limitation, immunity from service of process, immunity from jurisdiction of any court or tribunal, and immunity of any of that party's property from attachment prior to entry of judgment and from attachment in aid of execution, and from execution itself, upon a judgment), (iii) agrees that any legal action or proceeding with respect to the Unit may be brought in the courts of the State of New York, and in the City of New York, or in the United States District Court for the Southern District of New York, as the Residential Board shall elect, and (iii) permits execution and enforcement of any judgment obtained by the Residential Board. The foregoing provisions do not apply to sales of Unsold Residential Units.

8.4 **No Severance of Ownership.** No Unit Owner shall execute any deed, mortgage or other instrument conveying or mortgaging title to such Unit Owner's Unit without including therein its appurtenant Common Interest, it being the intention to prevent any severance of such combined ownership. Any such deed, mortgage or other instrument purporting to affect one or more of such interests without including all such interests shall be deemed and taken to include the interest or interests so omitted even though the latter shall not be expressly mentioned or described therein. No part of the Common Interest appurtenant to any Unit may be sold,

conveyed or otherwise disposed of, except as part of a sale, conveyance or other disposition of the Unit to which such interest is appurtenant or as part of a sale, conveyance or other disposition of such part of the appurtenant Common Interests of all Units. Nothing in this Section 8.3 shall permit the lease of any Unit without the simultaneous lease of its appurtenant Common Interest.

8.5 **Release by Residential Board of Right of First Refusal.** The right of first refusal contained in 8.1 may be released or waived by each Inside Offeror only in the manner provided in Section 8.5. In the event an Inside Offeror shall release or waive its right of first refusal as to any Residential Unit, such Residential Unit together with its appurtenant Common Interest may be sold, conveyed or leased, free and clear of the provisions of Subsections 8.1.1 and 8.1.2, provided that such sale, conveyance or lease occurs within any applicable time periods required pursuant to Subsection 8.1.3.

8.6 **Certificate of Termination of Right of First Refusal.** A certificate executed by an officer of the Residential Section stating that the provisions of Subsection 8.1.1 have been met by a Residential Unit Owner or stating that the right of first refusal contained therein has been duly released or waived by the Inside Offeror, and that as a result thereof the rights of the Inside Offeror thereunder have terminated (provided that any sale, conveyance or lease occurs within any applicable time periods required pursuant to Subsection 8.1.3), shall be conclusive upon the Inside Offeror and the Residential Unit Owners in favor of all persons who rely on such certificate in good faith. Each Inside Offeror shall furnish such certificate upon request to any Residential Unit Owner with respect to whom the provisions of Subsection 8.1.1 have, in fact, terminated.

8.7 **Financing of Purchase of Residential Units by Residential Board.** The purchase of any Residential Unit by the Residential Board or its designee, on behalf of all Residential Unit Owners, may be made from the funds deposited in the capital and/or expense accounts of the Residential Board. If the funds in such accounts are insufficient to effectuate any such purchase, the Residential Board may levy an assessment against each Residential Unit Owner in proportion to such Unit Owner's respective Common Interest, as a Common Charge, and/or the Residential Board may, in its discretion, finance the acquisition of such Unit; provided, however, that no such financing may be secured by an encumbrance or hypothecation of any portion of the Property other than the Unit to be purchased together with its (their) appurtenant Common Interest(s).

8.8 **Exceptions.** The provisions of Section 8.1 shall not apply with respect to any lease, sale or conveyance of any Residential Unit together with its appurtenant Common Interest by (a) the Unit Owner thereof to such Unit Owner's spouse, adult children or grandchildren, parents, grandparents, adult siblings or to any one or more of them or to any affiliate of the Unit Owner thereof, (b) Residential Declarant or its designee, (c) the Residential Board, (d) any proper officer conducting the sale of a Residential Unit in connection with the foreclosure of a mortgage or other lien covering such Residential Unit or delivering a deed in lieu of such foreclosure, or (e) a Permitted Mortgagee or such Unit Owner's nominee, who has acquired title to any Residential Unit at any foreclosure sale of such Unit Owner's Permitted Mortgage or by deed in lieu thereof delivered in a bona fide transaction; provided, however, that each succeeding Residential Unit Owner shall be bound by, and such Unit Owner's Residential Unit subject to, the provisions of this Article 8. In addition, the provisions of Section 8.1 shall not apply to any

lease, sale or conveyance of the Commercial Units or any part thereof. The term "affiliate" shall be deemed to be an individual or entity which owns more than fifty percent (50%) of the beneficial interest of such Unit Owner, or an entity with respect to which such Unit Owner owns more than fifty percent (50%) of the legal and beneficial interest. In the event a Unit Owner is not a natural person, the provisions of Section 8.1 shall apply to any lease, sale or conveyance of the beneficial or legal ownership of such Residential Unit Owner to any party which is not an affiliate of the Residential Unit Owner.

8.9 **Gifts and Devises, etc.** Any Residential Unit Owner shall be free to convey or transfer such Unit Owner's Residential Unit by gift, or may devise such Unit Owner's Residential Unit by will or have such Unit Owner's Residential Unit pass by intestacy, without being subject to the restrictions of Section 8.1; provided, however, that each succeeding Residential Unit Owner shall be bound by, and such Unit Owner's Residential Unit shall remain subject to, the provisions of this Article 8.

8.10 **Storage Bins.** A Unit Owner may assign its Storage Bin License only to another Unit Owner. Upon conveyance of a Unit, the Residential Board will enter into a new Storage Bin License with the transferee of such Unit, in such form then required by the Residential Board. A Unit Owner may lease a Storage Bin, but only to another Unit Owner, the Residential Board or Declarant, as the case may be and only under such terms as may be required by the Residential Board. In no event may a Unit Owner retain use or rights to a Storage Bin after conveyance or transfer of such Unit Owner's Unit. In the event a Residential Unit Owner elects to terminate a Storage Bin License and does not transfer same to another Residential Unit Owner, the rights to the Storage Bin in question will devolve to the Residential Board which shall have the right to issue a new Storage Bin License to another Residential Unit Owner in its sole discretion.

8.11 **Unauthorized Sales or Leases of Residential Units.** Any purported sale or lease of a Residential Unit consummated in violation of Sections 8.1, 8.3 or 8.4 shall be voidable at the election of the Residential Board and if the Residential Board shall so elect, the Residential Unit Owner shall be deemed to have authorized and empowered the Residential Board to institute legal proceedings to eject the purported purchaser (in case of an unauthorized sale) or to evict the purported tenant (in case of an unauthorized leasing), in the name of the said Residential Unit Owner as the owner or landlord, as the case may be. Said Residential Unit Owner shall reimburse the Residential Board for all expenses (including attorneys' fees and disbursements) incurred in connection with such proceedings.

8.12 **Charges Imposed on Sale or Lease of Residential Units.** If permitted by Law, the Residential Board shall be entitled to fix by resolution and collect, before any sale or lease of a Residential Unit is consummated, a reasonable charge to cover its expenses, and any fees due the Managing Agent or any attorney retained by the Residential Board, in connection with the sale or lease. Additionally, the Residential Board may, by resolution adopt a "flip" tax in connection with such sale in order to create a reserve fund which will provide reserves for the Residential Section to use in the future for capital improvements, emergency repairs and working capital. If such charge is/charges are adopted, it shall be added to, and constitute a portion of, Common Charges payable by the selling or leasing Unit Owner. The aforementioned charges shall not apply to the lease of a Residential Unit to Declarant or its designee, to the sale or lease

of Unsold Residential Units by Declarant or its designee, or to the sale or lease of Unsold Residential Units by a Permitted Mortgagee of Declarant that acquires title to Unsold Residential Units.

8.13 **Power of Attorney.** At the time of acquiring title to a Residential Unit or a Commercial Unit and as a condition thereof, the new Unit Owner shall duly execute, acknowledge and make arrangements for recording in the City Register's Office, the Power of Attorney required by Article 17 of the Declaration, in the form set forth as Exhibit E to the Declaration.

8.14 **Notices Concerning Residential Unit Occupancy.** Within five (5) days following acquisition of a Residential Unit or the commencement of a lease relating thereto, the new Unit Owner or lessor, as the case may be, shall notify the Managing Agent of the Unit involved, the name of the purchaser or lessee and the names of the individuals, as permitted by the By-Laws, who will be using or occupying the Unit. The individuals so designated may be changed by the purchaser or lessor, from time to time, by further notice to the Managing Agent.

8.15 **Waiver of Right of Partition with Respect to Units Acquired on Behalf of Unit Owners as Tenants-in-Common.** In the event that any Unit shall be acquired by the Residential Board or the Commercial Board, or their respective designees, corporate or otherwise, on behalf of all Residential Unit Owners or all Commercial Unit Owners, as the case may be, as tenants-in-common, all such Unit Owners shall be deemed to have waived all rights of partition with respect to such acquired Unit as herein provided.

8.16 **Payment of Assessments.** No Residential Unit Owner shall be permitted to convey, mortgage, pledge, hypothecate or lease such Unit Owner's Residential Unit unless and until the Unit Owner shall have paid in full to the appropriate Board all unpaid Common Charges theretofore assessed by said Board against such Residential Unit and until such Residential Unit Owner shall have satisfied all unpaid liens against such Unit Owner's Residential Unit other than Permitted Mortgages.

8.17 **Mortgage of Units.** Subject to Article 7 and Section 8.16, each Unit Owner shall have the right to mortgage such Unit Owner's Unit without restriction, provided that, with respect to any mortgage covering a Residential Unit, the Residential Unit Owner making such mortgage shall notify in writing the Residential Board of the making of such mortgage.

8.18 **Lease or Purchase of Residential Unit or Other Apartment for Superintendent's/Resident Manager Residence.** The Residential Board or the Condominium Board shall have the right to lease or purchase and finance the purchase of a Residential Unit or other apartment for the resident manager's unit (whether or not in the Building) and shall have the right to amend, modify, extend, renew and otherwise deal in any way with respect to any such lease, purchase or financing without the approval of a Majority of Unit Owners.

8.19 Deed Restrictions. Pursuant to the provisions of the LDA each Unit Owner upon acceptance of a deed for a Unit and such Unit Owner's assigns, and every successor in interest to a Unit or any part thereof, covenants and agrees to be bound by the following covenants, which shall be binding for the benefit of the New York City Economic Development Corporation

("NYCEDC") and the City of New York (the "City") and enforceable by NYCEDC and the City against Grantee and its successors and assigns to the fullest extent permitted by law and equity:

8.19.1 Grantee, its successors and assigns, and any lessees of the premises or any improvements erected or to be erected thereon, or any part thereof, shall comply with all applicable federal, state, and local laws in effect from time to time prohibiting discrimination or segregation by reason of age, race, creed, religion, sex, color, national origin, ancestry, sexual orientation or affectional preference, disability, or marital status (collectively, "Prohibited Distinctions") in the sale, lease, or occupancy of the premises or any improvements erected or to be erected thereon, or any part thereof.

8.19.2 Grantee, its successors and assigns, and any lessees of the premises or any improvements erected or to be erected thereon, or any part thereof, shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the sale, lease, or occupancy of the premises or any improvements erected or to be erected thereon, or any part thereof, is restricted upon the basis of any Prohibited Distinction.

ARTICLE 9

CONDEMNATION

9.1 **General Common Elements.** In the event of a Taking of any part of the General Common Elements, the Condominium Board, subject to the provisions set forth below, will arrange for the prompt repair and restoration of such part of the General Common Elements so taken which, pursuant to the provisions of these By-Laws, are required to be maintained by the Condominium Board. The award made for any such taking shall be payable to the Condominium Board which shall be responsible for the repair and restoration thereof, as aforesaid; provided, however, that if any such award exceeds $500,000, such award shall be payable to the Condominium Insurance Trustee and shall be disbursed to the contractors engaged in such repair and restoration, in accordance with the provisions of Section 12.5 of these By-Laws. Notwithstanding any provisions contained herein in the event three-quarters or more of the Building is destroyed or substantially damaged as the result of such Taking and (1) seventy-five percent (75%) of all Residential Unit Owners and seventy-five percent (75%) of all Commercial Unit Owners and the Rental Unit Owner do not duly and promptly resolve to proceed with such repair or restoration of their respective Limited Common Elements, or (2) seventy-five percent (75%) of all Unit Owners do not duly and promptly resolve to proceed with such repair and restoration of the General Common Elements shall not be made and the net proceeds of any such award shall be divided among the Unit Owners pro rata in accordance with each Unit Owner's Common Interest after first paying out of the share of each Unit Owner the amount of any unpaid liens on such Units other than mortgages which are not Permitted Mortgages. Any dispute arising under this Article 9 shall be settled by Arbitration.

9.2 **Limited Common Elements and Units.** Except in the case where the Unit Owners do not elect to restore the Building, as more particularly described in Section 9.1 of these By-Laws:

9.2.1 In the event of a Taking in condemnation or by eminent domain of all or any part of any Limited Common Elements (other than the Rental Common Elements or the Commercial Limited Common Elements), the Residential Board or the Commercial Board, as more particularly described in Section 6.3 of these By-Laws, will arrange for the prompt repair and restoration of such portion of the Limited Common Elements so taken which, pursuant to the provisions of these By-Laws, are required to be maintained by the Residential Board or the Commercial Board, as the case may be. Notwithstanding the foregoing, if any award with respect to the Limited Common Elements (other than the Rental Common Elements or the Commercial Limited Common Elements) exceeds $500,000, such award shall be payable to the Condominium Insurance Trustee and shall be disbursed to the contractors engaged in such repair and restoration, if any, in accordance with the provisions of Section 12.5 of these By-Laws.

9.2.2 In the event of a Taking of all or any part of any portion of the Rental Section, the Rental Unit Owner will arrange for the prompt repair and restoration of such part of Rental Section. Notwithstanding the foregoing, if any award with respect to the Rental Section exceeds $500,000, such award shall be payable to the Rental Insurance Trustee.

9.2.3 In the event of the taking in condemnation or by eminent domain of all or any part of any portion of the Commercial Limited Common Elements, the Commercial Unit Owner whose Unit is appurtenant to such Commercial Limited Common Element, will arrange for the prompt repair and restoration of such part of Rental Section. Notwithstanding the foregoing, if any award with respect to the Commercial Limited Common Elements exceeds $500,000, such award shall be payable to the Condominium Insurance Trustee.

9.3 **Allocation of Net Deficit and Surplus and Disbursement of Awards.** If the net proceeds of any award are insufficient to cover or exceed the cost of any repairs and restorations to the Building, such deficit or surplus will be borne by or distributed to all Unit Owners pro rata in accordance with each Unit Owner's respective Architect's Allocation Ratio. All awards made in accordance with the provisions of this Section shall be disbursed to the contractors engaged in such repair and restoration, if any, in accordance with the provisions of Section 12.5 of these By-Laws. Any dispute between any Boards under this Article 9 shall be settled by Arbitration.

ARTICLE 10

RECORDS AND AUDITS

10.1 **Records.** Each Board or the managing agent for that Board, if any, shall keep detailed records of the actions of such Board, minutes of the meetings of such Board, minutes of the meetings of the Unit Owners for whom such Board serves and financial records and books of account with respect to the activities of such Board, including a listing of all receipts and expenditures. In addition, the Residential Board shall keep a separate account for each Residential Unit, which, among other things, shall contain the amount of each assessment of Common Charges made by the Residential Board against each such Unit, the date when due, the amounts paid thereon and the balance, if any, remaining unpaid.

10.2 **Audits.** Within four (4) months after the end of each fiscal year, an annual report of receipts and expenditures prepared and certified by an independent certified public accountant

shall be submitted by (a) the Residential Board to all Residential Unit Owners, (b) the Commercial Board to all Commercial Unit Owners and (c) the Condominium Board to the Residential Board, the Rental Unit Owner and the Commercial Board, and, if so requested, to any Permitted Mortgagee, as the case may be. The cost of such report submitted by (1) the Residential Board, shall be paid by the Residential Unit Owners as a Residential Common Expense, (2) the Commercial Board, shall be paid by the Commercial Unit Owners as a Commercial Common Expense and (3) the Condominium Board shall be paid by the Residential Board, the Rental Unit Owner and the Commercial Board as a General Common Expense.

10.3 **Availability of Documents.** Copies of the Declaration, these By-Laws, the Rules and Regulations and the Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Condominium Board and shall be available for inspection by Unit Owners and their authorized agents during reasonable business hours, except that Unit Owners and their authorized agents may not be permitted to inspect same in excess on one (1) time per month.

ARTICLE 11

ARBITRATION

11.1 **General Procedure.** Any arbitration provided for in these By-Laws shall be conducted in accordance with the provisions of this Article 11 (an "Arbitration"). Each Arbitration shall be conducted before one (1) arbitrator in New York City by the American Arbitration Association or any successor organization thereof, in accordance with its rules then in effect and the decision rendered in such Arbitration shall be binding upon the parties and may be entered in any court having jurisdiction. In the event that the American Arbitration Association is not then in existence and has no successor, any arbitration hereunder shall be conducted in New York City before one arbitrator appointed, on application of any party, by any justice of the highest court of appellate jurisdiction located in the County of New York having jurisdiction over the matter. The decision of the arbitrator so chosen shall be given within ten (10) days after such arbitrator's appointment. Any arbitrator appointed or selected in connection with any Arbitration under this Article 11 shall be a lawyer or real estate owner, developer, or manager familiar with condominium properties and having general legal or real estate experience, as the case may be, of not less than fifteen (15) years.

11.2 **Costs and Expenses.** The fees, costs and expenses of the arbitrator will be borne by the losing party in the Arbitration or, if the position of neither party to the dispute will be substantially upheld by the arbitrator, such fees, costs and expenses will be borne equally by the disputants unless otherwise set by the arbitrator. Each disputant will also bear the fees and expenses of such Unit Owner's counsel and expert witnesses. All costs and expenses paid or incurred by the Condominium Board in connection with any Arbitration held hereunder, including, without limitation, the fees and expenses of counsel and expert witnesses, will constitute General Common Expenses.

11.3 **Agreement by Parties.** The parties to any dispute required or permitted to be submitted to Arbitration hereunder may, by mutual agreement between them, vary any of the provisions of Section 11.1 with respect to the Arbitration of such dispute, or may agree to resolve

their dispute in any other manner, including, without limitation, the manner set forth in Section 3031 of the New York Civil Practice Law and Rules and known as the "New York Simplified Procedure for Court Determination of Disputes."

ARTICLE 12

MISCELLANEOUS

12.1 **Waiver.** No provision contained in these By-Laws or the Rules and Regulations shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

12.2 **Captions.** The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these By-Laws nor the intent of any provision hereof.

12.3 **Certain References.**

12.3.1 A reference in these By-Laws to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires.

12.3.2 The terms "herein," "hereof" or "hereunder" or similar terms used in these By-Laws refer to these entire By-Laws and not to the particular provision in which the terms are used, unless the context otherwise requires.

12.3.3 Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of these By-Laws.

12.4 **Severability.** Subject to the provisions of the Declaration, if any provision of these By-Laws is invalid or unenforceable as against any person, party or under certain circumstances, the remainder of these By-Laws and the applicability of such provision to other persons, parties or circumstances shall not be affected thereby. Each provision of these By-Laws shall, except as otherwise herein provided, be valid and enforced to the fullest extent permitted by Law. In the event any provision of these By-Laws or the Rules and Regulations conflicts with the provisions of the Declaration, the provisions of the Declaration shall control.

12.5 **Insurance Trustee.**

12.5.1 A Rental Insurance Trustee and a Condominium Insurance Trustee (as such terms are hereinafter defined) shall be appointed in the manner hereinafter provided to receive insurance proceeds in the event of a Casualty and, to the extent provided in Article 9 with respect to a Taking, Awards, to hold such monies for the benefit of the Condominium Board, the Commercial Board, the Residential Board and the Rental Unit Owner and any Permitted Mortgagee, as their interests may appear, and to disburse such monies and to act otherwise in accordance with the terms and provisions of the Condominium Documents.

12.5.1.1 American Property Financing Inc. ("APF") on behalf of Fannie Mae ("Rental Lender") is designated as the initial "Rental Insurance Trustee" on the date hereof to hold and disburse monies received in connection with the Rental Section. Rental Lender shall be a Rental Insurance Trustee from and after the date hereof, and for so long as Fannie Mae is a Permitted Mortgagee of the Rental Unit and APF is servicer for Fannie Mae. When Fannie Mae no longer holds a Permitted Mortgage on the Rental Unit in the Building and is no longer servicing any loans secured by a Permitted Mortgage on the Rental Unit, then the New York City Housing Development Corporation ("HDC") will be deemed designated as the Rental Insurance Trustee for so long as HDC holds a Permitted Mortgage on the Rental Unit. Thereafter HDC shall serve as the Rental Insurance Trustee until HDC is replaced in accordance with the provisions of these By-Laws and the Insurance Trustee Agreement. The foregoing designations shall be subject to (i) Rental Lender's and HDC's right to elect, on not less than sixty (60) days' prior notice to the Boards and the Rental Unit Owner and any other Permitted Mortgagee, to resign pursuant to this Section 12.5 or (ii) Rental Lender's or HDC's removal pursuant to the Rental Insurance Trustee Agreement due to failure to materially comply with its obligations as Rental Insurance Trustee. Following any such resignation or removal of Rental Lender or HDC, the Rental Insurance Trustee shall be appointed by the Rental Unit Owner, subject to the reasonable consent of the Permitted Mortgagees holding a Permitted Mortgage secured by the Rental Unit if such consent is required under the terms of the Permitted Mortgage secured by the Rental Unit. The Rental Insurance Trustee shall be entitled to receive, from the Rental Unit Owner, the Rental Insurance Trustee's reasonable fees and expenses for acting as Rental Insurance Trustee as provided in the Rental Insurance Trustee Agreement, and may retain said fees and expenses, free of trust, from monies held by it. Any Rental Insurance Trustee appointed to act hereunder shall execute a Rental Insurance Trustee Agreement with the Rental Unit Owner and the Condominium Board accepting said appointment. Said Rental Insurance Trustee Agreement shall be substantially in the form attached to the Declaration as Exhibit "E" or such other form as is reasonably approved by the Rental Unit Owner, the Condominium Board and any Permitted Mortgagee holding a Permitted Mortgage secured by the Rental Unit.

12.5.1.2 The Condominium Board shall designate an Institutional Lender as of the date of the recording of the Declaration to hold and disburse monies received in connection with the General Common Elements, the Residential Section and the Commercial Section (the "Condominium Insurance Trustee") and such party shall be the Condominium Insurance Trustee from and after the date of such designation. The Institutional Lender, holding a Permitted Mortgagee secured by the Commercial Unit shall automatically serve as the Condominium Insurance Trustee for as long as it holds the Permitted Mortgage on the Commercial Unit. The Condominium Insurance Trustee shall have the right to elect, on not less than sixty (60) days' prior notice to the Owners and any other Permitted Mortgagee, to resign pursuant to Section 12.5.1.5. The Condominium Insurance Trustee may be removed pursuant to the Condominium Insurance Trustee Agreement due to failure to materially comply with its obligations as Condominium Insurance Trustee. Following any such resignation or removal of the Condominium Insurance Trustee, a replacement Condominium Insurance Trustee shall be appointed by the Condominium Board. The Condominium Insurance Trustee shall be entitled to receive, from the Condominium Board, the Condominium Insurance Trustee's reasonable fees and expenses for acting as Condominium Insurance Trustee as provided in the Condominium Insurance Trustee Agreement, and may retain said fees and expenses, free of trust, from monies held by it. Any Condominium Insurance Trustee appointed to act hereunder shall execute a

Condominium Insurance Trustee Agreement with the Condominium Board accepting said appointment.

12.5.1.3 Except as otherwise agreed by the Insurance Trustee, an Insurance Trustee shall not be liable or accountable for any action taken or disbursement made in good faith by the Insurance Trustee, except that arising from its own gross negligence or willful misconduct. An Insurance Trustee's reliance upon advice of independent competent counsel shall be conclusive evidence of good faith, but shall not be the only manner in which good faith may be shown. An Insurance Trustee is authorized to but shall have no affirmative obligation to prosecute a determination of the amount of, or to effect the collection of, any insurance proceeds or Award or Awards unless the Insurance Trustee shall have been given an express written authorization from the Rental Unit Owner under the Rental Insurance Trustee Agreement and the Condominium Board under the Condominium Insurance Trustee Agreement; provided however, that if only the Rental Unit Owner, the Residential Board or the Commercial Board is entitled to said insurance proceeds, then said Rental Unit Owner or Board may authorize the Insurance Trustee to so proceed. In addition, the Insurance Trustee may rely conclusively on any certificate furnished by any Certifying Professional to the Insurance Trustee which appears on its face to have been properly furnished in accordance with the provisions of these By-Laws and shall not be liable or accountable for any disbursement of funds made by it in reliance upon such certificate or authorization. Notwithstanding anything to the contrary set forth above, an Insurance Trustee which also holds a mortgage on a Unit shall not be entitled to any rights of setoff or lien against any monies held by it other than rights existing as to the fees payable to the Insurance Trustee under the Insurance Trustee Agreement.

12.5.1.4 In consideration of the services rendered by the Insurance Trustee, the Rental Unit Owner, in the case of the Rental Insurance Trustee and the Condominium Board in the case of the Condominium Insurance Trustee, agree to indemnify and hold harmless their respective Insurance Trustee from any and all damage, liability or expense of any kind whatsoever (including, but not limited to, reasonable attorneys' fees and expenses) incurred in the course of Insurance Trustee's duties hereunder or in the defense of any claim or claims made against Insurance Trustee by reason of its appointment hereunder, except where due to the gross negligence, bad faith failure to act or willful misconduct of the Insurance Trustee.

12.5.1.5 An Insurance Trustee may resign by serving not less than sixty (60) days' prior notice to the Rental Unit Owner, each Board and the Permitted Mortgagees of the Rental Unit and the Commercial Units. Within such sixty (60) day period, the party originally designating such Insurance Trustee (and in the case of the Rental Unit Owner and Commercial Unit Owners with the reasonable consent of the respective Permitted Mortgagees holding a Permitted Mortgage secured by the Rental Unit or the Commercial Units, provided same is required under the terms of the Permitted Mortgage), shall appoint a substitute who qualifies as an Insurance Trustee pursuant to this Subsection 12.5.1.5, and the resigning Insurance Trustee shall transfer all funds, together with copies of all records, held by it as Insurance Trustee to such substitute, at which time its duties as Insurance Trustee shall cease. If a Unit Owner fails to appoint a substitute Insurance Trustee within said sixty (60) days, the Insurance Trustee may, after not less than twenty (20) days prior written notice to the Unit Owner and the Condominium Board (given no sooner than forty (40) days after the resignation

notice referred to above), deposit such funds with either a court of competent jurisdiction or with a bank or trust company in New York, New York who qualifies as a Insurance Trustee.

12.5.2 Each request pursuant to the provisions of these By-Laws for disbursement of insurance proceeds, or any Awards deposited with a Insurance Trustee, including any interest or income earned thereon (the "Restoration Funds") for application to the cost of Restoration Work shall be accompanied by the certificates required under this Section 12.5 and otherwise comply with the provisions of this Article.

12.5.2.1 Before disbursing any Restoration Funds pursuant to the provisions of this Article 12, an Insurance Trustee shall reimburse itself therefrom to the extent of the necessary and proper expenses (including, without limitation, reasonable attorneys' fees and disbursements) paid or incurred by the Insurance Trustee in the collection of such Restoration Funds.

12.5.2.2 The Insurance Trustee shall disburse the Restoration Funds in connection with the Restoration Work, in installments as the Restoration Work progresses, to the Unit Owner or the Board submitting the Restoration Funds Request (as hereinafter defined), in accordance with the provisions of this Section. If the Restoration Work is made by a Unit Owner in accordance with the terms of these By-Laws, such Unit Owner submitting the Restoration Funds Request shall also provide a copy of such request to its Permitted Mortgagee(s) and to the Condominium Board. If the Restoration Work is performed by the Condominium Board, the Residential Board or the Commercial Board each Restoration Funds Request shall be sent to each Commercial Unit Owner and the Rental Unit Owner and all Permitted Mortgagees.

12.5.2.3 In order to obtain a disbursement from the Insurance Trustee, a Unit Owner or a Board, as applicable, shall submit a written request addressed to the Insurance Trustee (each such request being herein called a "Restoration Funds Request"), provided that:

(i) such Restoration Fund Request shall be accompanied by a certificate of the Unit Owner(s) or Board, as applicable, (1) requesting payment of specified amounts of the Restoration Funds equal to the amounts then due and owing to contractors or other parties for performance of all or a portion of the Restoration Work, under specific contracts or agreements in respect of the Restoration Work, or to a Unit Owner or the Condominium Board as reimbursement for a cost of the Restoration Work paid by the Unit Owner or the Condominium Board, (2) describing in reasonable detail the services or materials already provided under such contracts or agreements, (3) stating that such payment does not exceed the amount then due and owing (or reimbursable) in respect of such services and materials under such contracts or agreements, (4) stating that all such services have been performed, and that all such materials have been incorporated into the Building (except for such materials specifically delineated as not yet being so incorporated into the Building), and (5) stating that the cost of such services and materials has not previously been made the basis of any Restoration Funds Request (such certificate being herein called the "Owner's Certificate");

(ii) the requirement to provide any deposit under Section 12.5.2.9, if any, has been satisfied; and

(iii) with respect to a Casualty, the insurance claims in respect of the repair or restoration in question shall have been adjusted, and all amounts required to be deposited to the Insurance Trustee by a Unit Owner or a Board pursuant to the By-Laws shall have been so deposited. With respect to a Taking, the Insurance Trustee shall hold the Net Awards as provided in Article 9 of these By-Laws, and all other amounts required to be deposited under this Subsection shall have been deposited.

12.5.2.4 An Insurance Trustee shall not make any installment payment for materials (which term shall include all fixtures and equipment), purchased but not yet incorporated in the Building, unless (a) in the case of a Permitted Mortgage secured by the Residential Unit or the Rental Unit or a Commercial Unit, the Permitted Mortgagee thereof has consented to such payment, which consent shall not be unreasonably withheld, (b) there shall have been delivered to the Insurance Trustee certificates of insurance for such materials, fixtures and equipment naming the Insurance Trustee as "loss payee" and insuring against casualty, loss and theft for one hundred (100%) percent of the cost thereof, (c) the Certifying Professional shall state that in the opinion of the Certifying Professional (1) such materials are securely stored, properly inventoried and clearly marked to indicate that they are the property of the Unit Owner or the Condominium Board as applicable, are in compliance with the Plans, are finally assembled, fully-fabricated building materials and that the bills of sale therefor are acceptable, and (2) the Unit Owner or the Board as applicable, owns such materials free and clear of all liens (excluding the lien of any Permitted Mortgagee) and encumbrances of any nature whatsoever, and (d) the aggregate amount of such disbursements for such stored materials shall not exceed $500,000, as adjusted for inflation.

12.5.2.5 Except as otherwise provided in the loan documents, there shall be retained from each advance of the Restoration Funds made on account of labor and materials an amount equal to the retainage under the applicable contract, but not less than ten percent (10%) of the amount that would otherwise have been payable if there were no retainage under the applicable contract. The retainage with respect to any trade contract for construction or materials (excluding any general contractor's fee, construction manager's fee or any general conditions set forth in such contracts) shall not be payable prior to the date that is thirty (30) days after the date upon which such contract shall be fully completed (that is, the date that 100% of all services and/or materials to be performed and/or provided thereunder shall have been fully performed and/or provided, including all "punch list" items). For purposes of applying this Section 12.5.2.5, all contracts with the same contractor (and/or with a series of affiliated contractors) shall be treated as a single contract. A true and complete copy of each contract in respect of the Restoration Work shall be delivered upon request to the Insurance Trustee and the Certifying Professional, as well as the Permitted Mortgagees of a Commercial Unit or the Rental Unit.

12.5.2.6 The Insurance Trustee shall disburse such portions of Awards held pursuant to Section 12.5 to the extent provided in Article 9 at such time as and otherwise pursuant to such Article 9.

12.5.2.7 Any Restoration Funds from insurance proceeds remaining after the completion of the Restoration Work, as certified by the Certifying Professional, shall be paid to a Unit Owner or a Board, as applicable, in accordance with Section 6.3, provided, however,

any surplus payable to a Unit Owner or a Board, as applicable shall be lessened by such amounts as may be required to reduce unpaid liens of any Permitted Mortgages on the respective Unit in the order or priority of such liens. Any Restoration Funds from an Award remaining after completion of the Restoration Work, as certified by the Certifying Professional, shall be paid in accordance with Article 8 of these By-Laws provided, however, any surplus payable to a Unit Owner or a Board, as applicable shall be lessened by such amounts as may be required to reduce unpaid liens of any Permitted Mortgages on the respective Unit in the order or priority of such liens.

12.5.2.8 Except as otherwise provided in the loan documents, the Restoration Funds Request shall be accompanied by a certificate, dated not more than ten (10) days prior to such request, by the Certifying Professional stating, based upon a site observation of the Building made not more than twenty (20) days prior to the Restoration Funds Request, that:

(i) The amount then requested to be paid either has been paid by the Unit Owner(s) or a Board, or is justly due to contractors, subcontractors, materialmen, engineers, architects or other persons (whose names and addresses shall be stated), who have rendered or furnished services or materials for the Restoration Work pursuant to signed contracts approved as may be required in accordance with these By-Laws, based on the Certifying Professional's estimated value of the work in place, giving a brief description of such services and materials and the principal subdivisions or categories thereof and the several amounts so paid or due to each of such parties with respect thereto, any retainage, and stating, in reasonable detail, the progress of the Restoration Work in connection with the restoration up to the date of the certificate.

(ii) No part of such expenditure has been or is being made the basis, in any previous or then pending request, for the payment of Restoration Funds, or has been paid out of any of the Restoration Funds.

(iii) The amount then requested does not exceed the cost of the services and materials described in the certificate, less the applicable retainage.

(iv) All the Restoration Work theretofore performed has been performed substantially in accordance with the approved plans and specifications for such Restoration Work.

(v) The materials for which payment is being requested are at least equal in quality to the items being restored or replaced and are in accordance with the plans and specifications for such Restoration Work.

(vi) Except in the case of the final request for payment by the Unit Owner(s) or the Condominium Board, the balance of the Restoration Funds held by the Insurance Trustee (including any funds or other security provided by the Unit Owner(s) or the Condominium Board) shall be sufficient, upon completion of the Restoration Work, to pay for such work in full, and estimating, in reasonable detail, the total and remaining costs to complete such Restoration Work.

(vii) In the case of the final request for payment by the Unit Owner(s) or the Condominium Board, the Restoration Work shall have been fully completed (including "punchlist items") in accordance with the provisions of this Agreement.)

(viii) If the Restoration Funds Request includes costs for materials not yet incorporated into the Building, the opinions required in Section 12.5.2.4 above.

(ix) That all permits and approvals required for the Restoration Work to date have been issued.

(x) That the Builder's Risk insurance required pursuant to these By-Laws is in place to the extent necessary.

(xi) In connection with a request for the payment of any retainage, a certification that the work required to be performed has been fully completed (including any punch list items) for a period of not less than thirty (30) days.

12.5.2.9 Except as otherwise provided in the loan documents, the following are conditions precedent to each payment of Restoration Funds requested to be made pursuant to a Restoration Funds Request:

(i) The Restoration Funds Request shall be accompanied by a report, search or certificate, dated not more than five (5) days prior to such request, of a title insurance company reasonably satisfactory to the Condominium Board showing that there are no vendor's, mechanic's, laborer's or materialman's liens filed against any Unit, except such as will be discharged upon payment of the amount then requested to be disbursed.

(ii) The Restoration Funds Request shall be accompanied by waivers of all mechanic's and other similar liens with respect to all of the Restoration Work for which a Restoration Funds Request has previously been made and funded provided however, that a Insurance Trustee may, in its discretion, waive the foregoing requirements where the sum due under the contract and/or subcontract is $200,000 or greater.

(iii) If, in connection with any Restoration Work, a determination that a deficiency exists has been made pursuant to Section 6.3 or Article 9, or at any time during the prosecution of the Restoration Work, the Certifying Professional reasonably estimates that the cost to complete the Restoration Work exceeds the Restoration Funds then being held by a Insurance Trustee, plus any funds or security previously deposited pursuant to the provisions of this Subsection then (a) the Unit Owner(s) or the Board responsible for such deficiency as provided in Article 6 or Article 9, as applicable, shall deposit with the applicable Insurance Trustee an amount equal to such deficiency and (b) no monies shall be disbursed by the Insurance Trustee for Restoration Work until the provisions of this sentence or the next sentence have been satisfied. In lieu of depositing its share of such deficiency, a Unit Owner or a Board may

deliver to the Insurance Trustee an irrevocable and unconditional letter of credit in favor of the Insurance Trustee in the face amount of the share of the deficiency owed by such Unit Owner or Board or such other security as may be reasonably acceptable to the other Unit Owners and/or Board, as applicable, provided the same is in a form reasonably satisfactory to the Permitted Mortgagee(s),and has an expiration date of no earlier than sixty (60) days beyond the estimated completion date for the Restoration Work. Any amounts or other security deposited hereunder shall be applied by the Insurance Trustee (i) to the cost of the Restoration Work after application of any insurance proceeds or condemnation Awards, as the case may be, and any interest or income earned thereon, to the cost of any Building Restoration Work or (ii) to the extent that the deficiency deposit was required or is being maintained for the cost of any Restoration Work attributable to any act or omission of, or change requested or required by, the depositing Unit Owner or the Condominium Board, as applicable, to such cost.

12.6 **Successors and Assigns.** Except as set forth herein or in the Declaration to the contrary, the rights and/or obligations of Declarant or its designee as set forth herein shall inure to the benefit of and be binding upon any successor or assign of Declarant or its designee or, with the consent of Declarant or its designee, any transferee of some or all then Unsold Residential Units then owned by Declarant or its designee, as the case may be. The rights and/or obligations of the Commercial Unit Owners as set forth herein shall inure to the benefit of and be binding upon any successors or assigns of the Commercial Unit Owners. Subject to the foregoing, Declarant, its designee, and/or the Commercial Unit Owners, as the case may be, shall have the right, at any time in their sole discretion, to assign or otherwise transfer their respective interests herein, whether by sale, merger, consolidation, lease, assignment or otherwise.

12.7 **Covenant of Further Assurances.**

12.7.1 Any party which is subject to the terms of these By-Laws, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of any Board, or otherwise, shall, upon prior reasonable written request at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action, as such other party may reasonably request to effectuate the provisions of these By-Laws or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

12.7.2 If any Unit Owner or other party which is subject to the terms of these By-Laws fails, within ten (10) days after request therefor, either (i) to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner or party is required to execute, acknowledge and deliver or to take pursuant to these By-Laws, or (ii) to deliver a written notice to the party requesting such execution, acknowledgment or delivery, and to the Board representing such Unit Owners, stating the reasons why such Unit Owner or other party refuses to execute, acknowledge or deliver such instrument or take such action, then the Board which represents such Unit Owner, or other party is hereby authorized, as attorney-in-fact for such Unit Owner or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action in the name of such Unit Owner or other party and such document or action shall be binding on such Unit Owner or other party.

12.7.3 If any Unit Owner, Board or other party which is subject to the terms of these By-Laws fails, within ten (10) days after request therefor, either (i) to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, Board or party is required to execute, acknowledge and deliver or to take pursuant to these By-Laws at the request of Declarant or its designee, or (ii) to deliver a written notice to Declarant or its designee, as applicable, and to the Board representing such Unit Owners stating the reasons why such Unit Owner, Board or other party refuses to execute, acknowledge or deliver such instrument or take such action, then Declarant or its designee is hereby authorized, as attorney-in-fact for such Unit Owner, Board or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner, Board or other party and such document or action shall be binding on such Unit Owner, Board or other party, as the case may be.

ARTICLE 13

AMENDMENT TO BY-LAWS

13.1 **Amendments by Unit Owners.** Except as specifically provided herein or in the Declaration with respect to amendments, modifications, additions or deletions affecting Declarant or its designee, or any Unsold Residential Units, or the Commercial Units or any Commercial Unit Owner, (a) any provision of these By-Laws may be added to, amended, modified or deleted by the vote of at least 66-2/3% in number and in Common Interest of all Unit Owners taken in accordance with the provisions of these By-Laws, provided, however, that the Common Interest appurtenant to each Unit as expressed in the Declaration shall not be altered without the written consent of all Unit Owners directly affected, (b) any provision of these By-Laws benefiting, protecting or otherwise affecting only the Residential Section or the Residential Unit Owners may be amended, modified, added to or deleted by affirmative vote of at least 66-2/3% in number and in Common Interest of all Residential Unit Owners taken in accordance with the provisions of these By-Laws, (c) any provision of these By-Laws benefiting, protecting or otherwise affecting only the Commercial Section or the Commercial Unit Owners may be amended, modified, added to or deleted by affirmative vote of at least 66-2/3% in number and in Common Interest of all Commercial Unit Owners taken in accordance with the provisions of these By-Laws and (d) any provision of these By-Laws benefiting, protecting or otherwise affecting only the Rental Section or the Rental Unit Owner may be amended, modified by the Rental Unit Owner in accordance with the provisions of these By-Laws. Subject to the provisions contained herein or in the Declaration with respect to amendments, modifications, additions or deletions affecting Declarant or its designee, Permitted Mortgagees, any Unsold Residential Units, the Rental Section or any Rental Owner, the Commercial Section or any Commercial Unit Owner, any such amendment, modification, addition or deletion shall be executed by (1) the Residential Board, as attorney-in-fact for the Residential Unit Owners, coupled with an interest, which Residential Board is hereby authorized by such Residential Unit Owners so to act as their attorney-in-fact or (2) the Commercial Board, as attorney-in-fact for the Commercial Unit Owners, coupled with an interest, which Commercial Board is hereby authorized by such Commercial Unit Owners to act as their attorney-in-fact or (3) the Condominium Board, as attorney-in-fact for all Unit Owners, coupled with an interest, which Condominium Board is hereby authorized by such Unit Owners so to act as their attorney-in-fact. Notwithstanding the foregoing and subject to the provisions contained herein or in the

Declaration with respect to amendments affecting Declarant or its designee, any Unsold Residential Units, the Rental Section or the Rental Unit Owner, the Commercial Section or the Commercial Unit Owners, (i) no amendment, modification, addition or deletion pursuant to the provisions of clause (a) above shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of the Residential Representatives, if any, (ii) no amendment, modification, addition or deletion pursuant to the provisions of clause (b) above shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of the respective Residential Mortgage Representatives, if any, and (iii) the provisions of this Section 13.1 may not be amended, modified, added to or deleted unless (in addition to the consent, if required, of the Residential Mortgage Representatives, as the case may be), eighty percent (80%) in number and in Common Interest of all Unit Owners affected thereby approve such amendment, modification, deletion or addition in the manner set forth above.

13.2 **Amendments Affecting Declarant or its Designee or the Commercial Unit Owner or the Rental Unit Owner.** Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of or to these By-Laws, the Declaration or the Rules and Regulations shall be effective in any way (a) without the prior written consent of the affected Commercial or Rental Unit Owner with respect to any amendment, modification, addition or deletion of or to these by-laws, the Declaration or the Rules and Regulations modifying the permitted uses of any Rental or Commercial Unit or affecting the rights, privileges, easements, licenses or exemptions granted to any Commercial or Rental Unit Owner, (b) without the prior written consent of Residential Declarant or its designee or the owner of any Unsold Residential Unit, as the case may be, with respect to any amendment, modification, addition or deletion of or to these by-laws, the Declaration or the Rules and Regulations modifying the permitted uses of the Building or any portion thereof or affecting the rights, privileges, easements, licenses or exemptions granted to Residential Declarant or its designee or the owner of any Unsold Residential Unit, as the case may be, or otherwise adversely affecting Residential Declarant or its designee or the owner of any Unsold Residential Unit, as the case may be, or (c) without the prior written consent of the holder of any present or future mortgage, pledge, or other lien or security interest covering any Unsold Residential Unit, Rental Unit or Commercial Unit, with respect to any amendment, modification, addition or deletion of or to these by-laws, the Declaration, or the Rules and Regulations modifying the permitted uses of such Unsold Residential Unit, Rental Unit or Commercial Unit, or affecting the rights, privileges, easements, licenses or exemptions granted to the owner of such Unsold Residential Unit, Rental Unit or Commercial Unit. Declarant and the Commercial Unit Owners and Rental Unit Owner shall have the right to amend the By-Laws, without the consent of any Board or any other Unit Owner, to effectuate the rights otherwise granted to Declarant and the Commercial Unit Owners and Rental Unit Owner under the terms of the Declaration and these By-Laws. However, the Rental Unit Owner shall not amend these By-Laws without the consent of the New York City Department of Housing Preservation and Development ("HPD") for the duration of the regulatory agreement, which consent shall not be unreasonably withheld or delayed.

13.3 **Amendments Affecting Permitted Mortgagees.** Notwithstanding any provision contained herein to the contrary, no modification, addition, amendment or deletion of or to Article 7 or 6.1, 6.2, 6.4.2, 6.4.3, 8.7(d) or (e), or 8.10 shall be effective as against the holder of any Permitted Mortgage theretofore made unless such holder has given its prior written consent thereto, which consent shall not be unreasonably withheld or delayed.

ARTICLE 14

AMENDMENTS CONCERNING RENTAL AND COMMERCIAL SECTION

Amendments, modifications, additions or deletions of or to the Declaration, these By-Laws and the Rules and Regulations may be necessary, appropriate or desirable in connection with the operation of the Rental Section and Commercial Section or the subdivision of any Commercial Unit or Rental Unit into separate condominium units and/or the offering for sale or lease of all or any portion of the Commercial Units or Rental Unit and it is contemplated that in connection therewith the Commercial Board or Rental Unit Owner will cause the Declaration, these By-Laws and the Rules and Regulations to be so amended, modified, added to or deleted from and that the resulting provisions thereof may be similar or dissimilar to those affecting the Residential Section and Residential Unit Owners. In the case of any such amendment, modification, addition or deletion which does not adversely affect the Residential Section, or any Residential Unit Owners, the Commercial Board or Rental Unit Owner shall be the attorney-in-fact for the Residential Unit Owners, coupled with an interest, for the purpose of approving and executing any instrument effecting such amendment, modification, addition or deletion.

SCHEDULE A

RULES AND REGULATIONS OF THE RESIDENTIAL SECTION

1. The entrances, passages, public halls, elevators, vestibules, corridors and stairways of the Residential Section shall not be obstructed or used for any other purpose than ingress to and egress from the Residential Units.

2. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the passages, public halls, vestibules, corridors, stairways or fire tower landings of the Residential Section, nor shall any fire exit thereof be obstructed in any manner. Nothing shall be hung or shaken from any doors, windows or roofs or placed upon the window sills of the Residential Section.

3. Neither occupants nor their guests shall play in the entrances, passages, public halls, elevators, vestibules, corridors, stairways or fire towers of the Residential Section.

4. No public hall or public elevator vestibule of the Residential Section shall be decorated or furnished by any Residential Unit Owner in any manner.

5. Each Residential Unit Owner shall keep such Unit Owner's Unit and any Limited Common Elements appurtenant thereto (including the surface of any Terrace or Loggia appurtenant to a Residential 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. The type, size and quantity of plantings and other installations to be placed on Terrace or Loggia and the rights of Unit Owners to paint and decorate Terrace or Loggia shall be subject to the prior written approval of the Residential Board. Any determination as to what constitutes a good state of preservation and cleanliness for any Unit Owner's Terrace or Loggia shall be within the sole but reasonable discretion of the Residential Board.

6. No window guards or window decorations shall be used in or about any Residential Unit, unless otherwise required by Law, except such as shall have been approved in writing by the Residential Board or the managing agent of the Residential Section, which approval shall not be unreasonably withheld or delayed.

7. No radio, television aerial, satellite, disk or similar devices shall be attached to or hung from the exterior of the Residential Section and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any door or window or other part of the Residential Section except such as are permitted pursuant to the Declaration or the By-Laws or shall have been approved in writing by the Residential Board or the managing agent of the Residential Section, nor shall anything be projected from any door or window of the Residential Section without similar approval, except as may otherwise be provided by Law.

8. No heat, ventilator or air conditioning device shall be installed in any Residential Unit without the prior written approval of the Residential Board, which approval may be granted or refused in the sole discretion of the Residential Board.

9. All radio, television or other electrical equipment of any kind or nature installed or used in each Residential Unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction and the Residential Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Residential Unit Owner's Unit.

10. No velocipedes, bicycles, scooters or similar vehicles shall be allowed in any of the elevators other than the elevators designated by the Residential Board or the managing agent of the Residential Section for that purpose, and no baby carriages or any of the above-mentioned vehicles shall be allowed to stand in the passages, public halls, vestibules, corridors or other public areas of the Residential Section.

11. No Residential Unit Owner shall make or permit any disturbing noises or activity in the Residential Section, or do or permit anything to be done therein, which will interfere with the rights, comfort or convenience of other Unit Owners or the tenants or occupants of the Commercial Section. No Residential Unit Owner shall play or suffer to be played any musical instrument, or practice or suffer to be practiced vocal music, or operate or permit to be operated a phonograph, radio, television computer, stereo or other loud speaker in such Unit Owner's Unit between 11:00 P.M. and the following 7:00 A.M., if the same shall disturb or annoy other occupants of the Building, unless the same shall have the prior written consent of the Residential Board. No construction or repair work or other installation involving noise shall be conducted in any Residential Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an Emergency or unless such work is performed by Declarant.

12. No pets other than dogs, caged birds, cats and fish (which do not cause a nuisance, health hazard or unsanitary condition), shall be permitted, kept or harbored in a Residential Unit without the same in each instance having been expressly permitted in writing by the Residential Board or the managing agent of the Residential Section and such consent, if given, shall be revocable by the Residential Board or such managing agent in their sole discretion, at any time. In no event shall any Unit Owner maintain more than two (2) pets in a Unit without the consent of the Residential Board nor shall any bird, reptile, or animal be permitted in any public elevator in the Residential Section, other than the elevators designated by the Residential Board or the managing agent of the Residential Section for that purpose, or in any of the public portions of the Residential Section, unless carried or on a leash. No pigeons or other birds or animals shall be fed from the window sills or other public portions of the Residential Section or on the sidewalk or street adjacent to the Building. Each Residential Unit Owner who keeps any type of pet in such Unit Owner's Residential Unit may be required to enter into an agreement with the Residential Board setting forth such other rules regarding pets as the Residential Board shall deem suitable and indemnifying and holding harmless the Condominium, all Unit Owners and the managing agent from all claims and expenses resulting from acts of such pet.

13. Housekeepers, nannies, messengers and tradespeople visiting or residing in the Residential Section may be required to use the elevators designated by the Residential Board or the managing agent of the Residential Section for that purpose, for ingress and egress, and shall not use any of the other elevators for any purpose, except that nurses in the employ of Residential Unit Owners or their guests or tenants may use any of the other elevators when accompanying said Unit Owners, guests or tenants. However, a guest or visitor of a Residential Unit Owner may use any of the elevators freely, if authorized by such Unit Owner.

14. All service and delivery persons may be required to use the service entrance unless otherwise directed. All packages, whenever feasible, will be required to be delivered by outside personnel to the package room in the lobby where such packages will be held for pick-up by Residential Unit Owners. Deliveries, if made, will be made from the package room to individual Residential Units only by building personnel or as otherwise directed by building personnel. Such deliveries will be made only at such times as a Unit is occupied by the resident thereof or an authorized person and said resident or authorized person is willing to accept delivery. If the Residential Unit is not so occupied or delivery is declined, the package will be held in the package room until the resident or authorized person returns or requests delivery. In the case of packages containing perishable food items, service or delivery persons who are registered with building personnel will be permitted to make deliveries directly to individual Residential Units after such service or delivery persons have received approval for such delivery from the Residential Unit Owner.

15. Trunks and heavy baggage shall be taken in or out of the Residential Section by the elevators designated by the Residential Board or the managing agent of the Residential Section for that purpose, and through a designated entrance only.

16. No refuse from the Residential Units shall be sent to the below grade levels of the Building except at such times and in such manner as the Residential Board or the managing agent of the Residential Section may direct.

17. Water-closets and other water apparatus in the Residential Section shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a Residential Unit shall be repaired and paid for by the Owner of such Unit.

18. No occupant of the Residential Section shall send any employee of the Residential Section or of the managing agent thereof out of the Building on any private business.

19. The agents of the Residential Board or the managing agent, and any contractor or worker authorized by the Residential Board or the managing agent of the Residential Section, may enter any room or Residential Unit at any reasonable hour of the day, on at least one day's prior written notice to the Residential Unit Owner, for the purpose of inspecting such Residential Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such

vermin, insects or other pests; however, such entry, inspection and extermination shall be done in a manner so as not to unreasonably interfere with the use of such Residential Unit for its permitted purposes.

20. Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

21. The Residential Board or the managing agent of the Residential Section may retain a passkey to each Residential Unit. If any lock is altered or a new lock is installed, the Residential Board or the managing agent of the Residential Section shall be provided with a key thereto immediately upon such alteration or installation. If the Residential Unit Owner is not personally present to open and permit an entry to such Unit Owner's Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws and has not furnished a key to such Board or such managing agent, then the Residential Board or such managing agent or their agents (but, except in an Emergency, only when specifically authorized by an officer of such Board or an officer of the managing agent) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if during such entry reasonable care under the circumstances is given to such Unit Owner's property).

22. No vehicle belonging to a Residential Unit Owner or to a member of the family or guest, tenant or employee of a Residential Unit Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Building.

23. Complaints regarding the services of the Residential Section shall be made in writing to the Residential Board or to the managing agent of the Residential Section.

24. Any consent or approval given under these Residential Rules and Regulations may be granted, refused, added to, amended or repealed, in the sole discretion of the Residential Board, at any time by resolution of the Residential Board. Further, any such consent or approval may, in the discretion of the Residential Board, be conditional.

25. Residential Unit Owners will faithfully observe the following procedures with respect to the use of the compactor: (a) wrap dust, floor and powdered waste in compact packages before depositing the same; (b) thoroughly drain and wrap in paper all garbage before depositing the same; (c) refrain from forcing large bundles into the chute; (d) crush into tight bundles all loose papers before placing the same in the hopper door; (e) deposit all bundles of waste into the hopper; (f) refrain from depositing waste of an explosive nature therein; (g) observe all Laws regarding the recycling of refuse then imposed by governmental agencies having jurisdiction thereover and (h) observe any additional recycling rules established by the Condominium Board or the Residential Board.

26. Except as permitted under the Declaration and By-Laws, Residential Unit Owners, their families, guests, servants, employees, agents, visitors, tenants, sublessees or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building.

27. Residential Unit Owners, their guests, servants, employees, agents, visitors, tenants, sublessees or licensees shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their Units or any public portions of the Building.

28. No Residential Unit Owner or any of such Unit Owner's agents, servants, employees, licensees, tenants, sublessees or visitors shall at any time bring into or keep in such Unit Owner's Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.

29. If any key or keys are entrusted by a Residential Unit Owner or by any member of such Unit Owner's family or by such Unit Owner's agent, servant, employee, tenant, sublessee, licensee or visitor to an employee of the Residential Board or the managing agent of the Residential Section, whether for such Unit Owner's Unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Residential Board nor the managing agent of the Residential Section shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

30. Nothing shall be done or kept in any Residential Unit or in the General or Limited Common Elements which will increase the rate of insurance of the Building or contents thereof without the prior written consent of the Condominium Board. No Residential Unit Owner shall permit anything to be done or kept in such Unit Owner's Unit or in the General or Limited Common Elements which will result in the cancellation of insurance on the Building or which would be in violation of any Law. No waste shall be committed in the General or Limited Common Elements.

31. The Boards shall have the right from time to time to relocate any portion of the Common Elements devoted to storage or service purposes.

32. No group tour or exhibition of any Residential Unit or its contents shall be conducted, nor shall any auction sale be held in any Residential Unit, without the prior consent of the Residential Board or the managing agent of the Residential Section.

33. In the event that any Residential Unit is used for home occupation purposes which are permitted by Law and the By-Laws, in no event shall any patients, clients or other invitees be permitted to wait in any lobby, public hallway or vestibule.

34. Unless expressly authorized by the Residential Board in each case, at least 80% of the floor area of each Residential Unit (excepting only kitchens, pantries, bathrooms, closets and foyers) must be covered with rugs, carpeting or equally effective noise-reducing material.

35. There will be no barbecuing in the Residential Units in their Limited Common Elements (including Terraces or Loggias), or the General Common Elements, except for those areas (if any) specifically designated for barbecuing by the Residential Board.

36. The Residential Board reserves the right to rescind, alter, waive or add, as to one or more or all occupants, any rule or regulation at any time prescribed for the Residential Section when, in the reasonable judgment of the Residential Board, the Residential Board deems it necessary or desirable for the reputation, safety, character, security, care, appearance or interests of the Residential Section, or the preservation of good order therein, or the operation or Maintenance of the Residential Section, or the equipment thereof, or the comfort of Unit Owners, occupants or others in the Residential Section. No rescission, alteration, waiver or addition of any rule or regulation in respect of one Residential Unit Owner or other occupant shall operate as a rescission, alteration or waiver in respect of any other Residential Unit Owner or other occupant.

37. No article, including, but not limited to, bicycles and similar vehicles, shall be stored or allowed to stand on Terrace or Loggia, other than furniture of the kind usually maintained in outdoor areas.

EXHIBIT "8"

CERTIFICATION OF SPONSOR AND PRINCIPALS

CERTIFICATION OF SPONSOR AND PRINCIPALS

New York State Department of Law
Investment Protection Bureau
23rd Floor
120 Broadway
New York, New York 10271

Re: Condominium Offering Plan
99 Warren Street and 101 Warren Street
New York, New York

Gentlemen:

The undersigned certify as follows:

We are the sponsor and the principals of sponsor of the condominium offering plan for the captioned property.

We understand that we have primary responsibilities for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law 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 jointly and severally 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;

(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 I/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.

SPONSOR:

101 Warren Street Associates LLC
By: 270 Greenwich Holdings LLC, it sole member

By: _____
Name: Edward J. Minskoff
Title: Sole Member

Sworn to before me this 1
day of MARCH, 2006.

Bernadette Williams
Notary Public

BERNADETTE WILLIAMS
Notary Public, State of N.Y.
No. 24-4998651
Qualified in Queens County
Commission Expires July 06, 20 06

SPONSOR'S PRINCIPAL:

Sworn to before me this 1
day of MARCH, 2006.

_____
Edward J. Minskoff

Bernadette Williams
Notary Public

BERNADETTE WILLIAMS
Notary Public, State of N.Y.
No. 24-4998651
Qualified in Queens County
Commission Expires July 06, 20 06

EXHIBIT "9"

CERTIFICATION OF SPONSOR'S ARCHITECT

Certification of Architect

New York State Department of Law
120 Broadway
23rd Floor
New York, New York 10271

Attn: Investment Protection Bureau

Re: The Warren Street Condominium, 101 Warren Street and 99 Warren Street
New York, New York

The sponsor of the Offering Plan to convert the captioned property (the "Property") to condominium ownership retained our firm to prepare a report describing the design of the Property. We prepared the architectural plans dated March 16th, 2006 and the outline specifications, dated March 16th, 2006 and prepared the Report dated March 16th, 2006 (collectively hereinafter referred to as the "Report") of which is intended to be incorporated into the Offering Plan so that prospective purchasers may rely on the Report.

We are registered architects in the state in which the Property is located.

We understand that we are 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.

We have read the entire Report and investigated the facts set forth in the Report with due diligence in order to form a basis for this certification. The certification is made for the benefit of all persons to whom this offer is made.

I certify the Report does:

1. Set forth in narrative form the description of the entire Property as it will exist upon completion of construction, provided construction is in accordance with the plans and specifications that we prepared;

2. In our professional opinion afford potential investors, purchasers and participants an adequate basis upon which to found their judgement concerning the description of property as it will exist upon completion of construction provided that construction is in accordance with the plans and specifications that we prepared;

3. Not omit any material fact;

4. Not contain any untrue statement of material fact;

5. Not contain any fraud, deception, concealment, or suppression;

6. Not contain any promise or representation as to the future which is beyond reasonable expectation or warranted by existing circumstances;

7. 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 representations or statement made.

We further certify that we are not owned or controlled by and have no beneficial interest in the Developer and that our compensation for preparing this report is not contingent on the conversion of the Property to condominium ownership or the profitability of price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the Property.

Carl Galioto, FAIA
Partner

Stamp

Sworn to before me this 20th day of March, 2006

Notary Public

BRENDA M. MURPHY
Notary Public, State of New York
No. 01MU4858221
Qualified in Bronx County
Commission Expires May 5, 2006

By:
Ismael Leyva Architects, P.C.

Stamp

Sworn to before me this 20th day of March, 2006

Notary Public

VALERIE L. TAYLOR
Notary Public, State of New York
No. 01TA6085619
Qualified in Queens County
Commission Expires Dec. 30, 2006

EXHIBIT "10"

CERTIFICATION OF SPONSOR'S EXPERT CONCERNING ADEQUACY OF BUDGET

PENMARK
REALTY CORP

PART 20: CERTIFICATION BY EXPERT AS TO ADEQUACY OF BUDGET

April 10, 2006

New York State Department of Law
Investment Protection Bureau
120 Broadway, 23rd Floor
New York, New York 10271

Re: Condominium Offering Plan
The Warren Street Condominium
99 Warren Street and 101 Warren Street
New York, New York ("Property")

The sponsor of the condominium offering plan for the captioned condominium property retained our firm to prepare Schedules B and B-1 (collectively, "Schedules") containing projections of income and expenses for the first year of condominium operation. Penmark Realty has been engaged in the management of residential real estate for the past 32 years, manages approximately 35 cooperative and condominium buildings and is licensed as a real estate broker in the State of New York.

We understand that we are 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 the Schedule.

We have prepared the Schedules and investigated the facts set forth in the Schedules and the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on my/our experience in managing residential buildings.

We certify that the projections in the Schedules 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.

We certify that the Schedules:

(i) set forth in detail the projected income and expenses for the first year of condominium operation;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

(iii) do not omit any material fact;

(iv) do not contain any untrue statement of a material fact;

(v) do not contain any fraud, deception, concealment or suppression;

(vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) do not contain any representation or statement which is false, where I/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.

We further certify that we are not owned or controlled by the sponsor. We understand that a copy of this certification is intended to be incorporated into the condominium offering plan. This statement is not intended as a guarantee or warranty of the income or expenses for the first year of condominium operation. 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.

PENMARK REALTY CORPORATION

By: _____
Name: Bernard Friedman
Title: President

Sworn to before me this
10 day of April, 2006

_____
Notary Public

CHRYSANTHUS T. SPANN
Notary Public, State of New York
No. 01SP6113501
Qualified in Kings County
Commission Expires 06/02/20

EXHIBIT "11"

CERTIFICATION OF SPONSOR'S EXPERT CONCERNING ADEQUACY OF COMMON CHARGES PAYABLE BY COMMERCIAL UNIT OWNER

PENMARK
REALTY CORP

PART 20: CERTIFICATION BY EXPERT
CONCERNING ADEQUACY OF COMMON CHARGES
PAYABLE BY THE COMMERCIAL UNIT OWNER

April 10, 2006

New York State Department of Law
Investment Protection Bureau
120 Broadway, 23rd Floor
New York, New York 10271

Re: Condominium Offering Plan
The Warren Street Condominium
99 Warren Street and 101 Warren Street
New York, New York ("Property")

The sponsor of the condominium offering plan for the captioned property retained our firm to prepare Schedule B containing projections of common charges payable by the owner of the commercial unit. Penmark Realty Corporation has been engaged in the management of residential real estate for the past 32 years, manages approximately 35 cooperative and condominium buildings. Including buildings with commercial space, and is licensed as a real estate broker in the State of New York.

We understand that we are 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 the commercial unit listed in Schedule B.

We have prepared Schedule B as it impacts upon the commercial unit and investigated the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on our experience more fully set forth above.

We certify that the projections in Schedule B for the common charges payable by the owner of the commercial unit appear reasonable and adequate under existing circumstances to meet the anticipated operating expenses fairly attributable to such commercial unit for the projected first year of condominium operation, and that the allocation of common charges attributable to the commercial unit also reflects special or exclusive use or availability or exclusive control of particular common areas.

We certify that the estimates in Schedule B for the common charges payable by the owner of the commercial unit:

(i) sets forth in detail the projected common charges for the commercial unit 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 common charges payable by the owner of the commercial unit;

(iii) do not omit any material fact;

(iv) do not contain any untrue statement of a material fact;

(v) do not contain any fraud, deception, concealment or suppression;

(vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) do 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.

We further certify that we are not owned or controlled by the sponsor. We 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 common charges attributable to the commercial unit for the first year of condominium operation.

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.

PENMARK REALTY CORPORATION

By: _____
Name: Bernard Friedman
Title: President

Sworn to before me this
10 day of April, 2006

_____
Notary Public

CHRYSANTHUS T. SPANN
Notary Public, State of New York
No. 01SP6113501
Qualified In Kings County
Commission Expires 06/02/20 08

EXHIBIT "12"

ESCROW AGREEMENT FOR OFFERING PLAN

ESCROW AGREEMENT

AGREEMENT made this 24th day of August, 2005, between 101 Warren Street Associates, LLC ("SPONSOR") as sponsor of the Offering Plan (defined below) and Stroock & Stroock & Lavan LLP ("ESCROW AGENT") as escrow agent.

WHEREAS, SPONSOR is the sponsor of an offering plan for premises known as and located at 101 Warren Street, New York, New York (the "Offering Plan"); and

WHEREAS, Stroock & Stroock & Lavan LLP 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 or 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:

A. ESTABLISHMENT OF THE ESCROW ACCOUNT.

1. ESCROW AGENT has established a master escrow account for the purpose of holding deposits, down payments, advances or payments ("Deposits") made by purchasers or subscribers ("Purchasers") pursuant to the Offering Plan at JPMorgan Chase Bank at its branch located at One New York Plaza, New York, New York 10081 entitled Stroock & Stroock & Lavan LLP, Escrow Account No. [redacted] (the "Master Escrow Account").

2. All Deposits will be placed initially in a non-interest bearing checking portion of the Master Escrow Account. At such time as ESCROW AGENT receives a completed and signed Form W-9 (Request for Taxpayer Identification Number) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), as applicable, from a Purchaser, the Deposit of such Purchaser will be promptly transferred from the non-interest bearing checking portion of the Master Escrow Account into an individual interest bearing sub-escrow savings account in the name of such Purchaser. At such time as the Deposit is released, the Deposit will be transferred from the individual sub-escrow savings account to the non-interest bearing checking portion of the Master Escrow Account so that checks may be drawn thereon.

3. Partners or attorneys employed by ESCROW AGENT are the sole signatories on the Master Escrow Account.

4. The Master Escrow Account is not an IOLA account established pursuant to Judiciary Law Section 497.

5. All interest will be credited to Purchaser at such time as: (i) there is a closing under the Contract of Sale (defined below), or (ii) Purchaser is entitled to a return of the Deposit. All interest will be credited to SPONSOR only in the event Purchaser defaults.

B. DEPOSITS INTO THE ESCROW ACCOUNT.

6. All funds received from Purchasers prior to closing, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be deposited into the Master Escrow Account. All instruments to be deposited into the Master Escrow Account shall be made payable directly to the order of "Stroock & Stroock & Lavan LLP, as Escrow Agent." Endorsed instruments will not be accepted. Any instrument payable other than as required hereby, and which cannot be deposited into the Master Escrow Account, shall be returned to the Purchaser promptly, but in no event more than five (5) 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.

7. Within ten (10) business days after tender of the Deposit submitted with the purchase agreement or subscription agreement ("Contract of Sale"), ESCROW AGENT shall notify the Purchaser of the deposit of such funds in the Master Escrow Account, 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 Contract of Sale 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 Deposit was timely deposited in accordance with the Attorney General's regulations and requisite notice was timely mailed to the Purchaser.

C. RELEASE OF FUNDS.

8. Consummation of the Offering Plan does not relieve SPONSOR of its fiduciary obligations pursuant to GBL Section 352-h.

9. ESCROW AGENT shall continue to hold the Deposit 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.

10. SPONSOR shall not object and will be deemed to have agreed, without the need for a written agreement, to the release of the Deposit to: (a) a Purchaser who timely rescinds in accordance with an offer of rescission contained in the Offering Plan or an amendment to the Offering Plan, or (b) all Purchasers after an amendment abandoning the Offering Plan is accepted for filing by the Department of Law.

11. In the event SPONSOR and a Purchaser close title under the Contract of Sale, ESCROW AGENT shall be entitled to release the Deposit to SPONSOR without the need for a written agreement from Purchaser.

12. Except as otherwise set forth above, if there is no written agreement between the parties to release the Deposit, 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 Deposit 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 ESCROW AGENT has received notice from the Purchaser in accordance with such provisions.

D. RECORDKEEPING.

13. ESCROW AGENT shall maintain all records concerning the Master Escrow Account for seven years after release of the funds.

14. Upon the dissolution of 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.

15. ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

E. GENERAL OBLIGATIONS OF ESCROW AGENT.

16. ESCROW AGENT shall maintain the Master Escrow Account under its direct supervision and control.

17. A fiduciary relationship shall exist between ESCROW AGENT and Purchasers, and ESCROW AGENT acknowledges its fiduciary obligations.

18. ESCROW AGENT shall not be liable to SPONSOR for any error in judgment, mistake of fact or law or for any act or omission on ESCROW AGENT'S part, including, without limitation, any act or omission which permits a Purchaser to rescind a Contract of Sale, unless taken or suffered in bad faith or in willful disregard of this Agreement or involving gross negligence on the part of ESCROW AGENT.

19. ESCROW AGENT shall be permitted to act as counsel for SPONSOR in any dispute as to the disbursement of the Deposit or any other dispute between SPONSOR and a Purchaser whether or not ESCROW AGENT is in possession of the Deposit and continues to act as ESCROW AGENT.

20. ESCROW AGENT may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by ESCROW AGENT to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

21. ESCROW AGENT may consult with legal counsel selected by it and the opinion of such counsel shall be full and complete authorization and protection to ESCROW AGENT in respect of any action taken or omitted in good faith by ESCROW AGENT hereunder in accordance with the opinion of such counsel.

F. RESPONSIBILITIES OF SPONSOR.

22. SPONSOR agrees that SPONSOR and its agents, including any selling agents, shall deliver all Deposits received by them prior to closing of an individual transaction to a designated attorney who is a member of or employed by ESCROW AGENT within two (2) business days of tender of the Deposit by a Purchaser, using such transmittal forms as required by ESCROW AGENT from time to time.

23. SPONSOR agrees that it shall not interfere with ESCROW AGENT'S performance of its fiduciary duties and compliance with the Attorney General's regulations.

24. SPONSOR shall obtain or cause the selling agent under the Offering Plan to obtain a completed and signed Form W-9 or Form W-8BEN, as applicable, from each Purchaser and deliver such form to ESCROW AGENT together with the Deposit and Contract of Sale.

G. TERMINATION OF AGREEMENT.

25. This Agreement shall remain in effect unless and until it is canceled 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 to the Offering Plan 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. Such resignation shall take effect on the date set forth in the notice from ESCROW AGENT, except such resignation shall take effect only upon the filing of an amendment to the Offering Plan with the Department of Law providing for a successor escrow agent with respect to Deposits held in the Master Escrow Account on the date of such resignation; or

(c) all shares or units offered by SPONSOR pursuant to the Offering Plan have been sold and no Deposits of Purchasers from SPONSOR remain in the Master Escrow Account.

26. Upon termination of the duties of ESCROW AGENT as described in paragraph 7.1 (a) or (b) above, ESCROW AGENT shall deliver any and all funds held by ESCROW AGENT in escrow and any and all contracts or documents maintained by ESCROW AGENT relating to such funds to the new escrow agent.

H. SUCCESSORS AND ASSIGNS.

This Agreement shall be binding upon SPONSOR and ESCROW AGENT and their respective successors and assigns.

I. GOVERNING LAW.

This Agreement shall be construed in accordance with and governed by the laws of the State of New York.

J. ESCROW AGENT'S COMPENSATION.

SPONSOR agrees to pay ESCROW AGENT for services rendered by its attorneys and paralegals and expenses incurred by ESCROW AGENT in connection with this Agreement, including, without limitation, disputes arising with respect to the Deposit. SPONSOR shall not be charged with any administrative costs for maintenance of the Master Escrow Account. ESCROW AGENT'S fees and disbursements shall neither be

paid by SPONSOR from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

K. SEVERABILITY.

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.

L. INDEMNIFICATION

SPONSOR agrees to defend, indemnify and hold ESCROW AGENT harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of ESCROW AGENT'S duties under this Agreement, except with respect to actions or omissions taken or suffered by ESCROW AGENT in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by ESCROW AGENT to itself.

M. ENTIRE AGREEMENT.

This Agreement, read together with GBL Section 352-e(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

STROOCK & STROOCK & LAVAN LLP

By: _____
Name: Michel Evanusa
Title: Partner

SPONSOR

101 Warren Street Associates, LLC

By: _____
Name: Edward J. Minskoff
Title: Sole Member

EXHIBIT "13"

FORM W-9

Form **W-9**
(Rev. November 2005)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

Check appropriate box: ☐ Individual/ Sole proprietor ☐ Corporation ☐ Partnership ☐ Other ▶ ..... ☐ Exempt from backup withholding

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
			–			–		

or

Employer identification number
			–					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person ▶ Date ▶

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes, you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments (after December 31, 2002). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,

2. You do not certify your TIN when required (see the Part II instructions on page 4 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules regarding partnerships* on page 1.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line. Check the appropriate box for your filing status (sole proprietor, corporation, etc.), then check the box for "Other" and enter "LLC" in the space provided.

Other entities. Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Note. You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

Exempt From Backup Withholding

If you are exempt, enter your name as described above and check the appropriate box for your status, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Exempt payees. Backup withholding is not required on any payments made to the following payees:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),

2. The United States or any of its agencies or instrumentalities,

3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,

4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or

5. An international organization or any of its agencies or instrumentalities.

Other payees that may be exempt from backup withholding include:

6. A corporation,

7. A foreign central bank of issue,

8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,

9. A futures commission merchant registered with the Commodity Futures Trading Commission,

10. A real estate investment trust,

11. An entity registered at all times during the tax year under the Investment Company Act of 1940,

12. A common trust fund operated by a bank under section 584(a),

13. A financial institution,

14. A middleman known in the investment community as a nominee or custodian, or

15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt recipients listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt recipients except for 9
Broker transactions	Exempt recipients 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt recipients 1 through 5
Payments over $600 required to be reported and direct sales over $5,000 [1]	Generally, exempt recipients 1 through 7 [2]

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees; and payments for services paid by a federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-owner LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter your SSN (or EIN, if you have one). If the LLC is a corporation, partnership, etc., enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at *www.socialsecurity.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/businesses* and clicking on Employer ID Numbers under Related Topics. You can get Forms W-7 and SS-4 from the IRS by visiting *www.irs.gov* or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: *A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.*

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see *Exempt From Backup Withholding* on page 2.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account [1]
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor [2]
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee [1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner [1]
5. Sole proprietorship or single-owner LLC	The owner [3]
For this type of account:	**Give name and EIN of:**
6. Sole proprietorship or single-owner LLC	The owner [3]
7. A valid trust, estate, or pension trust	Legal entity [4]
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one). If you are a sole proprietor, IRS encourages you to use your SSN.

[4] List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules regarding partnerships* on page 1.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, the District of Columbia, and U.S. possessions to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

EXHIBIT "14"

FORM W-8BEN
CERTIFICATE OF FOREIGN STATUS OF BENEFICIAL OWNER FOR UNITED STATES TAX WITHHOLDING

Form **W-8BEN**
(Rev. February 2006)
Department of the Treasury
Internal Revenue Service

Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding

▶ Section references are to the Internal Revenue Code. ▶ See separate instructions.
▶ Give this form to the withholding agent or payer. Do not send to the IRS.

OMB No. 1545-1621

Do not use this form for:	Instead, use Form:
• A U.S. citizen or other U.S. person, including a resident alien individual	W-9
• A person claiming that income is effectively connected with the conduct of a trade or business in the United States	W-8ECI
• A foreign partnership, a foreign simple trust, or a foreign grantor trust (see instructions for exceptions)	W-8ECI or W-8IMY
• A foreign government, international organization, foreign central bank of issue, foreign tax-exempt organization, foreign private foundation, or government of a U.S. possession that received effectively connected income or that is claiming the applicability of section(s) 115(2), 501(c), 892, 895, or 1443(b) (see instructions)	W-8ECI or W-8EXP

Note: *These entities should use Form W-8BEN if they are claiming treaty benefits or are providing the form only to claim they are a foreign person exempt from backup withholding.*

• A person acting as an intermediary	W-8IMY

Note: *See instructions for additional exceptions.*

Part I Identification of Beneficial Owner (See instructions.)

1 Name of individual or organization that is the beneficial owner

2 Country of incorporation or organization

3 Type of beneficial owner: ☐ Individual ☐ Corporation ☐ Disregarded entity ☐ Partnership ☐ Simple trust ☐ Grantor trust ☐ Complex trust ☐ Estate ☐ Government ☐ International organization ☐ Central bank of issue ☐ Tax-exempt organization ☐ Private foundation

4 Permanent residence address (street, apt. or suite no., or rural route). **Do not use a P.O. box or in-care-of address.**

City or town, state or province. Include postal code where appropriate.

Country (do not abbreviate)

5 Mailing address (if different from above)

City or town, state or province. Include postal code where appropriate.

Country (do not abbreviate)

6 U.S. taxpayer identification number, if required (see instructions) ☐ SSN or ITIN ☐ EIN

7 Foreign tax identifying number, if any (optional)

8 Reference number(s) (see instructions)

Part II Claim of Tax Treaty Benefits (if applicable)

9 **I certify that (check all that apply):**

a ☐ The beneficial owner is a resident of .....within the meaning of the income tax treaty between the United States and that country.

b ☐ If required, the U.S. taxpayer identification number is stated on line 6 (see instructions).

c ☐ The beneficial owner is not an individual, derives the item (or items) of income for which the treaty benefits are claimed, and, if applicable, meets the requirements of the treaty provision dealing with limitation on benefits (see instructions).

d ☐ The beneficial owner is not an individual, is claiming treaty benefits for dividends received from a foreign corporation or interest from a U.S. trade or business of a foreign corporation, and meets qualified resident status (see instructions).

e ☐ The beneficial owner is related to the person obligated to pay the income within the meaning of section 267(b) or 707(b), and will file Form 8833 if the amount subject to withholding received during a calendar year exceeds, in the aggregate, $500,000.

10 **Special rates and conditions** (if applicable—see instructions): The beneficial owner is claiming the provisions of Article .....of the treaty identified on line 9a above to claim a .....% rate of withholding on (specify type of income): .....

Explain the reasons the beneficial owner meets the terms of the treaty article: .....

.....

Part III Notional Principal Contracts

11 ☐ I have provided or will provide a statement that identifies those notional principal contracts from which the income is **not** effectively connected with the conduct of a trade or business in the United States. I agree to update this statement as required.

Part IV Certification

Under penalties of perjury, I declare that I have examined the information on this form and to the best of my knowledge and belief it is true, correct, and complete. I further certify under penalties of perjury that:

1 I am the beneficial owner (or am authorized to sign for the beneficial owner) of all the income to which this form relates,

2 The beneficial owner is not a U.S. person,

3 The income to which this form relates is (a) not effectively connected with the conduct of a trade or business in the United States, (b) effectively connected but is not subject to tax under an income tax treaty, or (c) the partner's share of a partnership's effectively connected income, and

4 For broker transactions or barter exchanges, the beneficial owner is an exempt foreign person as defined in the instructions.

Furthermore, I authorize this form to be provided to any withholding agent that has control, receipt, or custody of the income of which I am the beneficial owner or any withholding agent that can disburse or make payments of the income of which I am the beneficial owner.

Sign Here ▶ ..... Signature of beneficial owner (or individual authorized to sign for beneficial owner) | ..... Date (MM-DD-YYYY) | ..... Capacity in which acting

EXHIBIT "15"

APPLICATION TO THE ATTORNEY GENERAL FOR A DETERMINATION ON THE DISPOSITION OF DEPOSITS

APPLICATION TO THE ATTORNEY GENERAL FOR A DETERMINATION ON THE DISPOSITION OF DEPOSITS

(Send this application to the reviewing attorney assigned to the subject plan.)

Re: _____
Address of Building or
Name of Project

File Number: _____

Application is made to the Attorney General to consider and determine the disposition of Deposits held pursuant to GBL Sections 352-e(2-b) and 352-h. The following information is submitted in support of this application:

1. Name of Applicant _____

2. Address of Applicant _____

3. Name, Address, and Telephone Number of Applicant's Attorney (if any) _____

4. This is an application for

return of Deposit.
forfeiture of Deposit.
other: _____

5. The project is
[ ] a conversion of occupied premises.
[ ] newly constructed or rehabilitated.
[ ] vacant (as is).

6. The project is structured as
[ ] a cooperative.
[ ] a condominium.
[ ] a homeowners association.
[ ] a time share.
[ ] other: _____

7. Name and Address of Sponsor: _____

8. Name and Address of Escrow Agent: _____

9. If Deposits are maintained in an escrow account:
   (a) Name of account _____
   (b) Name and address of bank _____
   (c) Account number (if known) _____
   (d) Initial interest rate (if known) _____

10. If Deposits have been secured by bonds:
   (a) Name and address of bond issuer or surety: _____
   (b) Copy of bond included in this application. (DO NOT SEND ORIGINAL BOND.) If not included, explain:

11. If Deposits have been secured by a letter of credit:
   (a) Name and address of bank which issued the letter of credit:
   (b) Date of expiration of the letter of credit, if known:

12. Plan information:
   (a) Date of filing of plan: _____
   (b) Plan
   [ ] has not been declared effective.
   [ ] has been declared effective. Approximate date:
   (c) If effective, the plan
   [ ] has closed or the first unit has closed. Approximate date:
   [ ] has not closed.
   [ ] don't know.
   (d) Deposits are secured by
   [ ] escrow account.
   [ ] bonds.
   [ ] letter of credit.

13. Contract information:
    (a) Copy of contract and of all riders or modification letters are attached. (DO NOT SEND ORIGINALS.)
    (b) Date on which subscription or Agreement was signed: _____
    (c) Date(s) of Deposit(s): _____
    (d) Total amount of Deposit(s): _____
    (e) Names and addresses of subscribers or purchasers affected by this application:

14. State the basis for your claim. Please be as specific as possible. You may add additional sheets. Attach copies of any relevant documents.

15. I am contemporaneously sending a copy of this application to the following persons:

Note: You are required to mail a copy of this Application to all other affected parties.

In filing this application, I understand that the Attorney General is not my private attorney, but represents the public in enforcing laws designed to protect the public from unlawful business practices. I also understand that if I have any questions concerning my legal rights or responsibilities I may contact a private attorney. The above application is true and accurate to the best of my knowledge. False statements made herein are punishable as a Class A Misdemeanor under Section 175.30 and/or Section 210.45 of the Penal Law.

Signature: _____ Date: _____

Name (Printed): _____

Telephone: (Home): _____ (Business) _____

Mailing Address: _____

EXHIBIT "16"

RPL §339-kk

§ 3. The real property law is amended by adding a new section 339-kk to read as follows:
§ 339-KK. 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 TO 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 ONE 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.

§ 4. This act may be enforced by any party by means of a special proceeding brought pursuant to article 4 of the civil practice law and rules.

§ 5. This act shall take effect immediately, and is applicable to all cooperative corporations and condominiums in existence on or after such date.

CHAP. 422

The Legislature of the STATE OF NEW YORK SS:

Pursuant to the authority vested in us by section 70-b of the Public Officers Law, we hereby jointly certify that this slip copy of this session law was printed under our direction and, in accordance with such section, is entitled to be read into evidence.

JOSEPH L. BRUNO
TEMPORARY PRESIDENT OF THE SENATE

SHELDON SILVER
SPEAKER OF THE ASSEMBLY

EXHIBIT "17"

SPECIMEN TITLE POLICY

OWNER'S POLICY OF TITLE INSURANCE

Issued by Commonwealth Land Title Insurance Company

LandAmerica Commonwealth

Commonwealth Land Title Insurance Company is a member of the LandAmerica family of title insurance underwriters.

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Pennsylvania corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, COMMONWEALTH LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Policy to become valid when countersigned by an authorized officer or agent of the Company.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest: _____ Secretary

By: _____ President

SPECIMEN

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

4. Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
   (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
      (i) to timely record the instrument of transfer; or
      (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

1. DEFINITION OF TERMS.

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.

(b) "insured claimant": an insured claiming loss or damage.

(c) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.

(d) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a)(iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States district court for the district in which the land is located.

(g) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE.

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured only so long as the Insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the Insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 4(a) below, (ii) in case knowledge shall come to an Insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE.

(a) Upon written request by the insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the Insured in the defense of those causes of action which allege matters not insured by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the Insured claimant shall be furnished to the Company within 90 days after the Insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Insured claimant to provide the required proof of loss or damage, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the Insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph shall terminate any liability of the Company under this policy as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the amount of Insurance under this policy together with any costs, attorneys' fees and expenses incurred by the Insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations to the Insured under this policy, other than to make the payment required, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the Insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the Insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

Conditions and Stipulations Continued Inside Cover

CONTROL NO.: 206-1003526

LandAmerica Lawyers Title

SCHEDULE A

Amount of Insurance: $_____ **Policy/Title No. LT050375**

Date of Policy: _____

1. Name of Insured: _____

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in the Insured by means of:

Deed from 101 Warren Street Associates LLC to _____, dated _____ to be duly recorded in the office of the Register, New York County.

4. The land referred to in this policy is described on the annexed schedule.

LAWYERS TITLE INSURANCE CORPORATION

Countersigned:_____
Authorized Officer or Agent

Valid Only if Schedule B and Cover Are Attached

SPECIMEN

Policy/Title No. LT050375

SCHEDULE A - ITEM 4

The Condominium Unit (the "Unit") in the Building known as The Warren Street Condominium located at and known as and by street number 99 and 101 Warren Street in New York, New York, designated and described as Unit No. **(See Schedule A-1)** in the Declaration establishing a plan for condominium ownership of said Building and the land upon which it is situate under Article 9-B of the Real Property Law of the State of New York, dated 12/14/2005 and recorded on 12/15/2005 in the Office of the Register of the City of New York, County of New York under CRFN 2005000692916, said Unit also being designated as Tax Lots **(See Schedule A-1)** in Block 142 of Section 1 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the said Building, certified by Ismael Leyva Architects PC, on 12/9/05 and filed in the Real Property Assessment Department of the City of New York on 12/14/05 as Condominium Plan No. 1507 and also filed in the City Register's Office on 12/15/2005 as Condominium Map under CRFN 2005000692917.

TOGETHER with an undivided **(See Schedule A-1)** percent interest in Common Elements of the Condominium as described in the Declaration.

The land upon which the Building containing the Unit is situate is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Warren Street with the easterly side of West Street;

RUNNING THENCE easterly along the southerly side of Warren Street, 461.47 feet to the corner formed by the intersection of the westerly side of Greenwich Street with said southerly side of Warren Street;

THENCE southerly along the westerly side of Greenwich Street, 206.18 feet to the corner formed by the intersection of the northerly side of Murray Street with said westerly side of Greenwich Street;

THENCE westerly along the northerly side of Murray Street, 203.57 feet to a point distant 225.00 feet easterly from the corner formed by the intersection of the easterly side of West Street with the northerly side of Murray Street;

THENCE northerly along a line forming an interior angle with the last mentioned course of 70 degrees 35 minutes 40 seconds, a distance of 86 feet to a point;

THENCE westerly at a right angle to the last mentioned course, 272.49 feet to the easterly side of West Street;

THENCE along the easterly side of West Street, the following three (3) courses and distances:

(1) Northerly a distance of 5.18 feet to a point;

(2) Continuing northerly a distance of 100.02 feet to a point;

(3) Continuing northerly a distance of 81.01 feet to the point or place of BEGINNING

Policy/Title No. LT050375

SCHEDULE A - ITEM 4 - continued

LESS AND EXCEPT all that portion of the above described parcel lying above a horizontal plane drawn at an elevation of 600 feet 0 inches above the datum level used by the Topographical Bureau, borough of Manhattan, which is 2 feet 9 inches above the National Geodetic Survey Vertical Datum of 1929, mean sea level, Sandy Hook, New Jersey (such excepted portion being tentative tax lot 9110).

SPECIMEN

SCHEDULE A-1

UNIT NO.:	TAX LOT NO.:	% INTEREST IN COMMON ELEMENTS:
1. Rental Unit	1001	18.4125%
2. Residential Unit	1002	56.6698%
3. Commercial Unit	1003	24.9177%

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Policy/Title No. LT050375

SCHEDULE B
Exceptions from Coverage

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the following:

1. Any state of facts which an accurate Survey of the building and the unit would show, but policy insures that any encroachments by the Insured Unit on any adjoining Unit or on common areas may remain undisturbed as long as it shall stand.

2. Covenants, conditions, easements, agreements of record, etc., as follows:

   a. Terms, Covenants, Conditions, Provisions and Reverter as contained in Deed dated as of 12/14/2005 and recorded on 12/16/2005 under CRFN 2005000693431 made by The City of New York acting by and through its Department of Housing Preservation and Development to New York City Economic Development Corporation.

   b. Terms, Covenants, Conditions, Provisions and Reverter as contained in Deed dated as of 12/14/2005 and recorded on 12/16/2005 under CRFN 2005000693432 made by New York City Economic Development Corporation to 270 Greenwich Street Associates LLC.

      With Respect Thereto:

      i) Subordination Agreement dated as of 12/14/2005 and recorded on 12/16/2005 under CRFN 2005000693442 made between New York City Economic Development Corporation and Bank of America, N.A.

   c. Terms, Covenants, Conditions and Provisions of Land Disposition Agreement dated as of 12/14/2005 and recorded on 12/16/2005 under CRFN 2005000693433 made between The City of New York, acting by and through its Department of Housing Preservation and Development and The City of Economic Development Corporation.

   d. Declaration of Zoning Lot Restrictions dated 12/14/2005 and recorded on 12/16/2005 under CRFN 2005000693435 made by 270 Greenwich Street Associates LLC.

   e. i) Appropriation Proceeding entitled "Route 9A Reconstruction Project, PIN: X02414211, PROC: 10896, New York County, City of New York", a Notice of which is recorded 3/15/99 in Reel 2836 page 628.
      Affects the bed of West Street.

      ii) Appropriation Proceeding entitled "Route 9A Reconstruction Project, PIN: X02414211, PROC: 10896, New York County, City of New York", a Notice of which is recorded 3/15/99 in Reel 2836 page 471.
      Affects the bed of West Street.

      iii) New York State Department of Transportation Acquisition Map recorded 3/15/99 in Reel 2836 page 631. **Affects the bed of West Street.**

Policy/Title No. LT050375

SCHEDULE B - continued

iv) New York State Department of Transportation Acquisition Map recorded 3/15/99 in Reel 2836 page 474. **Affects the bed of West Street.**

3. Terms, Covenants and Conditions set forth in the Declaration of Condominium and By-Laws dated as of 12/14/2005 and recorded on 12/15/2005 under CRFN 2005000692916, but policy insures against loss or damage occasioned by the premises not being a part of a Condominium validly created pursuant to Article 9B of the Real Property Law.

Terms, Covenants and Conditions set forth in the Amended Declaration of Condominium and By-Laws dated as of _____ and recorded on _____ under CRFN _____, but policy insures against loss or damage occasioned by the premises not being part of a condominium validly created pursuant to Article 9B of the Real Property Law.

SPECIMEN

LandAmerica Lawyers Title

File/Policy No. LT050375

STANDARD NEW YORK ENDORSEMENT (OWNER'S POLICY)

1. The following is added to the insuring provisions on the face page of this policy:

   "5. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy."

2. The following is added to Paragraph 7 of the Conditions and Stipulations of this policy:

   "(d) If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or incumbrances, except real estate taxes, assessments, water charges and sewer rents."

Nothing herein contained shall be construed as extending or changing the effective date of the policy unless otherwise expressly stated.

IN WITNESS WHEREOF the Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the day of , .

Countersigned

SPECIMEN

LAWYERS TITLE INSURANCE CORPORATION

By: Janet A. Alpert President

Attest Secretary

By _____

Authorized Officer or Agent

CONDOMINIUM ENDORSEMENT
- NEW YORK -

Attached to and made part of Policy No. LT050375

The Company insures the insured against loss or damage sustained by reason of:

1. The failure of the unit identified in Schedule A and its common elements to be part of a condominium within the meaning of the condominium statutes of the State of New York.
2. The failure of the documents required by the condominium statutes to comply with the requirements of the statutes to the extent that such failure affects the title to the unit and its common elements.
3. Present violations of any restrictive covenants which restrict the use of the unit and its common elements and which are created by the condominium documents, except violations relating to environmental protection unless a notice of a violation thereof has been recorded or filed in the public record and is not excepted Schedule B. The restrictive covenants do not contain any provisions which will cause a forfeiture or reversion of title.
4. The priority of any lien for charges and assessments at Date of Policy provided for in the condominium statutes and condominium documents over the lien of any insured first mortgage identified in Schedule A.
5. The failure of the unit and its common elements to be entitled by law to be assessed for real property taxes as a separate parcel.
6. Any obligation to remove any improvements which exist at Date of Policy because of any present encroachments or because of any future unintentional encroachments of the common elements upon any unit or of any unit upon the common elements or another unit.
7. The failure of title by reason of a right of first refusal to purchase the unit and its common elements which was exercised or could have been exercised at Date of Policy.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the amount of insurance.

IN WITNESS WHEREOF the Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the day of , .

Countersigned

SPECIMEN

LAWYERS TITLE INSURANCE CORPORATION



By: Janet A. Algart
President

Attest: J. D. Watt
Secretary

By _____
Authorized Officer or Agent

CONDITIONS AND STIPULATIONS
(Continued)

7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:

(i) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or

(ii) where a subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that 120 percent of the Amount of Insurance stated in Schedule A bears to the sum of the Amount of Insurance stated in Schedule A and the amount expended for the improvement.

The provisions of this paragraph shall not apply to costs, attorneys' fees and expenses for which the Company is liable under this policy, and shall only apply to that portion of any loss which exceeds, in the aggregate, 10 percent of the Amount of Insurance stated in Schedule A.

(c) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. APPORTIONMENT.

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of the parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement or by an endorsement attached to this policy.

9. LIMITATION OF LIABILITY.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto.

11. LIABILITY NONCUMULATIVE.

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

12. PAYMENT OF LOSS.

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

13. SUBROGATION UPON PAYMENT OR SETTLEMENT.

(a) The Company's Right of Subrogation.

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated to these rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) The Company's Rights Against Non-Insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

14. ARBITRATION.

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is $1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

16. SEVERABILITY.

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

17. NOTICES WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to: Consumer Affairs Department, P.O. Box 27567, Richmond, Virginia 23261-7567.

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SPECIMEN

Form B 1190-1B

OWNER'S POLICY OF TITLE INSURANCE

American Land Title Association (10/17/92)

Issued by

Commonwealth Land Title Insurance Company

Commonwealth Land Title Insurance Company
is a member of the LandAmerica family of title insurance underwriters.

LandAmerica Commonwealth

LandAmerica Financial Group, Inc.
101 Gateway Centre Parkway
Richmond, Virginia 23235-5153
www.landam.com

THANK YOU.

Title insurance provides for the protection of your real estate investment. We suggest you keep this policy in a safe place where it can be readily available for future reference.

If you have questions about title insurance or the coverage provided by this policy, contact the office that issued this policy, or you may call or write:

Commonwealth Land Title Insurance Company
Consumer Affairs
P.O. Box 27567
Richmond, Virginia 23261-7567
telephone, toll free: 800 446-7086
web: www.landam.com

We thank you for choosing to do business with Commonwealth Land Title Insurance Company, and look forward to meeting your future title insurance needs.

Commonwealth Land Title Insurance Company
is a member of the LandAmerica family of title insurance underwriters.

LandAmerica Commonwealth

EXHIBIT "18"

STORAGE BIN LICENSE

STORAGE BIN LICENSE

AGREEMENT MADE THIS _____ day of _____, 200_ (this "Agreement") by and between the Residential Board of The Warren Street Condominium ("Licensor"), having an office at c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019 and _____, having an address at 101 Warren Street, New York, New York 10007 (the "Licensee");

WHEREAS, pursuant to that certain condominium declaration and by-laws for the condominium known as The Warren Street Condominium (the "Condominium") dated _____, recorded on _____ in Reel __, Page ___ (collectively the "Declaration") for the property having the street address 101 Warren Street, New York, New York 10007 (the "Property"), the Property was submitted to a condominium regime;

WHEREAS, in accordance with the terms of the Declaration, Licensor is responsible for the administration of the Residential Section of the Condominium, including, without limitation the "Storage Bins" located in the Building as such term in more particularly defined and described in the Declaration;

WHEREAS, Licensee, owns or simultaneously herewith, Licensee is acquiring a Residential Unit in the Condominium and;

WHEREAS, Licensee desires the right to the exclusive use of the Storage Bin __ (the "Bin") for so long as Licensee owns a Residential Unit in the Condominium.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the parties hereto agree as follows:

1. Subject to and in accordance with the terms and conditions of this Agreement, Licensor hereby grants to Licensee, its successors and assigns and Licensee hereby accepts from Licensor, a license (the "License") to use the Bin during the term hereof for storage of Licensee's personal property and the property of occupants of the Unit (the "Permitted Users") and for no other purpose. Licensee shall not store any (i) animals or food, (ii) inflammable, combustible, explosive or other dangerous items, (iii) items which have an objectionable odor or which may spoil or decay or (iv) valuable items. Licensee shall not (a) interfere with another tenant of Licensor, (b) store any property in the Building outside of the Bin, (c) allow any other person to use the Bin except in accordance with the terms hereof, or (d) deface, damage or alter the Bin, the Building or Licensor's equipment. Licensee shall keep the Bin locked and shall provide Licensor with a duplicate key. Licensee acknowledges that it is Licensee's responsibility to safeguard the keys and Licensee is fully responsible for whoever has possession of the keys.

2. The term of this License shall commence on date first set forth above, and shall continue on a month to month basis thereafter until Licensee gives written notice of termination, or unless otherwise terminated, as provided herein. This License shall automatically terminate in the event that Licensee no longer owns a Residential Unit in the Condominium. In the event this Agreement is terminated, Licensee shall vacate and surrender possession of the Bin, broom clean, in the condition as existed prior to the commencement of this Agreement. Any property

not removed from the Bin at the expiration or other termination of this Agreement shall be considered abandoned and may, at Licensor's option, be retained as Licensor's property or disposed of at Licensee's cost and without any liability to Licensee. Licensee's obligation to observe or perform this covenant shall survive the expiration or other termination of this Agreement.

3. Licensee shall indemnify and save harmless Licensor and Licensor's agents against and from any and all liability, loss, damage and expense (including, without limitation, attorney fees and expenses) arising from injury to person or property occasioned by the failure of the Licensee to comply with any provision in this Agreement, or due wholly or in part to any act, default or omission of the Licensee or of any person using the Bin, or by the Licensor, its agents, servants or contractors when acting as agent for the Licensee as herein provided.

4. Neither licensor nor its agents or employees shall be liable for any theft or damage to any property stored in the Bin unless due to the gross negligence of the Licensor. Licensee understands that Licensor intends to leave the storage area unattended and that Licensee stores property in the Bin at Licensee's own risk, including, without limitation, the possibility that the Bin may be damp or have water infiltration. Licensor undertakes only to act as a licensor, and under no circumstances shall the licensor or its agents be deemed to act as Licensee's bailee.

5. Licensee represents that it has made a thorough inspection of the Bin and agrees to take same in its condition "as is" as of the commencement of this Agreement. Licensee shall, throughout the term of this Agreement, take good care of the Bin. Licensee shall repair all damage to the Building and the Bin by the moving of its property, furniture or equipment.

6. Licensor shall not provide any services to the Bin, except lighting on the floor in which the Bin is located and elevator service. Licensee shall keep the Bin clean. Licensee shall have access to the Bin only from 9:00 A.M. to 10:00 P.M., seven days a week.

7. This Agreement shall inure to the benefit of the Licensor's successors and assigns and may not be modified except by a writing signed by the party to be charged.

8. If Licensee shall default in fulfilling any of its covenants or obligations hereunder, in addition to any other rights and remedies available to Licensor, Licensor may (i) deny access to the Bin until Licensee cures such default, or (ii) terminate this Agreement by the giving of written notice to Licensee, whereupon this Agreement shall terminate on the date set forth in such notice.

9. Licensee shall, at all times, use the Bin only in a manner which is in full compliance with all present and future laws, orders, rules and regulations of all state, federal, municipal and local governments, departments, commissions and boards (including the New York Board of Fire Underwriters or any similar body) asserting jurisdiction therefor, or any direction of any public officer pursuant to law, including, without limitation, the police and fire departments of the City of New York, which may require the removal or destruction of items stored in the Bin. Licensee, its servants, employees, agents, visitors and licensees shall observe

faithfully, and comply strictly with the Declaration and any and all rules and regulations for the Building as Licensor or its agents may from time to time adopt.

10. Licensor or its agents shall have the right (but not the obligation) to open the Bin in an Emergency at any time, and, at other reasonable times, to inspect and examine the same and to make such repairs, replacements and improvements as Licensor shall deem necessary or desirable to the Bin or any portion of the Building, all without any liability to Licensee whatsoever as a result thereof.

11. The failure of Licensor to seek redress for violation of, or to insist upon the strict performance of any covenant or condition of this Agreement or of any of the rules or regulations adopted by Licensor, shall not prevent a subsequent act which would have originally constituted a violation from having all the force and effect of an original violation.

12. Notwithstanding anything to the contrary set forth herein, in the event Licensee desires to assign this Agreement, such assignment shall comply with the then requirements of Licensor to effectuate such assignment, including, without limitation, the obligation to enter into a new license agreement with the assignee. Licensee may permit use of the Bin by others than the Permitted Users only with the consent of Licensor.

13. All capitalized terms used in this Agreement not defined herein shall have the same meanings ascribed to them in the Declaration.

14. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, successors and assigns of the Licensee.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

LICENSOR:

RESIDENTIAL BOARD OF MANAGERS OF THE WARREN STREET CONDOMINIUM

By: _____

LICENSEE:

_____

_____

EXHIBIT "19"

ALTERATION AGREEMENT

ALTERATION AGREEMENT

THIS AGREEMENT made as of this _____ day of _____, _____ by and between The Board of Managers of The Warren Street Condominium (the "Board") having an address of 101 Warren Street, New York, New York 10007, 101 Warren Street Associates LLC ("Sponsor"), having an address c/o Edward J. Minskoff Equities, Inc., 1325 Avenue of the Americas, New York, New York 10019 and _____ (the "Unit Owner") having an address of 101 Warren Street, New York, New York, 10007 (the "Property").

W I T N E S S E T H:

WHEREAS, pursuant to a declaration dated _____ (the "Declaration"), Sponsor submitted the Property to a condominium regime known as The Warren Street Condominium (the "Condominium").

WHEREAS, pursuant to the Declaration and the by-laws of the Condominium (the "By-Laws"), Unit Owner has requested permission to install equipment and/or make alterations in Unit ____ (the "Unit") the building situated on the Property (the "Building"); and

WHEREAS, at least until such time as Sponsor obtains the permanent certificate of occupancy for the Building, Sponsor's employees, agents, contractors, subcontractors and suppliers or any of their employees (collectively "Sponsor's Contractors") will be performing work in or delivering material to the Building.

WHEREAS, the Declaration and By-Laws provide that no equipment shall be installed and no alterations shall be made in the Unit without the consent of the Board; and

WHEREAS, Unit Owner desires to obtain such consent;

NOW, THEREFORE, the parties agree as follows:

1. **Unit Owner's Submissions**. Together with this Agreement, Unit Owner is delivering to the Sponsor and the Board:

   a. detailed plans, drawings and specifications for the equipment proposed to be installed and/or the alterations proposed to be made which, if so required by the Sponsor and/or the Board, have been prepared by a licensed architect or engineer. Such plans, drawings and specifications include a room by room list of the equipment to be installed and the alterations to be made.

   b. a check in the sum of $_____ payable to the Board for the security deposit required to be posted by Unit Owner as provided for in Section 13 of this Agreement (and/or such alternate form of security as may be required by the Board).

   c. a check in the sum of $_____ payable to Edward J. Minskoff Equities, Inc., managing agent for the Building (the "Managing Agent"), as a processing fee in connection with this Agreement.

2. **Review of Plans, Drawings and Specification**. The plans, drawings and specifications submitted by Unit Owner shall be subject to review and approval by Sponsor and/or the Board, in their sole discretion, and may be subject to review and approval by Sponsor's and/or the Board's architect or engineer (collectively the "Designated Engineer") in the sole discretion of Sponsor or the Board, and Unit Owner shall make such changes in and to such plans, drawings and specifications as Sponsor, the Board or the Designated Engineer shall require in order to obtain such approval, including, without limitation, such changes as may be required to minimize noise or vibrations to surrounding portions of the Building. The term "Plans" as used in this Agreement shall refer to the plans, drawings and specifications as approved in writing by the Sponsor and/or the Board and the Designated Engineer and the term "Work" shall refer to the work called for by the Plans or any other work performed by or on behalf of Unit Owner. After approval by the Sponsor and/or Board and the Designated Engineer, the Plans shall not be modified without the approval of the Sponsor and/or the Board and the Designated Engineer. Notwithstanding any approval of the Plans by the Sponsor and/or Board or the Designated Engineer, Unit Owner shall be solely responsible for the Plans, for insuring compatibility with the systems and facilities of the Building and for compliance with applicable laws and codes.

The execution of this Agreement by the Sponsor and the Board does not constitute consent to the work called for by the plans, drawings and specifications submitted by Unit Owner, and the Sponsor and the Board retains all of its rights under this Agreement and the By-Laws to withhold consent. Only written approval of such plans, drawings and specifications as provided for above shall constitute the Sponsor's and Board's consent to the Work called for by the Plans, and any such consent shall be subject to the terms of this Agreement.

3. **Pre-Conditions to Commencement of Work by Unit Owner**. Unit Owner shall not commence the Work unless and until all of the following has occurred:

   a. The Sponsor and the Board and the Designated Engineer, as same may be required, shall have approved in writing the plans, drawings and specifications submitted by Unit Owner, and Unit Owner shall have received a copy of such approvals.

   b. Unit Owner shall have submitted to Sponsor and the Board (i) a designation of the general contractor or construction manager (collectively the "General Contractor") which will be principally responsible for the Work, which designation shall authorize the General Contractor to submit the information more particularly described on the letter annexed hereto as set forth on Exhibit A annexed hereto (the Contractor's Instructions"), (ii) complete copies of all agreements entered into with the General Contractor and all other such contractors, subcontractors and suppliers pertaining to the Work (collectively the "Subcontractors"), (iii) other than the communications required to be made by the General Contractor in accordance with the terms of the Contractor's Instructions, the name of the party solely authorized to communicate with Sponsor, the Board and the Managing Agent (the "Owner's Representative") (e.g. Owner, General

Contractor, Owner's architect) and (iv) telephone numbers for the Owner, the General Contractor and the Owner's Representative, if different from the foregoing. Prior to the commencement of the work, the General Contractor and the Subcontractors shall have been approved in writing by the Board. Notwithstanding the foregoing (i) prior to the issuance of a permanent certificate of occupancy for the Building, Sponsor may require that Work relating to the structural electrical, mechanical, plumbing, sprinkler or HVAC systems of the Building (collectively the "Building Systems") be performed by contractors designated by Sponsor. After the issuance of a permanent certificate of occupancy for the Building, the Board may require that Work relating to the Building Systems be performed by contractors designated by the Board.

c. Unit Owner shall have made all required filings with, and received all required permits, approvals, licenses and consents from, all governmental agencies having jurisdiction over the Work (collectively the "Governmental Authorities") including, but not limited to, the New York City Buildings Department, the New York City Fire Department and the Landmarks Preservation Commission, and Unit Owner shall have furnished copies of all such filings, permits, approvals, licenses and consents to Sponsor and to the Board. The determination of the Designated Engineer as to the need for any such filing, permit, approval, license or consent shall be conclusive. As a prerequisite to its approval of the Plans and Specifications, Sponsor and/or the Board may require Unit Owner to furnish a letter from Unit Owner's licensed architect or engineer, certifying that the electrical loads required as a result of the Work, will not adversely affect the Building's electrical service and certifying to such other matters as Sponsor and the Board may require. Sponsor may require that Unit Owner utilize a filing representative or expediter designated by Sponsor to file the Plans and Specifications with the Governmental Authorities.

d. Unit Owner shall have caused each of its contractors to furnish to the Board the insurance policies described on Exhibit B attached hereto or certificates thereof. Such policies (i) shall name the Condominium, the Board, the Board's officers and directors, the Designated Engineer, the Managing Agent, Sponsor and the other Unit Owners, as parties insured, (ii) shall be issued by companies reasonably acceptable to the Board and (iii) shall provide that they may not be cancelled or terminated without at least ten (10) days prior written notice to the Board. Unit Owner shall cause all such insurance policies to be kept in full force and effect until the completion of the Work. In the event that such insurance lapses prior to the completion of the Work, Sponsor and/or the Board will have the right to suspend the Work until Sponsor and/or the Board receives evidence of appropriate insurance and approves such insurance. Sponsor and/or the Board reserves the right to revise the parameters and scope of the insurance requirements from time to time. Unit Owner and the General Contractor shall be advised, writing, of any such changes.

e. If requested, the Unit Owner's architect or engineer shall have provided to the Board evidence of professional liability insurance in amounts reasonably acceptable to the Board.

f. The Unit Owner's architect or engineer shall have prepared and submitted to the Sponsor and the Board a schedule of all Work to be performed by the General Contract and each Subcontractor, setting forth the number of weeks and days of the various trades, the anticipated number of workmen involved and affirming that the work can be completed within the time allotted under Paragraph 5d hereof.

g. The General Contractor will be required to attend a start-up meeting approximately two (2) weeks prior to the commencement of the Work. At this meeting the General Contractor will be introduced to Sponsor and other members of the project team. The agenda for the meeting will include a review of the requirements of this Agreement and the General Contractor's construction plan as well as collection of payment to Sponsor of any charges or deposits due hereunder.

4. **Unit Owner to Give Notice Prior to Commencement of Work**. Prior to commencing the Work, the Owner's Representative shall give at least five (5) days' prior written notice to the Designated Engineer, the superintendent of the Building and the Managing Agent of the date on which the Work will commence and the estimated duration of the Work.

5. **Performance of the Work**.

a. **In General**. Unit Owner shall perform the Work strictly in accordance with the Plans in a first-class, workmanlike manner in keeping with the standards of the Building and shall not perform any Work not called for by the Plans. All materials shall be new and of high quality. In performing the Work, Unit Owner shall comply with (i) all applicable laws and codes, (ii) the requirements of all insurance policies covering the Work, the Unit or the Building, (iii) this Agreement, (iv) the By-Laws, (v) the Rules and Regulations of the Condominium, (vi) the requirements of Sponsor and the Board and (vii) any directions given by the Managing Agent, the Designated Engineer or the superintendent of the Building. The Work will not compromise the energy efficiency or increase the energy consumption of the Building, change the number of zoning rooms located within the Unit or materially delay the issuance of a permanent Certificate of Occupancy for the Building without the consent of Sponsor prior to the issuance of the permanent Certificate of Occupancy or the consent of the Board, after the issuance of the permanent Certificate of Occupancy.

b. **Work Hours and Noise**. Unit Owner shall perform the Work diligently and in a manner so as not to disturb other residents of the Building. The Work shall be performed only on Mondays through Fridays (excluding holidays) between the hours of ___ a.m. and ____ p.m.; provided however, that any noisy work which

may disturb other residents shall not be performed before ___ a.m. The Work shall not be performed on weekends or holidays. Sponsor until there are no remaining Unsold Units, and thereafter the Board, shall be the sole arbiter should there be any doubt as to noise levels which may be disturbing.

c. **Licensing and Labor Harmony**. The General Contractor and the Subcontractors, if any, shall be duly licensed to the extent required by applicable law and Unit Owner shall cause its General Contractor and the Subcontractors, to employ only such laborers as shall not conflict with any of the trade unions employed in the Building or otherwise cause disharmony with any Building service union. Unit Owner, the General Contractor and the Subcontractors, expressly acknowledge that Sponsor's contractors and subcontractors will be engaged at the Property to finish construction of the Building (other than the Unit) (the "Sponsor's Work") and Unit Owner, the General Contractor and the Subcontractors agree (i) that they the Sponsor's Work shall have priority over the Work and (ii) Unit Owner, the General Contractor and the Subcontractors must coordinate the Work with Sponsor so that no disruption of the Sponsor Work occurs. In the event such disruption occurs, Sponsor reserves the right to immediately close Unit Owner's job site. During all periods of construction, the General Contractor shall conduct or cause to be conducted all labor practices and relations with employees and subcontractors in such a manner as to avoid all strikes, picketing and boycotts of, on or about the Building. The General Contractor further agrees that if during the period of construction any of its employees or employees of its subcontractors strike, or if picket lines or boycotts or other visible activities objectionable to Sponsor are conducted or carried out by or against Sponsor, its contractors or subcontractors or any of their respective employees, on or about the Building or otherwise involving Sponsor, the General Contractor shall (or Sponsor may, but shall not be obligated so to do) immediately close Unit Owner's job site and remove or cause to be removed all personnel therefrom until the dispute giving rise to such strike, picket line, boycott or objectionable activity has been settled to Sponsor's satisfaction.

d. **Required Completion Date**. Unit Owner shall cause the Work (other than decorative work such as painting, wallpapering and carpeting) to be completed on or before the date (the "Required Completion Date") which is ___ days (excluding weekends and holidays) after the commencement of the Work. If the Work (other than decorative work as aforesaid) shall not be completed on or before the Required Completion Date, Unit Owner shall pay to the Board, as liquidated damages on account of late completion, the sum of $____ per day (excluding weekends and holidays) until the Work is completed. The determination of whether the Work is completed shall be made by the Sponsor until such time as there are no longer any Unsold Units and thereafter by the Board, and such determination shall be conclusive. The work shall diligently proceed to completion in compliance with all plans and specifications and in conformity with all permits and licenses of any governmental authority. All time limitations set forth in this paragraph shall be subject to extension for delays caused by or attributable to acts of God, unusual weather conditions or strikes not

attributable to Unit Owner or Unit Owner's General Contractor or Subcontractors or other agents bad faith, no to exceed forty-five (45) calendar days. Notwithstanding the foregoing, if, within six (6) months prior to the expiration of the temporary Certificate of Occupancy, the Board or Sponsor, in their sole discretion, determines that the progression of the Work is such that there is a potential to delay or otherwise hinder the issuance of the permanent Certificate of Occupancy for the Building, the Board or Sponsor, as the case may be, undertake to perform, a Unit Owner's sole cost and expense, those items of work necessary to be completed for the issuance of the permanent Certificate of Occupancy.

e. **Evidence of Completion**. Upon completion of the Work, Unit Owner shall obtain and deliver to Sponsor and the Board (i) a certificate from the architect or engineer who prepared the Plans certifying that the Work has been completed in accordance with all applicable laws and codes and the Plans, and (ii) all required final governmental signoffs and approvals, including if Sponsor or the Board shall require, an amended certificate of occupancy and a certificate from the Board of Fire Underwriters. The determination of the Sponsor, until such time as there are no longer any Unsold Units and thereafter the Board, as to whether the Work has been completed and/or the need for an amended certificate of occupancy and/or any other applicable governmental signoffs and approvals shall be conclusive.

f. **Security Personnel**. The Board shall have the right, at the sole cost and expense of the Unit Owner, to install or engage or require the Unit Owner to install or engage, security systems or personnel to ensure the safety and well being of persons and property in the Condominium.

g. **"As-Built" Drawings**. Upon completion of the Work, the Unit Owner shall provide the Board with an "as-built" set of drawings for the Unit.

h. **Confidentiality**. Any and all knowledge, information, data, materials, trade secrets and work product regarding the Building, obtained, produced, generated or otherwise acquired by Unit Owner or the General Contractor or their agents, employees and Subcontractors shall be confidential.

6. **Inspection and Correction of the Work**. Sponsor and the Board shall have the right from time to time to inspect or observe the Work and to ensure compliance with the terms of this Agreement, and for this purpose Unit Owner shall provide access to the Unit to Designated Engineer, the Managing Agent, the superintendent of the Building, or any other person Sponsor or the Board may authorize. The General Contractor shall be required to conduct a walkthrough with Sponsor and/or the Board for the purpose of observing the construction of the demising wall and perimeter wall assemblies. After the installation of all framing, insulation and vapor barriers General Contractor shall notify Sponsor and the Board and schedule a walkthrough to observe such portion of the Work. The General Contractor may not proceed with installation of gypsum board until written approval of Sponsor and the Board is received. Unit Owner shall promptly make all corrections required by Sponsor or the Board in order to conform to the Plans and the other requirements of this Agreement. If Sponsor or the Board so requires, such

corrections shall include the removal and replacement of non-conforming work. Sponsor's or the Board's failure to inspect shall not be considered a waiver of Unit Owner's obligation to comply with this Agreement. If Unit Owner or the General Contractor observes or otherwise becomes aware that the Work or any of their contract documents are at variance with each other or applicable laws, statutes, ordinances, building codes and regulations in any respect or otherwise are inconsistent, the General Contractor shall promptly notify Sponsor and the Board. If, in the sole judgment of Sponsor or the Board, an Emergency exists with respect to the Work, which in Sponsor's or Board's opinion requires immediate corrective action, then Sponsor may, without notice to Unit Owner's Contractor, perform such corrective work or cause it to be performed by others. In such case, any costs (including general conditions and fees) arising from such corrective work will be borne by Unit Owner and/or General Contractor.

7. **Damage or Adverse Effect Caused by the Work**. Unit Owner shall be responsible for any damage to or any other adverse effect upon the Unit or the Building (including the structure, shell, systems, equipment, fixtures and finishes of the Building) caused by or resulting from the Work, regardless of when such damage or adverse effect becomes apparent. If any such damage or adverse effect shall occur or arise, Sponsor and/or the Board may (a) require Unit Owner, at its expense, promptly to repair the damage or remedy the condition giving rise to such adverse effect and/or (b) repair such damage or remedy such condition at Unit Owner's expense.

Unit Owner acknowledges that the performance of the Work shall in no event cause any environmental hazards in the Units or the Common Elements (including, without limitation, any environmental hazards such as mold or other bacterial contamination) and that the Unit Owner is obligated at all times (both during and after the performance of the Work) to maintain the appropriate temperature and humidity in such Unit Owner's Unit in order to avoid causing damage to the Common Elements or the Units. In the event a Unit Owner fails to so maintain the Unit, such Unit Owner may be liable for any damage arising from such failure, including, without limitation, any claims pertaining to environmental hazards such as mold or other bacterial contamination.

Without limiting the generality of the foregoing, Unit Owner specifically acknowledges that this Section 7 shall be applicable to any damage to the carpeting, wallcoverings or other finishes in the Building's hallways, elevators and other common areas (including without limitation, the cost of cleaning, shampooing, painting or repairing the same if soiled or otherwise damaged).

If the Managing Agent advises Unit Owner of any damage which, in the Managing Agent's opinion, was caused by the Work, Unit Owner shall promptly submit a claim to Unit Owner's insurance carrier and to Unit Owner's contractor for submission to its insurance carrier, and Unit Owner agrees to use all reasonable efforts, and to cause its contractor to use all reasonable efforts, to cause such insurance carriers to expeditiously review and settle all such claims for which they are responsible. The provisions of this paragraph shall not limit Unit Owner's liability under this Section 7.

8. **Indemnification and Release by Unit Owner**. Unit Owner shall indemnify and hold harmless Sponsor and Sponsor's principals, employees, agents, the Board, the Board's officers, directors and Unit Owners, the Designated Engineer, the Managing Agent, and the other Unit Owners and residents of the Building (the "Indemnified Persons") against any loss, cost, claim, damage (including damage to persons or property) or expense arising out of or related to the Work or any act or omission of Unit Owner, the General Contractor or any Subcontractors, architects, engineers or consultants, including reasonable attorneys fees and disbursements incurred by any of the Indemnified Persons in the defense of any such claim or any suit, action or proceeding based thereon. Unit Owner releases the Board, the Sponsor, the Managing Agent and the agents and employees of the foregoing from any from any liability for damage to the portions of the Unit affected by the Work. Notwithstanding anything to the contrary contained in the By-Laws, the Unit Owner accepts sole responsibility for the work and costs in connection with the maintenance, repair, restoration or replacement of any portions of the Unit affected by the Work, and acknowledges that such responsibility shall pass to the Unit Owner's successor-in-interest in the Unit. Unit Owner shall also be responsible to deliver to the Board a written agreement in the form of Exhibit C hereto in which Unit Owner's General Contractors agree that they will not make claims for damage within the perils of the insurance referred to in this Agreement and will defend, indemnify and hold harmless the Board, the Board's officers, directors, Sponsor, unit owners, agents, partners, servants, employees, tenants, guests, licensees, invitees and their respective agents, servants, employees, tenants, guests, licensees, invitees, officers, directors, shareholders and partners (collectively, the "Indemnitees"), against any and all liability, including legal costs and expenses on account of loss of life or injury to any person or damage to property, happening in or arising out of or in any way relating to the performance of the Work unless such injury or loss of life or loss or damage to property was caused by the willful misconduct or gross negligence of the Indemnitee.

Unit Owner hereby acknowledges that it is a condition of this Agreement that no Work may be performed by, or on behalf of Unit Owner until Sponsor, in its sole discretion, determines that the commencement of the Work will not interfere with Sponsor's Work and Sponsor notifies Unit Owner of said determination in writing. At Closing, Unit Owner has accepted the Unit from Sponsor in its "as is" condition. Upon commencement of the Work, Unit Owner releases Sponsor and the Board from any and all obligation to perform any additional work in the Unit, including, without limitation, weather tightness of windows, exterior walls or roofs, and work of a "punch list" nature. In furtherance thereof, Unit Owner expressly agrees to release and forever discharge Sponsor and its successor and/or assigns and the Board, from all manner of actions, causes of action, suits, debts, dues, sums of money, damages, claims and demands whatsoever in law or equity, which Unit Owner, its successors and assigns ever had, now have, or may have, now or hereafter upon or by reason of any matter arising from or out of the Work to the Unit.

9. **Unit Owner to Bear All Costs Associated with Work**. Unit Owner shall be responsible for all costs incurred by Unit Owner, Sponsor or the Board in connection with the Work or this Agreement, including, without limitation, the fees and disbursements of any attorney, architect, engineer, consultant or security personnel retained by the Board, the

Sponsor or the Unit Owner in connection with the Work or this Agreement. Without limiting the generality of the foregoing, Unit Owner specifically agrees to reimburse Sponsor and/or the Board for all charges of the Designated Engineer for the review of the plans, drawings and specifications submitted for inspection of the Work or otherwise related to the Work or this Agreement. Waivers of the right to lien or otherwise encumber the Building shall be obtained from the General Contractor and all Subcontractors. However, if for any reason whatsoever, any lien is filed for work done, or material alleged to have been furnished in connection with the Work, Unit Owner shall at its sole expense cause such lien to be bonded or otherwise discharged within twenty (20) days after learning of the existence of such lien. If Unit Owner fails to do so or otherwise defaults hereunder, the Board may pay or bond such lien and otherwise exercise all rights and remedies reserved to it in this Agreement and the By-laws as and for a default thereunder.

10. **Additional Requirements**.

a. **No Change in Building Heating or Air-Conditioning**. Unit Owner recognizes that there will be no change in the operation of the Building's heating system or air-conditioning system to facilitate the functioning of any heating or air-conditioning units which Unit Owner may be installing other than stoppages approved by Sponsor or the Board in order to facilitate and enable Unit Owner to hook-up to the Building's heating and air conditioning systems and or sprinkler system. The General Contractor shall submit to Sponsor a plan and anticipated schedule of any required shut downs, drain downs, etc., of the Building's existing systems prior to the commencement of their work. Failure to submit this plan shall cause the General Contractor to be accountable for all extra costs associated with delays to reschedule shut downs, drain downs, etc., should they occur.

No utility interruption will be permitted without written approval from Sponsor and/or the Board. General Contractor is required to give Sponsor and/or the Board at least seventy-two (72) hours notice before any Building or utility service interruption which affects occupied and unoccupied areas. Each request for such interruption will indicate estimated downtime.

Sponsor and or the Board will schedule the appropriate personnel to perform all drain downs and recharging of building systems. The cost of all services provided by the appropriate personnel shall be paid in advance to Sponsor prior to the commencement of any work. The minimum charge for each and every drain down and recharge will be $500.00.

b. **Prohibited Construction Methods**. Unit Owner shall not interfere with the Building's intercom, gas, electric, heating, air-conditioning or plumbing system, sprinkler system or any other Building system or service. Unit Owner shall not penetrate any exterior Building wall, attach fasteners in any manner or the exterior building facade or use any pneumatic or power tool such as hammers or other tools which cause excessive vibrations, except with the consent of Sponsor

or the Board. Flammable materials are not to be stored within the Building. They must be used and removed the same day.

c. **Accessibility of Valves**. Unit Owner shall insure that all water, steam, gas and other valves remain accessible during the performance of and after the completion of the Work. If any valve is enclosed in violation of this Agreement, then Sponsor or the Board may (i) require Unit Owner, at its expense, promptly to remove such enclosure and/or (ii) remove such enclosure at Unit Owner's expense.

d. **Use of Public and Common Areas During Work**. Unit Owner shall not allow the halls, sidewalks, courtyards and other public areas to be used for the storage of building materials or debris. Electrical and other utility receptacles in the Common Areas may not be utilized to perform any work or power any equipment employed in connection with the Work. Unit Owner shall cause its contractor to cover with construction paper the floor of any back hall to be used in connection with the Work and shall also cause its contractor to take all precautions necessary to prevent damage to the carpeting, wallcoverings or other finishes in the Building's hallways, elevators and other common areas. Only the service elevators may be utilized by for the delivery of materials or supplies.

e. **Parking**. Parking in front of the Building or in its driveways is strictly prohibited. General Contractor must enter the Building through the designated construction entrance only. No other means of entry shall be permitted. The General Contractor will be expected to check in at the location to be designated by Sponsor or the Board and obtain the required authorization to enter the Building in compliance with the procedures and requirements of Sponsor and the Board. In the event that employees, agents or Subcontractors of General Contractor are in the Building without proper authorization, such individuals will be asked to leave.

f. **Safety Precautions**. Unit Owner shall maintain functioning fire extinguishers and smoke alarms in the Unit throughout the prosecution of the Work. Unit Owner shall insure that the Work does not block access to any fire exits in the Building. Unit Owner shall install smoke detectors within 15 feet of every sleeping area on the ceiling or wall pursuant to Local Law 62 of 1981 of the City of New York, and if a child 10 years old or under lives in the Unit. Unit Owner shall install window guards pursuant to Section 131.15 of the New York City Health Code.

Hard hats must be worn by all construction personnel at all times. Only work shoes or shoes with leather soles will be permitted in the Building. No personnel wearing gym shoes or soft rubber shoes will be allowed into the Building.

The General Contractor shall abide by all other written safety policies or directives established by Sponsor or the Board. The General Contractor is required to establish a written safety program for its operations, as well as the operations of any of its Subcontractors. Such safety program shall be available at

the job site for inspection by Sponsor and the Board. Any accidents or injuries that occur on the construction site, no matter how minor, must be reported to Sponsor and the Board within twenty four (24) hours of the occurrence. If an accident or injury occurs due to the existence of a dangerous condition, the General Contractor shall take immediate steps to secure the area in order to protect others from further injury.

g. **Unit Owner to Control Refuse, Dirt, Dust**. Unit Owner shall take all precautions to prevent dirt and dust from permeating other parts of the Building during the progress of the Work, and shall place all materials and rubbish in barrels or bags before removing the same from the Unit. All such barrels and bags and all rubbish, rubble, discarded equipment, empty packing cartons and other materials shall be removed from the Unit and taken out of the Building at Unit Owner's expense and removal of trash containers shall be scheduled for after 3:30 p.m. unless otherwise directed by the Board, but in no event shall such removal interfere with regularly scheduled building operations. Unit Owner acknowledges and agrees that the trash chute may not be used for such removal and recognizes that only the service elevator may be used for such removal and only at such times as the superintendent of the Building may direct. Unit Owner shall not permit any dumpster or garbage container to be left outside of the Unit without the written consent of Sponsor or the Board. Notwithstanding the foregoing, the placement of any dumpsters shall comply with all governmental regulations, including without limitation, obtaining any necessary permits. In the event that Sponsor determines that it is reasonably necessary, Sponsor shall have the option to coordinate and perform trash removal from a central location on individual floors and, in that event, General Contractor will be responsible for its share of the cost thereof, which shall be billed on a regular basis.

h. **Installations by Unit Owner**. Unit Owner agrees that any air conditioning units, Terrace or Loggia plantings and/or structures, wherever located in the Building, may be removed by Sponsor or the Board for the purpose of repairs, upkeep or maintenance of the Building, at the sole expense of Unit Owner.

i. **Deliveries to the Property**. Under no circumstances will deliveries be allowed to the Building unless General Contractor has secured the prior written consent of the Sponsor, or the Board, at such time as Sponsor has secured a permanent certificate of occupancy for the Building. In addition, all materials must be delivered to the area of the Building as designated by the Board to the Unit Owner.

The General Contractor must be at the Property at the scheduled time of delivery. The delivery vehicle will be allowed to remain at the Property for the time allotted by the prior written consent. No materials will be accepted or unloaded by any person other then those associated with the General Contractor. Under no circumstances can materials be stored for any length of time at the Property. Delivery vehicles will not be allowed at any time to park, stand, stage, load or unload on any of the streets or alleys adjoining the Building.

If the General Contractor fails to appear at the Property and/or completely unload the delivery within the allotted time, the delivery truck driver will be instructed to leave the Property and the General Contractor will be responsible for any re-delivery charges. Sponsor reserves the right to amend and revise the delivery procedures at any time and from time to time.

j. **Use of Elevators**. The access to and use of the elevator for the delivery of supplies and materials must be requested no less than forty-eight (48) hours in advance of the time that such access and use is required. The request must indicate the period of time that the elevators will be "booked." Unit Owner will be responsible for all costs associated with the operation of the elevator and/or hoisting charges for the period requested. The allocation of elevator "time" shall be made by the Managing Agent, in its discretion, subject to the availability of elevators, but in no event shall such access and use interfere with regularly scheduled building operations.

k. **On-Site Supervision**. The General Contractor- shall maintain supervisory personnel on-site at all times when the General Contractor has work in progress on-site. Such personnel shall be (i) fully empowered to coordinate and direct the work of its forces and subcontractors, (ii) trained as safety officers and (iii) in numbers sufficient to properly supervise all work.

l. **Adjacent Premises**. The Board may require that Unit Owner give not less than fourteen (14) days' written notice, setting forth the date the Unit Owner plans to commence the Work and the duration of the Work, to residents in the Units that are adjacent to, above and below the Unit (the "Adjacent Premises") in the form of Exhibit "D" hereto, a copy of which shall be delivered to the Managing Agent or such other form then adopted by the Board.

11. **Unit Owner to Comply with Laws, etc**. Unit Owner shall not do or permit any act or thing to be done contrary to law, or which will invalidate or be in conflict with any provision of any liability, casualty or other insurance policies carried by Unit Owner or for Unit Owner's benefit. Unit Owner shall comply with all federal, state and local laws, rules and regulations pertaining to the Work, including any such laws, rules and regulations pertaining to lead-based paint, asbestos and other hazardous material.

12. **Maintenance and Repair of the Work**. Notwithstanding anything to the contrary contained in the By-Laws, Unit Owner shall be responsible for the maintenance, repair and replacement of the Work and any portions of the Unit affected by the Work, and for all costs incurred by Sponsor or the Board or Unit Owner in connection therewith. Furthermore, Unit Owner releases the Board, the Managing Agent, Sponsor, Sponsor's agents and employees and the Board's agents and employees from any liability for damage to the Work or any portion of the Unit affected by the Work however arising.

13. **Unit Owner's Security Deposit**. As security for the faithful performance and observance by Unit Owner of the terms and conditions of this Agreement, Unit Owner has deposited the sum indicated in Section l(b) with the Board and/or provided payment

and performance bonds and maintenance bonds in an amount established by the Board. Unit Owner agrees that the Board may use, apply or retain the whole or any part of the security so deposited and the interest earned thereon, if any, to the extent required for the payment of any sums due to the Board under this Agreement as determined in the discretion of the Board. If the deposit is diminished by one-half of the original amount, Unit Owner shall replenish it to the full amount within (3) days after written demand. Unit Owner's failure to so replenish the security deposit shall be a material breach of this Agreement and shall entitle Sponsor or the Board to stop the Work, and/or exercise any remedies it has hereunder. If Unit Owner shall comply with all of the terms and conditions of this Agreement, the security deposit and interest or remaining balance thereof, if any, shall be returned to Unit Owner after completion of the Work. The Board's release of the security deposit shall not constitute acceptance of the Work by Sponsor or the Board or a waiver of any of Sponsor or the Board's rights under this Agreement. Any sums due to the Board under this Agreement and not recovered by application of the security deposit shall be deemed obligations chargeable and collectable as additional common charges to Unit due by Unit Owner to the Board pursuant to the By-Laws.

14. **Security; Construction Locks**. It shall be the General Contractor's responsibility to safeguard its own materials, tools and equipment at all times and to bear the risk of loss and/or damage thereto, and General Contractor hereby waives any claims against any property damage insurance coverage of the Building, Sponsor or the Board. Construction locks will be required and must be provided by the General Contractor. One key to the Unit must be provided to Sponsor and /or the Board for access to the Unit.

15. **Miscellaneous**. This Agreement represents the only agreements between Sponsor, the Board and Unit Owner relative to the subject matter hereto. Sponsor and the Board reserve the right to update and amend the requirements governing the Work from time to time. Any changes will be provided to Unit Owner and General Contractor and General Contractor will be required to acknowledge receipt of such update(s). This Agreement may not be changed orally. None of Sponsor, the Board, Manager or Managing Agent or any of their principals, agents, employees, contractors or subcontractors, will be responsible for failure or inefficient performance of Building Services to the Unit resulting from the Work. Unit Owner acknowledges that it has not relied upon any representations, warranties, architect's plans or statements of any nature whatsoever, whether written or oral, made by Sponsor, Sponsor's selling agent, the Managing Agent, or otherwise, including, without limitation, any representations, warranties, architect's plans, statements or estimates relating to the cost, feasibility, safety or compliance with all legal requirements pertaining to the Work, it being understood that approval of the Plans by Sponsor or the Board is not an express or implied warranty as to any such matter. This Agreement shall be binding on legal representatives, successors and authorized assigns. Captions are for the purposes of convenience of reference only and are not to be considered in interpreting this Agreement. SPONSOR, THE BOARD, UNIT OWNER AND GENERAL CONTRACTOR WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER THIS AGREEMENT.

16. **Notices, Assignment**. Any notice, request, consent or other communication hereunder shall begin in writing and sent by registered mail or certified mail, to Unit Owner at the address given at the beginning of this Agreement and to Sponsor and Board at the respective address given at the beginning of this Agreement, with a copy, in each case to Stroock & Stroock & Lavan LLP, 180 Maiden Lane New York, New York 10038, Attn: Michel Evanusa, Esq., or to such other address as either party may hereafter designate to the other in writing. The date of mailing shall be deemed to be the date of the giving of notice, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address. If, at any time, Unit Owner shall require the consent or approval of Sponsor or the Board to any proposed action hereunder, Unit Owner shall make a written request therefor, requesting such consent or approval. In no event whatsoever may Unit Owner rely on any consents, approvals, communications, statements or notices given by any person (including, without limitation, the Managing Agent or the superintendent of the Building or any representative of either) who is not a member of Sponsor, or the Board or which are not in writing. This Agreement may not be assigned by Unit Owner.

17. **Amendment to Condominium Documents.** If the Work involves the combination or subdivision of a Unit or Units, upon completion of the Work and upon receipt of all applicable certifications and approvals, the Board agrees to amend the Declaration of the Condominium ("Declaration") and the Condominium Floor Plans ("Floor Plans") to reflect the modifications to the Unit. Unit Owner agrees to provide the Board with all information and execute all documentation required to amend the aforesaid documents and to pay all costs incurred by the Board or otherwise associated with the amendment of the Declaration and Floor Plans.

18 **Assumption by Purchaser**. The Unit Owner (a) shall advise the person or persons to whom it transfers the Unit ("Purchaser") of the Work undertaken by the Unit Owner pursuant to this Agreement; (b) shall provide copies of the Plans and this Agreement to the Purchaser; and (c) shall cause the Purchaser to execute and deliver to the Condominium Board an agreement substantially in the form of Exhibit C hereto pursuant to which the Purchaser shall assume all of the obligations of Unit Owner under this Agreement, including the obligation under this Section with respect to any transfer of the Unit by the Purchaser.

The Unit Owner hereby waives any claim against the Condominium Board on account of (a) the Condominium Board advising a potential Purchaser of the provisions of this Agreement, including this Section and/or (b) refusing to accept the sales package with respect to its waiver of its right of first refusal unless and until such potential Purchaser shall execute and deliver to the Condominium Board an agreement in the form of Exhibit C hereto.

19. **Unit Owner's Breach and Board's and Sponsor's Remedies**. Any breach by Unit Owner of any of the provisions of this Agreement shall constitute a breach of the Declaration and By-Laws and shall entitle the Board to exercise all of the rights and remedies therein provided. In addition, the Board shall also have the right (a) to suspend the Work and prevent workers from entering the Unit for any purpose other than to

remove their tools, and/or (b) to revoke its consent to the Work, and/or (c) to complete or remove all or any part of such Work and restore the Unit to its condition prior to the commencement of the Work at Unit Owner's sole cost and expense, and/or (d) to exercise any of the rights and remedies provided for herein. The remedies provided for herein and in the By-Laws shall not be exclusive and the Board shall also be entitled to exercise any of the remedies provided by applicable law.

The Board and Unit Owner acknowledge that Sponsor is the Sponsor of the offering plan for the Property, pursuant to which Sponsor has certain obligations to complete the Building and that a breach by Unit Owner of any of the provisions of this Agreement could adversely affect Sponsor's ability to perform its obligations. Accordingly the Board hereby assigns to Sponsor all of the rights of the Board pursuant to the Declaration and the By-Laws as may asserted with respect to the Work and this Agreement until such time as Sponsor has obtained a permanent certificate of occupancy for the Building. Until such time as Sponsor has obtained a permanent certificate of occupancy for the Building, the Board shall not consent to any request hereunder which would have the effect of delaying or interfering with or increasing the cost to perform the Sponsor's Work.

Notwithstanding anything to the contrary set forth herein, to the extent notices or documents are required to be delivered to Sponsor or the consent or approval of Sponsor is required hereunder, such delivery, consent or approval shall not be required after such time as Sponsor no longer owns any Unsold Units in the Building. Sponsor, in its sole discretion, may waive its right, in writing, to receive notices or give approvals or consents hereunder.

IN WITNESS WHEREOF, Unit Owner, Sponsor and the Board have executed this Agreement.

THE BOARD OF MANAGERS
OF THE WARREN STREET CONDOMINIUM

By: _____
Name:
Title:

_____
UNIT OWNER

101 WARREN STREET ASSOCIATES LLC

By: _____
Name:
Title:

EXHIBIT A

Date

The Board of Managers
The Warren Street Condominium
c/o _____

_____
New York, New York _____

Re: Unit ___ (the "Unit")
_____ (the "Unit Owner")
The Warren Street Condominium (the "Condominium")
101 Warren Street
New York, New York 10007 (the "Property")

Gentlemen:

The undersigned acknowledges being the general contractor for the Work to be performed in the referenced Unit ("Contractor") pursuant to the Plans, as such terms are defined in the alteration agreement (the "Alteration Agreement") entered into between The Board of Managers of the Condominium (the "Board"), the above referenced Unit Owner and [1] ("Sponsor") Contractor acknowledges that it has received a copy of the Alteration Agreement (including. without limitation, the Contractor's Instructions annexed thereto), the Declaration, By-Laws and rules and regulations of the Condominium (collectively the "Requirements") and has reviewed the Requirements, understands them and will in all cases abide by all of the terms, conditions and requirements contained herein while completing the Work at the Building on behalf of Unit Owner. Contractor will be responsible for conveying these Requirements to any of its employees, suppliers and subcontractors who will be bound by these Requirements. Contractor will incorporate by reference the terms hereof into any contract or agreement with any Subcontractor employed by or retained by Contractor in connection with the Work and will deliver copies of all such subcontracts to the Board and/or Sponsor upon request. In all cases, Contractor will be solely responsible for the compliance by its employees, suppliers and subcontractors with the Requirements

Contractor agrees that it will not make any claim against, or seek to recover against the Board, the Board's officers, directors, Sponsor, other unit owners, servants, agents, partners, guests, licensees, invitees, tenants or employees or any of their respective agents, servants, employees, tenants, guests, licensees, invitees, officers, directors, shareholders and partners of the foregoing (collectively, the "Indemnitees") for any damage to persons or property by the perils within the scope of the policies described in the Alteration Agreement, unless the loss or damage is due to the gross negligence or willful misconduct of the Indemnitees. Contractor further agrees to defend, indemnify and hold harmless the Indemnitees against any and all liability, including legal costs and expenses on account of loss of life or injury to any person or damage to property, happening in or arising out of or in anyway relating to the performance of the Work, unless such injury or loss of life or loss or damage to property is caused by the gross negligence or willful misconduct of the Indemnitees.

Contractor agrees:

(A) Contractor will, prior to the commencement of the Work, shall have submitted to the Board a list containing the names of all contractors, subcontractors and suppliers (collectively the "Subcontractors') which will be performing the Work or providing materials and supplies with respect thereto. Such list (the "Subcontractor's List") must be updated within forty-eight hours after any additional Subcontractors are engaged or retained. The General Contractor must submit notification to the Managing Agent (each a "Notice") containing the name of any Subcontractor requiring access to the Property in furtherance of the Work, no less than forty-eight (48) hours in advance of the time that such access is required. The Notice shall include (a) the list of the individuals employed by the Subcontractor (the "Subcontractor's Employees") and (b) the period of time that the Subcontractor seeks to "book" the elevators to bring the Subcontractor's Employees and materials and supplies to the Unit. No Subcontractor will be permitted access to the Building unless the name of such Subcontractor is on the Subcontractor's list and a copy of the subcontract for such Subcontractor has been provided to the Board. The General Contractor acknowledges that the allocation of elevator "time" shall be made by the Managing Agent, in its discretion, subject to the availability of elevators.

(B) Each Subcontractor's Employee identified in the Notice will be given an access pass. Such pass must be worn by the Subcontractor's Employees whenever they are in the Building and must be returned at the end of each work day. All persons gaining access to the work site must wear hard hats and such other safety gear as may be required by Sponsor or the Board.

(C) The party to whom communications are required to be made hereunder and under the Alteration Agreement, including, without limitation, the submission of the Subcontractor's List and the Notices is _____. The Managing Agent reserves the right to change the aforementioned individual upon written notice to the General Contractor and Unit Owner.

Any terms not otherwise defined in this letter will have the meaning ascribed thereto in the Alteration Agreement. By execution of this letter below, the General Contractor hereby acknowledges and agrees to the foregoing and agrees to comply with those provisions of the Alteration Agreement which are the obligation of the General Contractor to perform.

[GENERAL CONTRACTOR]

By: _____
Name:
Title:

EXHIBIT B

Each of Unit Owner's contractors shall provide insurance of the types and in not less than the limits set forth below with a company or companies satisfactory to the Board, licensed to do business in the State of New York, and all such policies shall name the Board, the Board's officers, directors and Unit Owners, the Designated Engineer, Sponsor and the Managing Agent as additional named insureds. No diminution of limits of insurance will be permitted.

(i) **WORKER'S COMPENSATION** as required by law together with Employer's Liability Insurance and Disability Benefits Insurance as required by the State of New York.

(ii) **COMMERCIAL GENERAL LIABILITY** including Contractor's Liability and Blanket Contractual Liability (oral or written), all on an occurrence basis with Personal Injury Coverage, which shall include mental anguish as well as standard conditions, and Broad Form Property Damage, without any exclusion relating to Explosion, Collapse and Underground Property Damage.

The policy will contain the "Broad Form Comprehensive General Liability" endorsement in Section 1 in such form; the exclusion pertaining to liability assumed by the Contractor under any contract or agreement (Section II Section B(l) is to be deleted). The Completed Operations Coverage is to extend for a period of one year following termination of the Work and Contractual Indemnity Coverage is also to extend for one year following termination of the Work. The policy is also to include (a) Owners Protective Liability Coverage, (b) Knowledge of Occurrence and Notice of Occurrence endorsements and (c) Unintentional Errors and Omissions clause. The policy shall also include coverage with respect to asbestos exposure if the Work involves any asbestos-containing material, and shall not include a sunset clause without the Board's consent.

$1,000,000 BODILY INJURY & PROPERTY DAMAGE[1]*
(combined single limit)

(iii) **COMPREHENSIVE AUTOMOBILE LIABILITY**, including non-ownership and hired car coverage, as well as owned vehicles:

$1,000,000 BODILY INJURY & PROPERTY DAMAGE
(combined single limit)

---

[1] Amounts of insurance required may be higher for major renovations as designated by the Board of Directors.

(iv) **UMBRELLA LIABILITY, BODILY INJURY, PERSONAL INJURY AND PROPERTY DAMAGE** If umbrellas are written in more than one company any layers above the first one shall follow the form of the primary umbrella.

$3,000,000 COMBINED[2]*
(combined single limit)

Prior to the commencement of any work hereunder, detailed certificates of insurance shall be furnished to the Board showing that such insurance is in full force and the premiums due thereunder have been paid. Such certificates shall provide that the said insurance may not be canceled, terminated or modified without ten (10) days written advance notice thereof to the Board. The Contractor shall promptly furnish the Board with copies of any endorsements subsequently issued amending insurance coverage or limits.

In the event of the failure of the Contractor to furnish and maintain such insurance, the Board shall have the right, at its option, at any time:

(a) to revoke permission to perform the work and to deny entry into the Building of all workers, except that if such workers are escorted by a member of the Building's staff, they shall be permitted to remove their tools and supplies, or

(b) to take out and maintain the said insurance for and in the name of the Board, the Contractor or Unit Owner and, in such a case, Unit Owner agrees to pay the cost thereof and to furnish all information and consents necessary to permit the Board to take out and maintain such insurance for and in the name of the Board, the Contractor or Unit Owner.

Compliance with the foregoing requirements to carry insurance and furnish certificates shall not relieve Unit Owner from liability assumed under any provisions of this Agreement.

The Contractor's insurance policy shall also contain in substance the following endorsement:

> This insurance shall not be invalidated should the insured waive, in writing, prior to a loss, any or all right of recovery against any party for the loss occurring to the property described herein.

Nothing in this Exhibit B shall constitute a waiver of or limitation of any other rights or remedies the Board may have for consequential damages or otherwise.

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[2] Amounts of insurance required may be higher for major renovations as designated by the Board of Directors.

EXHIBIT C

ASSUMPTION OF ALTERATION AGREEMENT

WHEREAS, simultaneously with its execution and delivery of this Assumption of Alteration Agreement the undersigned is becoming the owner of Unit ____ in the building known as The Warren Street Condominium and located at 101 Warren Street, New York, New York 10007; and

WHEREAS, a prior owner of the Unit and the Condominium Board entered into an Alteration Agreement dated _____, ____ ("Alteration Agreement"), a copy of which is attached hereto,

WHEREAS, the Alteration Agreement (1) provides that any person acquiring the Unit shall assume the obligations of the Unit Owner under the Agreement and (2) authorizes the Condominium Board not to accept the sales package in connection with its waiver of its right of first refusal unless and until such person assumes the obligations of the Unit Owner under the Agreement,

NOW, THEREFORE, in order to induce the Condominium Board to accept the sales package and waive its right of first refusal, the undersigned hereby ASSUMES AND AGREES TO PERFORM AND OBSERVE all the terms, covenants and conditions of the Alteration Agreement to be performed or observed by the Unit Owner thereunder (including the provisions of Section 18 thereof pertain to future transfers).

Henceforth, the term "Unit Owner" as used in the Alterations Agreement shall include the undersigned. Any breach of this Assumption of Alterations Agreement or of the Alterations Agreement shall constitute a breach of the By-Laws of the Condominium. This Assumption of Alteration Agreement shall be binding on the undersigned and [her][his] estate, heirs, executors, administrators, personal representatives, successors and assigns.

New York, New York
Date: _____

_____

_____

State of New York }
} ss.:
County of New York }

On this _____ day of _____, _____ before me personally came _____, to me known and known to me to be the individual described in and who executed the foregoing instrument, and duly acknowledged to me that [she][he] executed the same.

_____
Notary Public

EXHIBIT D

TO: [Addressed to the Unit Owners
or residents of the units
adjacent to, above and below,
the Unit Owner's unit]

DEAR _____:

In accordance with the Alteration Agreement between me and the Board of Managers (the "Board") of the _____ (the "Condominium") covering the alterations to be performed in unit ___, you are advised as follows:

1. Alterations will be performed in unit ___ commencing on or about _____. The alteration agreement with the Board permits me an aggregate of ___ days to complete the alterations.

2. I hereby agree to indemnify you for any damage whatsoever to your unit caused by the alterations performed in my apartment as determined by the Condominium's architect. I agree to pay the reasonable cost of repair of such damage. At your option, such repair may be performed, at my expense, by contractors of your choice or by my contractors.

3. In order to take advantage of the foregoing indemnification, you must permit my designated representatives to inspect your apartment prior to the commencement of my alterations. Please call me at _____ to arrange the inspection. You must also permit my designated representative to inspect any damage you claim my alterations have caused.

Very truly yours,

_____
Unit Owner

Unit No.: _____

Date: _____

EXHIBIT "20"

LIEN LAW §71-a(3)

3. (a) The initial advance pursuant to a contract of sale which by its terms provides for or is incidental to a contract providing for the construction on the subject real property of residential condominium unit or any structure designed solely for residential occupancy of not more than two families living separately, on property to be purchased shall, at the vendee's option, be deposited within five business days thereafter by the recipient in an interest bearing escrow account in a bank, trust company, savings bank, state or federal savings and loan association, located in this state. Such deposit, together with the interest accumulated thereon, shall remain the property of the vendee except as otherwise provided herein. The recipient shall advise the vendee in writing of the name of the Insurance Trustee where the funds have been placed within ten business days after such deposit has been made.

(b) In lieu of making the deposit of such moneys in an escrow account as provided in paragraph (a) of this subdivision, the recipient may post with the vendee a bond or contract of indemnity, issued by a surety company licensed to execute such an instrument in this state, guaranteeing the return of the moneys which otherwise would be required to be deposited in such escrow account, in which case the recipient shall not be required to deposit such money in an escrow account. Said bond or contract of indemnity shall be delivered to the vendee within ten business days after receipt of the initial advance.

(c) At any time after making the deposit of such moneys in the escrow account, the recipient may post with the vendee a bond or contract of indemnity issued by a surety company licensed to execute such an instrument in this state guaranteeing the return of such moneys, in which case the recipient shall not be required to maintain the deposit of such moneys in such account.

(d) Such advance shall be retained in the escrow account or such bond or contract of indemnity continued in effect until the trust is terminated (i) by the recipient's performance of the terms of the contract of sale, or (ii) by default of the vendee excusing the recipient's performance of the terms of the contract of sale, or (iii) by release or discharge of the recipient's liability to refund such advance to the vendee, or (iv) upon transfer of title of the real property to the vendee.

(e) Every contract of sale which by its terms provides for or is incidental to a contract providing for the construction on the subject real property of a residential condominium unit or a structure designed solely for the residential occupancy by not more than two families living apart, shall contain a statement advising the vendee of the provisions of this subdivision. Such statement shall be printed in bold type which is at least two points larger than any other printing contained thereon and shall read as follows:

> "YOU, AS THE PURCHASER OF THIS RESIDENCE, MAY REQUIRE THE RECIPIENT OR CONTRACTOR TO DEPOSIT THE INITIAL ADVANCE MADE BY YOU IN AN ESCROW ACCOUNT. IN LIEU OF SUCH DEPOSIT, THE RECIPIENT OR CONTRACTOR MAY POST A BOND OR CONTRACT OF INDEMNITY WITH YOU GUARANTEEING THE RETURN OF SUCH ADVANCE."

EXHIBIT "21"

NO ACTION LETTER

ELIOT SPITZER
Attorney General

STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

DIETRICH L. SNELL
Deputy Attorney General
Division of Public Advocacy

DAVID D. BROWN, IV
Bureau Chief
Investment Protection Bureau

November 22, 2005

Michele Pugliese, Esq.
Stroock & Stroock & Lavan LLP
180 Maiden Lane
New York, New York 10038-4982

Re: The Warren Street Condominium
99 and 101 Warren Street
New York, New York 10007
File No: NA 05-0221

Dear Ms. Pugliese:

The Department of Law has reviewed your application for a "no-action letter" submitted on October 20, 2005 concerning a transaction involving the above premises.

On the basis of the facts and circumstances stated in your letter and supporting documentation, the Department has determined that it will not take any enforcement action because the described transaction occurs without filing or registration pursuant to Section 352-e and Section 359-e of the General Business Law. We understand that it is your opinion as counsel that the transaction is not subject to those registration and filing requirements.

This position is based solely upon the limited information supplied and representations made in your letter and supporting documentation. Any different set of facts or circumstances might result in the Department's taking a different position. In addition, this letter expresses the Department's position on enforcement action which could arise from this transaction only, occurring without filing or registration, and does not purport to express any legal conclusion on any subsequent transaction or offering.

The issuance of this letter shall not be construed to be a waiver of or limitation on the Attorney General's authority to take enforcement action for violations of Article 23-A of the General Business Law and other applicable provisions of law.

Very truly yours,

Kenneth E. Demario
Assistant Attorney General

H:\WPDat\RENKD\FORMS\noTheWarrenStreetCondominium-99&101WarrenStreet.wpd

120 Broadway, New York, NY 10271
Real Estate Matters • (212) 416-8122 • Fax (212) 416-8179
Securities Matters • (212) 416-8222 • Fax (212) 416-8816